

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183.
2. THE SITE IS APPROXIMATELY 1.15 ACRES AND IS ZONED A7 & WARWICK STATION GATEWAY.
3. THE OWNER OF AP 322 LOTS 167, 168, 169, 182 & 183 IS:
STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS
DEPT OF TRANS RELOCATION, STATE OFFICE BUILDING
PROVIDENCE, RI 02903
THE OWNER OF AP 322 LOT 170 IS:
DNC HOLDINGS LLC
56 PINE ST, 3RD FLOOR
PROVIDENCE, RI 02903

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 440303101H, MAP REVISED SEPTEMBER, 18 2013. (FLOOD PLAIN DESCRIPTIONS SHOW 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 ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSIDERED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.

6. 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.

7. ALL WORK PERFORMED HEREIN IS TO BE COVERED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF WARWICK 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.

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 URBAN REGION 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:
• STORMWATER OPERATION AND MAINTENANCE PLAN (OSM), THE OSM 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 PUBLIC SEWER.
13. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF WARWICK 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.

14. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
15. SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON 10/6/22.

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 ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVES MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLAN. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

17. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS, ANY REFERENCE OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATIONAL/PURPOSES OF REFERENCE 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)

MU MERRIMAC-URBAN LAND COMPLEX

UR URBAN LAND

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE PRECAST CONCRETE, MONOLITHIC CONCRETE, OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.

4. 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.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS, PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. 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.

8. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1, 7.1 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. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.

9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED INWIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.

11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. 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 SECS WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE I ABOVE, SECS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SECS 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 CLEANED 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 SECS NOTES IN THIS PLAN SET.

7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.

8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

DEMOLITION NOTES:

1. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.

2. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.

3. 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.

4. 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.

5. 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.

6. 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 TESTS. 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.

7. 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.

8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.

9. 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.

RIDOT NOTES:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.1. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) 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 (FAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE FAP 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.

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). 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.

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). 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.

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 DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

GRADING AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SPRING 2023 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 FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.

4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AND FINISH GRADING 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.

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. 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.

10. ALL EXCESS SOIL, TREES, ROCKS, BOLLARDS, 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. NO STUMP DUMPS ARE PROPOSED ON SITE.

13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY DIPRETE ENGINEERING 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 DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK.

14. CONTRACTOR MUST PROVIDE SUE CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.

15. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.

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 UNDER HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP).

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

- CATCH BASINS: 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
• MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
• DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
• APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.

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 THE 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 WARWICK SEWER AUTHORITY 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 PIPES FROM BUILDING TO GREASE TRAP/INTERCEPTOR AND FROM GREASE TRAP/INTERCEPTOR TO THE NEXT STRUCTURE MUST BE CAST IRON AND IN ACCORDANCE WITH 264CR.

WATER:

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH WARWICK 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 WARWICK WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY WARWICK WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH WARWICK 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 ENCASMENTS 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 UTILITY COMPANIES AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

UIC NOTES:

PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:

- 1. 400 FT FROM ALL PUBLIC WATER WELLS (SAND AND GRAVEL)
2. 200 FT FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FT FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FT FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FT FROM ALL OTHER SURFACE WATERS
6. 25 FT FROM ALL OTWS AND OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FT FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION, 10 FEET FROM ALL BUILDINGS IF SYSTEM IS BELOW SLAB ELEVATION
8. 10 FT FROM ALL PROPERTY LINES
9. 10 FT FROM ALL BUILDING FOOTINGS

ABBREVIATIONS LEGEND

Table with 2 columns: Abbreviation and Description. Includes ADA (Americans with Disability Act), AHJ (Authority Having Jurisdiction), AP (Assessor's Plat), ARCH (Architect), BC (Bottom of Curb), BT (Bottom of Testhole), BIT (Bituminous (Berm)), BIO (Biorientation), RBD (Remove and Dispose), RCP (Reinforced Concrete Pipe), RIBH (Rhode Island), CB (Catch Basin), (C) (Centerline), ROW (Right-of-Way), S (Slope), SD (Subdrain), SED (Sediment Forebay), SF (Square Foot), SPL (State Freeway Line), SFM (Sewer Force Main), SG (Slab on Grade Elevation), SHL (State Highway Line), SMH (Sewer Manhole), SNDF (Sand Filter), SS (Side Slope), ESC (Erosion and Sediment Control), EX (Existing), FES (Flared End Section), FFE (Finish Floor Elevation), GS (Garage Slab Elevation), GWT (Ground Water Table), HW (Headwall), HC (High Capacity Catch Basin Grate), HOPE (High Density Polyethylene), ID (In-line Drain), INV (Invert), IP (Infiltration Pond), LARCH (Landscape Architect), LF (Linear Feet), LOD (Limit of Disturbance), LP (Light Pole), (M) (Measured), HEP (Mechanical/Electrical/Plumbing Engineer), N/F (Now or Formerly), OHW (Overhead Wire), PE (Polyethylene), P (Property Line), PR (Proposed), PVC (Polyvinyl Chloride), R (Radius), RBD (Remove and Dispose), RCP (Reinforced Concrete Pipe), RIBH (Rhode Island), CB (Catch Basin), RL (Right Leader), ROW (Right-of-Way), S (Slope), SD (Subdrain), SED (Sediment Forebay), SF (Square Foot), SPL (State Freeway Line), SFM (Sewer Force Main), SG (Slab on Grade Elevation), SHL (State Highway Line), SMH (Sewer Manhole), SNDF (Sand Filter), SS (Side Slope), STA (Station), TC (Top of Curb), TD (Trench Drain), TF (Top of Foundation), TRANS (Transition), TW (Top of Wall (Finished)), HW (Headwall), HC (High Capacity Catch Basin Grate), HOPE (High Density Polyethylene), ID (In-line Drain), INV (Invert), IP (Infiltration Pond), LARCH (Landscape Architect), LF (Linear Feet), LOD (Limit of Disturbance), LP (Light Pole), (M) (Measured), HEP (Mechanical/Electrical/Plumbing Engineer).

EXISTING LEGEND

Table with 2 columns: Symbol and Description. Includes NAIL FOUND/SET, DRILL HOLE FOUND/SET, IRON ROD FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, DMB (DRAINAGE MANHOLE), FES (FLARED END SECTION), GUY POLE, ELECTRIC MANHOLE, UTILITY/POWER POLE, LIGHTPOST, SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, BENCH MARK, STREAM FLOW DIRECTION, GROUNDWATER OVERLAY, GROUNDWATER RECHARGE AREA, GROUNDWATER RESERVOIR, NATURAL HERITAGE, COMMUNITY WELLHEAD, PROTECTION, NON-COMMUNITY WELLHEAD PROTECTION.

PROPOSED LEGEND

Table with 2 columns: Symbol and Description. Includes PROPERTY LINE, BUILDING SETBACKS, CHAINLINK FENCE, GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 9, RETAINING WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, SPOT ELEVATION, 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), SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT, ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/ SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES), UNDERGROUND INFILTRATION OUTLINE, POND ACCESS, RIPRAP, CATCH BASIN, DOUBLE CATCH BASIN, DRAINAGE MANHOLE, FLARED END SECTION, HEADWALL, SEWER MANHOLE.

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.

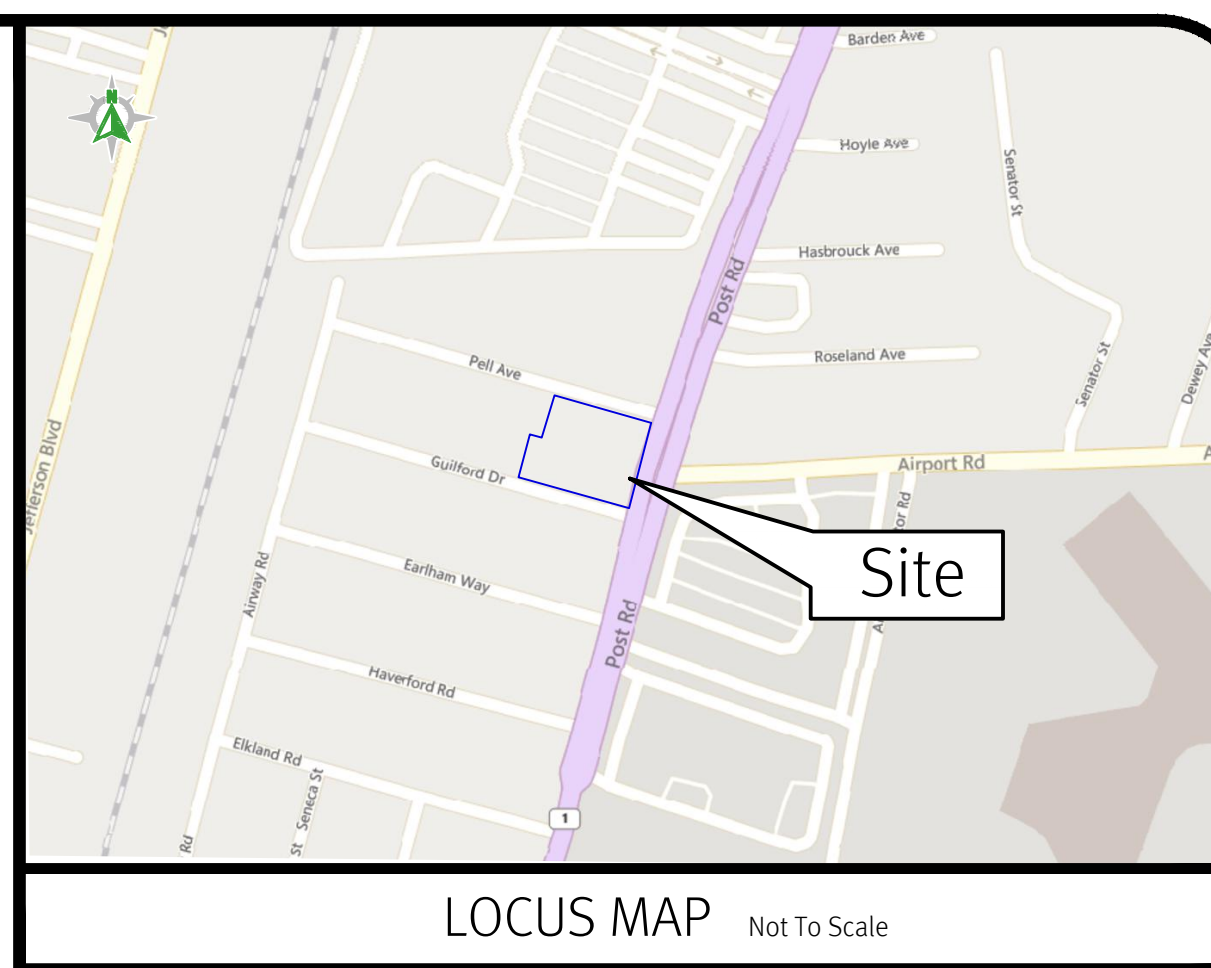
DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED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

DiPrete Engineering logo and contact information: Two Stafford Court Cranston, RI 02920, Tel



LEGEND

W	WATER LINE	123/123A	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	⊕	WATER VALVE
OWH	OVERHEAD WIRES	R	RECORD	⊕	GAS VALVE
D	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
MCL	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
MCL	MAJOR CONTOUR LINE	⊙	DRILL HOLE	⊕	FLARED END SECTION
PL	PROPERTY LINE	⊕	IRON ROD/PIPE	⊕	GUY POLE
ASL	ASSESSORS LINE	⊕	BOUND	⊕	ELECTRIC MANHOLE
T	TREELINE	⊕	SIGN POST	⊕	UTILITY/POWER POLE
GR	GUARDRAIL	⊕	SEWER MANHOLE	⊕	LIGHTPOST
F	FENCE	⊕	SEWER CLEANOUT	⊕	WELL
RW	RETAINING WALL	⊕	HYDRANT	⊕	MONITORING WELL
SW	STONE WALL	⊕	IRRIGATION VALVE	⊕	BENCH MARK
SL	SOIL LINE	⊕	UNKNOWN MANHOLE	⊕	TREE



GENERAL NOTES

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 322 LOT 167, 168, 169, 170, 182, & 183 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- THE OWNER OF LOT 167 PER DEED BOOK 1080, PAGE 310 IS THE STATE OF RHODE ISLAND.
- THE OWNER OF LOTS 168 & 169 PER DEED BOOK 1147, PAGE 144 IS THE STATE OF RHODE ISLAND.
- THE OWNER OF LOT 170 PER DEED BOOK 9433, PAGE 196 IS DNC HOLDINGS, LLC.
- THE OWNER OF LOT 182 PER DEED BOOK 1062, PAGE 78 IS THE STATE OF RHODE ISLAND.
- THE OWNER OF LOT 183 PER DEED BOOK 1301, PAGE 78 IS THE STATE OF RHODE ISLAND.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44002C0127H, MAP REVISED OCTOBER 02, 2015 & MAP 44003C0131H, MAP REVISED SEPTEMBER 18, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED ZONED A-7 & WS-GATEWAY BASED ON THE CITY OF WARWICK GIS MAP. 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.
- THERE WERE/WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN MARCH OF 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES:

- BROAD LAWNS, HILLSGROVE WARWICK, RI BELONGING TO WILLIS H. WHITE AND SONS CO. PLAN BY JOSEPH WOOD ENGINEER, DATED MARCH 1930. HOW EVER REVISED AND RECORDED IN THE CITY OF WARWICK LAND'S EVIDENCE RECORDS.
- RHODE ISLAND HIGHWAY PLAT 1599 & 2062

UTILITY NOTES:

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CIVIL/SCALE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- 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.
- 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.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM RIDOT RECORDS FOR POST ROAD.
 - SEWER INFORMATION OBTAINED FROM RIDOT RECORDS FOR POST ROAD AND CITY OF WARWICK SEWER PLANS.
 - GAS INFORMATION OBTAINED FROM NATION GRID GIS MAPS.
 - ELECTRIC INFORMATION OBTAINED FROM RIDOT RECORDS FOR POST ROAD
 - DRAINAGE INFORMATION OBTAINED FROM RIDOT RECORDS FOR POST ROAD

LIST OF POSSIBLE ENCROACHMENTS:

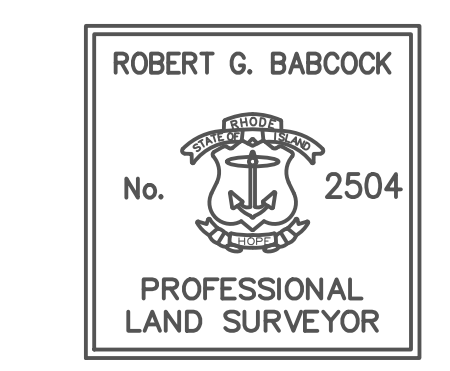
- ▲ FENCE OVER PROPERTY LINE

SURVEYOR'S CERTIFICATE

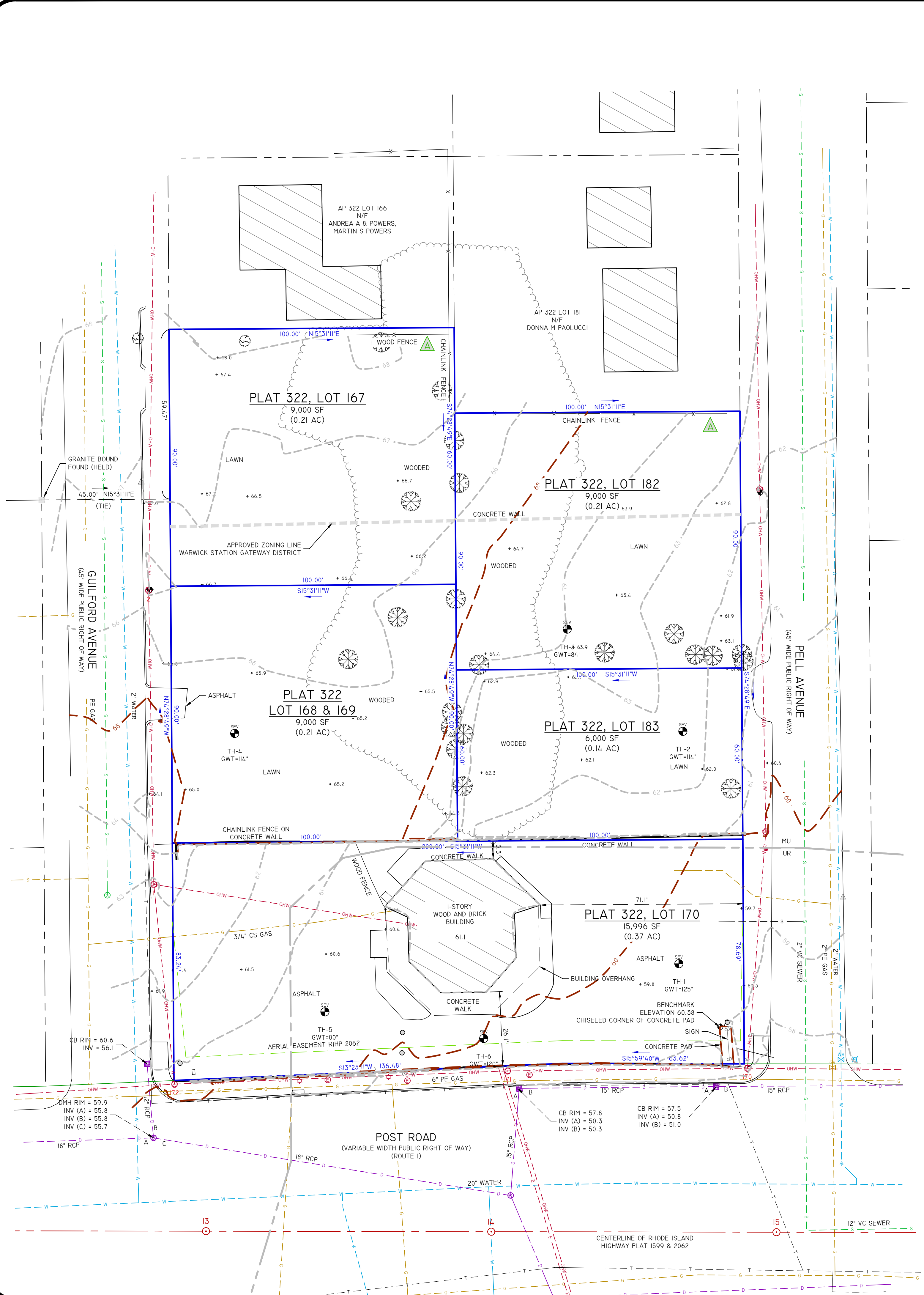
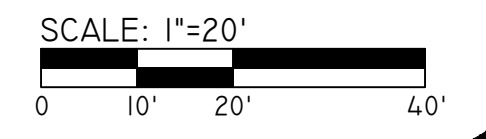
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- TOPOGRAPHIC SURVEY CLASS 1-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



12/19/2022
 ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160



Diprete Engineering
 Two Starford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

Boston • Providence • Newport

DANA R. NISBET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
1	07/01/2021	PRELIMINARY PLAN SUBMISSION UPDATE	D.R.N.	D.R.N.
2	07/02/2021	PRELIMINARY PLAN SUBMISSION	D.R.N.	D.R.N.
3	11/03/2021	RIDOT RESPONSE TO COMMENTS	J.W.S.	D.R.N.
4	05/27/2022	FINAL UTILITY PLAN	D.R.N.	D.R.N.

DESIGN BY: N.D.K.
 DRAWN BY: N.D.K.






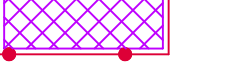


EXISTING CONDITIONS PLAN

CARVEL PLAZA
 ASSASSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
 WARWICK, RHODE ISLAND




PREMIER LAND DEVELOPMENT, INC.
 56 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
 TEL 401-453-0461 FAX 401-453-0465

DE:JRN NO: 2506-006, COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM) 
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL)) 
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL) 
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL) 
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0) 
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE) 
- FINAL CONTOUR GRADE 
- INLET SEDIMENT CONTROL 

SOIL EROSION CONTROL IMPLEMENTATION PHASING

-  PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
-  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.

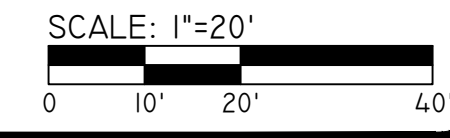
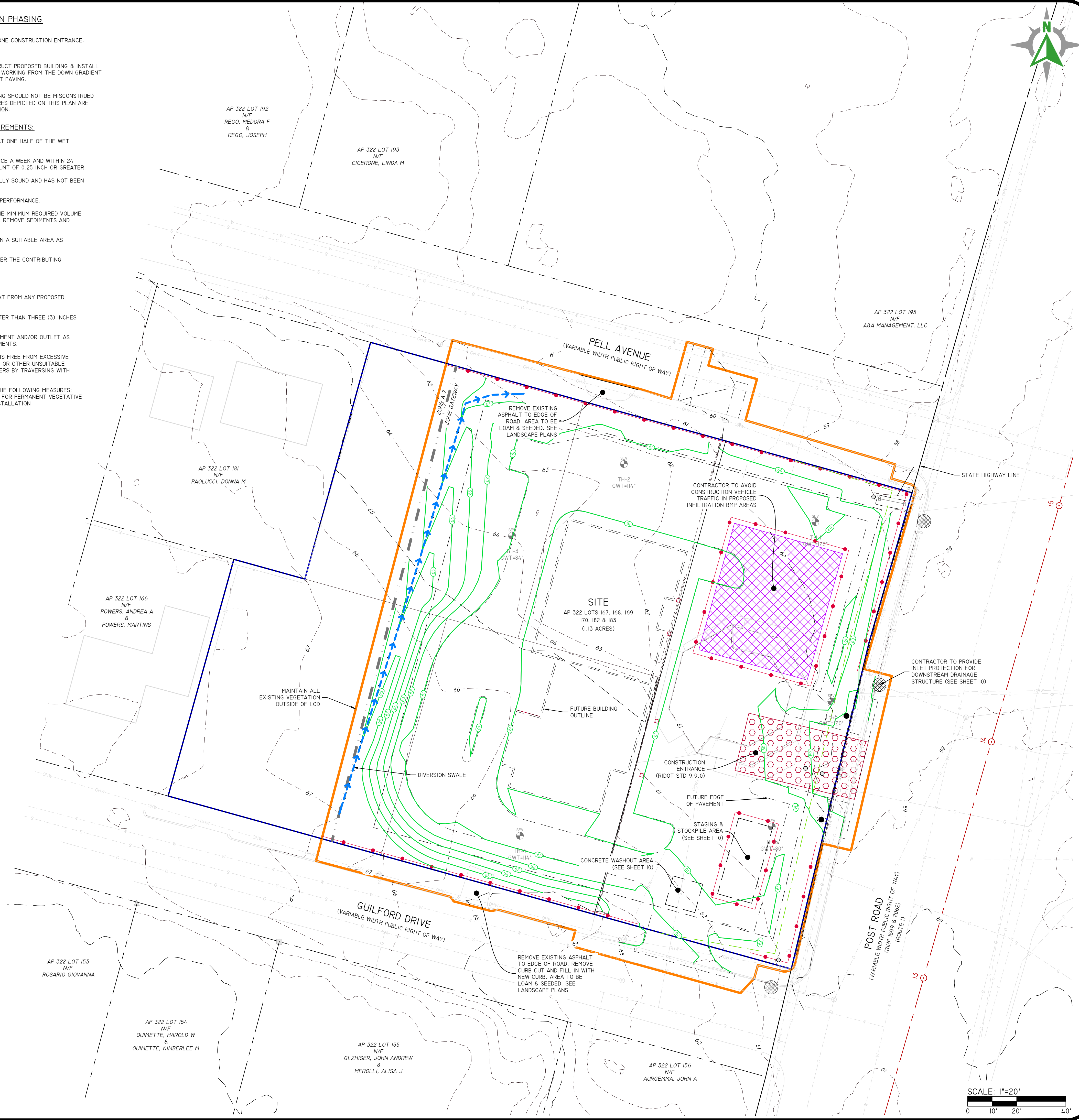
NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

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.



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 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN SET AS A DIPRETE ENGINEERING PRODUCT. DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC., DIPRETE ENGINEERING ASSOCIATES, INC. PARTNERS, DIPRETE ENGINEERING ASSOCIATES, INC. EMPLOYEES, AND DIPRETE ENGINEERING ASSOCIATES, INC. SUBSIDIARIES, AGENTS, AND CONTRACTORS SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR NEGLIGENCE IN THIS PLAN SET. THE USER OF THIS PLAN SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THIS PLAN SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THIS PLAN SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	02/22/2024	PRELIMINARY SUBMISSION	D.R.N.	J.W.S.
2	03/08/2024	REVISED SUBMISSION	D.R.N.	J.W.S.
3	03/22/2024	FINAL SUBMISSION	D.R.N.	J.W.S.
4	03/22/2024	FINAL SUBMISSION	D.R.N.	J.W.S.

SOIL EROSION & SEDIMENT CONTROL PLAN

CARVEL PLAZA
 ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
 WARWICK, RHODE ISLAND

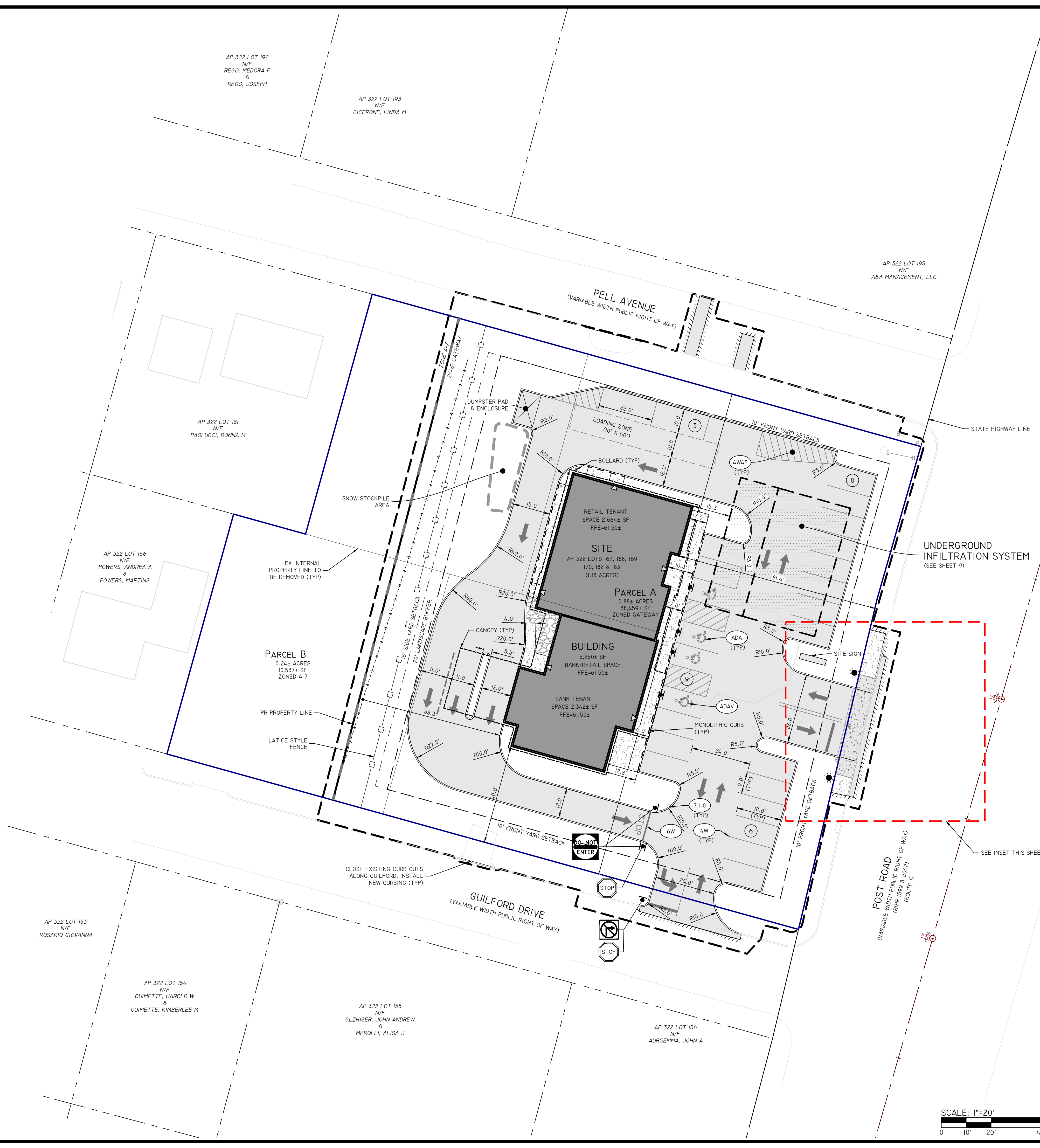
PREPARED FOR:
PREMIER LAND DEVELOPMENT, INC.
 50 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
 TEL 401-453-0461 FAX 401-453-0465

DE JURE NO. 2552866 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **5** OF 14

Z:\DEMAN\PROJECTS\1555-006 POST ROAD 1795\AUTOCAD DRAWINGS\2505-006 PLAN.DWG PLOTTED: 3/22/2024

Z:\BENHAIN\PROJECTS\1555-006-006-POST ROAD 1795\AUTOCAD DRAWINGS\1555-006-006-PLANNING PLOTTED: 3/22/2024



DEVELOPMENT DATA:

TOTAL SITE AREA: 1.13± ACRES
 TOTAL NUMBER OF BUILDINGS: 1
 TOTAL LOT AREA: 1.13 ACRES

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	W.S. GATEWAY	REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 SF	48,996 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	60'	20'	
MINIMUM FRONT AND CORNER SIDE YARD:	10'	81.4'	
MINIMUM SIDE YARD:	15'	4.0'	
MINIMUM REAR YARD:	20'	58.3'	
MAXIMUM STRUCTURE HEIGHT:	75'	< 75'	
MAXIMUM LOT COVERAGE:	10%	11%	

PARKING REGULATIONS:

PARKING USE:	RETAIL - OTHER RETAIL USES (PER WARWICK ZONING SECTION 701.7)
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS INTERIOR FLOOR AREA PROPOSED:	2,664 SF
PARKING CALCULATION:	2664 / 200 = 14 SPACES
PARKING USE:	RETAIL (PER WARWICK STATION DEVELOPMENT DISTRICT SEC 507.3.5)
PARKING REQUIREMENT:	1 SPACE PER 300 SF GFA
GROSS INTERIOR FLOOR AREA PROPOSED:	2,664 SF
PARKING CALCULATION:	2664 / 300 = 9 SPACES
PARKING USE:	OFFICE - BANK (PER WARWICK ZONING SECTION 701.7)
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS INTERIOR FLOOR AREA PROPOSED:	2,342 SF
PARKING CALCULATION:	2342 / 200 = 12 SPACES
PARKING USE:	OFFICE - BANK (PER WARWICK STATION DEVELOPMENT DISTRICT SEC 507.3.5)
PARKING REQUIREMENT:	1 SPACE PER 300 SF GFA
GROSS INTERIOR FLOOR AREA PROPOSED:	2,342 SF
PARKING CALCULATION:	2342 / 300 = 8 SPACES
MINIMUM REQUIRED PARKING SPACES:	17 SPACES
MAXIMUM REQUIRED PARKING SPACES:	26 SPACES
PARKING SPACES PROVIDED:	26 SPACES (4 ADA)

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

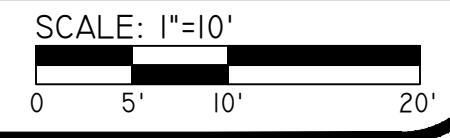
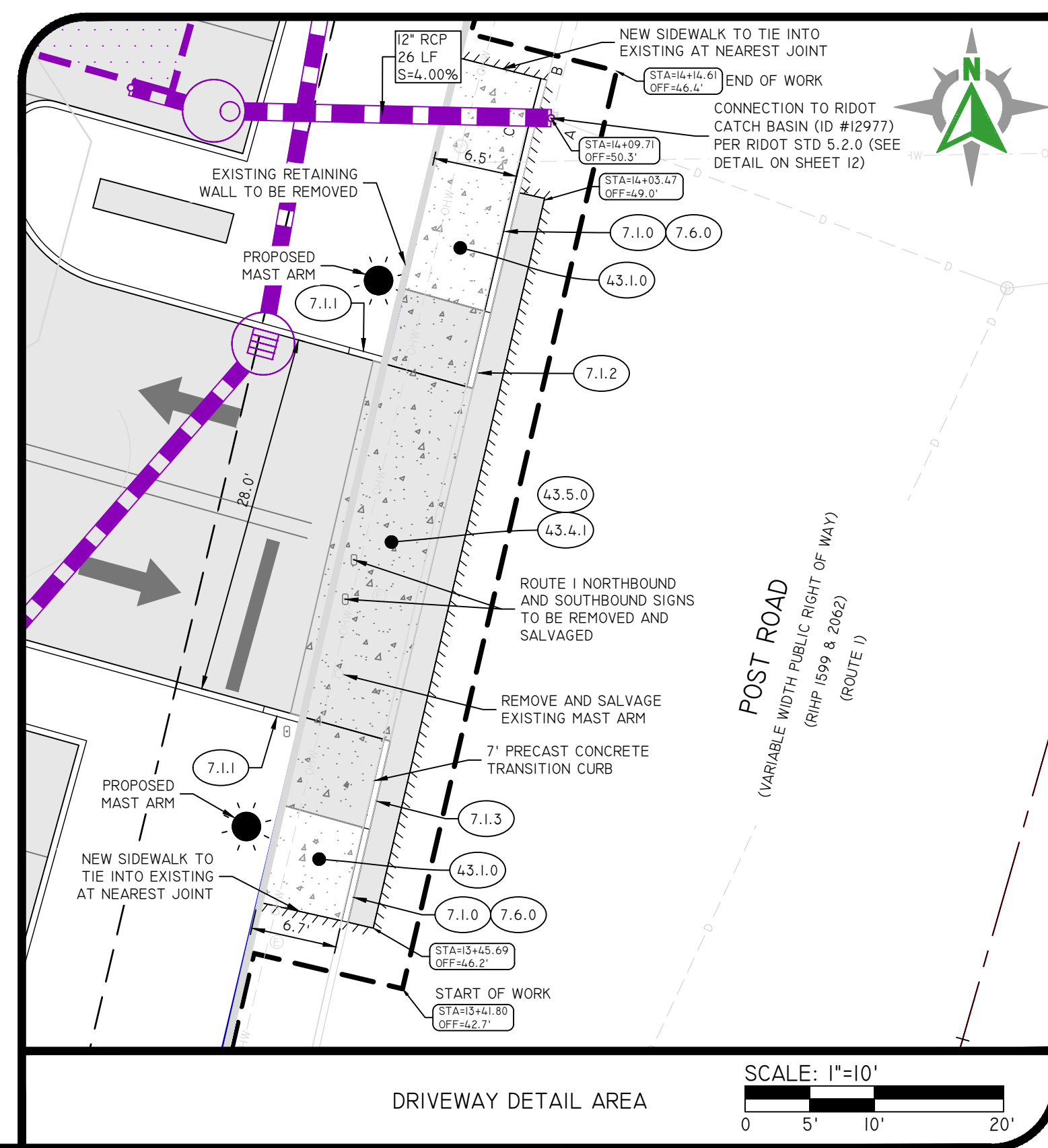
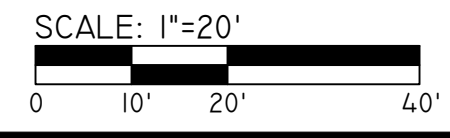
DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER CIVIL

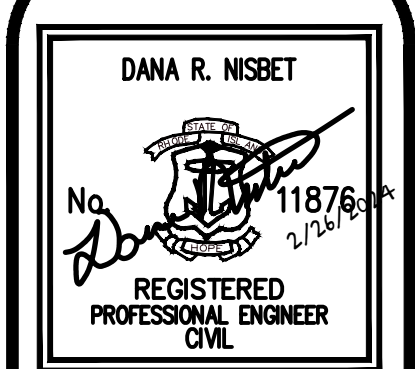
THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES AND SHALL BE OWNED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN SET ON A DIPRETE PROFESSIONAL ENGINEER OF RHODE ISLAND ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN SET TO ANY OTHER PARTY. THE CLIENT ASSUMES ALL RISK OF INADEQUATE DESIGN, CONSTRUCTION, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND DESIGN. THE CLIENT ASSUMES ALL RISK OF THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION, DEPTH, OR SIZE OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY	CHK
1	02/22/2024	PRELIMINARY SUBMISSION	D.R.N.	
2	03/02/2024	PRELIMINARY SUBMISSION	D.R.N.	
3	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
4	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
5	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
6	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
7	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
8	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
9	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	
10	03/02/2024	REVISIONS TO COMMENTS	J.W.S.	

SITE LAYOUT PLAN

CARVEL PLAZA
 ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
 WARWICK, RHODE ISLAND
 PREPARED FOR:
PREMIER LAND DEVELOPMENT, INC.
 50 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
 TEL 401-453-0461 FAX 401-453-0465



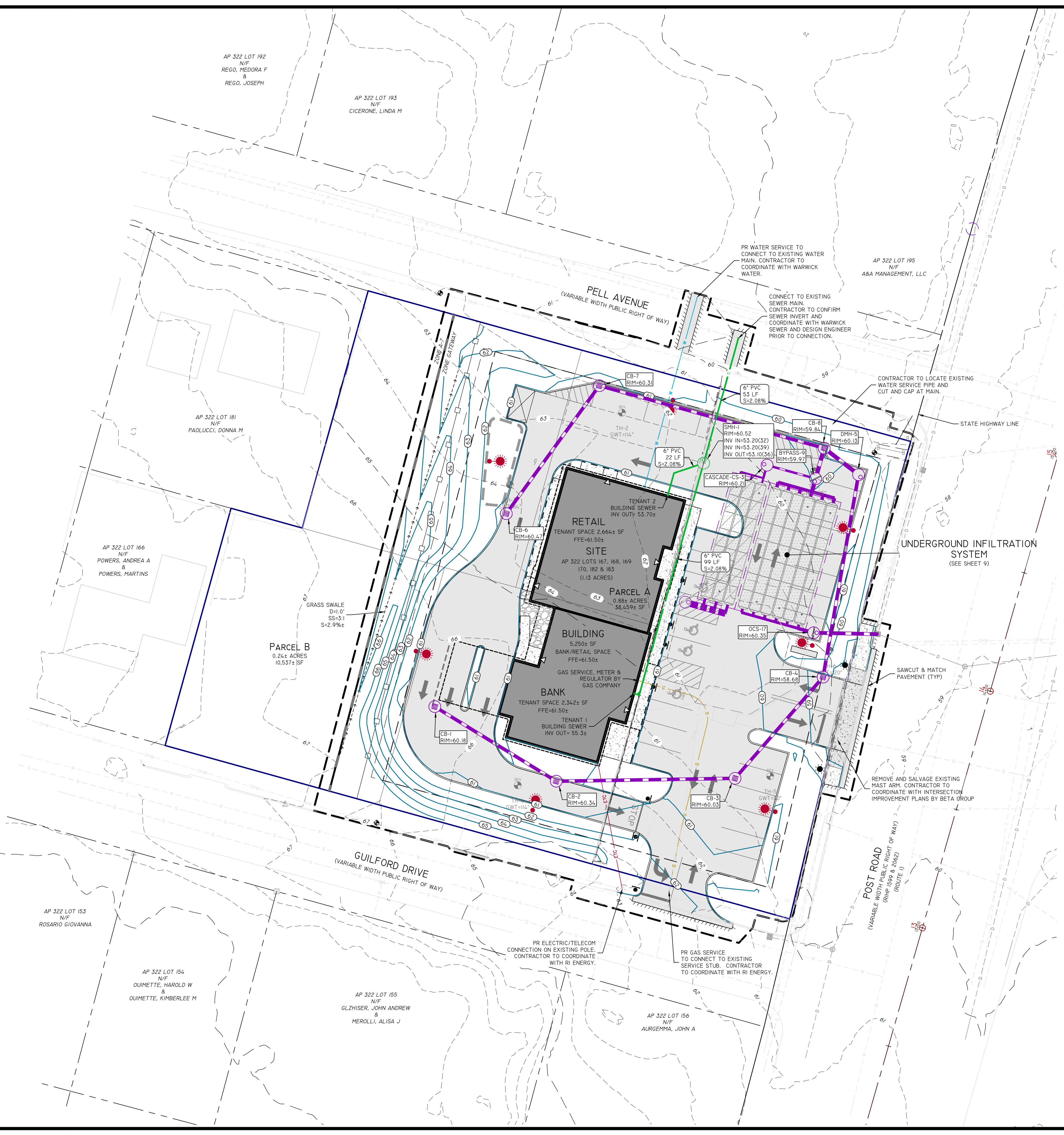


THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEERS DO NOT WARRANT PLANS OF OTHER PARTIES. THE CLIENTS SHALL BE RESPONSIBLE FOR VERIFYING THE METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING UTILITIES RECORDS OR FOR THE ACCURACY OF UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: N.D.K.
1	02/22/2024	PRELIMINARY SUBMISSION	D.R.N.
2	03/07/2024	REVISIONS UPDATE	D.R.N.
3	03/07/2024	REVISIONS UPDATE	D.R.N.
4	03/07/2024	REVISIONS UPDATE	D.R.N.
5	03/07/2024	REVISIONS UPDATE	D.R.N.
6	03/07/2024	REVISIONS UPDATE	D.R.N.
7	03/07/2024	REVISIONS UPDATE	D.R.N.
8	03/07/2024	REVISIONS UPDATE	D.R.N.
9	03/07/2024	REVISIONS UPDATE	D.R.N.
10	03/07/2024	REVISIONS UPDATE	D.R.N.

GRADING AND UTILITIES PLAN

CARVEL PLAZA
ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
WARWICK, RHODE ISLAND
PREPARED FOR:
PREMIER LAND DEVELOPMENT, INC.
50 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
TEL 401-453-0461 FAX 401-453-0465



Z:\DEVELOPMENT\PROJECTS\1555-006 POST ROAD 1795\AUTOCAD DRAWINGS\1555-006-PLAN.DWG PLOTTED: 3/22/2024



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

Boston • Providence • Newport

DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

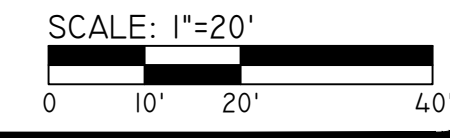
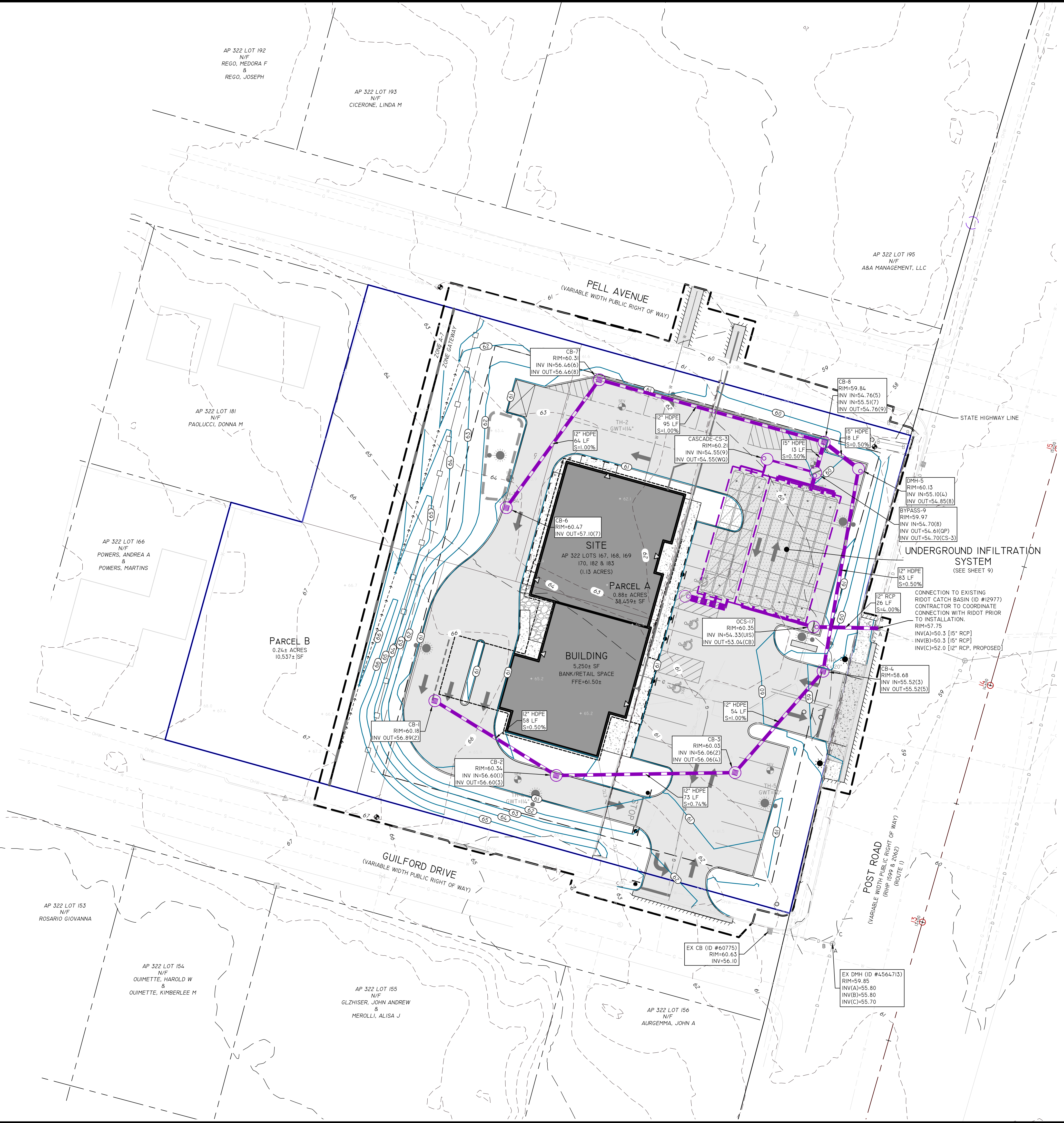
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN AS A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEERING DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE DESIGN. THE CLIENT ASSUMES ALL RISK OF INADEQUATE DESIGN, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OSHA VIOLATIONS OR OTHER REGULATORY VIOLATIONS. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: N.D.K.
1	2/22/2024	PRELIMINARY SUBMISSION	D.R.N.
2	3/10/2024	PRELIMINARY SUBMISSION	D.R.N.
3	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
4	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
5	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
6	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
7	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
8	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
9	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
10	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
11	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
12	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
13	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
14	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
15	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
16	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
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20	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
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97	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
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99	3/10/2024	REVISIONS TO COMMENTS	J.W.S.
100	3/10/2024	REVISIONS TO COMMENTS	J.W.S.

DRAINAGE PLAN
CARVEL PLAZA
 ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
 WARWICK, RHODE ISLAND
 PREPARED FOR:
PREMIER LAND DEVELOPMENT, INC.
 56 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
 TEL 401-453-0461 FAX 401-453-0465

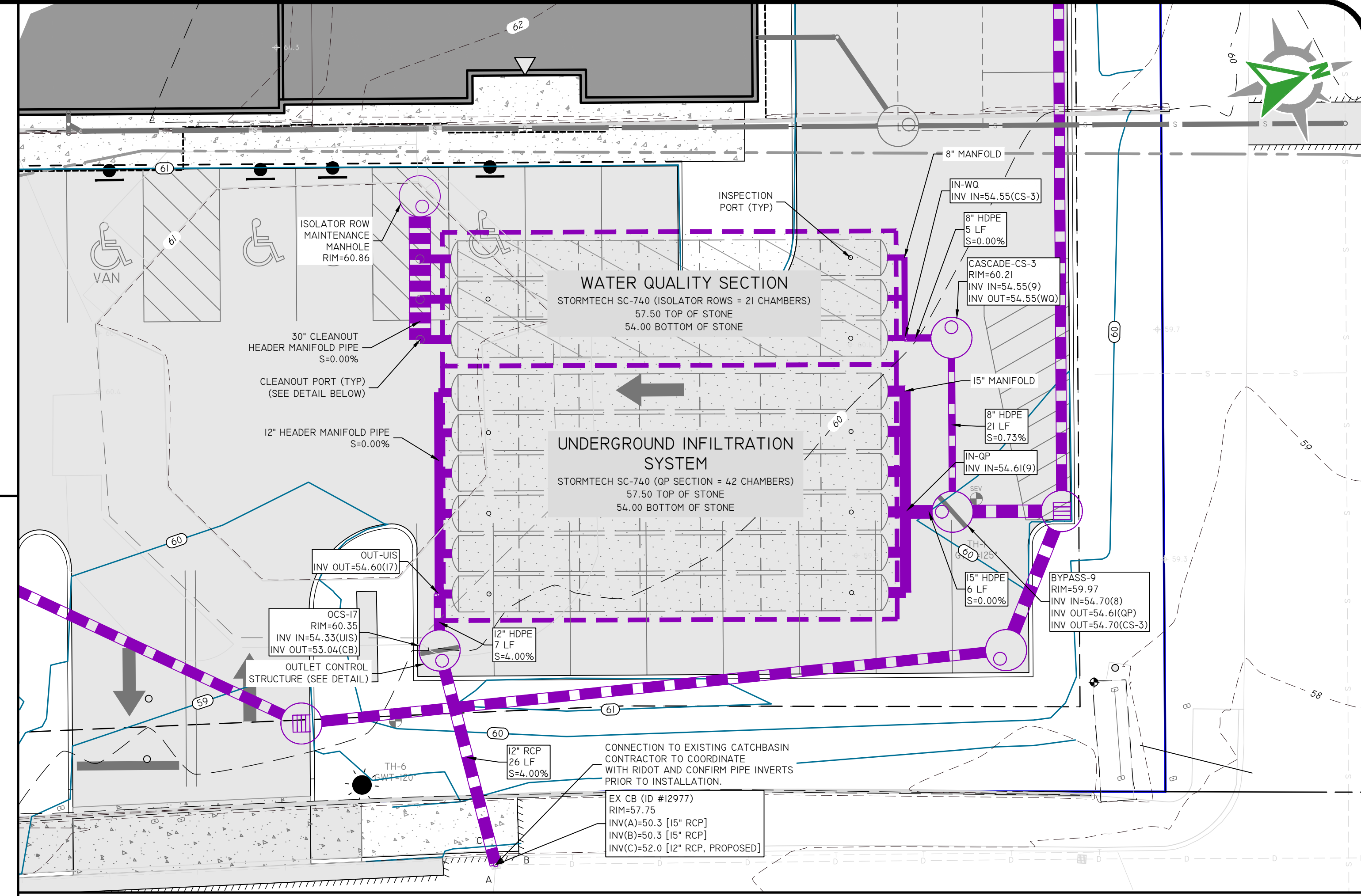
DE JOB NO: 2552-006 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.



THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES AS A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN SET AS A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, DATA, OR CALCULATIONS PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION, DATA, AND CALCULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, DATA, AND CALCULATIONS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, DATA, AND CALCULATIONS FROM ALL APPLICABLE AGENCIES.

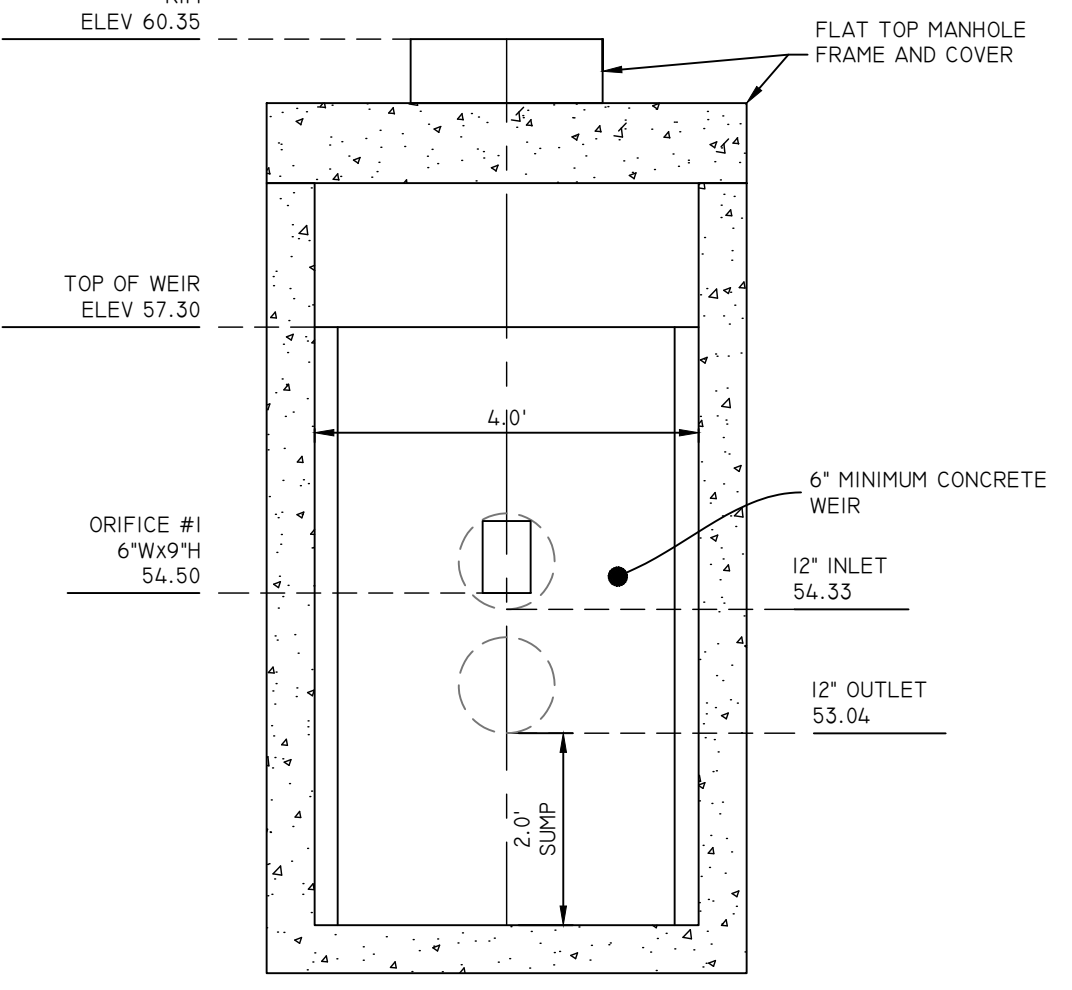
NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/22/2024	ISSUE FOR PERMIT SUBMISSION	D.R.N.	J.W.S.
2	02/22/2024	REVISE PERMIT SUBMISSION	D.R.N.	J.W.S.
3	02/22/2024	REVISE PERMIT SUBMISSION	D.R.N.	J.W.S.
4	02/22/2024	REVISE PERMIT SUBMISSION	D.R.N.	J.W.S.
5	02/22/2024	REVISE PERMIT SUBMISSION	D.R.N.	J.W.S.

DESIGN BY: N.D.K.
 DRAWN BY: N.D.K.



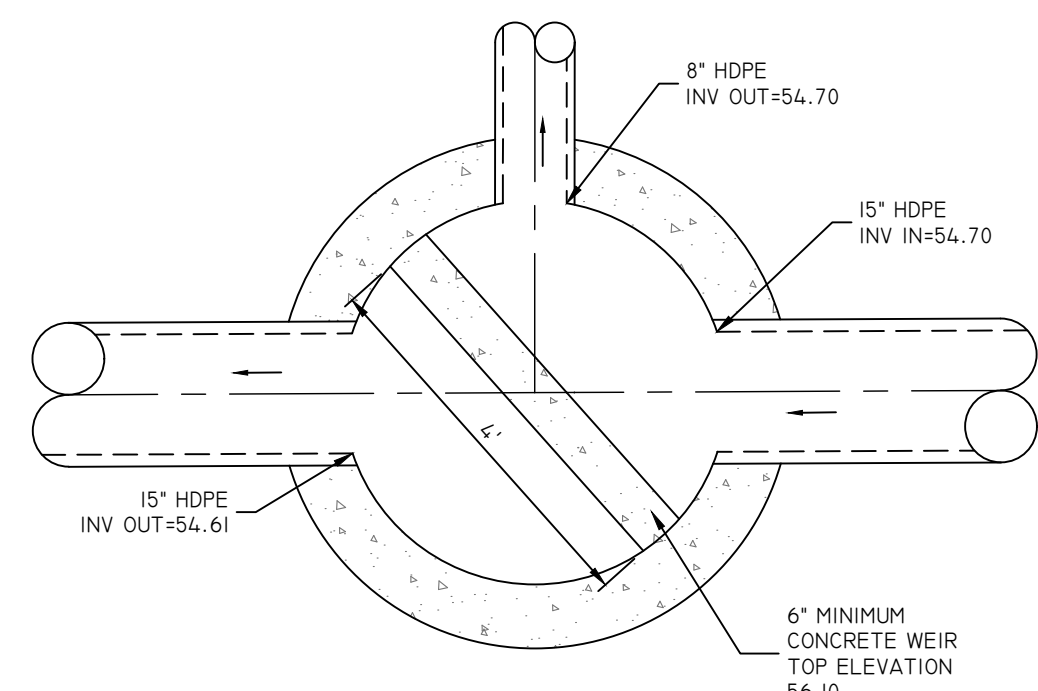
UNDERGROUND INFILTRATION SYSTEM

SCALE: 1"=10'
 0 5' 10' 20'



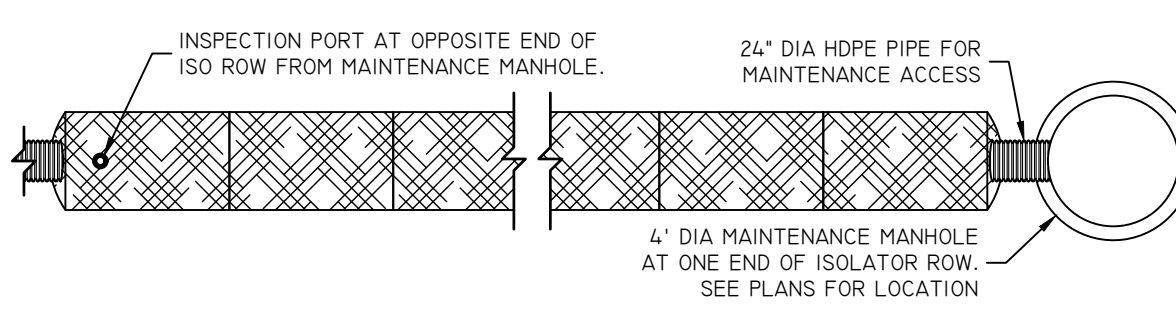
**OUTLET CONTROL STRUCTURE
 4' DIAMETER MANHOLE (OCS-17)**

SCALE: 1"=2'



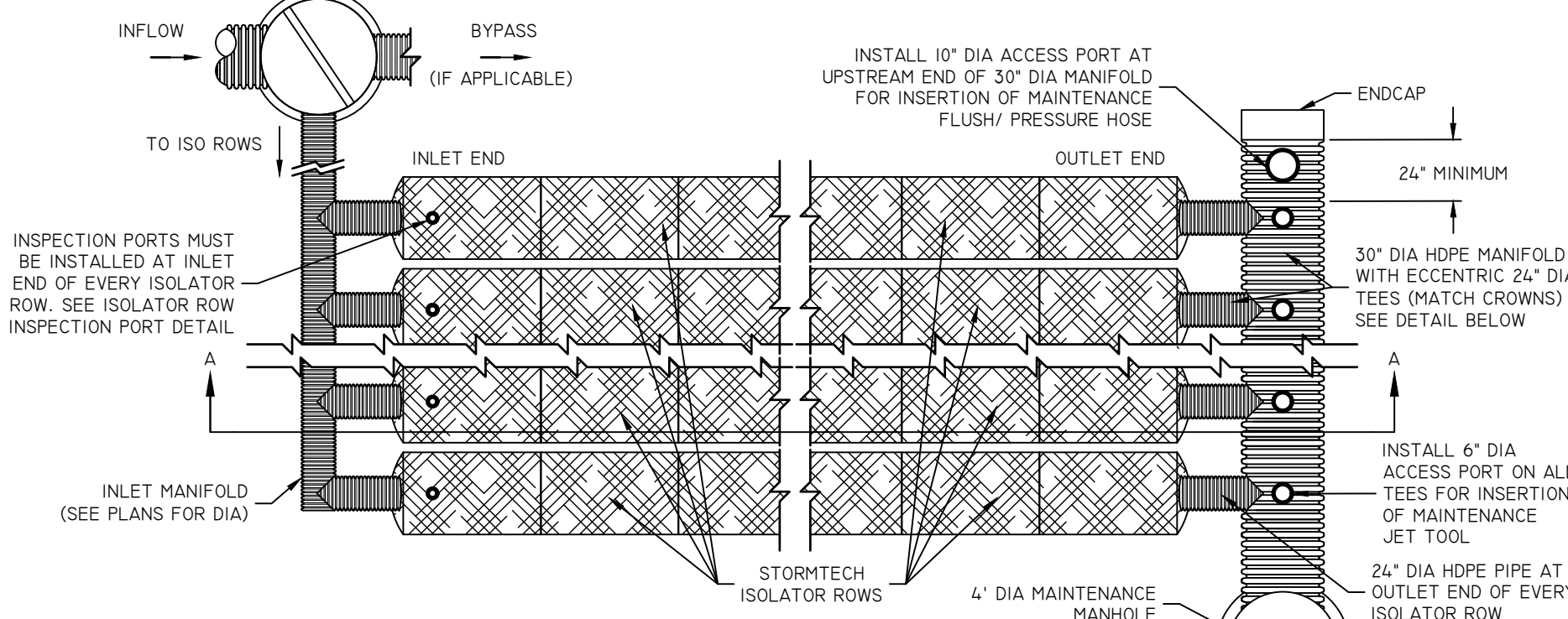
BYPASS-9 (4' Ø MANHOLE)

SCALE: 1"=2'



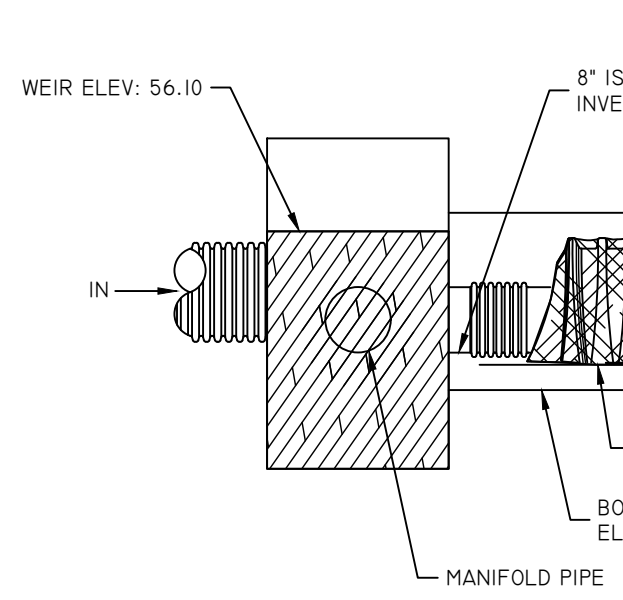
**STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
 (SINGLE ISO ROW)**

NOT TO SCALE

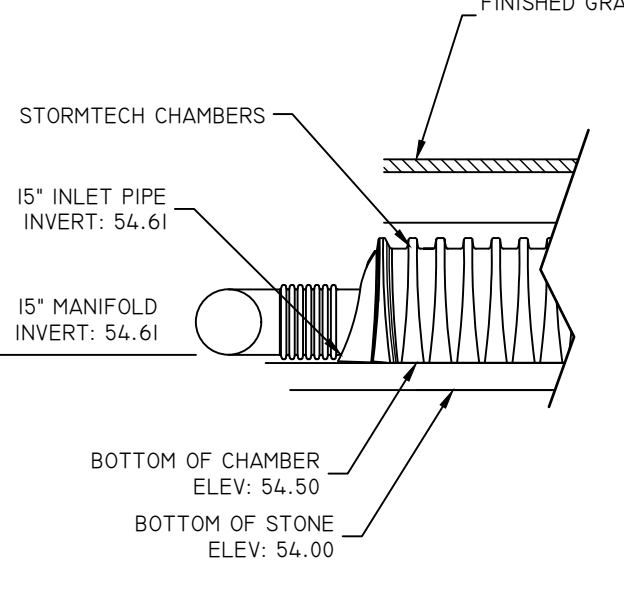


**STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
 (MULTIPLE ISO ROWS)**

NOT TO SCALE



SECTION A-A



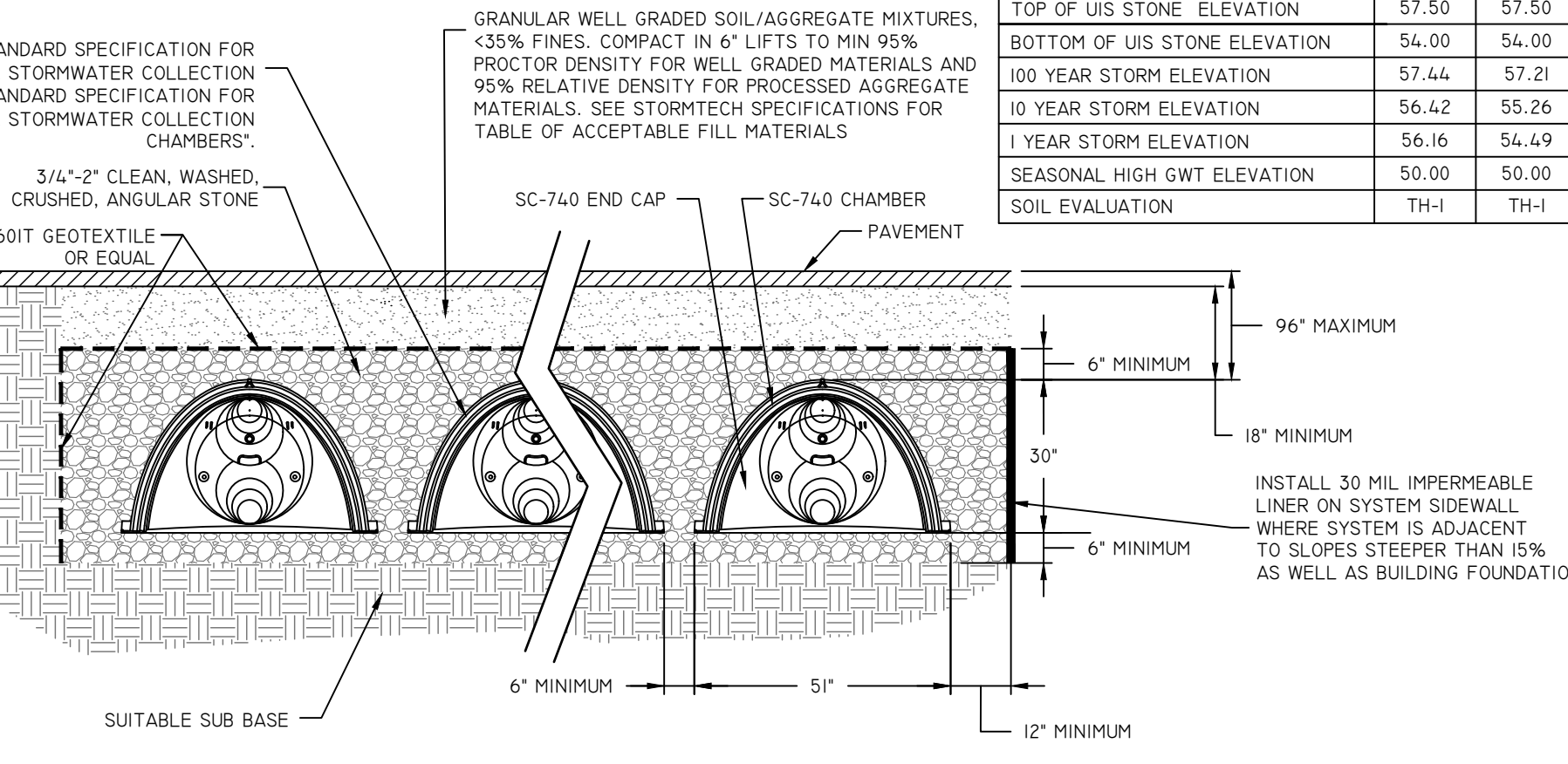
SECTION B-B

STORMTECH ELEVATIONS

NOT TO SCALE

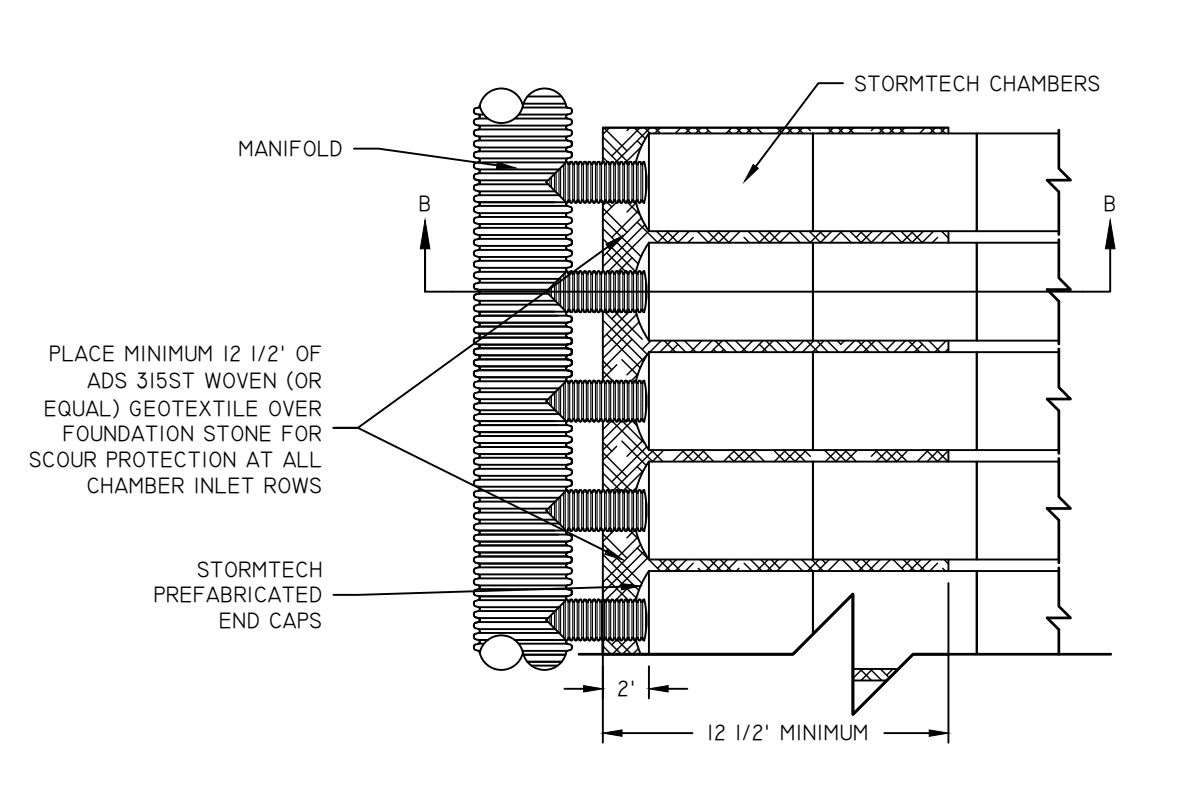
DESCRIPTION	WQ	QP
TOP OF UIS STONE ELEVATION	57.50	57.50
BOTTOM OF UIS STONE ELEVATION	54.00	54.00
100 YEAR STORM ELEVATION	57.44	57.21
10 YEAR STORM ELEVATION	56.42	55.26
1 YEAR STORM ELEVATION	56.16	54.49
SEASONAL HIGH GWL ELEVATION	50.00	50.00
SOIL EVALUATION	TH-1	TH-1

- 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.
 - ALL STORMTECH CHAMBERS AND ASSOCIATED ANCHILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.



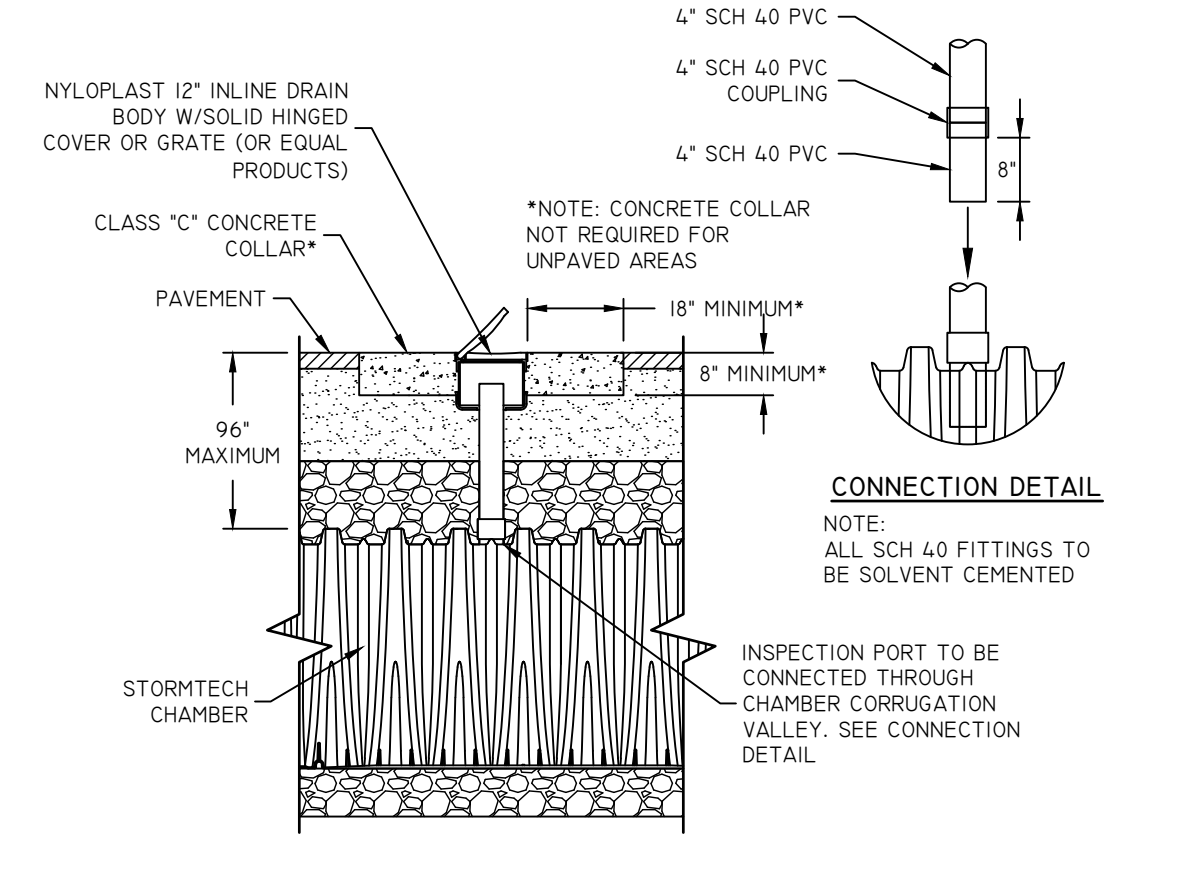
STORMTECH SC-740 TYPICAL CROSS SECTION

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

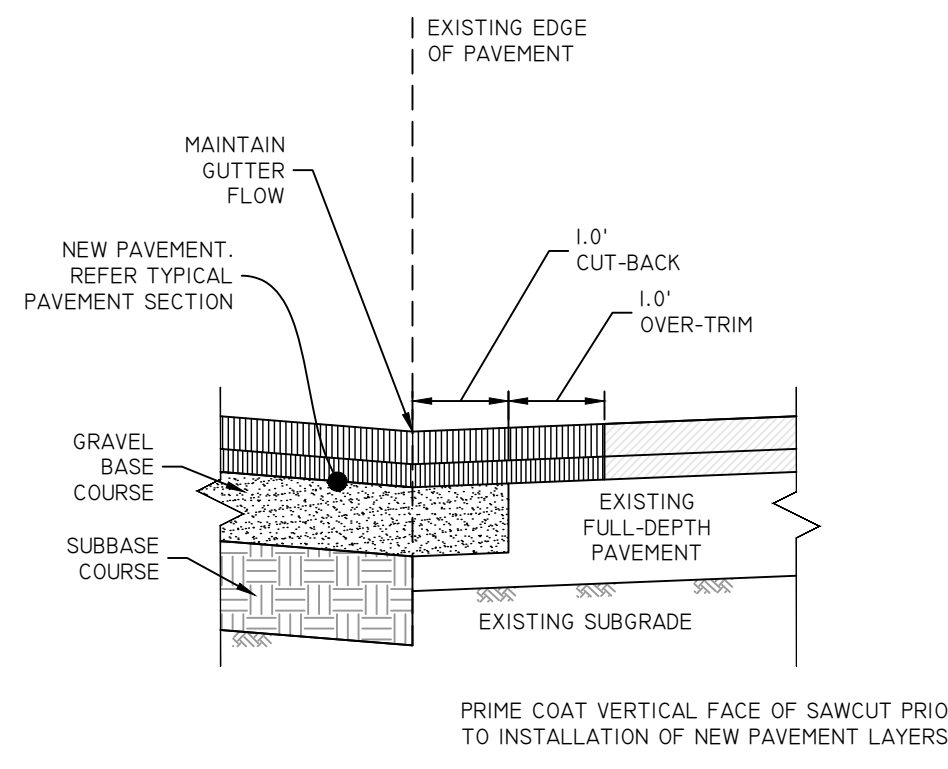
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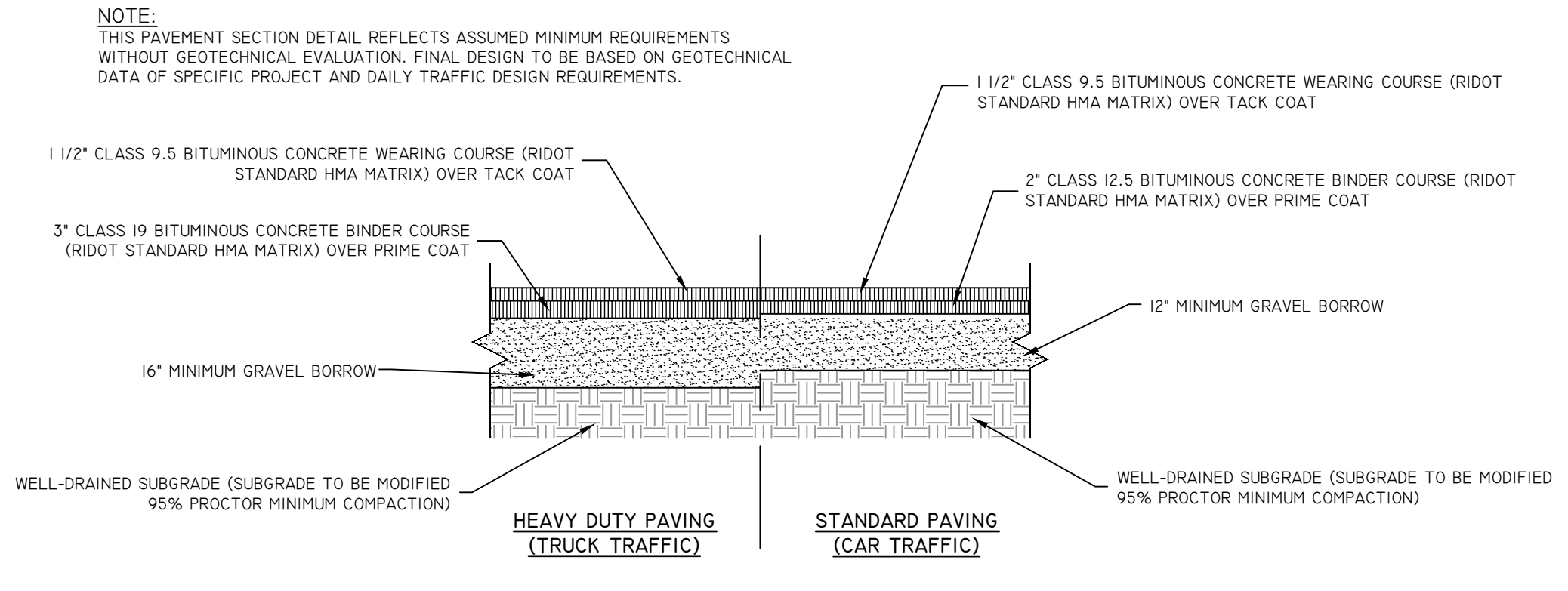
STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

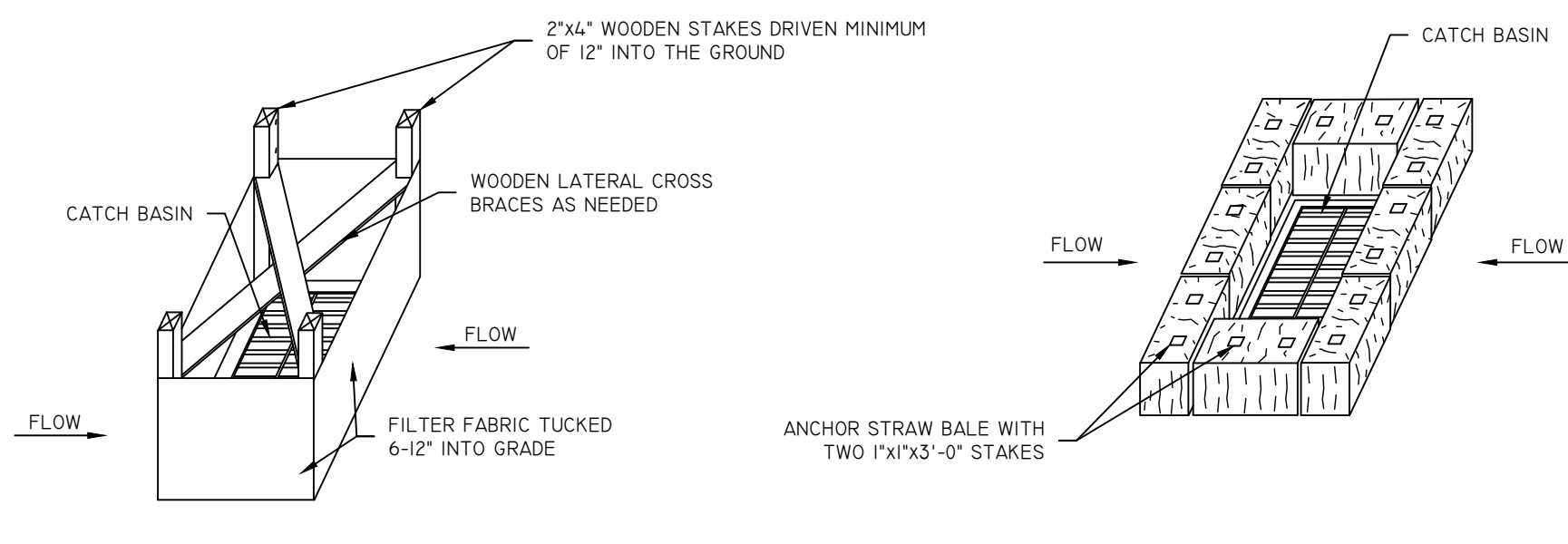
Z:\DEPARTMENT\PROJECTS\2025-006-006-PLAN\DWG PLATTED: 2/26/2024



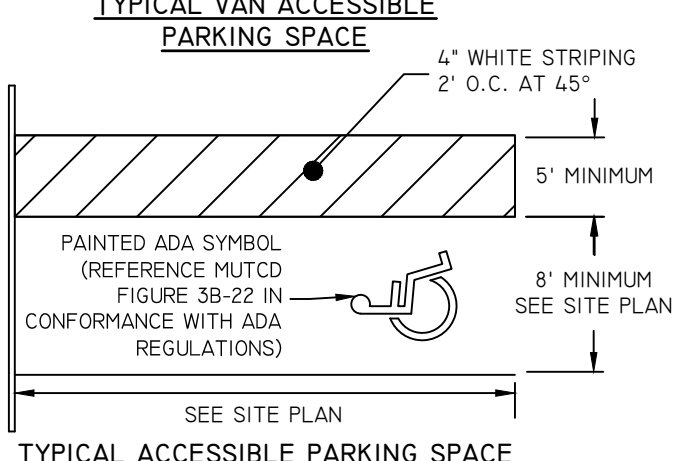
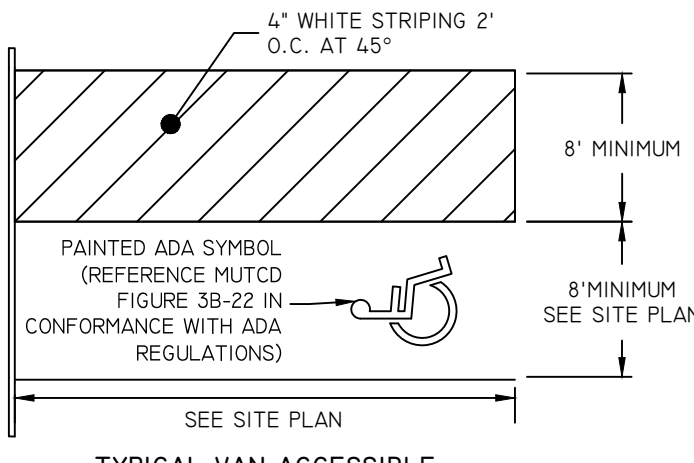
CITY ROAD PAVEMENT TIE-IN DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE

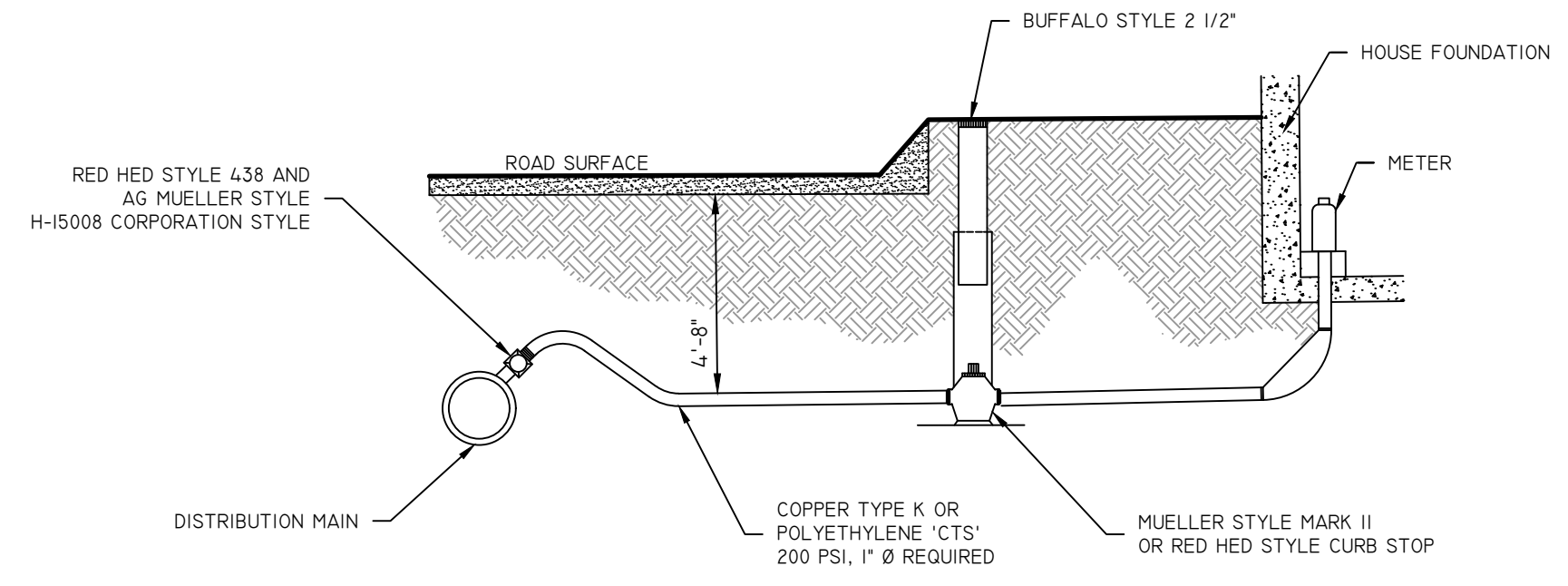


CATCH BASIN EROSION CONTROL
NOT TO SCALE

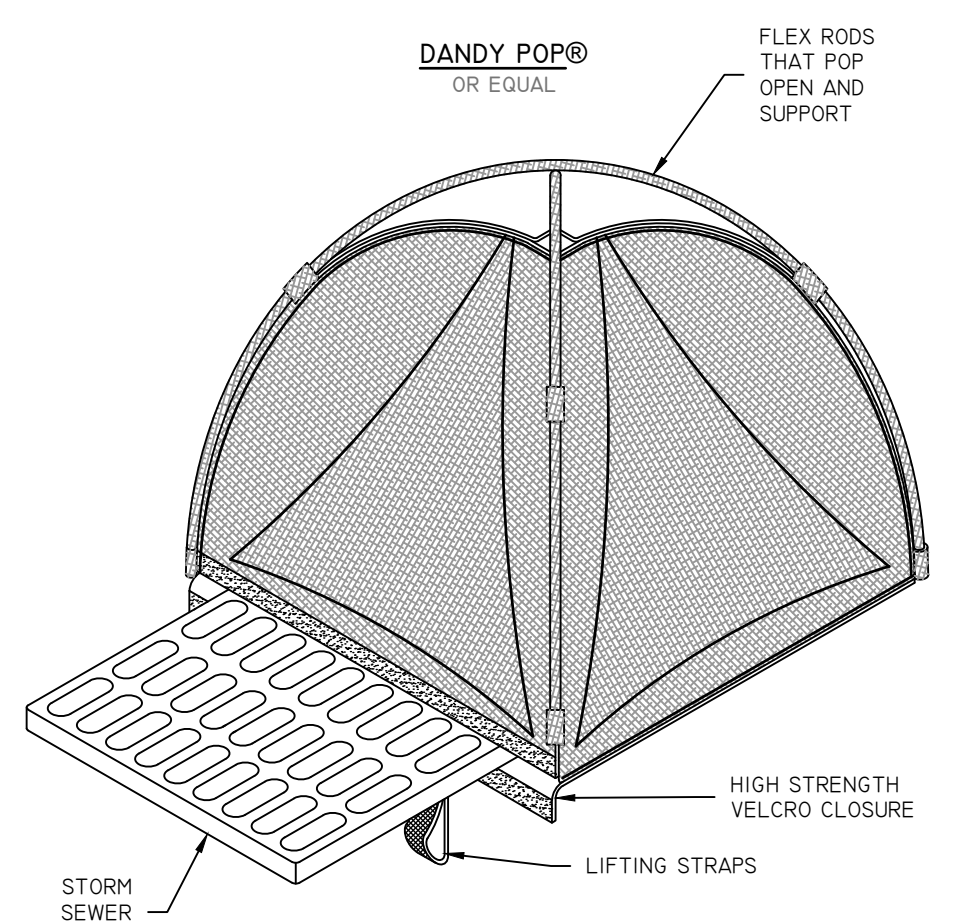


TYPICAL ACCESSIBLE PARKING SPACES
NOT TO SCALE

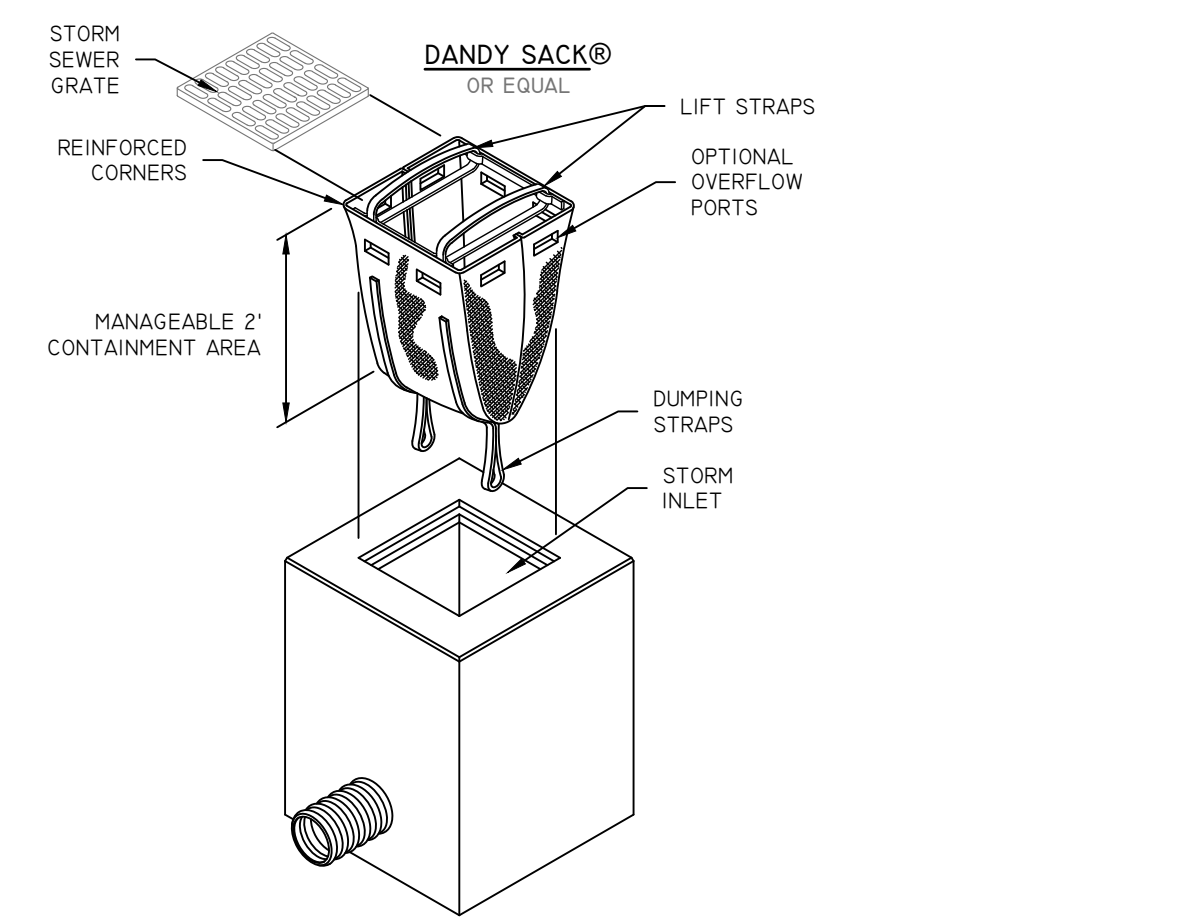
NOTES:
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM 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.



WATER SERVICE INSTALLATION (TYP)
NOT TO SCALE

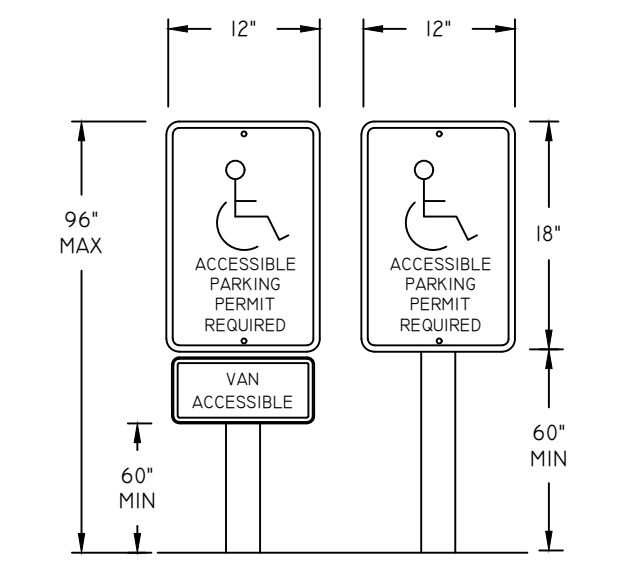


INLET SEDIMENT CONTROL DEVICES
NOT TO SCALE



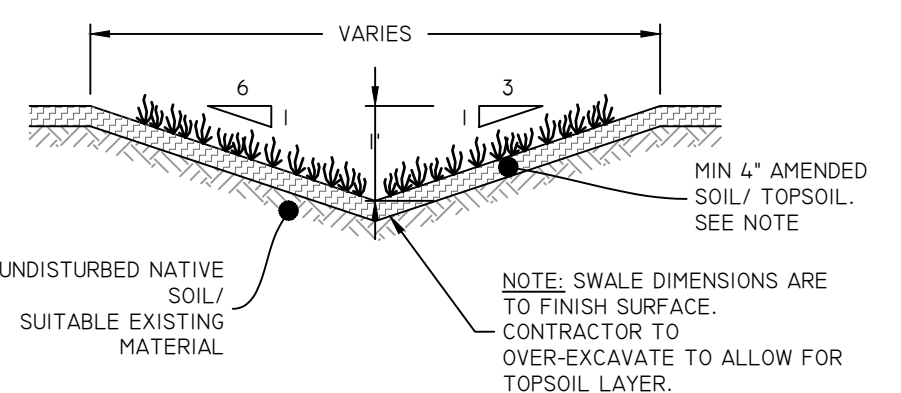
STOCKPILE PROTECTION
NOT TO SCALE

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 HANDBOOK (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 1\"/>

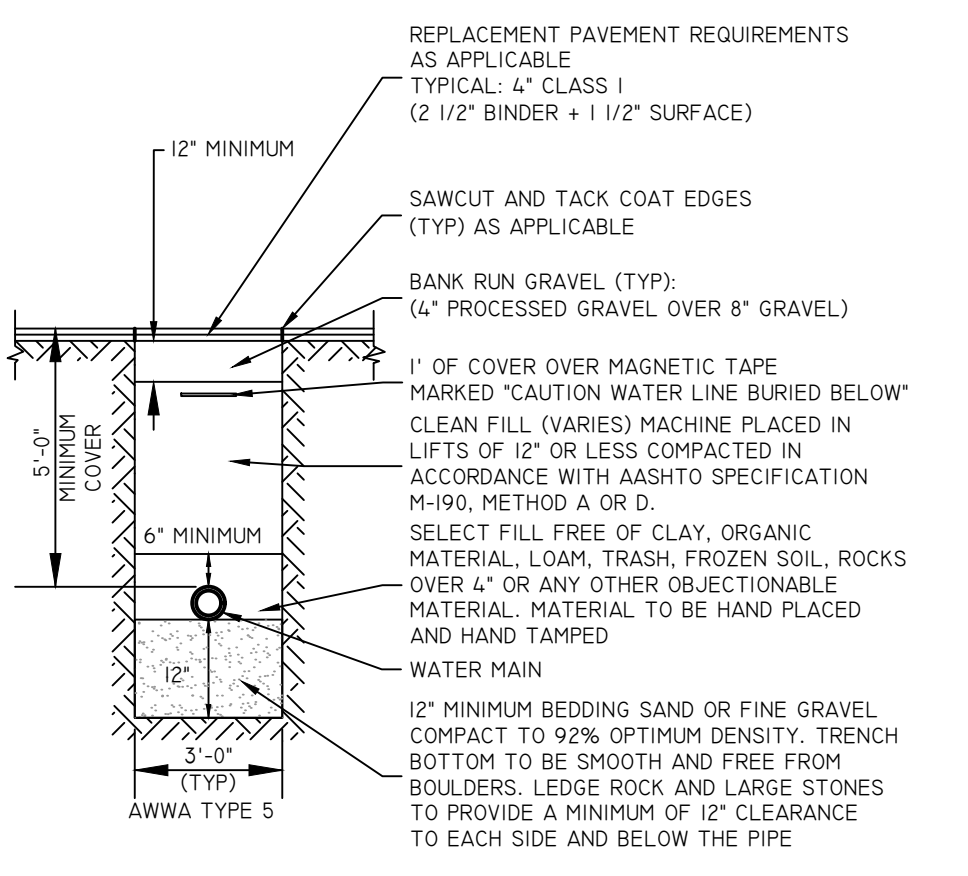


TYPICAL ACCESSIBLE PARKING SIGN
NOT TO SCALE

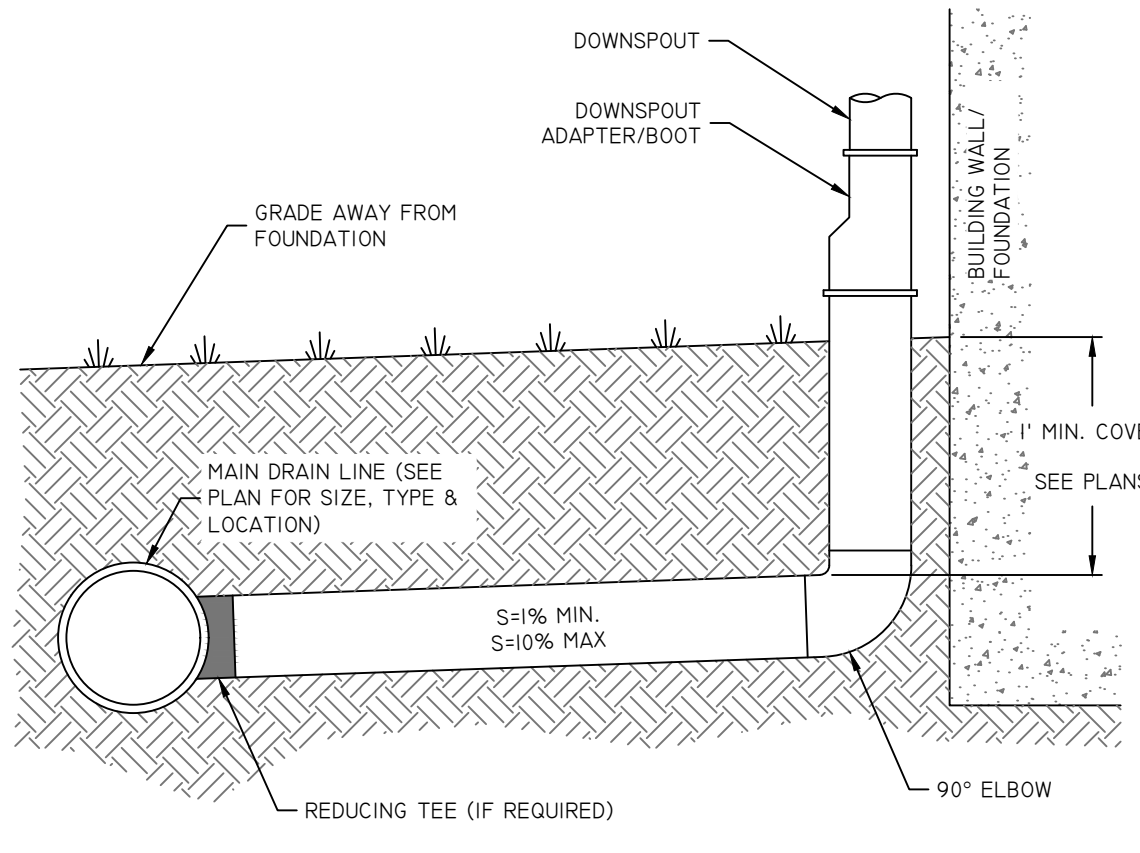
NOTES:
1. SIGN MUST BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SITE PLAN.
2. ACCESSIBLE PARKING SPACES AND SIGNAGE MUST COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE APPLICABLE STATE/ MUNICIPAL BUILDING CODE, WHICHEVER STANDARD CONTROLS.
3. THE MAXIMUM HEIGHT OF THE TOP OF THE HIGHEST SIGN SHALL BE 96\"/>



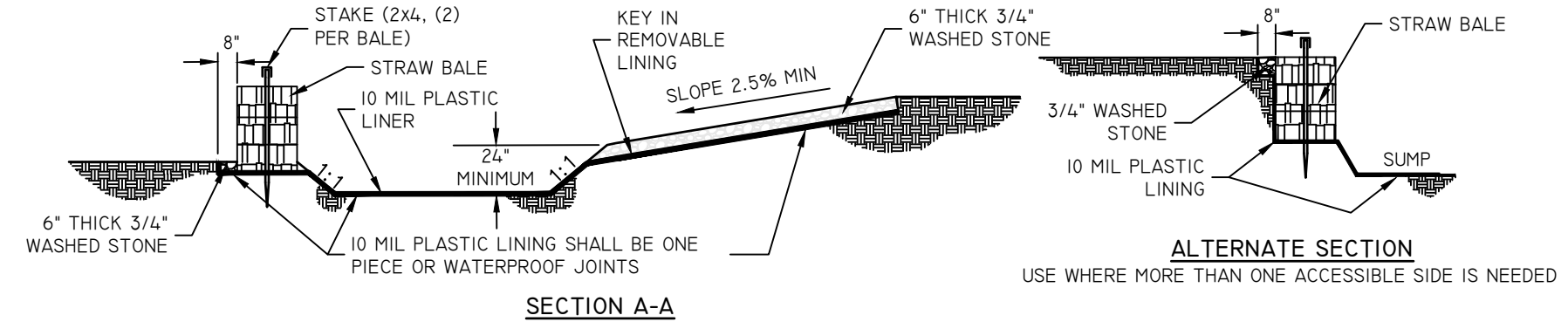
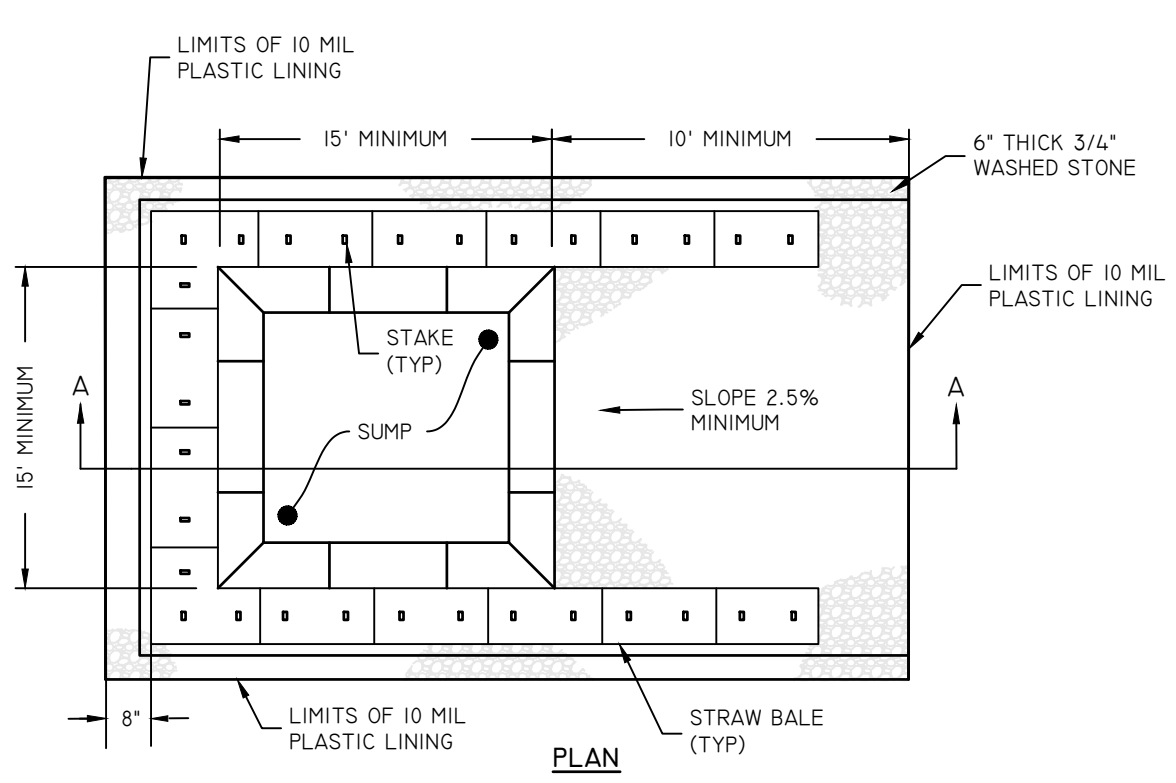
GRASS SWALE CROSS SECTION
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE

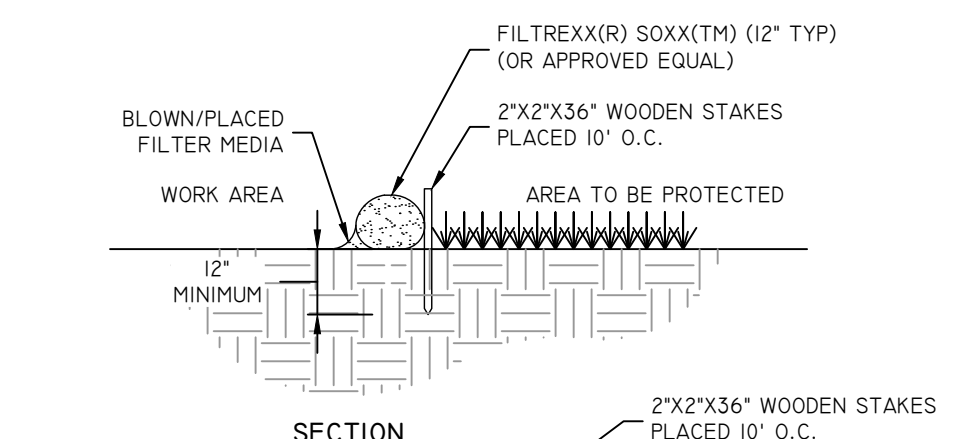


DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



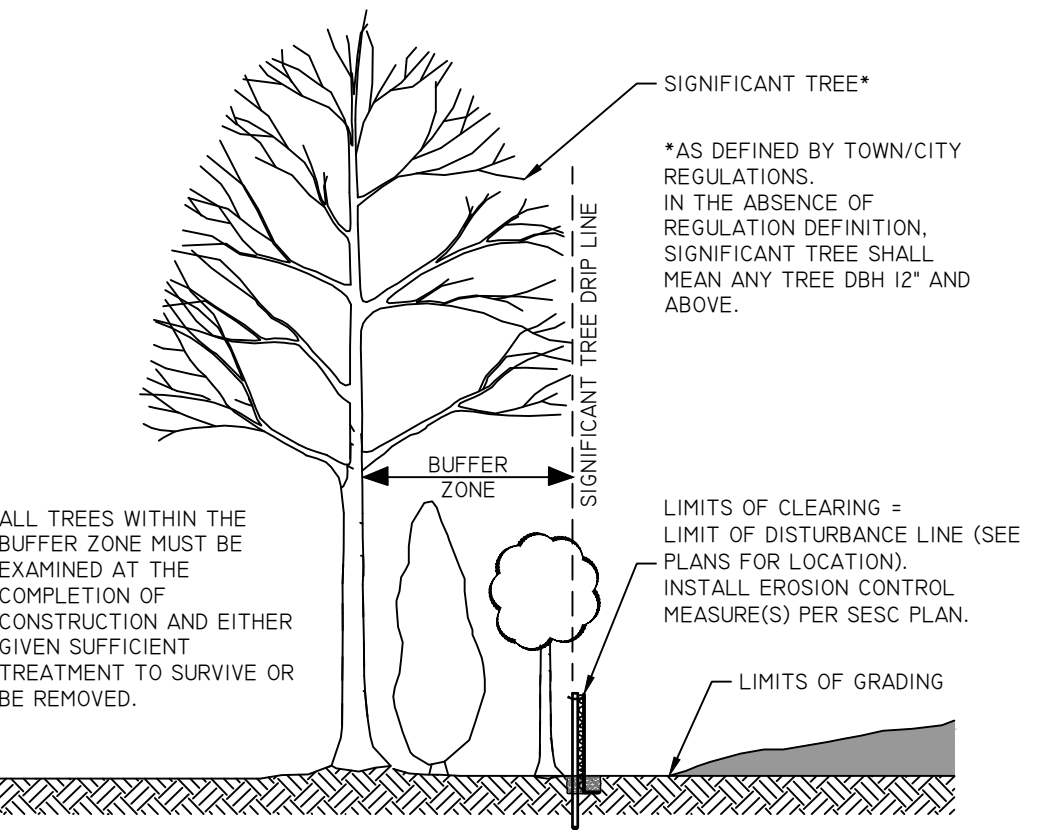
NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12\"/>

CONCRETE WASHOUT AREA
NOT TO SCALE



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 PLANS
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)
NOT TO SCALE



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

LIMIT OF DISTURBANCE AT VEGETATION
NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-464-6000 www.diprete-eng.com
Boston • Providence • Newport

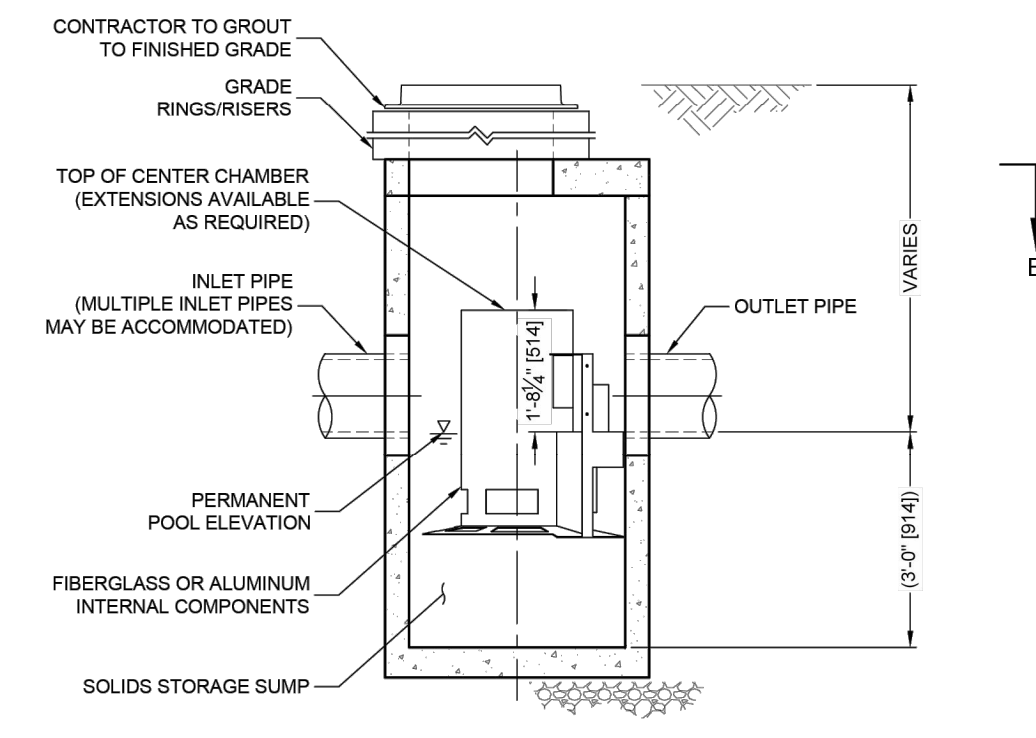
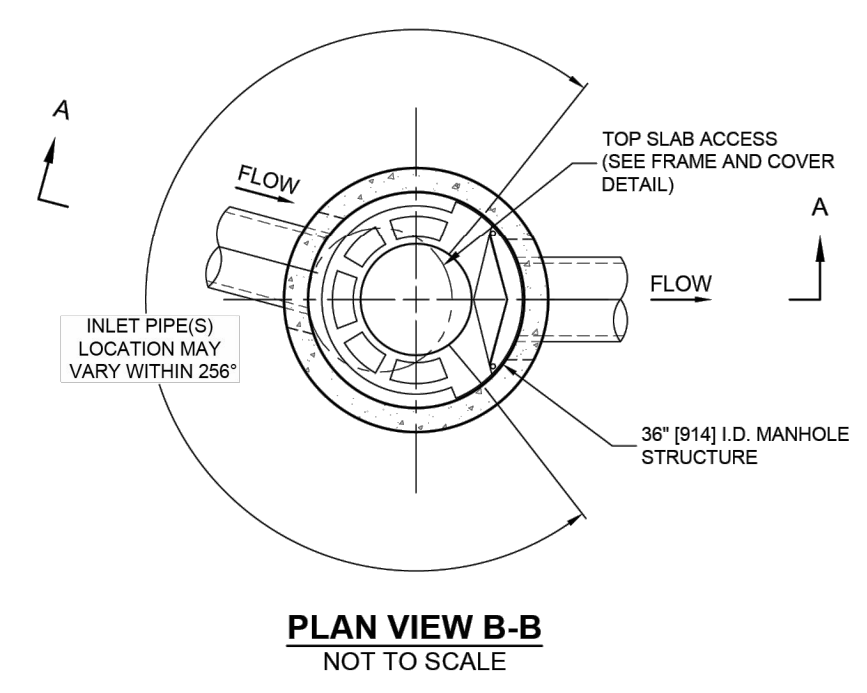
DANA R. WISSET
REGISTERED PROFESSIONAL ENGINEER CIVIL
No. 11876

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS PLAN SET ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE USER OF THIS PLAN SET ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/20/2024	ISSUE FOR PERMIT SUBMISSION	D.R.W.	D.R.W.
2	02/20/2024	ISSUE FOR CONSTRUCTION SUBMISSION	D.R.W.	D.R.W.
3	02/20/2024	ISSUE FOR PERMIT SUBMISSION	D.R.W.	D.R.W.
4	02/20/2024	ISSUE FOR CONSTRUCTION SUBMISSION	D.R.W.	D.R.W.

DETAIL SHEET - 1
CARVEL PLAZA
ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
WARWICK, RHODE ISLAND
PREPARED FOR: **PREMIER LAND DEVELOPMENT, INC.**
50 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
TEL 401-453-5046 FAX 401-453-5045
DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

I:\COMMON\CDTREATMENT\CASCADES\STANDARD DRAWINGS\DCS-3.DWG 6/18/2024 4:22 PM



CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

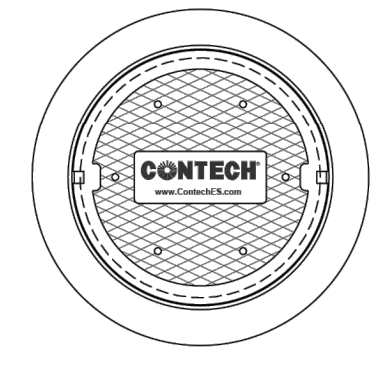
CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)

GRATED INLET WITH INLET PIPE OR PIPES

CURB INLET ONLY (NO INLET PIPE)

CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER (DIAMETER VARIES) NOT TO SCALE

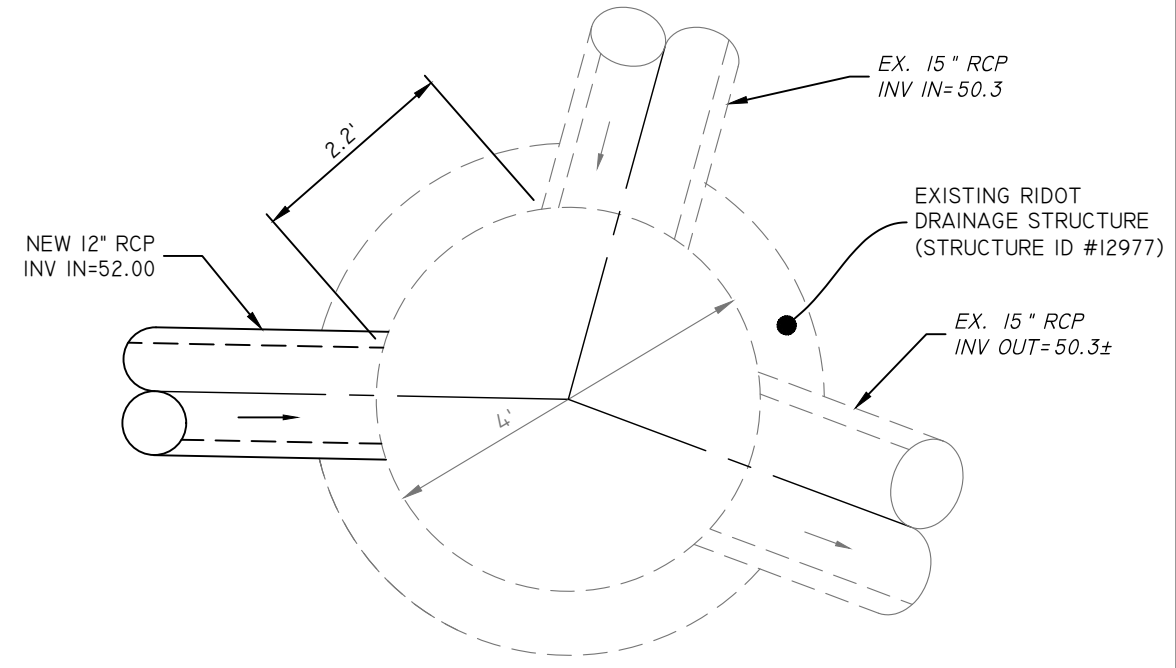
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	
PIPE DATA:	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
NOTES/SPECIAL REQUIREMENTS:	

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M206 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



CS-3 CASCADE SEPARATOR STANDARD DETAIL

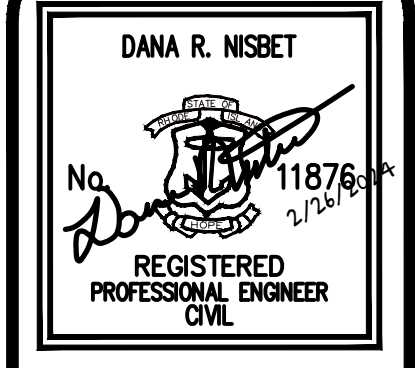


- NOTES:
- CONNECTION SHALL BE MADE IN ACCORDANCE WITH RIDOT STD 5.2.0.
 - PER RIDOT PAPA MANUAL SECTION 4.15(C) THE CONTRACTOR SHALL CLEAN, INSPECT AND REPAIR AS NECESSARY THE PART OF THE STATE HIGHWAY DRAINAGE SYSTEM TO WHICH THE NEW CONNECTION IS BEING MADE.
 - METHOD OF NEW PIPE CONNECTION SHALL BE IN ACCORDANCE WITH SECTION 710.03 OF THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
- DIRECT CONNECTION TO RIDOT DRAINAGE SYSTEM**

SCALE 1"=2'

DETAIL SHEET - 3

CARVEL PLAZA
ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183
WARWICK, RHODE ISLAND
PREPARED FOR:
PREMIER LAND DEVELOPMENT, INC.
56 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903
TEL 401-453-0461 FAX 401-453-0465



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING UTILITIES AND MAKE NECESSARY ADJUSTMENTS. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: N.D.K.
1	2/26/2024	PRELIMINARY SUBMISSION	
2	3/10/2024	PRELIMINARY SUBMISSION	
3	3/10/2024	REVISIONS TO COMMENTS	
4	3/10/2024	REVISIONS TO COMMENTS	
5	3/10/2024	REVISIONS TO COMMENTS	
6	3/10/2024	REVISIONS TO COMMENTS	
7	3/10/2024	REVISIONS TO COMMENTS	
8	3/10/2024	REVISIONS TO COMMENTS	
9	3/10/2024	REVISIONS TO COMMENTS	
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48	3/10/2024	REVISIONS TO COMMENTS	
49	3/10/2024	REVISIONS TO COMMENTS	
50	3/10/2024	REVISIONS TO COMMENTS	

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

Boston • Providence • Newport

