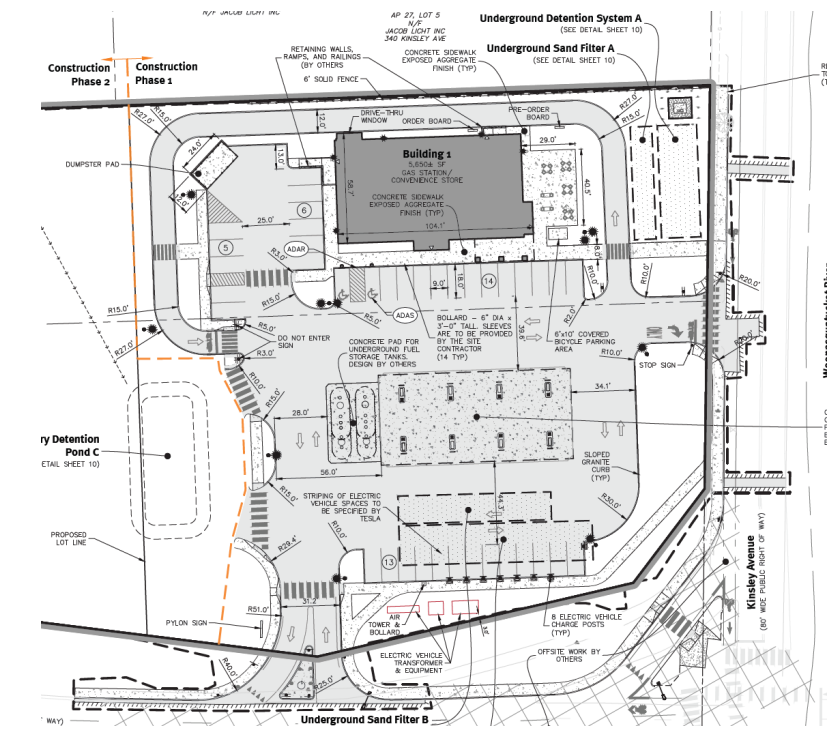
Providence
City Plan Commission
December 14, 2021

AGENDA ITEM 3 ▪ 288 KINSLEY AND 153 HARRIS AVE



Site plan

Aerial view of the site

OVERVIEW

OWNER/APPLICANT: OGN LLC

CASE NO./ **21-009 UDR**
PROJECT TYPE: Final Plan, variances and special use permit pursuant to Unified Development Review (UDR)

PROJECT LOCATION: 288 Kinsley and 153 Harris Ave

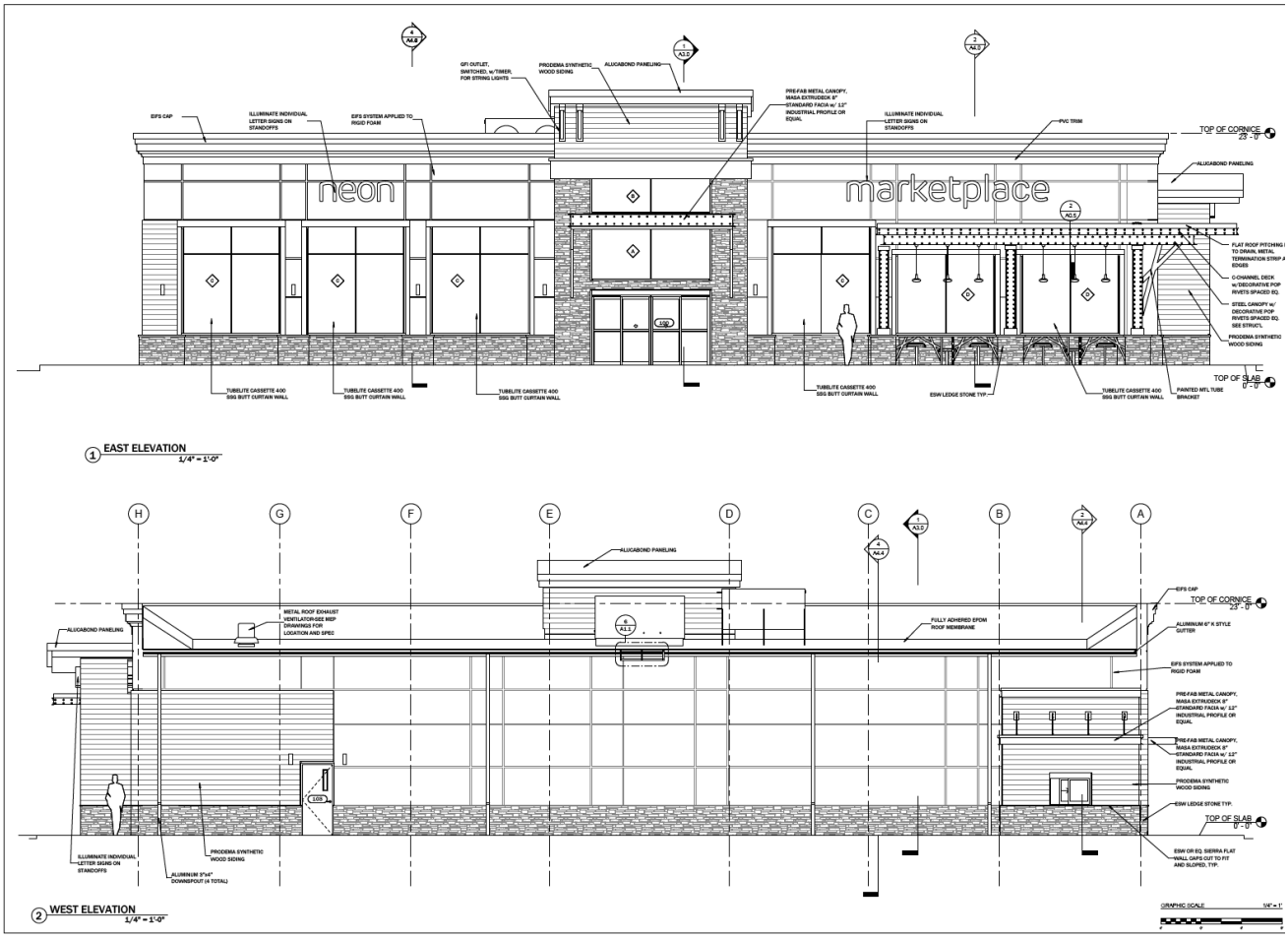
AP 26 Lot 234 zoned M-MU 75; AP 27 Lots 36 and 269 zoned M-1

NEIGHBORHOOD: Smith Hill

PROJECT DESCRIPTION: The applicant is requesting final plan approval for phase one of the project consisting of a gas station with retail and a drive through, having previously received master and preliminary plan approval with Unified Development Review in May 2021. The applicant received a special use permit for the drive-through use and a variance for the width of driveways. The CPC also granted a number of waivers from submission of items required at the preliminary plan stage. Final plan approval is subject to the applicant presenting the items waived at the preliminary plan stage.

RECOMMENDATION: Approval of the final plan as detailed

PROJECT PLANNER: Choyon Manjrekar



Building rendering

PROJECT OVERVIEW

The development, which measures approximately 4 acres (175,416 SF), is composed of three vacant lots between Kinsley Ave and Harris Ave. The applicant is proposing to develop the site in two phases. The first phase will consist of development of a gas station with retail, a convenience store, and a drive through. The second phase is a proposed mixed use building with commercial use and housing. The CPC granted master plan approval for the entire development, and master and preliminary plan approval with unified development review and waivers for phase one in May 2021. Preliminary approval was granted subject to the applicant returning to the CPC for final plan approval with the items waived at the preliminary plan stage.

The CPC granted waivers/modifications from the following items at the preliminary plan stage:

- Submission of all state approvals at the preliminary plan stage
- Erosion and sediment control plan
- Detailed landscape plan
- Grading plan
- Traffic study
- Drainage plan
- Lighting plan
- Utility plan

The applicant was required to return to the CPC with the waived items for final plan review. The waived items have been submitted with the final plan and reviewed as described.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

AP 27 Lots 36 and 269, in the northern portion of the development, are zoned M-1. The proposed uses of a gas station and retail store are permitted by right in this zone. A special use permit required for the drive-through for the convenience store was granted by the CPC pursuant to UDR at the preliminary plan stage.

Dimensions and site design

The retail building will be a one story building with a footprint of approximately 5,553 SF and operate in conjunction with the gas station, set to the western portion of the lot. This portion of the development will be accessible from Kinsley and Dean Street. The drive through aisle will run around the sides and rear of the building and have pedestrian crossings to allow for access from the street and allow movement between portions of the development. Over three stacking spaces can be accommodated as required by the ordinance. The submission includes utility and grading plans that were waived by the CPC at the preliminary plan stage but submitted with the final plan.

The gas station will provide eight pumps and be oriented toward the eastern portion of the development on Dean Street. The gas station will meet the requirements of the ordinance by being located on a lot of over 12,000 SF and having equipment and the canopy set back over 20 feet from each lot frontage.

As there are no setback requirements for the zone, the CPC found that the proposed development will conform to dimensional requirements for the M-1 zone. A special use permit for the drive-through use was granted pursuant to UDR. A dimensional variance is requested for the driveway width on Kinsley Ave and Dean Street, which will exceed the maximum width of 24 feet (25 feet for gas stations).

Parking

Phase one requires a total of 27 parking spaces which the applicant will meet and exceed. With an area of 5,500 SF, the retail space requires 11 parking spaces calculated as one per 500 SF. With eight pumps, the gas station component requires a total of 16 spaces with two spaces required for each pump. A total of 41 spaces will be provided of which eight are dedicated for use as electric vehicle charging stations.

Traffic Study

The applicant has submitted a traffic study—whose submission was waived at the preliminary plan stage—that details existing conditions, traffic flow data, vehicle movement to and from the site and recommendations to enhance traffic safety. Traffic traveling east on Kinsley Ave connects to the South onto Dean Street through a channelized right turn lane. The study recommends that the turn be reconfigured to have a smaller turning radius to slow vehicles and enhance sight lines, which would serve to improve safety and have the benefit of increasing the distance between vehicles and the development exit on Dean Street. Per the study, the delay and level of service (LOS) at intersections around the site will generally remain constant when build and no-build conditions are compared. The study proposes creating a left turn lane into the development for northbound traffic on Dean Street, and installing a median for the remainder of the lane to create a refuge for pedestrians. This would also serve to delineate the change in character between an urban area and the highway exit.

The study recommends that onstreet parking be prohibited within 25 feet east and west of the site driveway on Harris Ave to enhance sight distances and increase safety for vehicles entering and exiting the site. However, this change will be pertinent during phase two. The changes have been made with respect to the Dean Street bike path.

The CPC had required that the applicant provide more information on pedestrian access to the site. The site plan has been revised to show direct pedestrian access from the street with internal sidewalks and pedestrian crossings added to allow for movement around the site.

State approvals

The CPC granted a waiver from submission of state approvals at the preliminary plan stage, with the condition that they be submitted with the final plan. The applicant required approvals from The Rhode Island Department of Transportation, Rhode Island Department of Environmental Management and Coastal Resources Management Council. The approvals were submitted with the final plan, fulfilling the CPC's condition of approval.

Environmental Management

Drainage and erosion control plans, whose submissions were waived at the preliminary plan stage, have been submitted with the final plan. The applicant will employ a number of measures to preserve topsoil and prevent sediment from flowing off the site including use of silt fences, sediment traps and protection of storm drain outlets. Underground sand filters, stormceptors and detention systems will be used to treat stormwater and limit flows off the site. Calculations show that the implemented measures will reduce flows off the site for one to 100 year events. A stormwater management plan outlining a schedule of management and maintenance of the stormwater system is also included with the submission.

Lighting

A lighting plan, which was waived at the preliminary plan stage, was submitted with the final plan. The applicant will employ lightpoles and shielded, mounted fixtures throughout the site. The plan will conform to the ordinance with no light trespass on neighboring properties and light intensity not exceeding 1 footcandle at any lot line.

Landscaping

The development measures approximately 168,467 SF requiring approximately 25,270 SF of canopy coverage. The applicant has submitted a detailed landscaping plan, which was waived at the preliminary plan stage. Planting areas are mostly located along the perimeter of the site and in internal parking islands. The plan employs a variety of trees, grasses and shrubs to meet the requirement. The plan should be subject to the Forester's approval prior to final plan approval.

Findings—Land Development Project

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Final Plan:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

   The subject property is located in an area that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Business/Mixed Use development. The plan describes this area as one intended to foster the development of business and commercial uses into former manufacturing and industrial areas. The development would conform to this description and be in conformance with objective BJ-1 of the comprehensive plan which encourages efforts towards attracting and retaining new businesses within the City.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

   Use: The proposed uses of retail and a gas station are permitted by right in the M-MU 75 and M-1 zones, respectively. The drive through use requires a special use permit, which will become finalized with final plan approval.

   Dimension and parking: The development complies with the requirements of the M-1 zone relating to building location, building design, siting and parking. It will conform to the regulations regarding driveway width and drive-through use upon the variance and special use permit being finalized upon approval.

   Landscaping: Based on the submitted landscaping plan, the applicant will meet the landscaping and canopy coverage requirements.

   Lighting: The lighting plan conforms to the ordinance.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

   A stormwater management plan, erosion control plan and site management plan have been submitted with environmental approvals from state bodies. There will be no negative environmental impacts as the applicant will conform to all applicable requirements.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

   An administrative subdivision is required to configure the development area as proposed on the submission. There are no physical constraints that impact development of this property.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

   Physical access to the site is provided from Kinsley Ave, Harris Ave and Dean Street.

Recommendation—Land Development Project

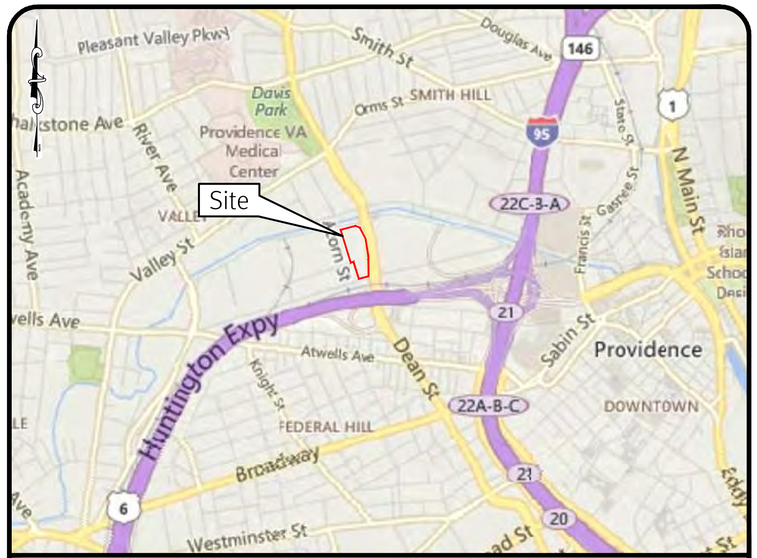
1. The CPC should approve the final plan for phase one.
2. The applicant shall apply for an administrative subdivision to configure the lot as proposed.
3. The landscaping plan shall be subject to the approval of the Forester.
4. Processing of the final plan should be delegated to DPD staff.

Final Submission

Neon Marketplace

286 & 288 Kinsley Avenue & 153 Harris Avenue
Providence, Rhode Island 02903

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269



Location Map 1"=1000'

Sheet List Table

1 Cover Sheet
2 Aerial & Half-Mile Radius
3 Notes and Legend
4 Boundary Topographic Survey
5 SESC Plan
6 Site Layout Plan
7 Grading Plan
8 Drainage Plan
9 Utilities Plan
10 Underground System A Details
11 Underground System B Details
12 Detail Sheet - 1
13 Detail Sheet - 2

Conditions of Approval outlined in the June 1, 2021 Master/Preliminary Decision for Land Development Project 21-009 UDR as recorded in Deed Book 13165 Page 172 are provided in the City Final Submission.

SESC / O&M
The Soil Erosion and Sediment Control Plan (SESC) and Stormwater Operation and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner on site.

DiPrete Engineering
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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

DANA R. NISBET
No. 11876
11-4-21
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MAY 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 PROFESSIONAL ENGINEER'S STAMPED AND SIGNED DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE IMPLEMENTATION OF THIS PLAN AND OSHA REGULATIONS.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO THE EXISTING UTILITIES AND/OR FOR LOCATIONS OF EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND SEE "UTILITY NOTE" ON SHEET 9.

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plan Submission	N.D.K.

Drawn By: N.D.K Design By: N.D.K

Cover Sheet

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

SHEET 1 OF 13

DE Job No. 2599-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

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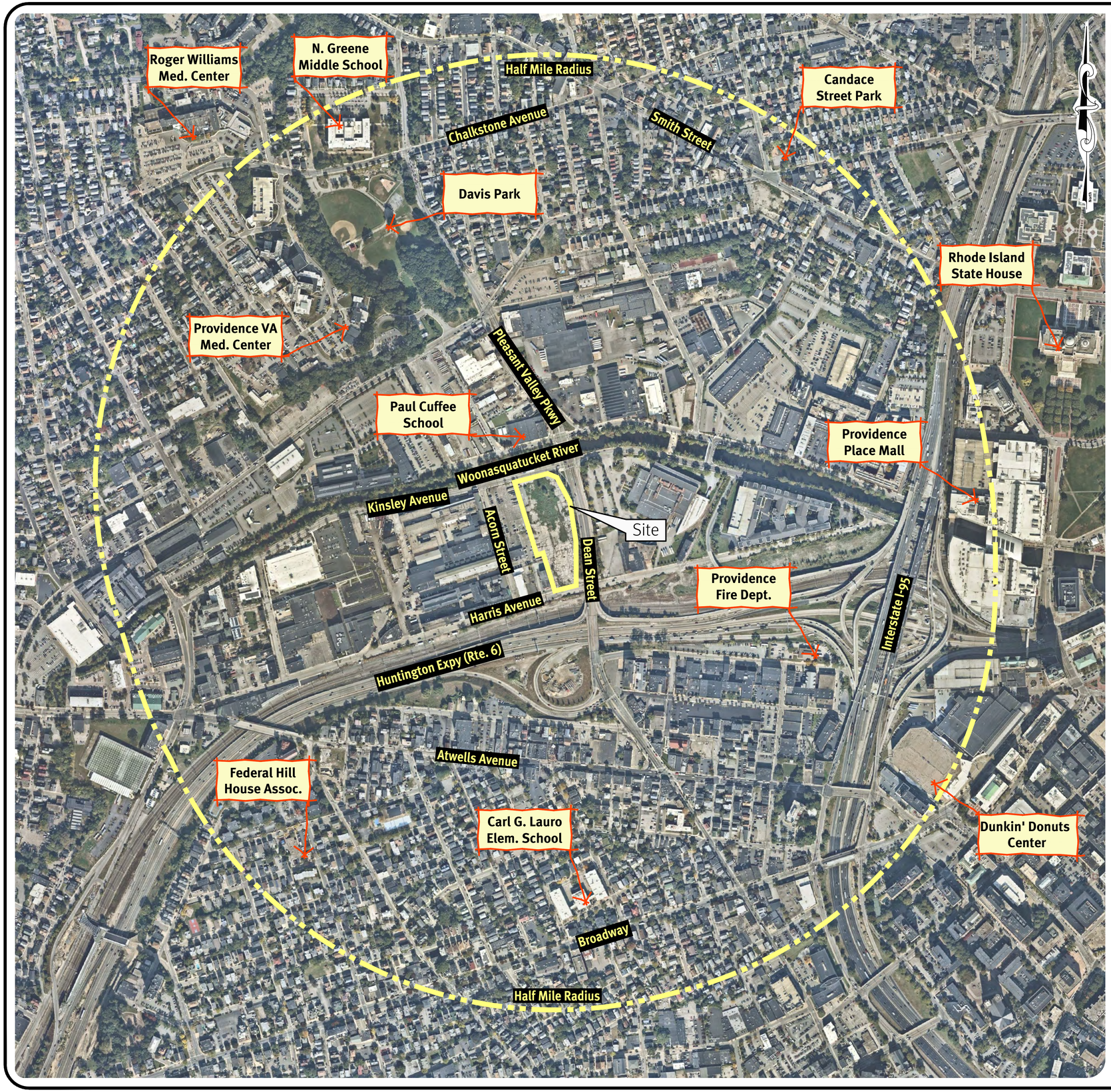
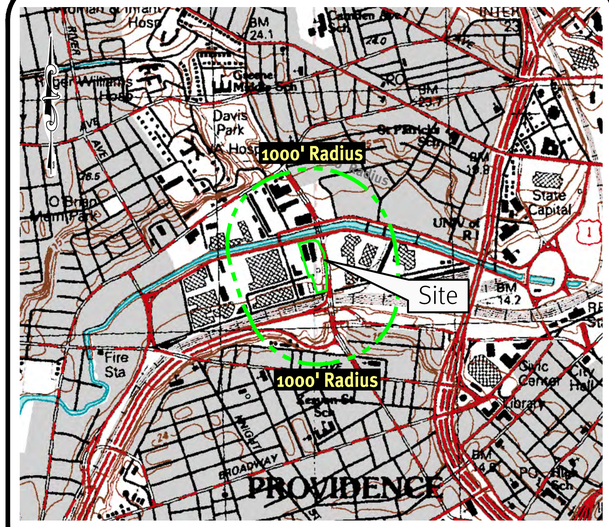


Photo Obtained from NearMap.
Date of Photography: 10/12/2021

Scale: 1"=300'
0 150' 300' 600'



USGS Map Scale: 1"=1000'

DiPrete Engineering
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Boston • Providence • Newport

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No. 11876
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CIVIL

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND NOTE.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES CAUSED BY THE LOCATION OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 5.

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plan Submission	N.D.K

Design By: N.D.K
Drawn By: N.D.K

Aerial & Half-Mile Radius

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

DE Job No: 2599-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET 2 OF 13

z:\dena\n\projects\2599-001 kinsley avenue at dean street\autocad drawings\2599-001-cvar.dwg Plotted: 11/4/2021

General Notes:

1. THE SITE IS LOCATED ON THE CITY OF PROVIDENCE ASSESSOR'S PLAT 26 LOT 234 AND ASSESSOR'S PLAT 27 LOTS 36 & 269.
2. THE SITE IS APPROXIMATELY 4.02± ACRES AND IS ZONED M-1 & M-MU-75.
3. THE OWNER OF AP 26 LOT 234 AND AP 27 LOTS 36 & 269 IS:

   OGN, LLC.
   1140 RESERVOIR AVENUE
   CRANSTON, RHODE ISLAND 02920
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0308J, MAP REVISED OCTOBER 2, 2015.
5. 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.
6. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF 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.
7. THE SITE IS WITHIN A:
   METRO BAY SPECIAL AREA MANAGEMENT PLAN (INNER HARBOR RIVER ZONE) (CRMC)
8. 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
9. 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.
10. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
11. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF PROVIDENCE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, UNDERGROUND SAND FILTERS AND UNDERGROUND STORAGE SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
12. THE SITE IS TO BE PERMITTED IN ONE PHASE AND CONSTRUCTED IN MULTIPLE PHASES, SEE SHEET 6 FOR PHASE LINE.
13. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON AUGUST 13, 2019.
14. 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.
15. 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.

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
Ur	URBAN LAND

Soil Erosion and Sedimentation 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 IS TO NOTIFY THE DESIGN ENGINEER, THE CITY ENGINEER, AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL: TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. TO BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL LATEST EDITION AND THE SOIL EROSION SEDIMENTATION CONTROL PLAN (SESC).
3. TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED ROADWAY. 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.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAPS ARE TO BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. 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.
4. 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.
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 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:

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 ARE TO 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 MANUAL ON UNIFORM TRAFFIC (MUTCD) LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

As-Built Notes:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

RIDOT Notes:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED AUGUST 2013 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS 1998 EDITIONS WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
3. NO LANE OR SHOULDER CLOSURES MUST BE PERFORMED WITHIN THE STATE'S RIGHT OF WAY DURING PEAK TRAFFIC HOURS.
4. SEWER AND WATER CONNECTIONS WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
5. 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.

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 TO BE PRECAST CONCRETE, MONOLITHIC CONCRETE OR AS LABELED ON THE PLANS.
3. SIDEWALK TO 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 CONTIGUOUS 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 5.4.1.10 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.
9. ALL PAINTED STRIPING SHALL BE APPLIED IN TWO COATS – THE FIRST COAT TO BE APPLIED AFTER PAVING HAS BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 7 DAYS LATER.

Grading and Utility Notes:

1. CONSTRUCTION TO COMMENCE WINTER 2021 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 ARE DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO 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 ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER 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.
7. 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.
8. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
10. 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.
11. 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.
12. 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
- 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 RIDOT STD. 4.5.0, 4.5.1 OR 4.5.2.

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 NARRAGANSETT BAY COMMISSION RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO 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 PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOWS. ALL COMPONENTS OF THE WATER SYSTEM TO BE ASBUILT PER PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM TO BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR TO COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

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

Site Callouts Legend

7.1.0	RIDOT STD CONCRETE CURB
7.1.1	RIDOT STD 3' CONCRETE TRANSITION CURB
20.1.0	PAVEMENT MARKINGS ARROWS AND ONLY
43.4.0	DRIVEWAY DEVELOPMENT FOR 3' TRANSITION CURB
4DY	4" EPOXY RESIN PAVEMENT MARKINGS– DOUBLE YELLOW
4W	4" PAINTED WHITE MARKINGS
4W45	4" WHITE STRIPING 2' ON CENTER AT 45°
6WS	6" WHITE EPOXY RESIN PAVEMENT MARKINGS–SKIP PATTERN
6W	6" WHITE EPOXY RESIN PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
YL	YIELD LINE (REFERENCE MUTCD SECTION 3B.16)

Americans with Disabilities Act Notes:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE 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 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.
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 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.

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	○/◉	
	BRUSHLINE	■/□	BOUND FOUND/SET
	TREELINE	☆	SIGN
	GUARDRAIL	◉	BOLLARD
	FENCE	SOIL EVALUATION	SOIL EVALUATION
	RETAINING WALL	CB	CATCH BASIN
	STONE WALL	DCB	DOUBLE CATCH BASIN
2	MINOR CONTOUR LINE	DMH	DRAINAGE MANHOLE
10	MAJOR CONTOUR LINE	FES	FLARED END SECTION
W	WATER LINE		GUY POLE
S	SEWER LINE	EMH	ELECTRIC MANHOLE
SFM	SEWER FORCE MAIN	UP	UTILITY/POWER POLE
G	GAS LINE		LIGHTPOST
E	ELECTRIC LINE	SMH	SEWER/SEPTIC MANHOLE
OHW	OVERHEAD WIRES	SV	SEWER VALVE
D	DRAINAGE LINE		CLEANOUT
HkC / CaD	SOILS LINES		HYDRANT
	50' PERIMETER WETLAND		IRRIGATION VALVE
	100' RIVERBANK WETLAND	WV	WATER VALVE
	200' RIVERBANK WETLAND		WELL
ZONE X / ZONE X	FEMA BOUNDARY		MONITORING WELL
	STREAM		UNKNOWN MANHOLE
B1 B2	WETLAND LINE & FLAG	GV	GAS VALVE
	STATE HIGHWAY LINE		BENCH MARK
	STATE FREEWAY LINE		STREAM FLOW DIRECTION

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		DRAINAGE LINE
	BUILDING SETBACKS	SD	PERFORATED SUBDRAIN
	CHAINLINK FENCE		SWALE
	RETAINING WALL	SFM	SEWER FORCE MAIN
308	MINOR CONTOUR LINE	G	GAS LINE
310	MAJOR CONTOUR LINE	W	WATER LINE
312	SPOT ELEV

General Notes

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 26, LOT 234, ASSESSOR'S PLAT 27, LOTS 36 & 269 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF LOTS 36, 234 & 269 PER DEED BOOK 11597, PAGE 189 IS THE NMS REALTY TRUST.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN X, X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C0308J, 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.
4. THE PARCEL IS ZONED M-MU-75 AND M-1 BASED ON THE CITY OF PROVIDENCE 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.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN MARCH 2018. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. PARCELS SUBJECT TO EASEMENT AND RIGHTS PER DEED BOOK 889, PAGE 479.
8. PARCELS SUBJECT TO EASEMENT AND RIGHTS PER DEED BOOK 977, PAGE 7.
9. PARCELS SUBJECT TO RESERVATIONS PER DEED BOOK 1191 PAGE 370.

Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Plan References:

1. PROPERTY LINE SURVEY, 286-288 KINSLEY AVE/153 HARRIS AVENUE, PROVIDENCE, RI. PLAN BY GEISSER ENGINEERIKNG CORP. DATED MAY, 7, 2012. HOWEVER REVISED AND RECORDED IN THE CITY OF PROVIDENCE LAND EVDENCE RECORDS.
2. CITY OF PROVIDENCE STREET LINE PLANS FOR TINGLEY STREET, HARRIS AVENUE & KINSLEY AVENUE, HOWEVER REVISED AND RECORDED IN THE CITY OF PROVIDENCE'S CITY ENGINEER'S OFFICE.
3. TINGLEY STREET PROPSED ABANDONMENT PLAN, DATED SEPTEMBER 14, 1989, RECORDED IN THE CITY OF PROVIDENCE'S CITY ENGINEER'S OFFICE PLAN NUMBER 064460.
4. TINGLEY STREET PROPSED ABANDONMENT PLAN, DATED OCTOBER 4, 1988, RECORDED IN THE CITY OF PROVIDENCE'S CITY ENGINEER'S OFFICE PLAN NUMBER 064433.
5. RHODE ISLAND HIGHWAY PLAT 1524
6. RHODE ISLAND HIGHWAY PLAT 1785

Utility Notes

1. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATION, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233). DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
2. UNDERGROUND WATER INFORMATION OBTAINED FROM CITY OF PROVIDENCE WATER DISTRIBUTIOM GIS MAP.
   2.1. WATER SERVICE LOCATION UNKNOWN.
3. UNDERGROUND SEWER INFORMATION OBTAINED FROM CITY OF PROVIDENCE SEWER PLANS
   3.1. SEWER SERVICE LOCATION UNKNOWN.
4. UNDERGROUND GAS INFORMATION OBTAINED FROM NATIONAL GRID GIS MAP.
5. UNDERGROUND ELECTRIC INFORMATION BASED ON PAINT MARKING LOCATED ON THE GROUND BY DIPRETE ENGINEERING
6. UNDERGROUND DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).

List of Possible Encroachments:

A. USE OF AREA FOR STORAGE

B. ACCESS OVER STATE FREEWAY LINE

RI STATE PLANE (NAD 83)

Legend

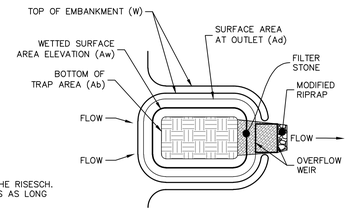
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	●/◉	DRILL HOLE FOUND/SET
N/F	NOW OR FORMERLY	⊙/◎	IRON ROD/PIPE FOUND/SET
(D)	DEED	■/□	BOUND FOUND/SET
(M)	MEASURED		SIGN
(CA)	CHORD ANGLE		BOLLARD
HC	HANDICAPPED		SOIL EVALUATION
	PROPERTY LINE	CB	CATCH BASIN
	ASSESSORS LINE	DCB	DOUBLE CATCH BASIN
	TREELINE	DMH	DRAINAGE MANHOLE
	GUARDRAIL	FES	FLARED END SECTION
X	FENCE		GUY POLE
	RETAINING WALL	EMH	ELECTRIC MANHOLE/HANDHOLE
	STONE WALL	UP	UTILITY/POWER POLE
2	MINOR CONTOUR LINE		LIGHTPOST
10	MAJOR CONTOUR LINE	SMH	SEWER/SEPTIC MANHOLE
W	WATER LINE		SEWER VALVE
S	SEWER LINE		CLEANOUT
SFM	SEWER FORCE MAIN		HYDRANT
G	GAS LINE		IRRIGATION VALVE
E	ELECTRIC LINE		WATER VALVE
OHW	OVERHEAD WIRES		WELL
D	DRAINAGE LINE		MONITORING WELL
			UNKNOWN MANHOLE
			GAS VALVE
		B-1	WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE

Site
Huntington Expy
Huntington Expy
Interstate 95
Interstate 95
Providence River
Woonasquatucket River
Woonasquatucket River
Providence Place
Providence Place Mall
Rhode Island Convention Center
Dunkin'
Foundation for Medical Research
Roger Williams Park Zoo
Roger Williams Park
Elmwood Ave
Broad St
Cranston St
Atwells Ave
Westminster St
Dorrance St
Fountain St
Weybosset St
Pine St
Francis St
Almond St
Orms St
Harris Ave
Kinsley Ave
Tingley St
Dean St
Public Safety Complex
Providence Police Department
Providence Fire Department
Providence Public Library
Johnson & Wales University
Providence Center
Providence Performing Arts Center
Providence

SEDIMENT TRAP DIMENSIONS*	TRAP A		TRAP B	
TRIBUTARY DRAINAGE AREA	1.531	ac	2.615	ac
WET STORAGE DEPTH (Dw)	2.0	ft	2.0	ft
DRY STORAGE DEPTH (Dd)	1.0	ft	1.0	ft
TOTAL DEPTH (D)	3.0	ft	3.0	ft
BOTTOM OF TRAP AREA (Ab)	1,325	sq.ft	2,119	sq.ft
WETTED SURFACE AREA (Aw)	2,310	sq.ft	3,383	sq.ft
SURFACE AREA AT OUTLET (Ad)	2,888	sq.ft	4,099	sq.ft

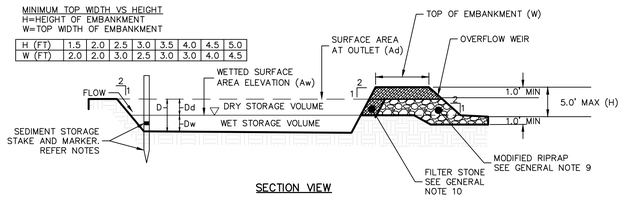
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.



PLAN VIEW

MINIMUM TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5



SECTION VIEW

Temporary Sediment Trap Detail

NOT TO SCALE

GENERAL NOTES:

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

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

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

INSTALLATION NOTES:

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

Soil Erosion Control Implementation Phasing

Phase IA– INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.

Phase IB – INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS

Phase IC– CONSTRUCT PROPOSED DIVERSIONS

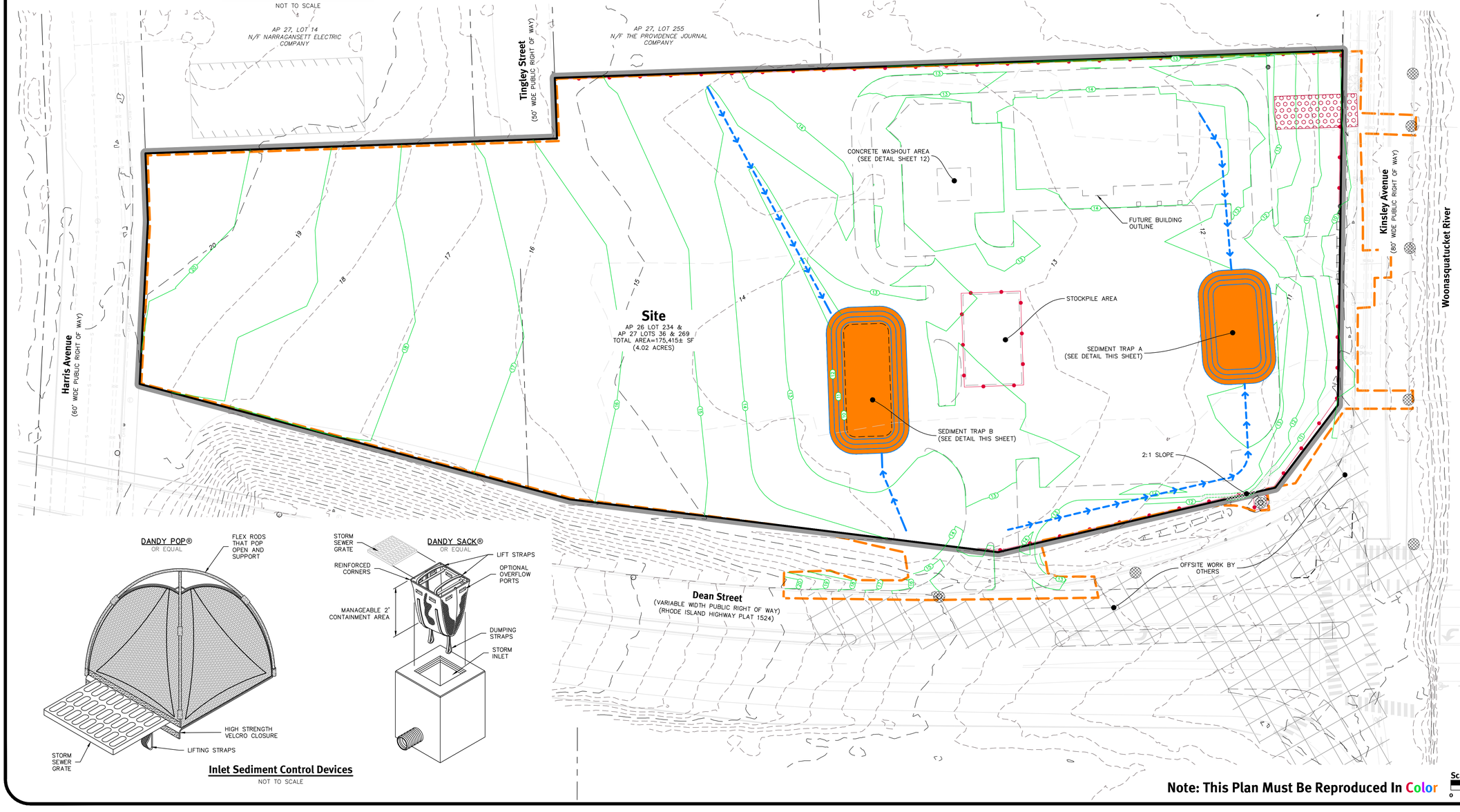
Phase IIA– CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITHIN PARKING LOT. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.

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.

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)
- FINAL CONTOUR GRADE (105)
- INLET SEDIMENT CONTROL (SEE DETAIL SHEET 14)



DANDY POP®
OR EQUAL

DANDY SACK®
OR EQUAL

Inlet Sediment Control Devices

NOT TO SCALE

Note: This Plan Must Be Reproduced In Color

Scale: 1"=30'
0 15' 30' 60'

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CIVIL

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR FAILURE TO SHOW OR ACCURATELY LOCATE ALL EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

No.	Date	Description	By:
1	11-04-2021	Final Submission	JAR
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K Design By: N.D.K

SESC Plan

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

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SHEET 5 OF 13

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Development Data:

TOTAL SITE AREA:	4.02± ACRES
TOTAL NUMBER OF BUILDINGS:	1

Dimensional Regulations:

CURRENT ZONING (M-1 & M-MU-75):

	M-1 REQUIRED	M-MU-75 REQUIRED
MINIMUM LOT AREA:	NONE	NONE
MINIMUM FRONTAGE AND LOT WIDTH:	NONE	NONE
MINIMUM FRONT AND CORNER SIDE YARD:	NONE	NONE
MINIMUM SIDE YARD:	NONE	NONE
MINIMUM REAR YARD:	NONE	NONE
MAXIMUM STRUCTURE HEIGHT:	75'	75'

Variances Received:

CURB CUT WIDTH FOR DEAN STREET CURB CUT. RELIEF REQUESTED FROM SECTION 1202-P-4 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

Special Use Permit Received:

DRIVE THROUGH FOR RESTAURANT IN AN M-1 ZONE
(PER TABLE 12-1 OF THE CITY OF PROVIDENCE ZONING ORDINANCE).

Parking Regulations:

PARKING USE:	GAS/CONVENIENCE (BUILDING 1)
PARKING REQUIREMENT:	2 PER PUMP +1 PER 500 SF GFA RETAIL/RESTAURANT +2 PER SERVICE BAY
RETAIL AREA:	5,650 SF
PUMPS:	8
SERVICE BAYS:	0
PARKING CALCULATION:	8 X 2 = 16 SPACES REQUIRED 5,650 SF / 500 SF = 12 SPACES REQUIRED TOTAL = 28 SPACES REQUIRED
PARKING SPACES REQUIRED:	28 SPACES
PARKING SPACES PROVIDED:	38 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

Bicycle Parking Regulations:

BICYCLE PARKING REQUIREMENT:	1/2,500 GFA RETAIL SPACE WITH 25% LONG TERM
BICYCLE PARKING CALCULATIONS:	(3,500 SF (BUILDING 1 RETAIL)= 2 SPACES WITH 1 BEING LONG TERM
BICYCLE PARKING PROVIDED:	2 LONG TERM (COVERED) SPACES

North

AP 27, LOT 22
N/F DZIADOSZ REALTY MANAGEMENT LLC

AP 27, LOT 14
N/F NARRAGANSETT ELECTRIC COMPANY

ZONE M-MU-75 / ZONE M-1

Tingley Street
(50' WIDE PUBLIC RIGHT OF WAY)

AP 27, LOT 255
N/F THE PROVIDENCE JOURNAL COMPANY

AP 27, LOT 5
N/F JACOB LICHT INC

AP 27, LOT 5
N/F JACOB LICHT INC
340 KINSLEY AVE

Construction Phase 2

Construction Phase 1

Underground Detention System A
(SEE DETAIL SHEET 10)

Underground Sand Filter A
(SEE DETAIL SHEET 10)

RETAINING WALLS, RAMPS, AND RAILINGS (BY OTHERS

6' SOLID FENCE

CONCRETE SIDEWALK EXPOSED AGGREGATE FINISH (TYP)

REPLACE SIDEWALK TO NEAREST PANEL (TYP)

DRIVE-THRU WINDOW

ORDER BOARD

PRE-ORDER BOARD

DUMPSTER PAD

Building 1
5,650± SF
GAS STATION/
CONVENIENCE STORE

CONCRETE SIDEWALK EXPOSED AGGREGATE FINISH (TYP)

ADAR

ADAS

DO NOT ENTER SIGN

CONCRETE PAD FOR UNDERGROUND FUEL STORAGE TANKS. DESIGN BY OTHERS

BOLLARD - 6" DIA x 3'-0" TALL. SLEEVES ARE TO BE PROVIDED BY THE SITE CONTRACTOR (14 TYP)

6'x10' COVERED BICYCLE PARKING AREA

STOP SIGN

PHASE 2 AREA TO BE LOAM AND SEEDED

Site
AP 26 LOT 234 &
AP 27 LOTS 36 & 269
TOTAL AREA=175,415± SF
(4.02 ACRES)

Temporary Detention Pond C
(SEE DETAIL SHEET 10)

CONCRETE PAD FOR GAS PUMPS WITH POSITIVE LIMITING BARRIER. DESIGN BY OTHERS

SLOPED GRANITE CURB (TYP)

STRIPING OF ELECTRIC VEHICLE SPACES TO BE SPECIFIED BY TESLA

PROPOSED LOT LINE

PYLON SIGN

AIR TOWER & BOLLARD

8 ELECTRIC VEHICLE CHARGE POSTS (TYP)

ELECTRIC VEHICLE TRANSFORMER & EQUIPMENT

OFFSITE WORK BY OTHERS

Harris Avenue
(60' WIDE PUBLIC RIGHT OF WAY)

Dean Street
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RHODE ISLAND HIGHWAY PLAT 1524)

Underground Sand Filter B
(SEE DETAIL SHEET 11)

Underground Detention System B
(SEE DETAIL SHEET 11)

Kinsley Avenue
(80' WIDE PUBLIC RIGHT OF WAY)

Woonasquatucket River

Scale: 1"=30'
0 15' 30' 60'

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No.	Date	Description	By:
1	11-04-2021	Final Submission	JAR
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K | Design By: N.D.K

Site Layout Plan

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

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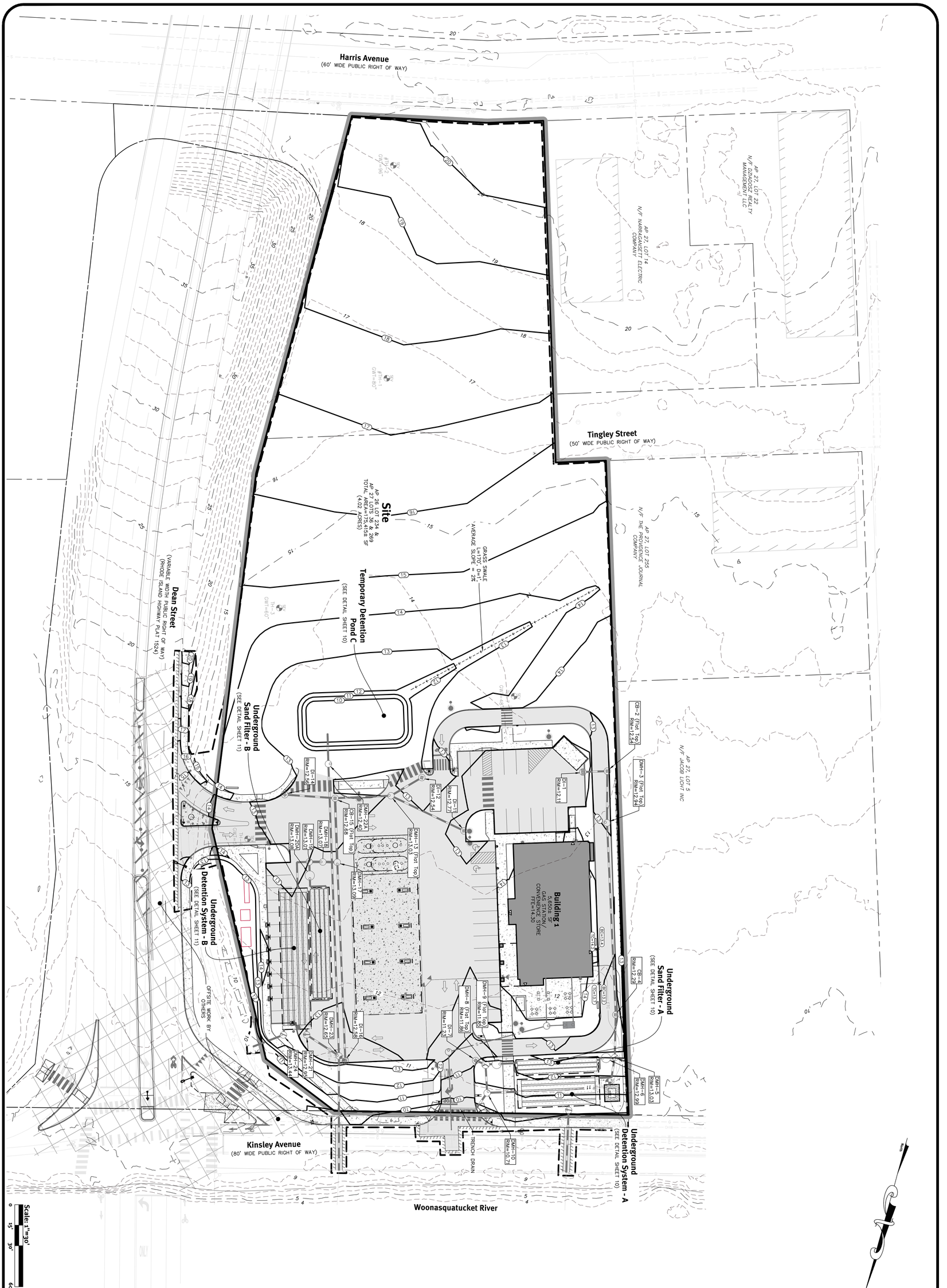

Grading Plan

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

SHEET 7 OF 13

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plan Submission	N.D.K.

Drawn By: N.D.K | Design By: N.D.K

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE SIZE, TYPE AND LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 5.

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K | Design By: N.D.K

Drainage Plan

Neon Marketplace

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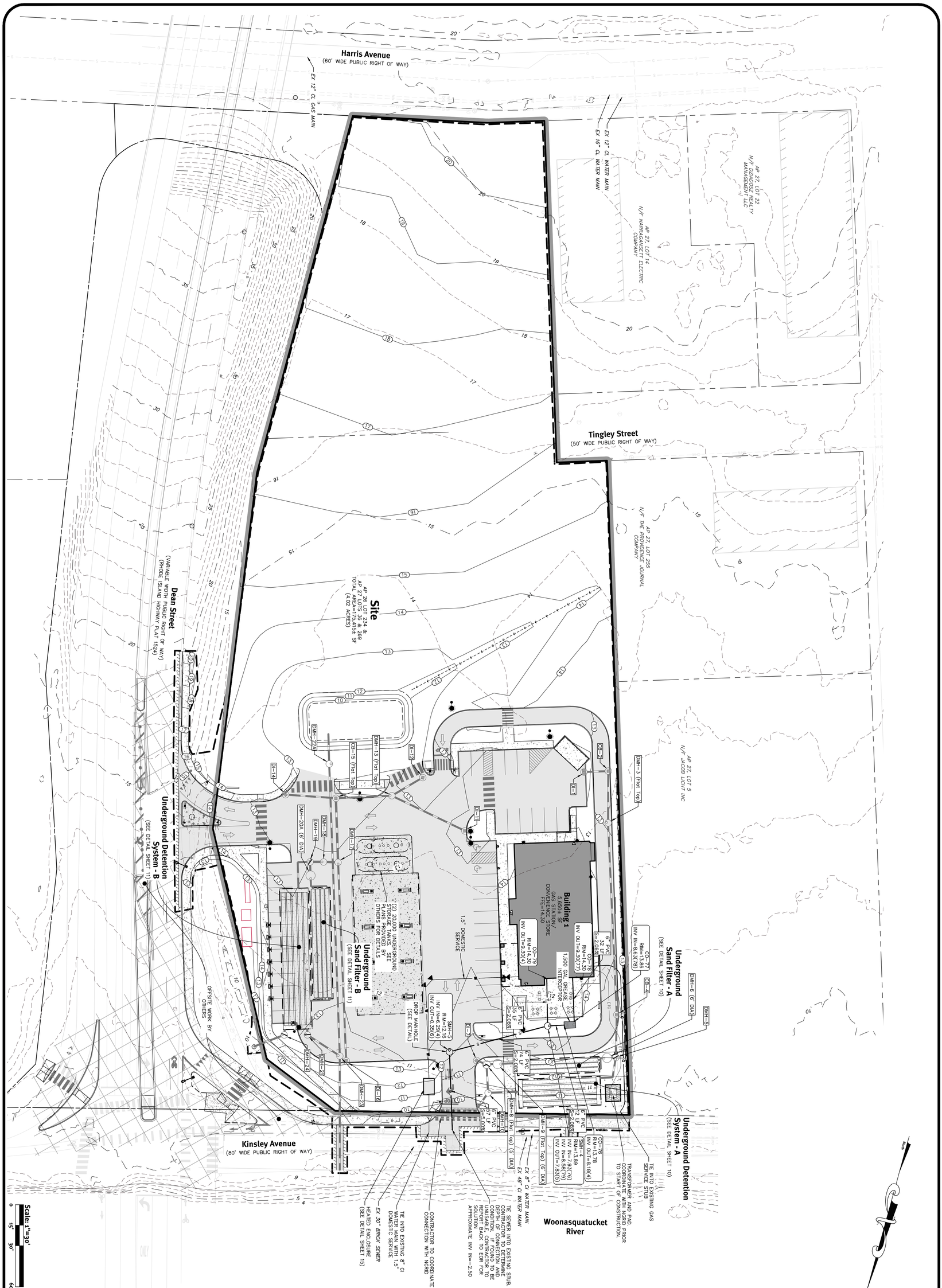

Utilities Plan

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

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Cranston, Rhode Island 02920

SHEET 9 OF 13

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K | Design By: N.D.K

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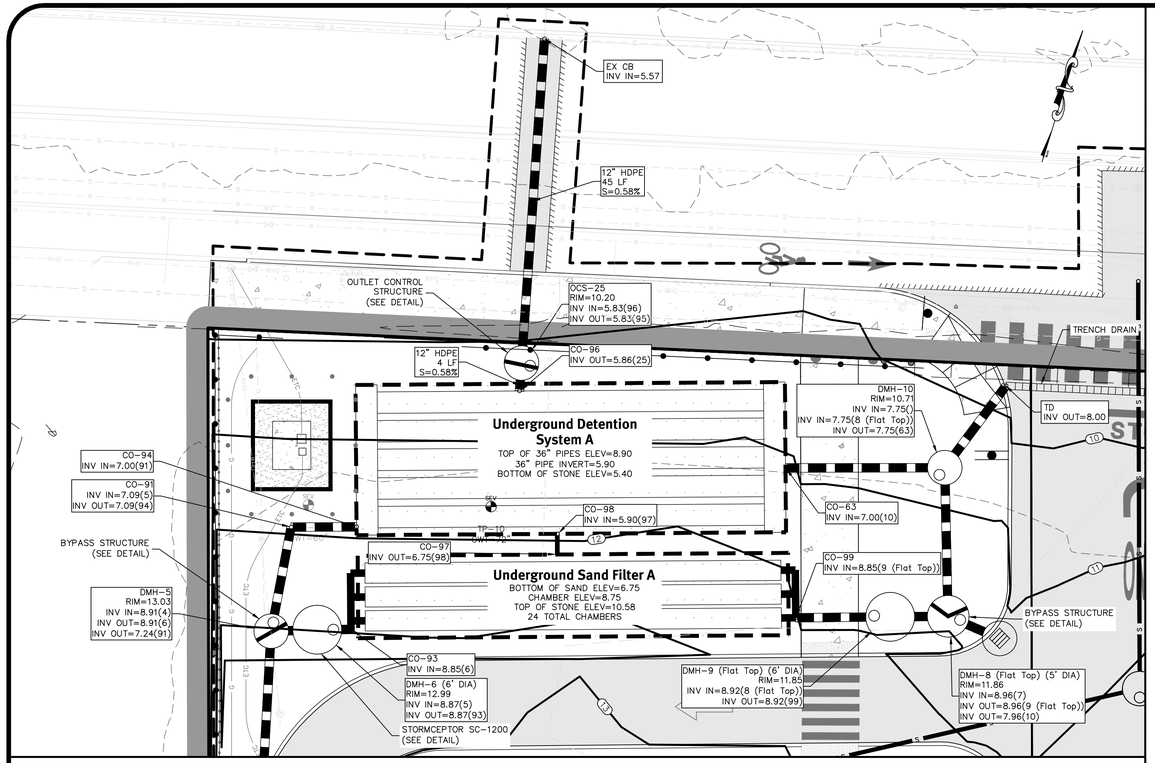
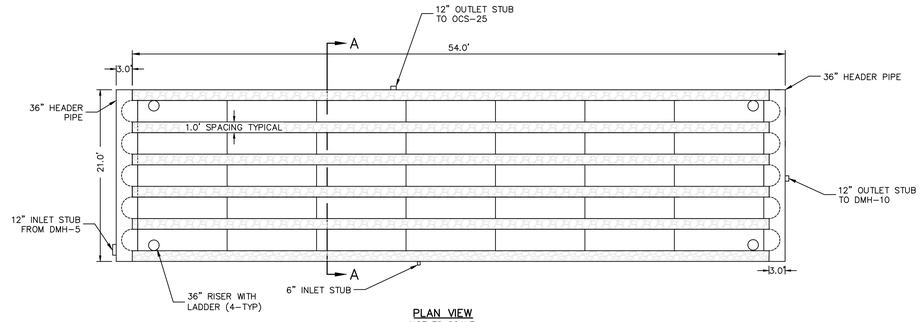


Underground System A

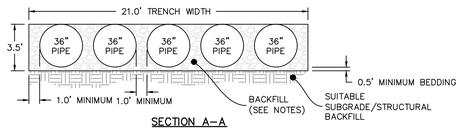
NOTES:

1. STRUCTURAL BACKFILL MATERIAL: SELECT MATERIALS SUCH AS BANK RUN GRAVEL OR OTHER PROCESSED GRANULAR MATERIALS LESS THAN 3 IN. MAXIMUM WITH EXCELLENT STRUCTURAL CHARACTERISTICS ARE PREFERRED. CONTRACTOR TO PROVIDE SIEVE ANALYSIS OF BACKFILL MATERIAL TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
2. STRUCTURAL BACKFILL PLACEMENT: STRUCTURAL BACKFILL SHALL BE PLACED IN LAYERS FROM 6 TO 12 IN. IN DEPTH DEPENDING ON THE TYPE OF MATERIAL AND COMPACTION EQUIPMENT OR METHOD. EACH LAYER OR "LIFT" SHALL BE COMPACTED TO 95% PROCTOR DENSITY BEFORE ADDING THE NEXT.
3. PIPE SHALL BE HDPE OR ALUMINIZED TYPE 2. ALL PIPE MUST BE WATERTIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. HEADER PIPE CAN BE CUSTOM MANUFACTURED OR CONSTRUCTED USING PIPE FITTINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DESCRIPTION	UDS-A
TOP OF UDS ELEVATION	8.90
UDS PIPE INVERT ELEVATION	5.90
100 YEAR STORM ELEVATION	7.97
10 YEAR STORM ELEVATION	7.16
1 YEAR STORM ELEVATION	6.37



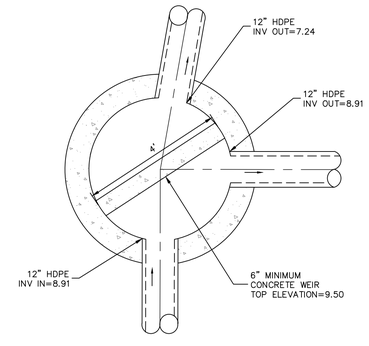
PLAN VIEW
NOT TO SCALE



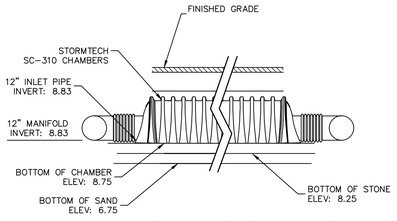
SECTION A-A

Underground Detention System - A

NOT TO SCALE

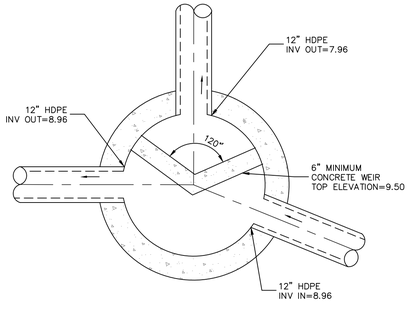


Bypass DMH-5 (4'Ø Manhole)



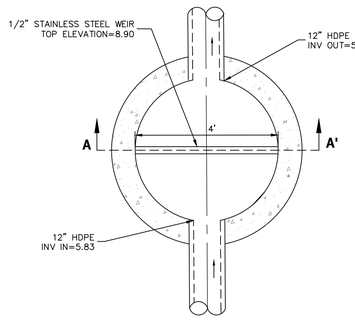
Underground Sand Filter A - Stormtech Elevation

NOT TO SCALE



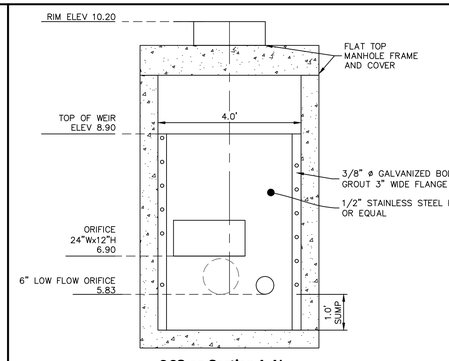
Bypass DMH-8 (4'Ø Manhole)

SCALE 1"=2'



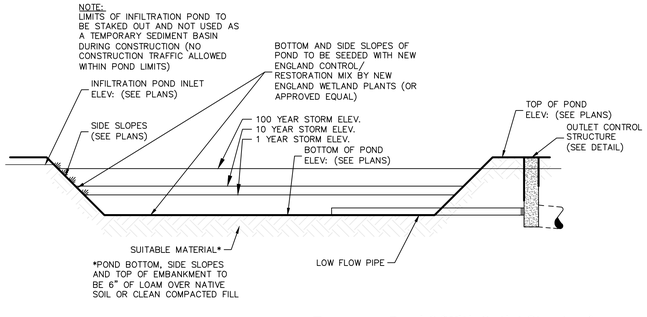
OCS-25 Plan
4' Diameter Manhole

SCALE 1"=2'



OCS-25 Section A-A'
4' Diameter Manhole

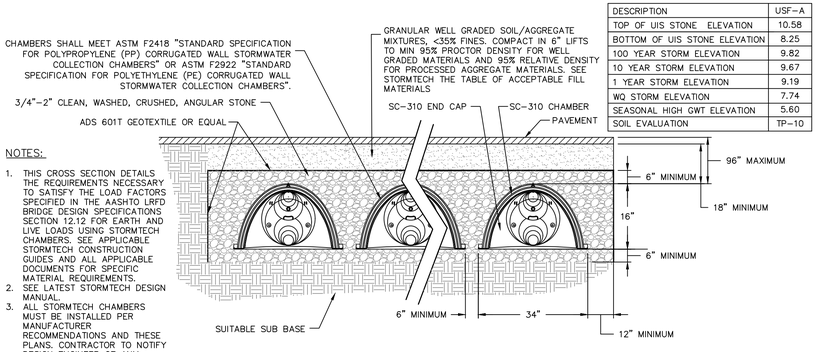
SCALE: 1"=2'



DESCRIPTION	TP-C
TOP OF POND ELEVATION	12.00
100 YEAR STORM ELEVATION	10.72
10 YEAR STORM ELEVATION	9.55
1 YEAR STORM ELEVATION	9.50
BOTTOM OF POND ELEVATION	9.50
SEASONAL HIGH GWT ELEVATION	9.40
SOIL EVALUATION	TH-7

Temporary Pond C (With Outlet Structure)

NOT TO SCALE



DESCRIPTION	USF-A
TOP OF UIS STONE ELEVATION	10.58
BOTTOM OF UIS STONE ELEVATION	8.25
100 YEAR STORM ELEVATION	9.82
10 YEAR STORM ELEVATION	9.67
1 YEAR STORM ELEVATION	9.19
WQ STORM ELEVATION	7.74
SEASONAL HIGH GWT ELEVATION	5.60
SOIL EVALUATION	TP-10

Underground Sand Filter A Detail

NOT TO SCALE

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CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY DIPRETE PERSONNEL. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS AND SEQUENCES OF CONSTRUCTION IN CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND IN ACCORDANCE WITH OSHA REGULATIONS.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR UNSHOWN, INCORRECTLY SHOWN OR INCOMPLETELY SHOWN LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

No.	Date	Description	By:
1	11-04-2021	Final Submission	JAR
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K Design By: N.D.K

Underground System A Details

Neon Marketplace

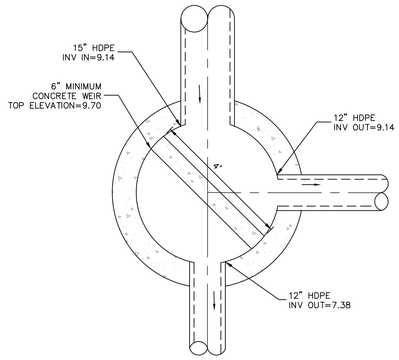
Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

DE Job No: 2599-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

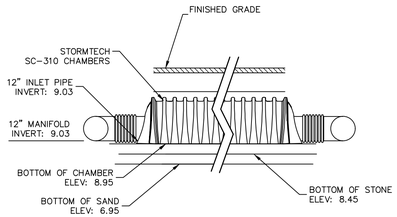
SHEET 10 OF 13

z:\dema\projects\2599-001 kinsley avenue at dean street\autocad drawings\2599-001-plan.dwg Plotted: 11/4/2021



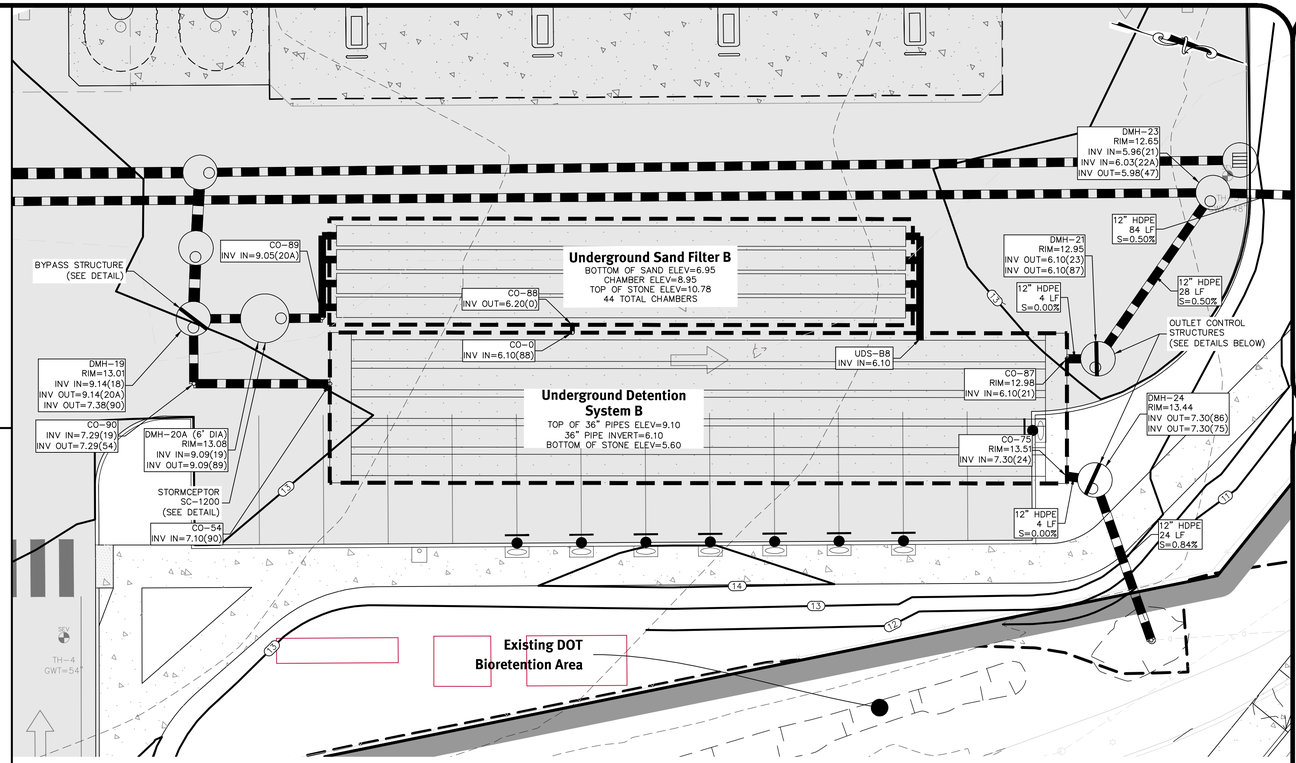
Bypass DMH-19 (4'Ø Manhole)

SCALE 1"=2'

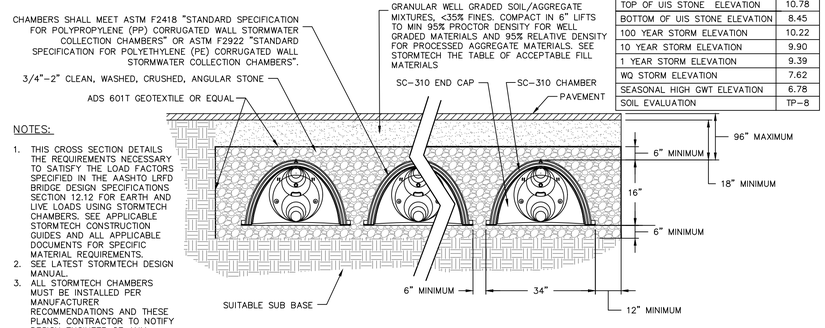


Underground Sand Filter B - Stormtech Elevation

NOT TO SCALE



Underground System B



DESCRIPTION	USF-B
TOP OF UIS STONE ELEVATION	10.78
BOTTOM OF UIS STONE ELEVATION	8.45
100 YEAR STORM ELEVATION	10.22
10 YEAR STORM ELEVATION	9.90
1 YEAR STORM ELEVATION	9.39
WQ STORM ELEVATION	7.62
SEASONAL HIGH GWT ELEVATION	6.78
SOIL EVALUATION	TP-8

NOTES:

1. 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.
2. SEE LATEST STORMTECH DESIGN MANUAL.
3. ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

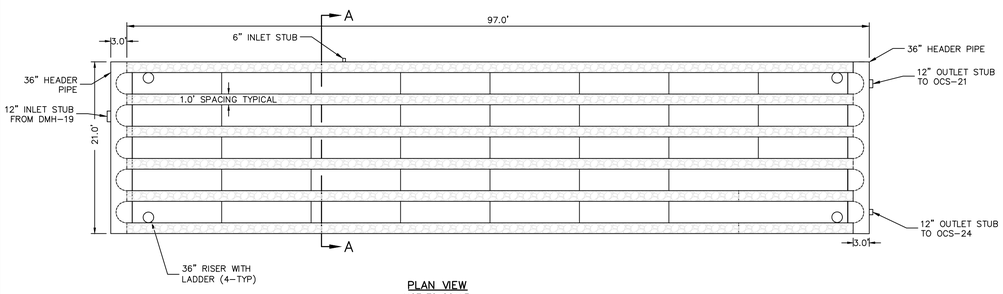
Underground Sand Filter B Detail

NOT TO SCALE

NOTES:

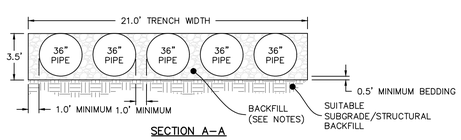
1. STRUCTURAL BACKFILL MATERIAL: SELECT MATERIALS SUCH AS BANK RUN GRAVEL OR OTHER PROCESSED GRANULAR MATERIALS LESS THAN 3 IN. MAXIMUM WITH EXCELLENT STRUCTURAL CHARACTERISTICS ARE PREFERRED. CONTRACTOR TO PROVIDE SIEVE ANALYSIS OF BACKFILL MATERIAL TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
2. STRUCTURAL BACKFILL PLACEMENT: STRUCTURAL BACKFILL SHALL BE PLACED IN LAYERS FROM 6 TO 12 IN. IN DEPTH DEPENDING ON THE TYPE OF MATERIAL AND COMPACTION EQUIPMENT OR METHOD. EACH LAYER OR "LIFT" SHALL BE COMPACTED TO 95% PROCTOR DENSITY BEFORE ADDING THE NEXT.
3. PIPE SHALL BE HDPE OR ALUMINIZED TYPE 2. ALL PIPE MUST BE WATERTIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. HEADER PIPE CAN BE CUSTOM MANUFACTURED OR CONSTRUCTED USING PIPE FITTINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DESCRIPTION	UDS-B
TOP OF UDS ELEVATION	9.10
UDS PIPE INVERT ELEVATION	6.10
100 YEAR STORM ELEVATION	8.16
10 YEAR STORM ELEVATION	7.36
1 YEAR STORM ELEVATION	6.67



PLAN VIEW

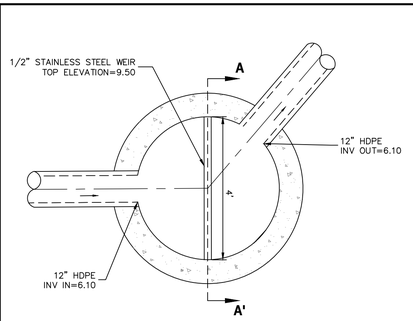
NOT TO SCALE



SECTION A-A

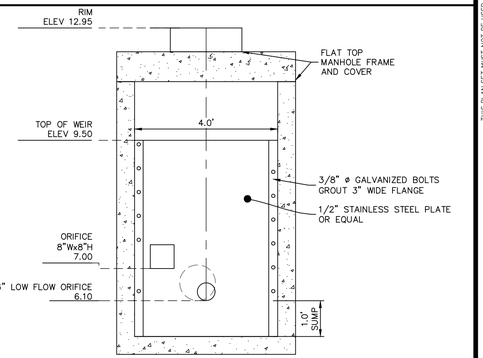
Underground Detention System - B

NOT TO SCALE



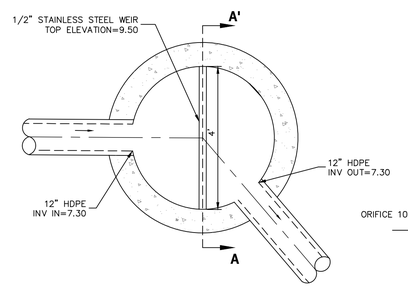
OCS-21 Plan
4' Diameter Manhole

SCALE 1"=2'



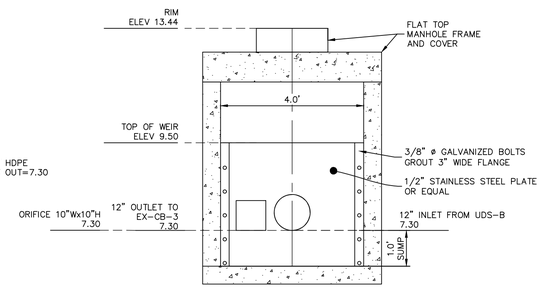
OCS-21 Section A-A'
4' Diameter Manhole

SCALE: 1"=2'



OCS-24 Plan
4' Diameter Manhole

SCALE 1"=2'



OCS-24 Section A-A'
4' Diameter Manhole

SCALE: 1"=2'

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. NISBET
No. 11876
11-4-21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED AND STAMPED BY A RHODE ISLAND STATE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING LETTERHEAD STAMPED AND SIGNED BY A RHODE ISLAND PROFESSIONAL ENGINEER EMPLOYED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
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No.	Date	Description	Drawn By:	Design By:
1	11-04-2021	Final Submission	J.A.R.	
0	08-02-2021	Preliminary Plan Submission	N.D.K.	N.D.K.

Underground System B Details

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

SHEET 11 OF 13

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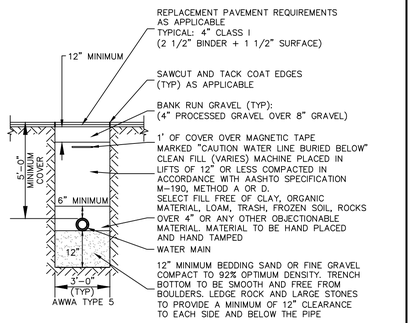
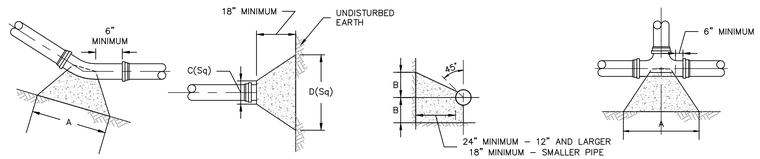


Water Trench Detail

NOT TO SCALE

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

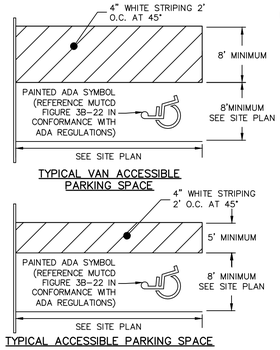
SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"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



PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

Thrust Block

NOT TO SCALE

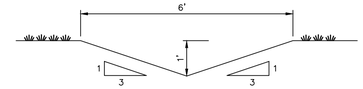


TYPICAL ACCESSIBLE PARKING SPACE

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

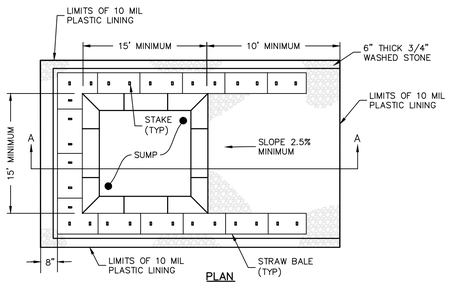
Typical Accessible Parking Spaces

NOT TO SCALE

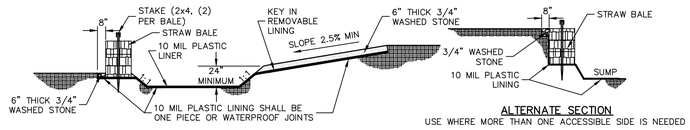


Temporary Diversion Channel

NOT TO SCALE



PLAN



SECTION A–A

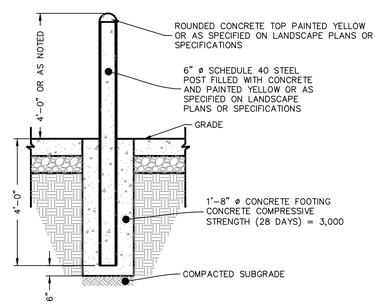
ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN

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

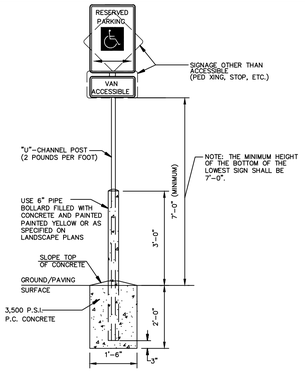
Concrete Washout Area

NOT TO SCALE



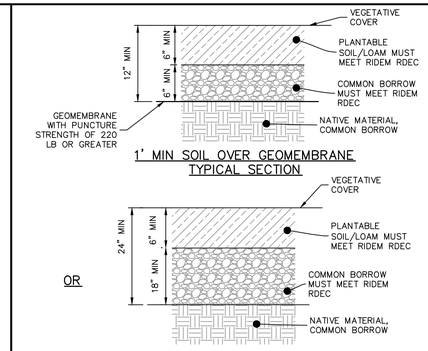
Bollard Detail

NOT TO SCALE



Bollard Mounted Sign Detail

NOT TO SCALE



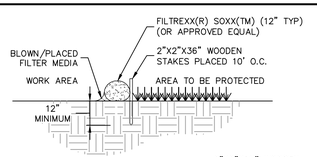
1' MIN SOIL OVER GEOMEMBRANE TYPICAL SECTION

OR

2' MIN SOIL CAP TYPICAL SECTION

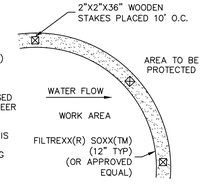
Landscape Area Capping Requirements

NOT TO SCALE



SECTION

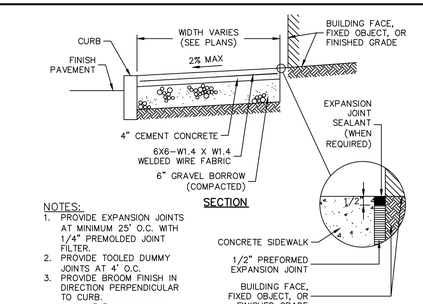
NOTES:
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT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



PLAN

Filtrexx Sediment Control (or Approved Equal)

NOT TO SCALE



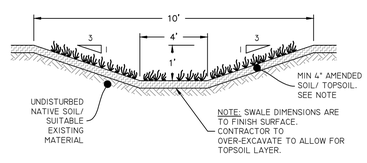
SECTION

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

JOINT DETAIL

Concrete Sidewalk

NOT TO SCALE



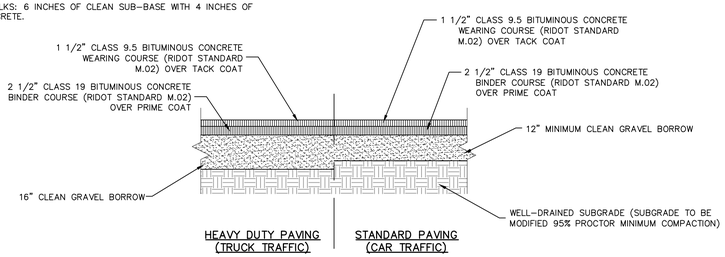
Grass Swale (Wide Bottom) Cross Section

NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENT.

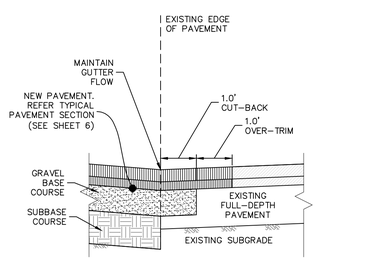
MINIMUM CAPPING REQUIREMENTS:
BUILDING FOUNDATIONS: 2 FEET CLEAN SOIL OR 1 FOOT OF CLEAN SOIL WITH A GEOMEMBRANE WITH PUNCTURE STRENGTH OF 220 LB OR GREATER.

PAVEMENT/SIDEWALKS: 6 INCHES OF CLEAN SUB-BASE WITH 4 INCHES OF ASPHALT OR CONCRETE.



Typical Pavement/Capping Section

NOT TO SCALE

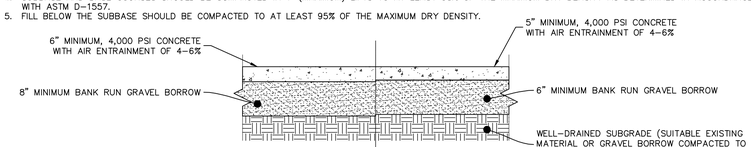


PRIME COAT VERTICAL FACE OF SAWCUT PRIOR TO INSTALLATION OF NEW PAVEMENT LAYERS.

Pavement Tie-In Detail

NOT TO SCALE

NOTE:
1. THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENT.
2. HEAVY-DUTY CONCRETE PAVEMENT SECTION TO HAVE WELDED WIRE STEEL REINFORCING WITH A MINIMUM STEEL ARE OF 0.058 SQUARE INCHES PER FOOT IN EACH DIRECTION (5" THICKNESS: 6X6-W2.0xW2.0 WWF AND 6" THICKNESS: 6X6-W2.9xW2.9 WWF).
3. CONTROL JOINTS SHALL BE CUT IN BOTH DIRECTIONS AT A MAXIMUM SPACING OF 12' O.C. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 90'. THE CONTROL JOINTS SHALL BE CUT INTO THE SLABS AS SOON AS THE CONCRETE IS CAPABLE OF SUPPORTING THE CUTTING EQUIPMENT BUT IN NOT CASE MORE THAN 8 HOURS AFTER CONCRETE PLACEMENT. THE EXPANSION JOINTS SHALL HAVE SMOOTH STEEL DOWELS THAT ARE 1 1/2" ø, 30" LONG AND LOCATED 18" O.C. THROUGHOUT THE LENGTH OF THE JOINT. ALTERNATELY, A 3/8" BY 4 1/2" DIAMOND DOWEL AT AN 18" SPACING MAYBE BE SUBSTITUTED FOR THE SMOOTH DOWEL. DO NOT EXTEND THE SLAB REINFORCEMENT THROUGH THE EXPANSION JOINT.
4. SUBBASE AND BASE COURSES SHOULD BE COMPACTED IN 1' (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557.
5. FILL BELOW THE SUBBASE SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.



HEAVY–DUTY CONCRETE PAVEMENT SECTION | STANDARD CONCRETE PAVEMENT SECTION

Typical Heavy-Duty Concrete & Standard Concrete Pavement/Capping Section

NOT TO SCALE

DANA R. NISBET
No. 11876
11-4-21
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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THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY ENGINEER.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING LETTERHEAD SIGNED BY DIPRETE PROFESSIONAL ENGINEER AND DATED. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR PLANS BY ANY OTHER PARTY: ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR PROFESSIONAL INTERPRETATION OF LOCATIONS OF EXISTING UTILITIES. ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY: CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND SEE UTILITY NOTE ON SHEET 5.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH OSHA REGULATIONS.

No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plans Submission	N.D.K

Drawn By: N.D.K | Design By: N.D.K

Detail Sheet - 1

Neon Marketplace

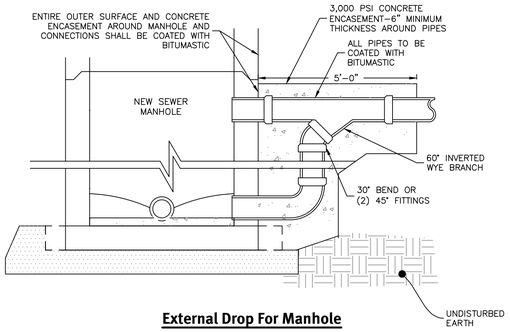
Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

DE Job No: 2599-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

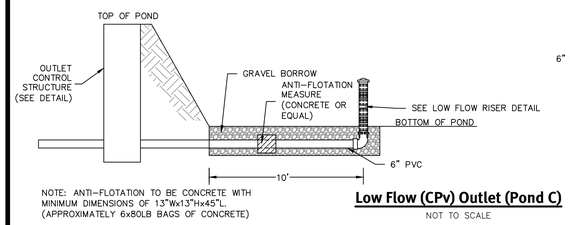
SHEET 12 OF 13

z:\domain\projects\2599-001 kinsley avenue at dean street\autocad drawings\v2599-001-plan.dwg Plotted: 11/4/2021



External Drop For Manhole

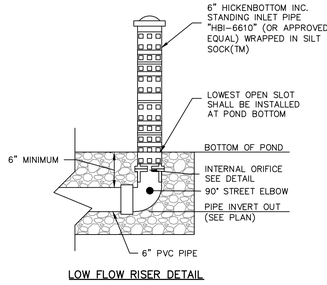
NOT TO SCALE



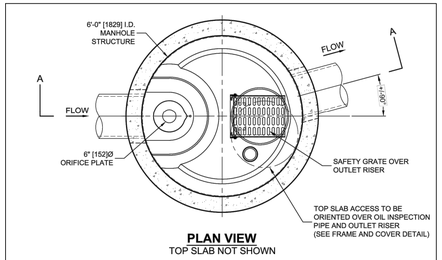
NOTE: ANTI–FLOTATION TO BE CONCRETE WITH MINIMUM DIMENSIONS OF 13"W13"H×45"L. (APPROXIMATELY 6x80LB BAGS OF CONCRETE)

Low Flow (CPv) Outlet (Pond C)

NOT TO SCALE

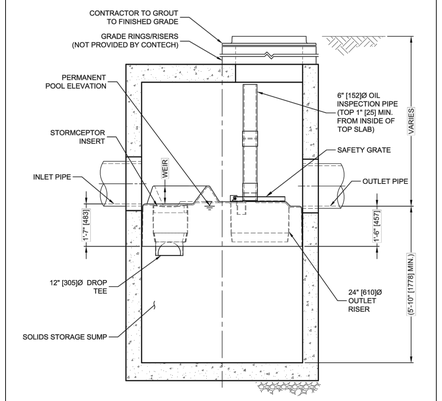


LOW FLOW RISER DETAIL



PLAN VIEW

TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor®

FOR PATENT INFORMATION, GO TO www.bioclean.com/SP

Stormceptor STC-1200 Detail

NOT TO SCALE

Sewer Line/Water Main Separation Policy For Design Of Sanitary Sewers

A. LATERAL PLACEMENT OF SEWERS AND WATER MAINS

SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE–TO–OUTSIDE EDGE. THERE IS NO MINIMUM VERTICAL SEPARATION REQUIRED PROVIDED THE 10' HORIZONTAL SEPARATION IS MAINTAINED.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10' HORIZONTAL SEPARATION, THE DIVISION MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER MAIN, PROVIDED THAT:

1. THE SEWER AND WATER MAIN ARE LAID IN SEPARATE TRENCHES, OR
2. THE SEWER AND WATER MAIN MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER MAIN PLACED ON A BENCH OF UNDISTURBED EARTH, AND
3. IN EITHER CASE, THE CROWN OF THE SEWER SHALL BE AT LEAST 18" BELOW THE INVERT OF THE WATER MAIN.

IN SITUATIONS WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE FOLLOWING PROTECTION SHALL BE PROVIDED:

4. ENCASEMENT OF THE SEWER PIPE IN CONCRETE (MINIMUM 6" THICKNESS) OR A CARRIER PIPE FOR AT LEAST 10' EITHER SIDE OF THE AREA NOT COMPLYING WITH THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION, OR
5. DESIGN AND CONSTRUCTION OF THE SEWER EQUAL TO WATER MAIN PIPE (CEMENT–LINED DUCTILE IRON OR OTHER AWWA–APPROVED MATERIAL FOR POTABLE WATER CONVEYANCE), AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS.

B. SEWERS CROSSING WATER MAINS

SEWERS CROSSING OVER WATER MAINS SHOULD BE AVOIDED, BUT IF CONDITIONS WARRANT THIS SITUATION, THEN ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE. SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE WATER MAIN AND THE CROWN OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

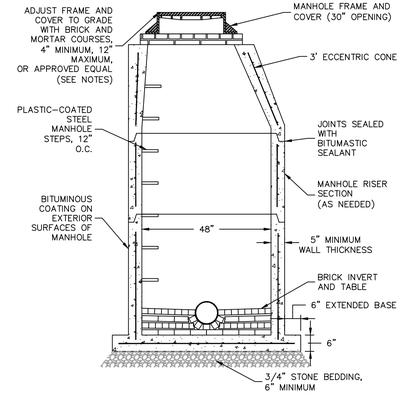
WHERE CONDITIONS PREVENT AN 18" VERTICAL SEPARATION FROM BEING MAINTAINED, THE FOLLOWING METHODS SHALL BE SPECIFIED:

A. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE (CEMENT–LINED DUCTILE IRON PIPE, PVC OR OTHER AWWA APPROVED MATERIAL FOR POTABLE WATER CONVEYANCE) FOR A DISTANCE OF 12' ON EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS, OR

B. EITHER THE WATER MAIN OR THE SEWER MAY BE ENCASED IN CONCRETE (MINIMUM 6" THICKNESS) OR A CARRIER PIPE FOR A DISTANCE OF 12' ON EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE DESIGNED AND CONSTRUCTED OF MATERIALS WHICH ARE SATISFACTORY TO THE DIVISION, OR

C. ANY OTHER METHODS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER, WHICH ENSURE ADEQUATE WATER TIGHTNESS AND ARE SATISFACTORY TO THE DIVISION.

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



Sewer Manhole

NOT TO SCALE

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

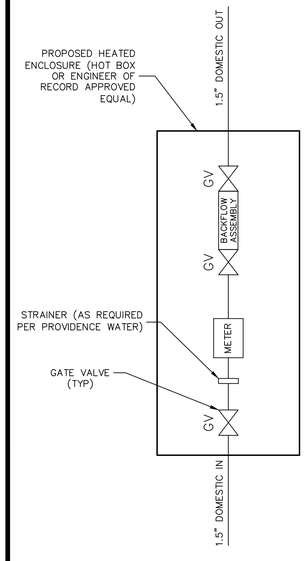
DANA R. NISBET
No. 11876
11-4-21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A DULY LICENSED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE LETTERHEAD THAT ARE SIGNED AND STAMPED BY A DIPRETE REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT DOCUMENTS, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY OF THE FOREGOING AND DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE IN THE IMPLEMENTATION OF THE PLANS AND SPECIFICATIONS.
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION IN CONFORMANCE WITH OSHA REGULATIONS.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES CAUSED BY THE LOCATIONS OF EXISTING UTILITIES.
SEE UTILITY NOTE ON SHEET 3.

No.	Date	Description	By
1	21-Dec-2021	Final Submission	J.A.R.
0	08-Oct-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K Design By: N.D.K

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WATER METER PIT PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY PWSB PRIOR TO INSTALLATION.
2. METER MODEL AND SIZE TO BE DETERMINED BY PROVIDENCE WATER.
3. FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY PWSB.
4. CONTRACTOR TO PROVIDE POWER AND TELEPHONE SERVICE TO HEATED ENCLOSURE.



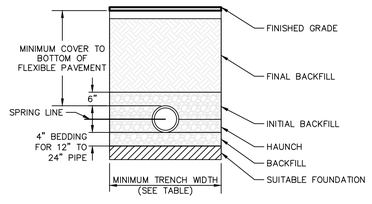
Schematic Heated Enclosure For Water Meter & Backflow

NOT TO SCALE

INSTALLATION NOTES:

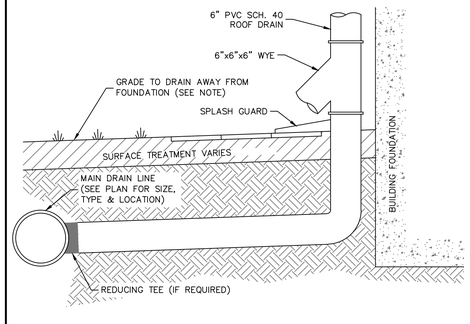
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"–24" (100MM–600MM); 6" (150MM) FOR 30"–60" (750MM–900MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" ø PIPE AND 24" OF COVER FOR 54"–60" ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE ø	MINIMUM TRENCH WIDTH
6"	23"
8"	26"
12"	30"
15"	34"
24"	39"



HDPE Trench Detail

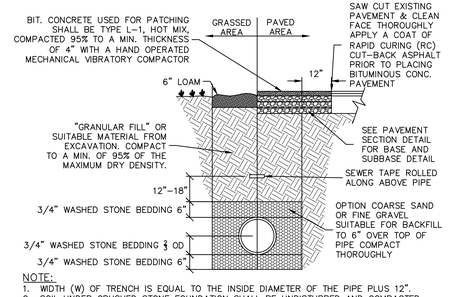
NOT TO SCALE



NOTES:
1. MINIMUM GRADE: 2% ON PERVIOUS AREAS, 1% ON IMPERVIOUS AREAS.

Subsurface Downspout Connection Detail

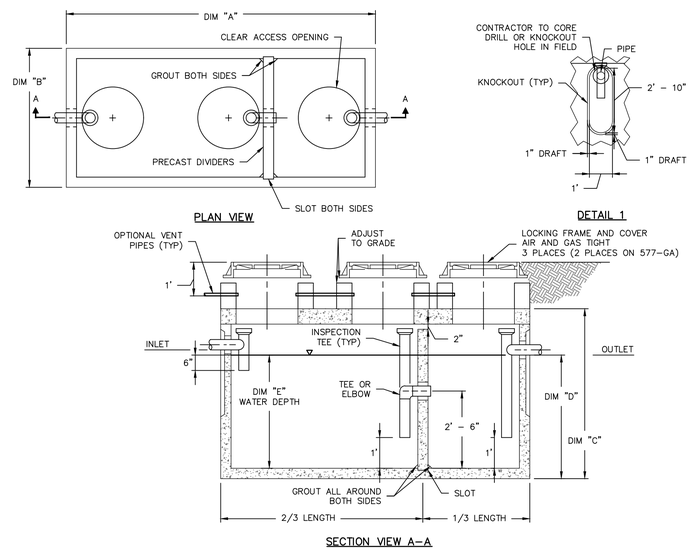
NOT TO SCALE



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

Sewer Line Trench Detail

NOT TO SCALE



SECTION VIEW A–A

GALLON CAPACITY	600	800	1000	**1500**	2000	2500	3000	4000	5000	6000	7000
UV MODEL NO.	577–GA	577–GA	4484–GA	**5106–GA**	612–GA	612–GA	712–GA	712–GA	814–GA	818–GA	818–GA
DIM "A"	7'–0"	7'–0"	9'–0"	**11'–2"**	12'–8"	12'–8"	13'–1"	13'–1"	15'–7"	19'–11"	19'–11"
DIM "B"	4'–8"	4'–8"	5'–0"	**5'–8"**	6'–8"	6'–8"	8'–0"	8'–0"	9'–7"	9'–11"	9'–11"
DIM "C"	7'–0"	7'–0"	7'–2"	**7'–2"**	8'–0"	8'–0"	8'–7"	8'–7"	10'–0 1/2"	10'–5"	10'–5"
DIM "D"	3'–7"	4'–8"	4'–2"	**4'–3"**	4'–7"	5'–6 1/2"	5'–1"	6'–8"	7'–4"	7'–1"	8'–0"
WATER DEPTH DIM "E"	3'–3"	4'–4"	3'–10"	**3'–11"**	3'–9 1/2"	4'–9"	4'–8"	6'–3"	6'–1"	5'–8"	6'–7"

NOTE:
1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'C = 4500 PSI
2. REBAR: ASTM A–615 GRADE 60
3. MESH: ASTM A–185 GRADE 65
4. DESIGN: ACI–318–02 BUILDING CODE, ASTM C–857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES"
5. LOADS: H–20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
6. FILL WITH CLEAN WATER PRIOR TO START–UP OF SYSTEM
7. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
8. GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER
9. FOR MASSACHUSETTS PROJECTS THE PIPES FROM BUILDING TO GREASE TRAP AND FROM GREASE TRAP TO NEXT DOWNSTREAM STRUCTURE MUST BE CAST IRON AND IN ACCORDANCE WITH 284CMR.

Grease Interceptor

NOT TO SCALE

Detail Sheet - 2

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 26 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

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SHEET 13 OF 13

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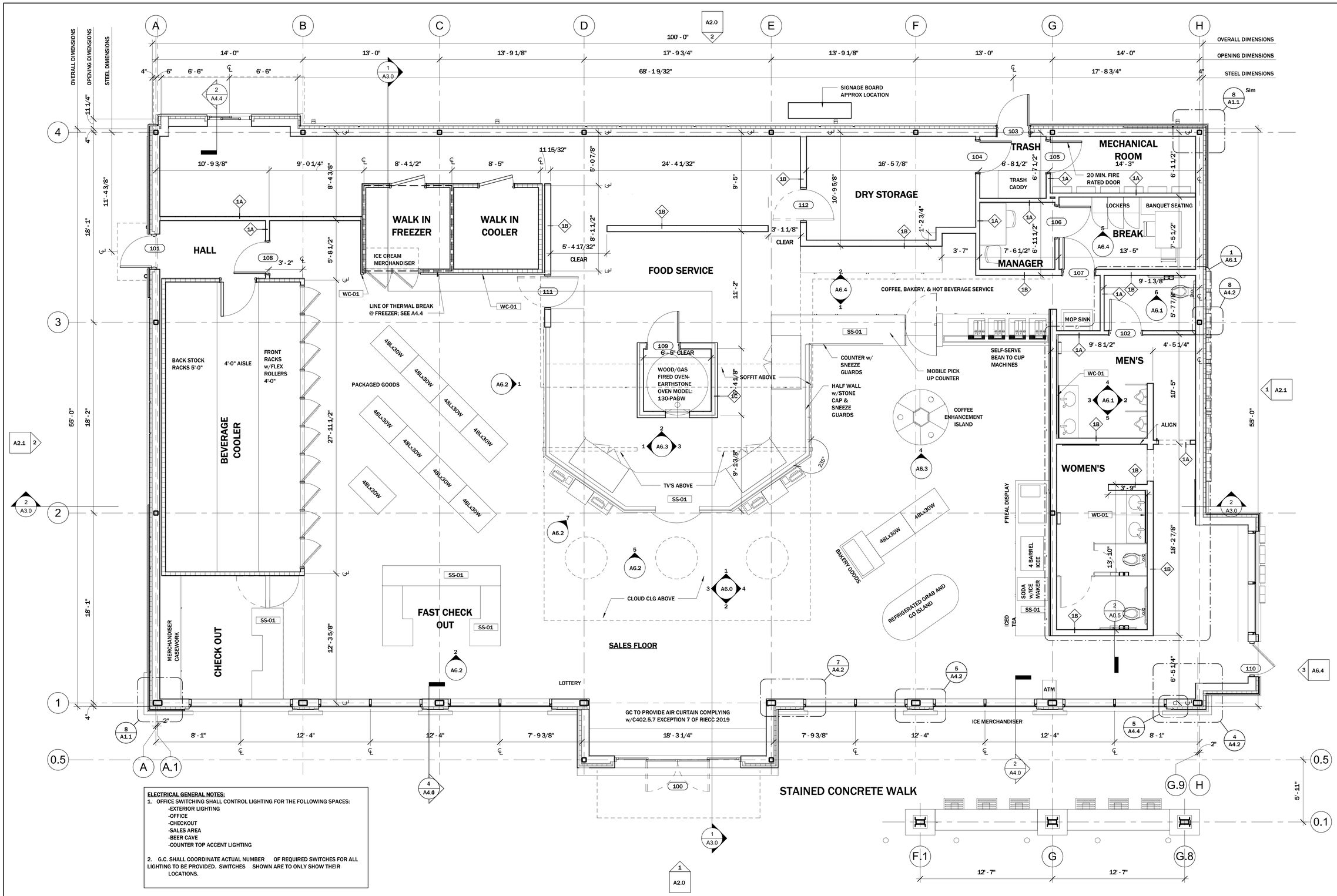

ELECTRICAL GENERAL NOTES:

1. OFFICE SWITCHING SHALL CONTROL LIGHTING FOR THE FOLLOWING SPACES:
   - -EXTERIOR LIGHTING
   - -OFFICE
   - -CHECKOUT
   - -SALES AREA
   - -BEER CAVE
   - -COUNTER TOP ACCENT LIGHTING

2. G.C. SHALL COORDINATE ACTUAL NUMBER OF REQUIRED SWITCHES FOR ALL LIGHTING TO BE PROVIDED. SWITCHES SHOWN ARE TO ONLY SHOW THEIR LOCATIONS.

1 FIRST FLOOR PLAN
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'

CORDISEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4689

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: **FLOOR PLAN**

SCALE: **1/4" = 1'-0"**

DATE: **3/22/2021**

NEON MARKETPLACE

Assessor's Plat 26 Lot 234,
Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

A1.0

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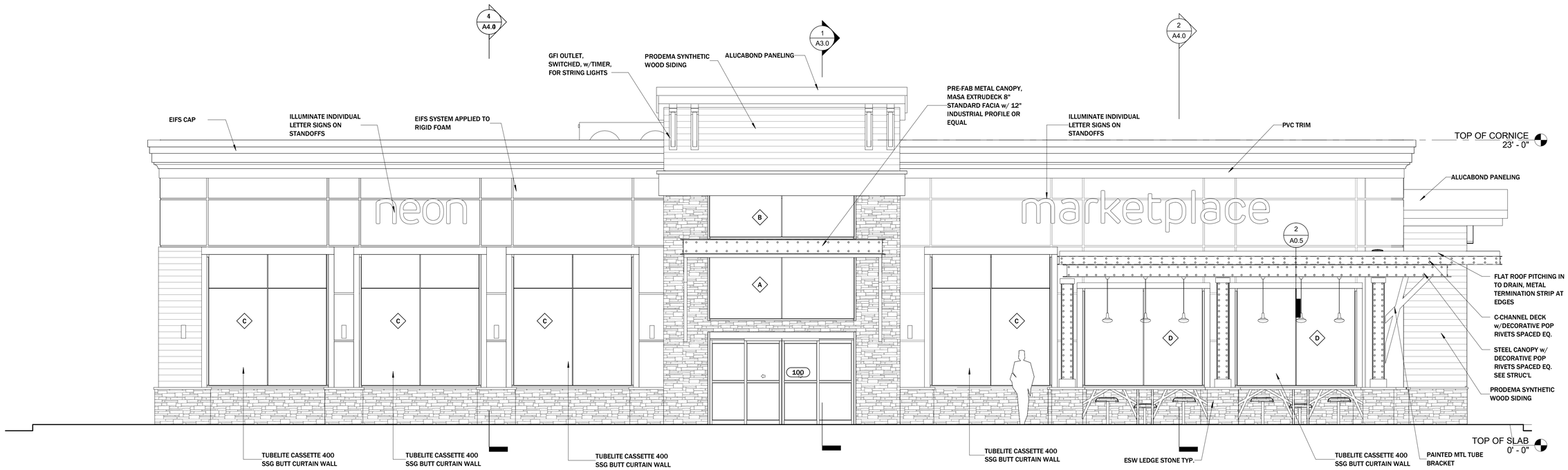
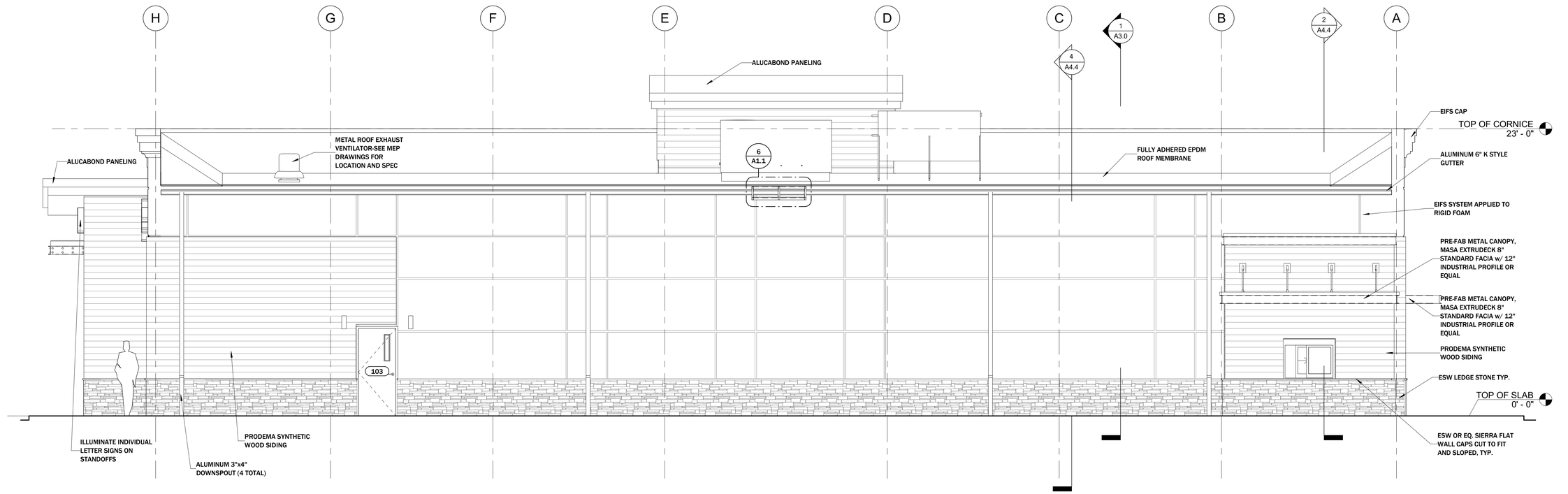


1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'

4' 0' 4' 8'

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Middletown, RI 02842
CordisenDesign.com
401.619.4689

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: **BUILDING ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE: 3/22/2021

NEON MARKETPLACE

Assessor's Plat 26 Lot 234,
Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

A2.0

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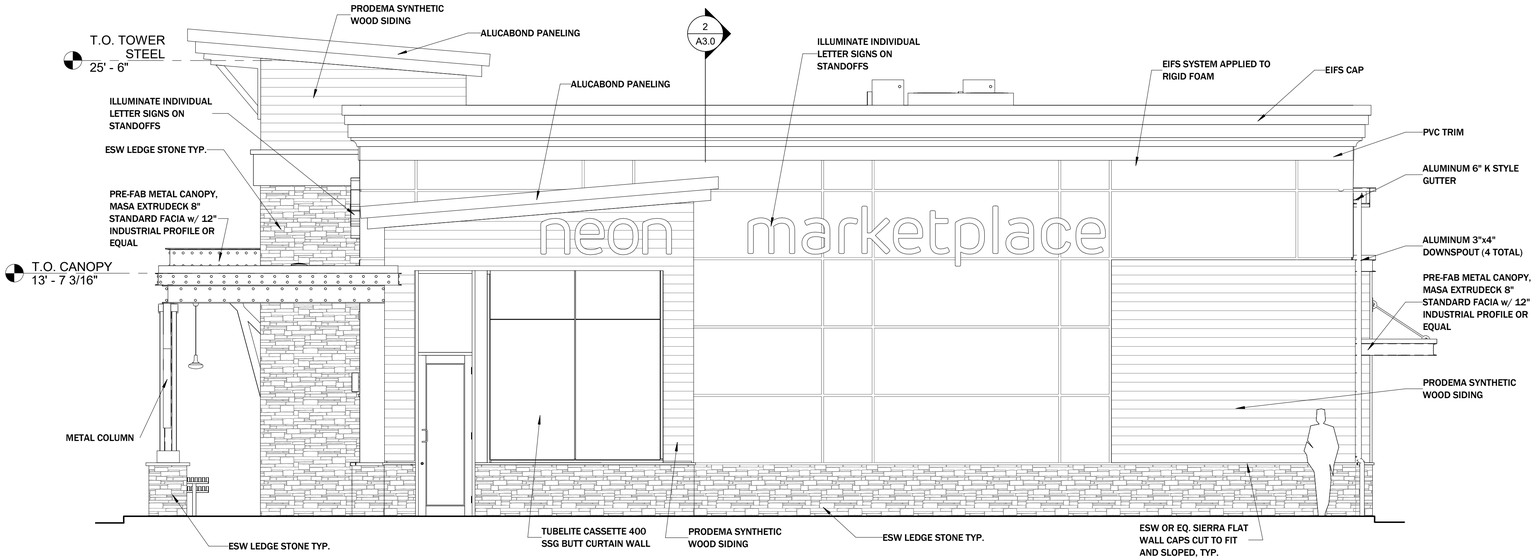
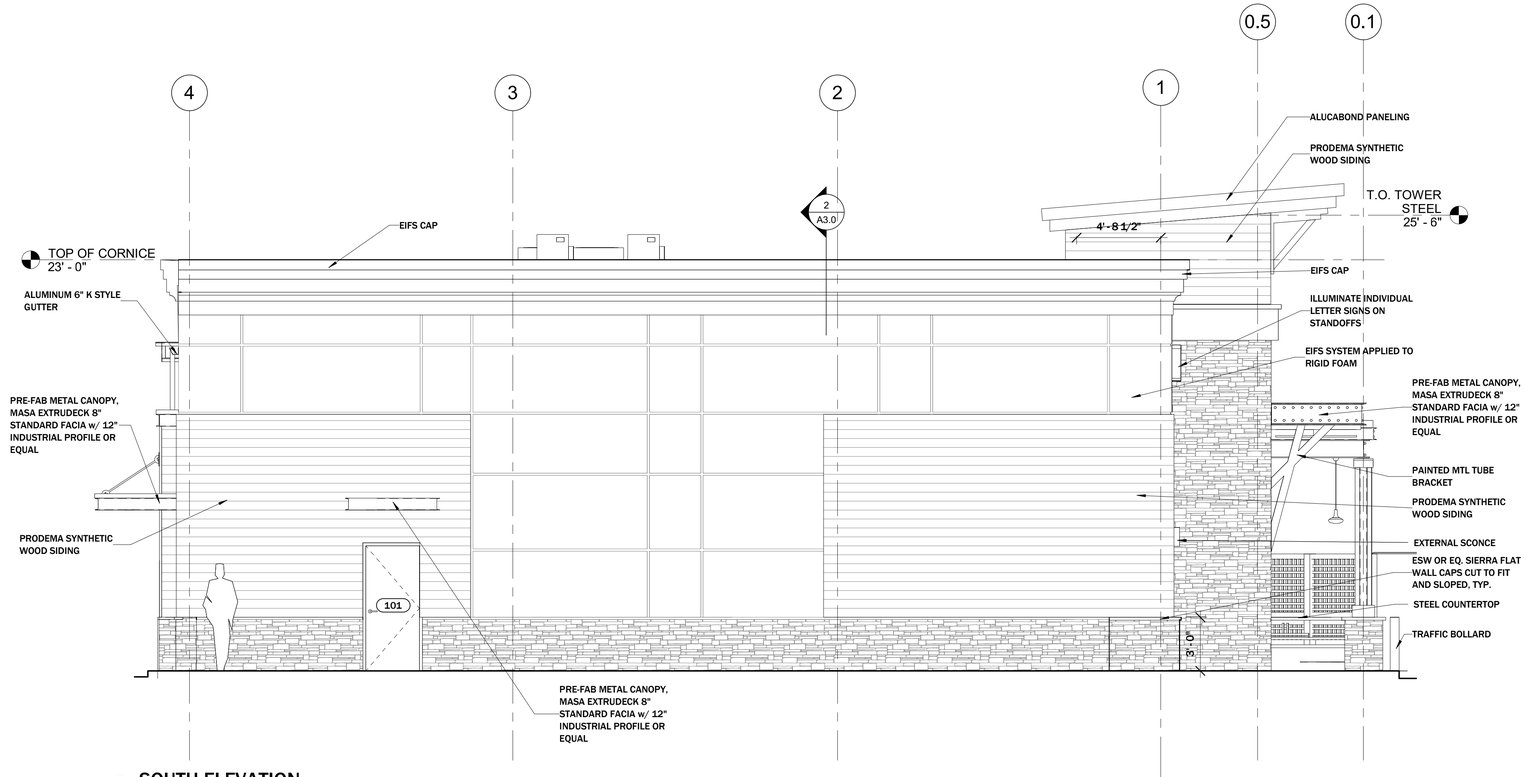


1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'

4' 0' 4' 8'

CORDISEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4689

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: **BUILDING ELEVATIONS**

SCALE: **1/4" = 1'-0"**

DATE: **3/22/2021**

NEON MARKETPLACE

Assessor's Plat 26 Lot 234,
Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

A2.1

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3/23/2021 12:06:45 PM

VIEW FROM CORNER OF PROVIDENCE PLACE AND DEAN ST.

VIEW FROM KINSLEY AVE.

MIXED USE BUILDING DETAIL

NEON MARKETPLACE IN CONTEXT w/ MIXED USE BUILDING

GRAPHIC SCALE 1/4" = 1'

4' 12' 4' 8'

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: **RENDERINGS**

SCALE:

DATE: **3/22/2021**

NEON MARKETPLACE

Assessor's Plat 26 Lot 234,
Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

A6.5

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3/23/2021 12:06:46 PM

1 FACADE STUDY
SCALE: 1/4" = 1'-0"

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A6.6

KINSLEY MIXED USE
PROVIDENCE, RI

DESCRIPTION: FACADE STUDY
SCALE: As Noted
DATE: MARCH 23rd, 2021

REVISIONS:

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

LANDSCAPE PLANS

NEON MARKETPLACE

LOCATED AT:

Kinsley Avenue
Assessor's Plat 26, Lot 234
Providence, Rhode Island

PREPARED FOR THE:

OGN, LLC
1140 Reservoir Avenue
Cranston, Rhode Island

SHEET INDEX

NUMBER	TITLE	ISSUED FOR PERMITTING	REVISIONS	
	COVER SHEET			
1	LANDSCAPE PLAN	09-02-21	10-26-21	
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PREPARED BY:

JOHN C. CARTER & CO., INC.
960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

ENGINEER
DiPrete Engineering
2 Stafford Court
Cranston, Rhode Island
401-943-1000

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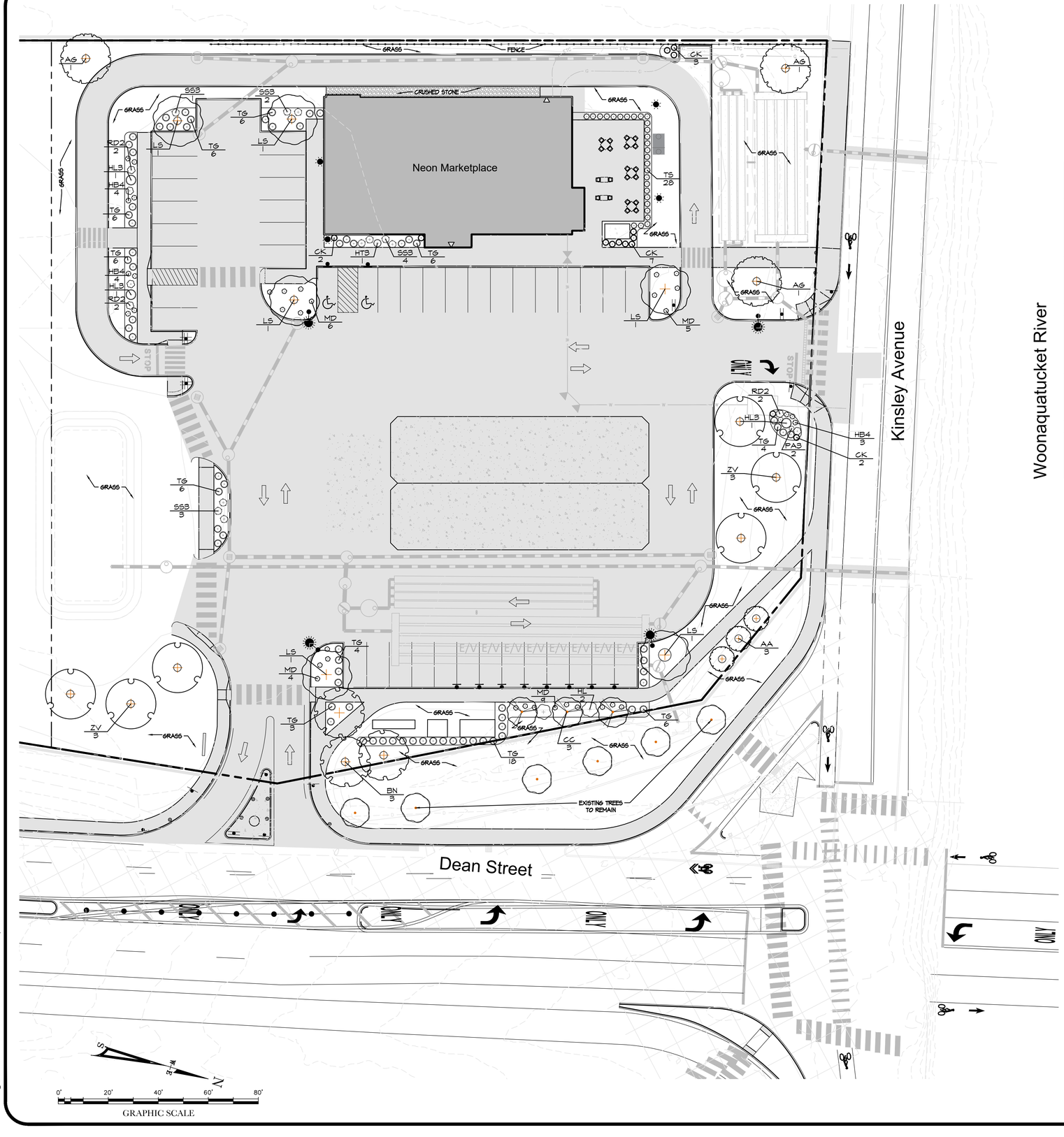

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG	3	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	2-2.5" CAL.
AA	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT.
BN	3	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	12-14' HT.
CC	3	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	2-2.5" CAL.
LS	6	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	2-2.5" CAL.
ZV	6	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	2-2.5" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HL	2	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	24-36" HT
HL3	3	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	15-18" HT
HT3	1	HYDRANGEA SERRATA 'TUFF STUFF'	TUFF STUFF HYDRANGEA	15-18" HT
MD	24	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	2 GAL
SS3	10	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	15-18" HT
TG	71	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT.
TS	28	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	14	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HB4	11	HEMEROCALLIS X 'BIG TIME HAPPY'	DAYLILY	2 GAL
PA3	2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	2 GAL
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RD2	6	ROSA X 'DOUBLE KNOCKOUT' PINK	ROSE	2 GAL

ISSUED FOR PERMITTING

REGISTERED LANDSCAPE ARCHITECT — JOHN C. CARTER NO. 308

NO.	DATE	DESCRIPTION	BY
1	10/26/21	LANDSCAPE REVISIONS	J.C.C

LANDSCAPE PLAN

NEON MARKETPLACE

ASSESSOR'S PLAT 26 LOT 234
PROVIDENCE, RHODE ISLAND

PREPARED BY
JOHN C. CARTER & COMPANY, INC.
LANDSCAPE ARCHITECTURE
960 Boston Neck Road
Narragansett, RI 02882
(401)783-3500 Fax: (401) 792-1327

PREPARED FOR
OGN, LLC
1140 Reservoir Avenue
Cranston, RI 02920

SEPTEMBER 2, 2021
DWN. BY: L.M.W.

SHEET 1

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NOTES:

GENERAL:

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED 2599-001-MTLP-SBMP-ODEM-20210802, DATED AUGUST 2, 2021.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-7233.

PLANTING BED PREPARATION.

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

1. ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
2. THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
3. ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

PLANTING:

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
6. AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
7. ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
8. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

LAYOUT:

1. AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
2. THE PLANTS SHALL BE ORIENTED IN SUCH A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
3. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND SHALL INSPECT AND APPROVE THE LOCATIONS BEFORE THEY ARE PLANTED.

MAINTENANCE & WARRANTY:

1. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
3. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
4. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

LOAMING & SEEDING:

1. AREAS LABELED AS 'GRASS' ARE TO BE SEEDED OR SODDED AS DIRECTED BY THE OWNER.
2. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS", ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
3. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.
5. AFTER THE SEED BED IS PREPARED, THE AREA IS TO BE HYDRO-SEEDED. THE HYDRO-SEED SHALL BE APPLIED EVENLY OVER THE SURFACE WITH A BONDED 100% WOOD FIBER MATRIX USING ACCEPTED HORTICULTURAL PRACTICES. THE SLURRY SHALL INCLUDE WATER, SEED, WOOD FIBER AND A HIGH PHOSPHORUS STARTER FERTILIZER.
6. RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. PRIOR TO SEEDING, FERTILIZE WITH A HIGH PHOSPHORUS STARTER FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES. SEED SHALL BE BROADCAST EVENLY OVER THE PREPARED SURFACE AND WORKED INTO THE TOP 1" OF SOIL.

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SEED MIXES

- PROVIDE QUALITY SEED DERIVED FROM THE VARIETY INDICATED UNDER 'SEEDING'.
- ALL SEED IS TO BE VIABLE, HEALTHY AND FREE OF INSECTS AND DISEASE.
- SEED IS TO BE INSTALLED AS SPECIFIED IN THE SEEDING NOTES WITH ADEQUATE WATER PROVIDED TO ESTABLISH A HEALTHY GRASS CATCH.
- RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE.
- SEED SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

SEED MIX SHALL BE AS FOLLOWS:

50% TRI-PLEX
PERENNIAL RYEGRASS BLEND CONSISTING OF APPLAUD II, SOPRANO & IG SQUARED

50% DARK & DURABLE
- 21% FURY TALL FESCUE
- 21% CORONADO TALL FESCUE
- 26% ENDEAVOR TALL FESCUE
- 10% IQ PERENNIAL RYEGRASS
- 10% BROOKLAWN KENTUCKY BLUEGRASS

SODDING:

IF THE AREAS THAT ARE LABELED 'GRASS' ARE TO BE SODDED:

1. SOD SHALL BE LIVE, FRESH, AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER ¾ " THICK OR OVER 1" THICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
2. RECOMMENDED SODDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.
3. SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT.
4. AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

CITY OF PROVIDENCE - ZONING ORDINANCE

ARTICLE 15. TREES AND LANDSCAPING

1503 ON-SITE LANDSCAPING AND REQUIRED TREES

A. GENERAL REQUIREMENTS

1. ALL PORTIONS OF A LOT NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED WITH TREES, SHRUBBERY, GRASS, LIVE GROUNDCOVER, AND OTHER PLANTINGS.

ALL PORTIONS OF THE LOT NOT COVERED BY STRUCTURES OR PAVED SURFACES ARE PROPOSED TO BE LANDSCAPED WITH TREES, SHRUBS, GRASS OR LIVE GROUNDCOVER.

C. REQUIRED TREE CANOPY

1. REQUIRED TREE CANOPY PERCENTAGE

SUFFICIENT TREES SHALL BE RETAINED AND/OR PLANTED ON A LOT SO THAT THE SQUARE FOOTAGE OF VEGETATIVE CANOPY OF SUCH TREES, WHEN MATURE, EQUALS A CERTAIN PERCENTAGE OF THE SQUARE FOOTAGE OF THE LOT. THIS REQUIRED PERCENTAGE IS ESTABLISHED BY DISTRICT AS FOLLOWS:

d. ALL OTHER DISTRICTS: 15% OF THE SQUARE FOOTAGE OF THE LOT.

THE LOT IS ZONED M-1 LIGHT INDUSTRIAL, WHICH REQUIRES A 15% TREE CANOPY COVERAGE.

THE LOT SIZE = 84,410 SQ. FT. 15% = 12,661.5 SQ. FT.

TREE CANOPY REQUIRED	TREE CANOPY PROVIDED
12,662 SQ. FT.	21,000 SQ. FT.

PROPOSED TREE CANOPY COVERAGE:

TREE SIZE	CANOPY SIZE	NO. PROPOSED	COVERAGE
LARGE	1,000 SQ. FT.	18	18,000 SQ. FT.
MEDIUM	700 SQ. FT.	3	2,100 SQ. FT.
SMALL	300 SQ. FT	3	900 SQ. FT.
		TOTAL	21,000 SQ. FT

1504 PARKING LOT PERIMETER LANDSCAPE STRIP

A PERIMETER LANDSCAPE STRIP IS REQUIRED FOR ALL PARKING LOTS THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING CURB CUTS, AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT THAT ABUTS SUCH PUBLIC RIGHT-OF-WAY TO SCREEN THE PARKING LOT. THE LANDSCAPE TREATMENT SHALL RUN THE FULL LENGTH OF THE PARKING LOT PERIMETER ALONG THE RIGHT-OF-WAY. THE LANDSCAPE STRIP SHALL BE IMPROVED AS FOLLOWS:

A. THE PERIMETER PARKING LOT LANDSCAPE STRIP SHALL BE A MINIMUM OF FIVE FEET IN DEPTH. THERE SHALL BE A MINIMUM LINEAR DISTANCE OF SIX INCHES BETWEEN WHEELS STOPS OR CURBS AND THE LANDSCAPE STRIP TO ACCOMMODATE VEHICLE BUMPER OVERHANG, WHICH IS NOT INCLUDED IN THE MINIMUM FIVE FOOT CALCULATION.

A PERIMETER LANDSCAPE STRIP, A MINIMUM OF FIVE FEET IN DEPTH HAS BEEN PROVIDED.

B. ONE SHADE TREE SHALL BE PLANTED FOR EVERY 25 FEET OF LANDSCAPE STRIP LENGTH, SPACED LINEARLY.

THE TOTAL PARKING LOT PERIMETER LANDSCAPE STRIP IS 136 LINEAR FEET. ONE (1) TREE FOR EVERY TWENTY-FIVE (25): 136 LF / 25 = 6 (5.44) TREES.

TREES REQUIRED = 6 TREES PROVIDED = 6

C. THE LANDSCAPE STRIP SHALL ALSO BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH SHRUBS, PERENNIALS, NATIVE GRASSES, AND OTHER PLANTING TYPES THAT PROVIDE SCREENING OF A MINIMUM OF THREE FEET IN HEIGHT.

TOTAL LENGTH OF LANDSCAPE STRIP IS 136 LINEAR FEET X 60% = 82 (81.6) LINEAR FEET OF LENGTH TO BE PLANTED.

LANDSCAPE STRIP REQUIRED TO BE PLANTED WITH SHRUBS & PERENNIALS= 136 LF.
LANDSCAPE STRIP PROVIDED PLANTED WITH SHRUBS & PERENNIALS = 136 LF.

1505 INTERIOR PARKING LOT LANDSCAPING

ALL PARKING LOTS CONSISTING OF 20,000 GROSS SQUARE FEET OR MORE REQUIRE INTERIOR PARKING LOT LANDSCAPING AS DESCRIBED IN THIS SECTION.

THE PARKING LOT AREA IS 9,223.3 SQ. FT. WHICH IS NOT GREATER THAN 20,000 SQUARE FEET. INTERIOR PARKING LOT LANDSCAPING IS NOT REQUIRED, BUT THE FOLLOWING HAS BEEN PROVIDED.

A. ONE PARKING LOT ISLAND SHALL BE PROVIDED BETWEEN EVERY TEN PARKING SPACES. AS PART OF THE LANDSCAPE PLAN APPROVAL, PARKING LOT ISLAND LOCATIONS MAY BE VARIED BASED ON SPECIFIC SITE REQUIREMENTS OR DESIGN SCHEME, BUT THE TOTAL NUMBER OF ISLANDS SHALL BE NO LESS THAN THE AMOUNT REQUIRED OF ONE ISLAND FOR EVERY TEN SPACES.

ISLANDS HAVE BEEN PROVIDED WHERE FEASIBLE.
THE TOTAL NUMBER OF PROPOSED PARKING SPACES = 41
LANDSCAPED ISLANDS PROVIDED = 6

B. IN ADDITION TO PARKING LOT ISLANDS, ADDITIONAL LANDSCAPE AREAS SHALL BE PROVIDED WITHIN THE INTERIOR OF PARKING LOTS. THE MINIMUM TOTAL LANDSCAPE AREA OF A PARKING LOT, INCLUDING PARKING LOT ISLANDS, SHALL BE 10% OF THE TOTAL PARKING LOT AREA.

THE TOTAL PARKING LOT AREA = 9,223.3 SQ. FT. X 10% = 923 SQ. FT.
THE TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 1,418 SQ. FT.

C. ALL ROWS OF PARKING SPACES SHALL TERMINATE IN A PARKING LOT ISLAND OR LANDSCAPED AREA.

ALL ROWS OF PARKING ARE PROPOSED TO TERMINATE IN A LANDSCAPED PARKING LOT ISLAND.

D. PARKING LOT ISLANDS SHALL BE THE SAME DIMENSION AS THE PARKING STALL AT A MINIMUM.

THE PROPOSED PARKING LOT ISLANDS ARE AT LEAST THE SAME DIMENSION AS THE PARKING STALLS.

E. A MINIMUM OF ONE SHADE TREE SHALL BE PROVIDED FOR EVERY PARKING LOT ISLAND OR LANDSCAPE AREA.

THERE ARE SIX PARKING LOT ISLAND PROPOSED AND ONE SHADE TREE IS PROVIDED FOR EACH.

TITLE 650 - RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL

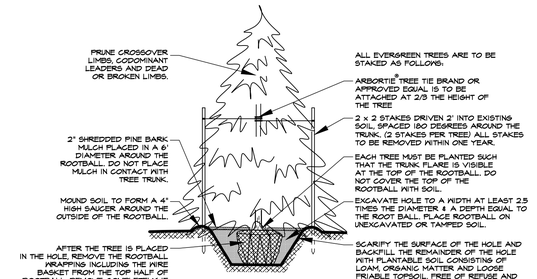
CHAPTER 20 COASTAL MANAGEMENT PROGRAM
PART 5 METRO BAY REGIONAL SPECIAL AREA MANAGEMENT AREA MANAGEMENT PLAN
5.5 URBAN COASTAL GREENWAY REGULATIONS
5.5.1 URBAN GREENWAY DEVELOPMENT STANDARDS FOR THE METRO BAY REGION (FORMERLY 150)

A. 3. a. MINIMUM 15% VEGETATION REQUIREMENT. APPLICANTS MUST INCLUDE SUSTAINABLY LANDSCAPED AREAS IN THEIR PROPOSALS TO ACHIEVE VEGETATIVE COVERAGE OF AT LEAST 15% OF THE SURFACE AREA OVER THE ENTIRE DEVELOPMENT PARCEL. THIS VEGETATION REQUIREMENT MAY BE MET BY THE UCG OR THROUGH A COMBINATION OF THE UCG AND ADDITIONAL PLANTINGS ELSEWHERE ON THE PROPERTY, INCLUDING GREEN ROOFS. ALL PLANTING PLANS SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT (SEE: R.I. GEN. LAWS 5-51-16). THE LANDSCAPE PLAN SHALL USE AN APPROPRIATE MIX OF GROUND COVERS, GRASSES, FORBS SHRUBS, AND TREES TO ACHIEVE THE GOALS OF THESE REGULATIONS. THE VEGETATED AREA MAY INCLUDE LANDSCAPING ELEMENTS OF SURFACE STORM WATER TREATMENTS, GREEN ROOFS AND BIORETENTION AREAS, OR OTHER LOW IMPACT DEVELOPMENT (LID) VEGETATION ALTERNATIVES. WITHIN THE UCG, THE PLANTINGS SHOULD INCLUDE AN APPROPRIATE MIX OF TREES, SHRUBS, AND GROUND COVERS, WITH MINIMAL USE OF HIGH MAINTENANCE LAWN SODS AND GRASSES.

GREATER THAN THIRTY-ONE PERCENT (31.8 %) OF THE ENTIRE DEVELOPMENT PARCEL IS PROPOSED TO BE VEGETATED WITH AN APPROPRIATE MIXTURE OF TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER.

APPROXIMATE SIZE OF DEVELOPMENT PARCEL = 84,410 SQ. FT.
AREA PROPOSED TO BE VEGETATED = 26,518 SQ. FT.

26,518 / 84,410 = 31.4 % AREA OF PROPOSED VEGETATION



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
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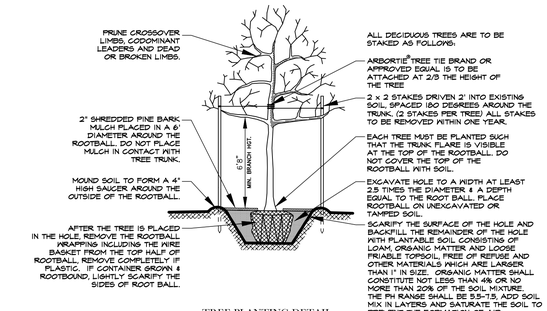

TREE PLANTING DETAIL
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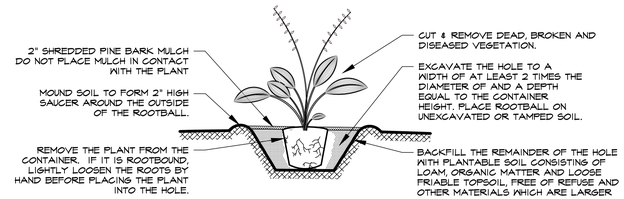

PERENNIAL PLANTING DETAIL
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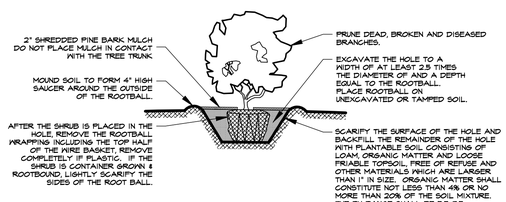

SHRUB PLANTING DETAIL
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ISSUED FOR PERMITTING

REGISTERED LANDSCAPE ARCHITECT — JOHN C. CARTER — NO. 206

NO.	DATE	DESCRIPTION	BY
1	10/26/21	NOTES	J.C.C

LANDSCAPE NOTES & DETAILS

NEON MARKETPLACE

ASSESSOR'S PLAT 26 LOT 234
PROVIDENCE, RHODE ISLAND

PREPARED BY
JOHN C. CARTER & COMPANY, INC.
LANDSCAPE ARCHITECTURE
960 Boston Neck Road
Narragansett, RI 02882
(401)783-3500 Fax: (401) 792-1327

PREPARED FOR
OGN, LLC
1140 Reservoir Avenue
Cranston, RI 02920

SEPTEMBER 2, 202
DWN. BY: L.M.W.

SHEET 2

Development Data:

TOTAL SITE AREA:	4.02± ACRES
TOTAL NUMBER OF BUILDINGS:	1

Dimensional Regulations:

CURRENT ZONING (M-1 & M-MU-75):

	M-1 REQUIRED	M-MU-75 REQUIRED
MINIMUM LOT AREA:	NONE	NONE
MINIMUM FRONTAGE AND LOT WIDTH:	NONE	NONE
MINIMUM FRONT AND CORNER SIDE YARD:	NONE	NONE
MINIMUM SIDE YARD:	NONE	NONE
MINIMUM REAR YARD:	NONE	NONE
MAXIMUM STRUCTURE HEIGHT:	75'	75'

Variances Received:

CURB CUT WIDTH FOR DEAN STREET CURB CUT. RELIEF REQUESTED FROM SECTION 1202-P-4 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

Special Use Permit Received:

DRIVE THROUGH FOR RESTAURANT IN AN M-1 ZONE
(PER TABLE 12-1 OF THE CITY OF PROVIDENCE ZONING ORDINANCE).

Parking Regulations:

PARKING USE:	GAS/CONVENIENCE (BUILDING 1)
PARKING REQUIREMENT:	2 PER PUMP +1 PER 500 SF GFA RETAIL/RESTAURANT +2 PER SERVICE BAY
RETAIL AREA:	5,650 SF
PUMPS:	8
SERVICE BAYS:	0
PARKING CALCULATION:	8 X 2 = 16 SPACES REQUIRED 5,650 SF / 500 SF = 12 SPACES REQUIRED TOTAL = 28 SPACES REQUIRED
PARKING SPACES REQUIRED:	28 SPACES
PARKING SPACES PROVIDED:	38 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

Bicycle Parking Regulations:

BICYCLE PARKING REQUIREMENT:	1/2,500 GFA RETAIL SPACE WITH 25% LONG TERM
BICYCLE PARKING CALCULATIONS:	(3,500 SF (BUILDING 1 RETAIL)= 2 SPACES WITH 1 BEING LONG TERM
BICYCLE PARKING PROVIDED:	2 LONG TERM (COVERED) SPACES

North

AP 27, LOT 22
N/F DZIADOSZ REALTY MANAGEMENT LLC

AP 27, LOT 14
N/F NARRAGANSETT ELECTRIC COMPANY

ZONE M-MU-75 / ZONE M-1

Tingley Street
(50' WIDE PUBLIC RIGHT OF WAY)

AP 27, LOT 255
N/F THE PROVIDENCE JOURNAL COMPANY

AP 27, LOT 5
N/F JACOB LICHT INC

AP 27, LOT 5
N/F JACOB LICHT INC
340 KINSLEY AVE

Construction Phase 2

Construction Phase 1

Underground Detention System A
(SEE DETAIL SHEET 10)

Underground Sand Filter A
(SEE DETAIL SHEET 10)

RETAINING WALLS, RAMPS, AND RAILINGS (BY OTHERS

6' SOLID FENCE

CONCRETE SIDEWALK EXPOSED AGGREGATE FINISH (TYP)

REPLACE SIDEWALK TO NEAREST PANEL (TYP)

DRIVE-THRU WINDOW

ORDER BOARD

PRE-ORDER BOARD

DUMPSTER PAD

Building 1
5,650± SF
GAS STATION/
CONVENIENCE STORE

CONCRETE SIDEWALK EXPOSED AGGREGATE FINISH (TYP)

ADAR

ADAS

DO NOT ENTER SIGN

CONCRETE PAD FOR UNDERGROUND FUEL STORAGE TANKS. DESIGN BY OTHERS

BOLLARD - 6" DIA x 3'-0" TALL. SLEEVES ARE TO BE PROVIDED BY THE SITE CONTRACTOR (14 TYP)

6'x10' COVERED BICYCLE PARKING AREA

STOP SIGN

Woonasquatucket River

PHASE 2 AREA TO BE LOAM AND SEEDED

Harris Avenue
(60' WIDE PUBLIC RIGHT OF WAY)

Site
AP 26 LOT 234 &
AP 27 LOTS 36 & 269
TOTAL AREA=175,415± SF
(4.02 ACRES)

Temporary Detention Pond C
(SEE DETAIL SHEET 10)

CONCRETE PAD FOR GAS PUMPS WITH POSITIVE LIMITING BARRIER. DESIGN BY OTHERS

SLOPED GRANITE CURB (TYP)

STRIPING OF ELECTRIC VEHICLE SPACES TO BE SPECIFIED BY TESLA

PROPOSED LOT LINE

PYLON SIGN

AIR TOWER & BOLLARD

8 ELECTRIC VEHICLE CHARGE POSTS (TYP)

ELECTRIC VEHICLE TRANSFORMER & EQUIPMENT

OFFSITE WORK BY OTHERS

Kinsley Avenue
(80' WIDE PUBLIC RIGHT OF WAY)

Dean Street
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RHODE ISLAND HIGHWAY PLAT 1524)

Underground Sand Filter B
(SEE DETAIL SHEET 11)

Underground Detention System B
(SEE DETAIL SHEET 11)

Scale: 1"=30'
0 15' 30' 60'

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DANA R. NISBET
No. 11876
11-4-21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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No.	Date	Description	By:
1	11-04-2021	Final Submission	J.A.R.
0	08-02-2021	Preliminary Plan Submission	N.D.K

Drawn By: N.D.K | Design By: N.D.K

Site Layout Plan

Neon Marketplace

Assessor's Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
Providence, Rhode Island

Applicant
OGN, LLC.
1140 Reservoir Avenue,
Cranston, Rhode Island 02920

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SHEET 6 OF 13

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