

Z:\DEVELOPMENT\PROJECTS\1357-001\CARROLL STREET 14 & DEAN STREET 457\AUTOCAD DRAWINGS\3357-001\CARROLL PLATTER 5/7/2026

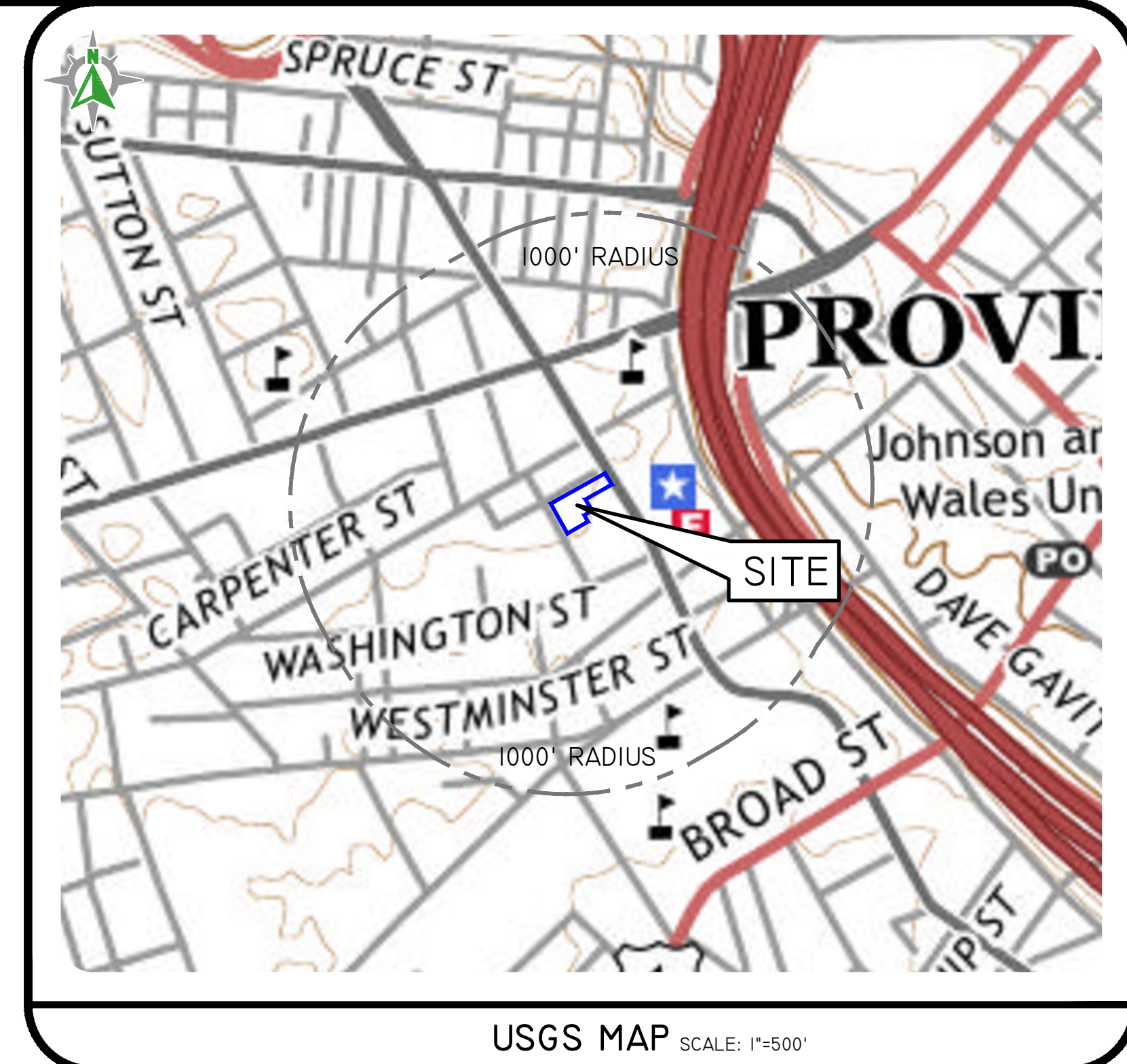
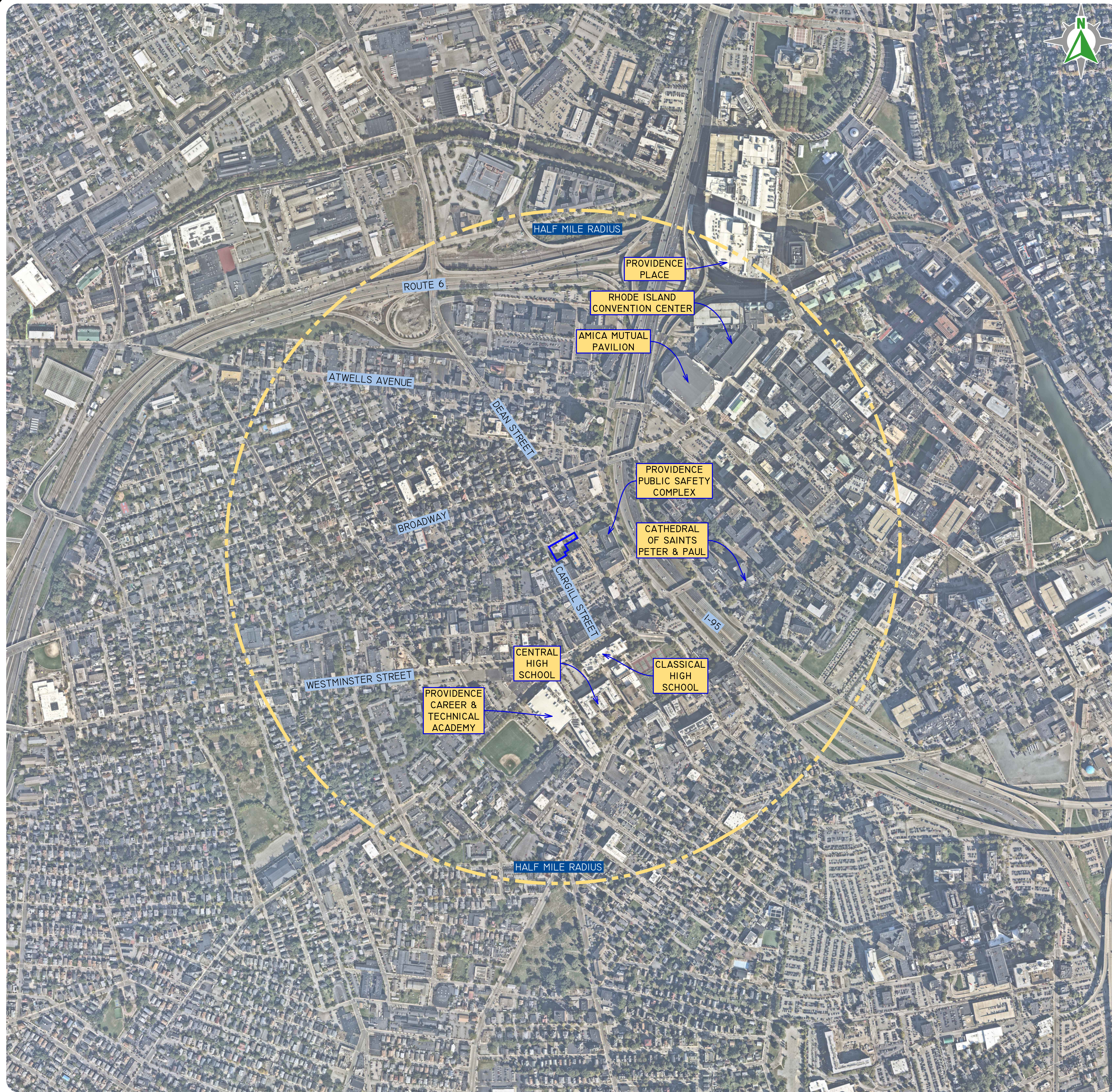


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09/08/2025.
SCALE: 1"=400'
0 200' 400' 800'

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C N BEAULIEU-SHE
No. 5701
05/10/17
REGISTERED PROFESSIONAL ENGINEER
CIVIL

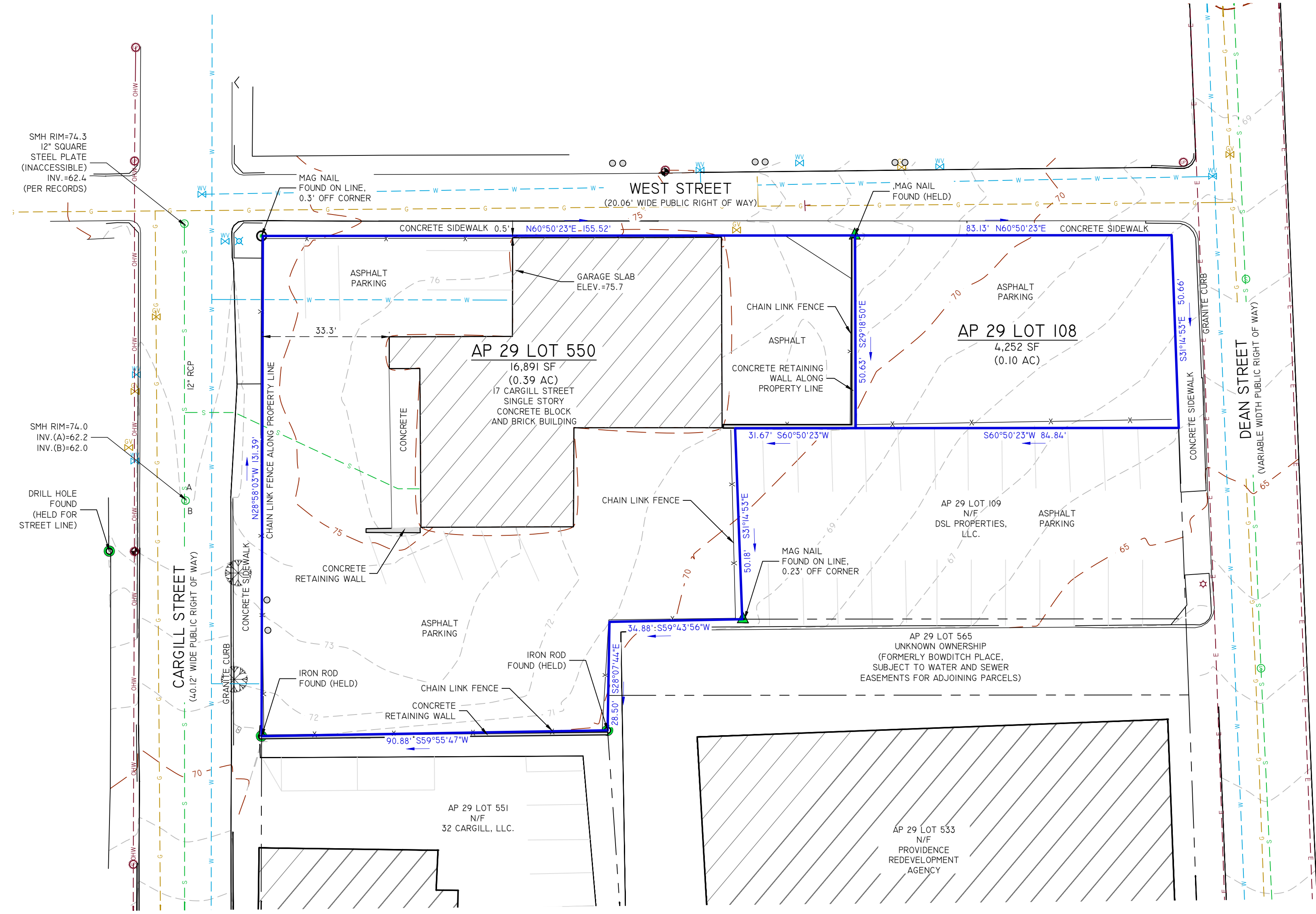
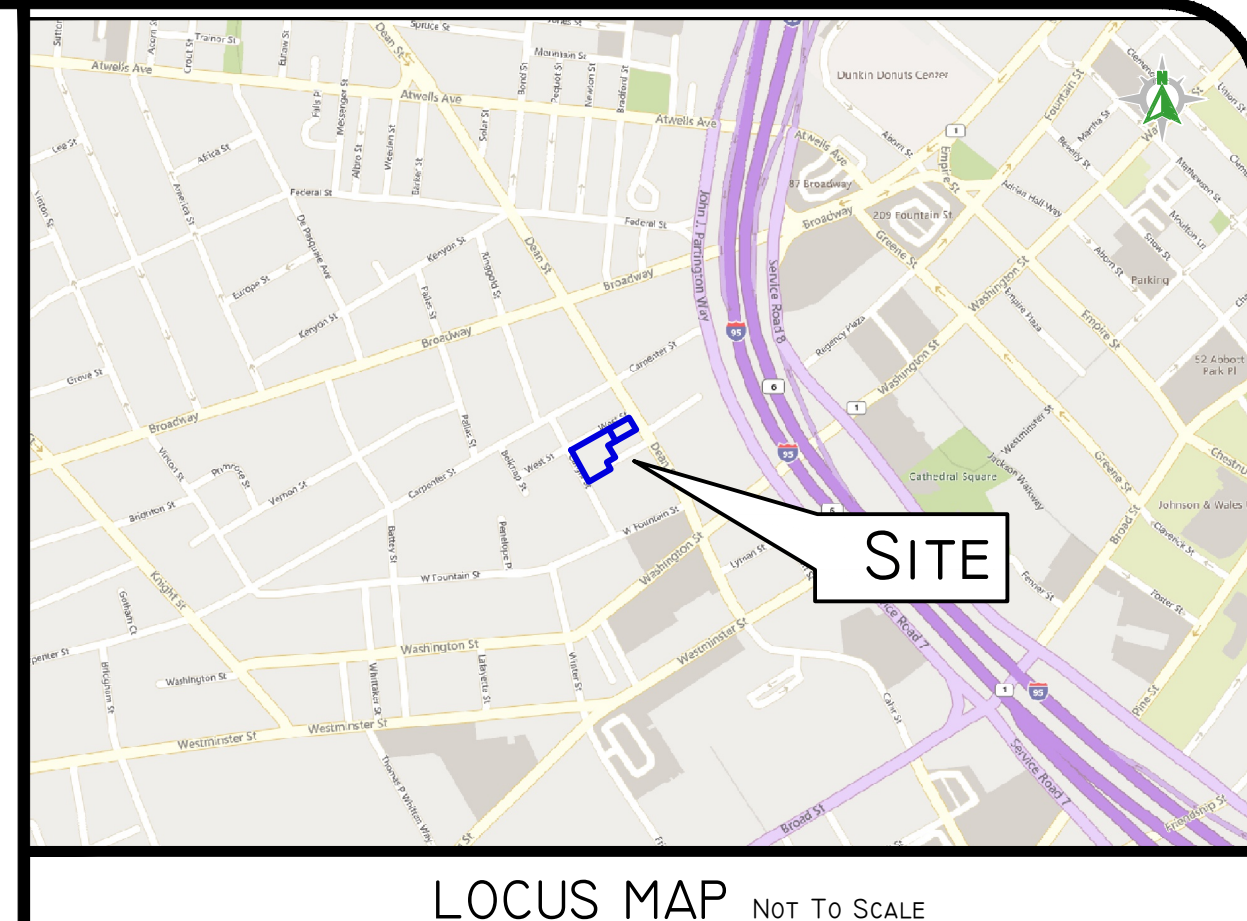
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN TO ANY OTHER PARTY. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DATA, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION, DEPTH, OR SIZE OF UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	S.I.P.
05-07-2026		INITIAL DEVELOPMENT NOI	S.I.P.
05-22-2026		UNITED DEVELOPMENT SUBMISSION	S.I.P.
			B.T.
			DESIGN BY: S.I.P.

AERIAL & HALF-MILE RADIUS
RI PUBLIC HEALTH INSTITUTE
ASSESSOR'S PLAT 29 LOTS 108 & 550
PROVIDENCE, RHODE ISLAND
PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
TEL 401-222-5010
DE JOB NO. 1357-001 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.



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



GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 29, LOTS 550 & 108 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER OF AP 29 LOT 108 PER DEED BOOK 13526, PAGE 161 IS EDWARD E. VOCCOLA REVOCABLE TRUST. THE OWNER OF AP 29 LOT 550 PER DEED BOOK 13526, PAGE 155 IS EDWARD E. VOCCOLA REVOCABLE TRUST.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C03081I, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED C-2 (COMMERCIAL) BASED ON CITY OF PROVIDENCE GIS MAPS ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 18, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES

- "PLAN NO. 2 OF LAND CONDEMNED FOR THE PROVIDENCE REDEVELOPMENT AGENCY, FEDERAL HILL EAST RENEWAL PROJECT" BY DAVID D. GARDNER & ASSOCIATES, INC., DATED OCT/ 8, 1998 SCALE 1"=20', RECORDED AT THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN PLAT BOOK 58, PAGE 10.
- "ADMINISTRATIVE SUBDIVISION, LOTS 112,113,115, & 114, ON AP 29 IN PROV. RI. FOR PROVIDENCE REDEVELOPMENT AGENCY" BY DAVID D. GARDNER & ASSOCIATES, INC., DATED JULY 18, 2000, SCALE 1"=20', RECORDED AT THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN PLAT BOOK 59, PAGE 30.
- ADMINISTRATIVE SUBDIVISION PLAN, 14, 32, 34 CARGILL STREET, AP 29 LOTS 99, 527 & 528" BY SEVEN TWENTY ONE ASSOCIATES, DATED MARCH 11, 2011, SCALE 1"=20', RECORDED AT THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN PLAT BOOK 85, PAGE 19.

ZONING NOTES

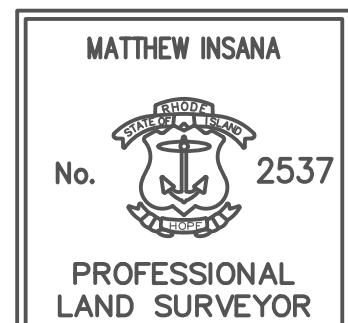
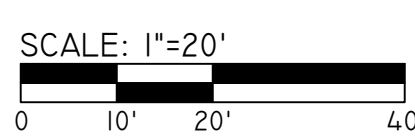
- THE PARCEL IS ZONED C-2 COMMERCIAL PER THE ASSESSOR'S ONLINE DATABASE.
- THE ZONING ORDINANCE SECTION 502 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA:	NONE
MINIMUM FRONTAGE AND LOT WIDTH:	NONE
MINIMUM FRONT AND CORNER SIDE YARD:	BUILD-TO ZONE OF 0' TO 5'
MINIMUM SIDE YARD:	NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'
MINIMUM REAR YARD:	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'
MAXIMUM BUILDING HEIGHT:	50', NOT TO EXCEED 4 STORIES
MAXIMUM BUILDING COVERAGE:	NONE

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF PROVIDENCE ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY 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.

UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN CIVASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM PROVIDENCE WATER
 - SEWER INFORMATION OBTAINED OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND FROM PROVIDENCE SEWER DEPARTMENT.
 - GAS INFORMATION OBTAINED FROM NATIONAL GRID.
 - ELECTRIC INFORMATION OBTAINED FROM NATIONAL GRID.
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)



SURVEYOR'S CERTIFICATE

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

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC SURVEY CLASS T-2
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

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

MATTHEW INSANA, RIPLS #2537, COA #RIS.0004160 04/21/2026

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

Boston • Providence • Newport

EXISTING CONDITIONS PLAN

RI PUBLIC HEALTH INSTITUTE
 ASSESSORS PLAT 29 LOTS 108 & 550
 PROVIDENCE, RHODE ISLAND

PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
 310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917

REVISIONS:

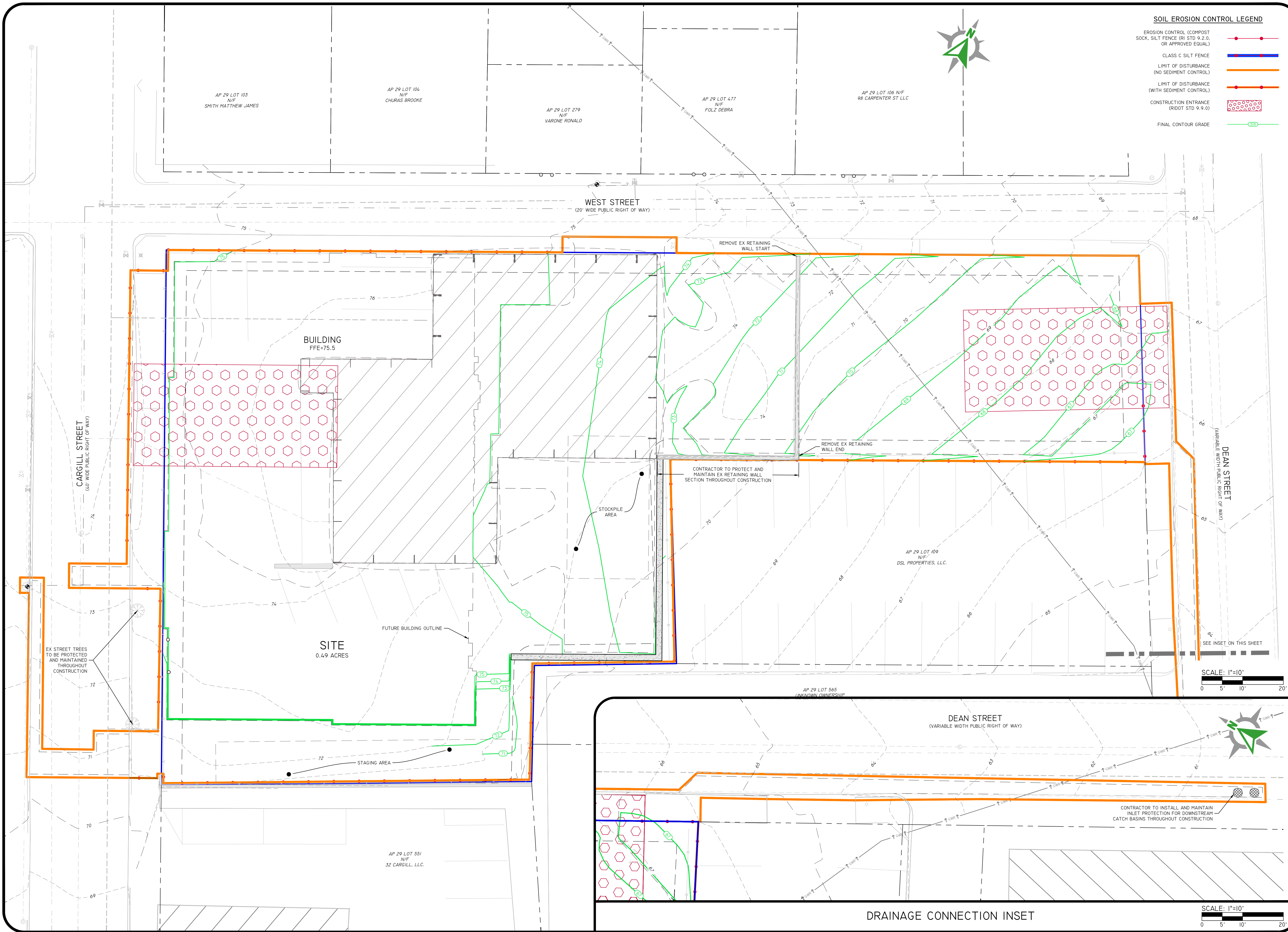
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01-21-24		ISSUED	R.G.
02-27-24		BOUNDARY TOPOGRAPHIC SURVEY	R.G.
03-27-24		DATE	B.T.

REVISIONS: 04/21/2026

SHEET **4** OF 10

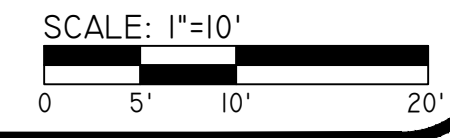
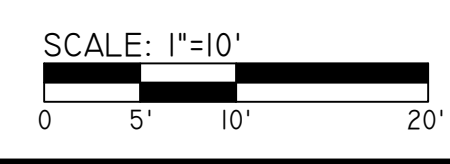
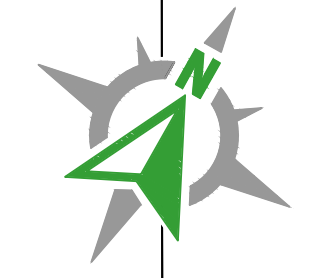
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Z:\DEVELOPMENT\PROJECTS\1357-001\CARROLL STREET 14 & DEAN STREET 257\AUTOCAD DRAWINGS\3357-001\SESC.DWG PLOT#B 5/7/2026



SOIL EROSION CONTROL LEGEND

- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- CLASS C SILT FENCE
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- FINAL CONTOUR GRADE



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C N BEAULIEU-SHEA
 No. 5701
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

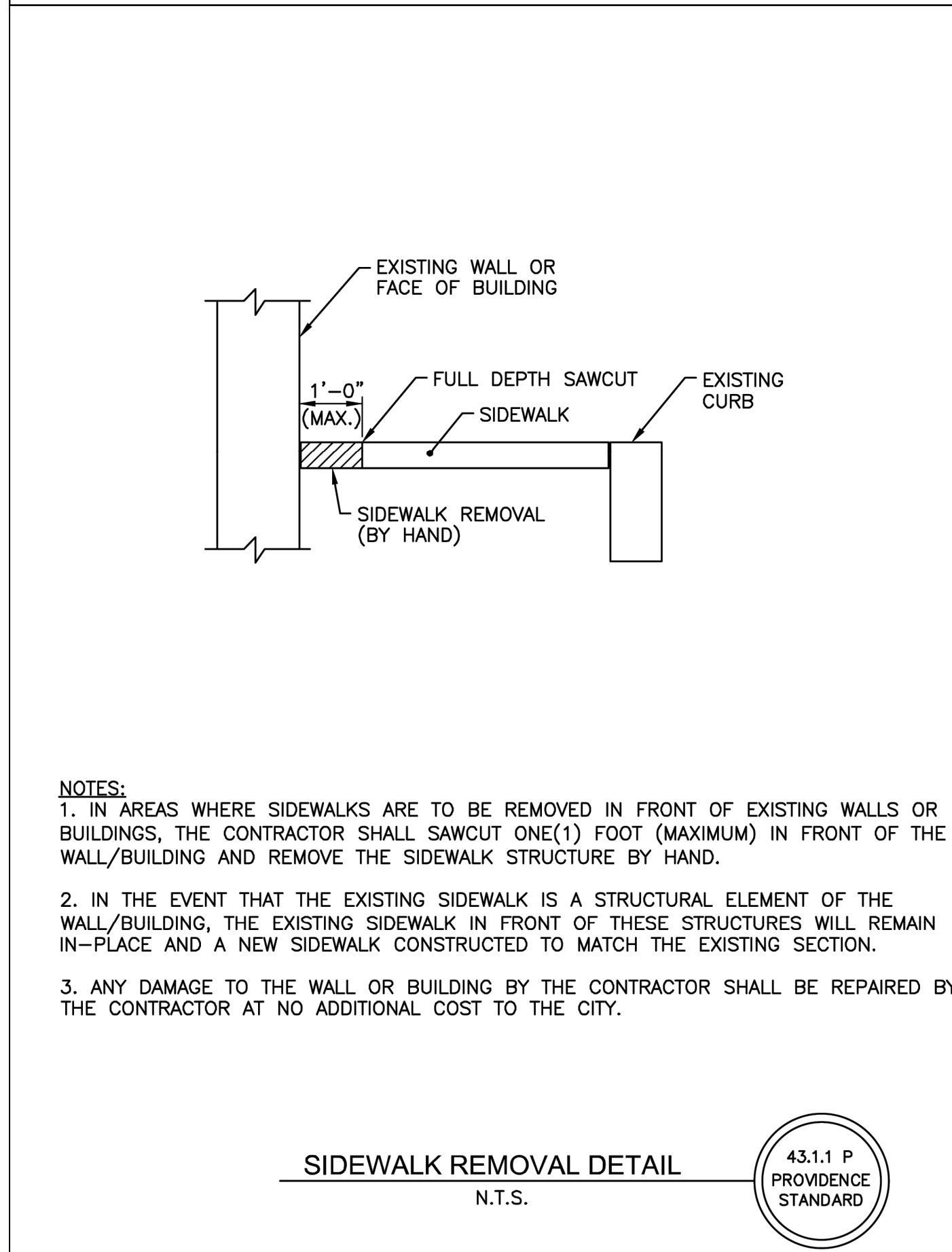
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING, INC. CONTRACTS AND WORKING PLANS BY ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN APPROVED IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO UTILITIES OR PERSONS OR PROPERTY. SEE UTILITY MAPS ON SHEET 3.

NO.	DATE	DESCRIPTION	S.I.P.	BY:
06-07-2026		FINAL DEVELOPMENT AND	S.I.P.	
06-02-2026		UNITED DEVELOPMENT SUBMISSION	S.I.P.	
05-10-2026		DESIGN	S.I.P.	

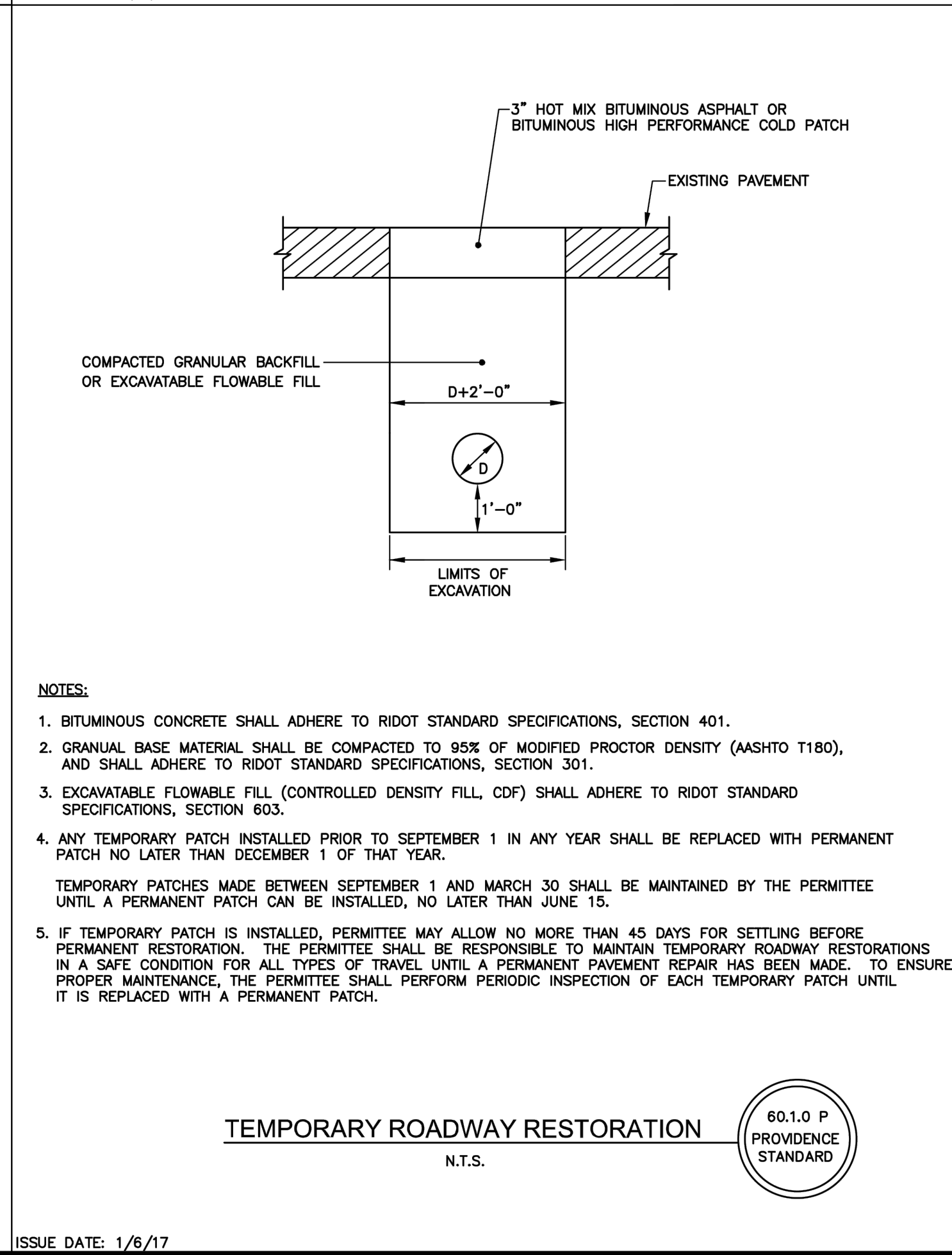
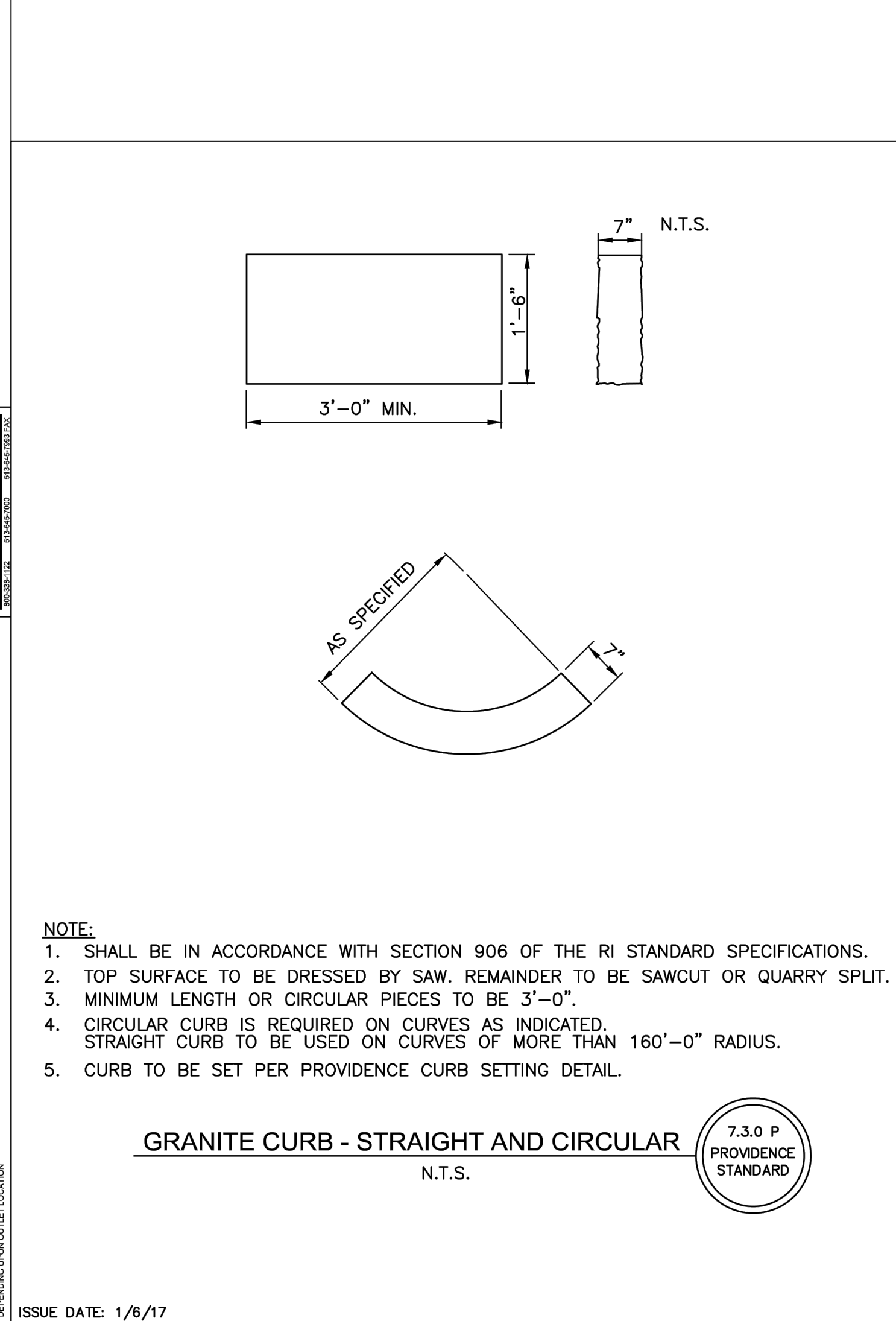
DESIGN BY: S.I.P.

SESC PLAN
RI PUBLIC HEALTH INSTITUTE
 ASSESSOR'S PLAT 29 LOTS 108 & 550
 PROVIDENCE, RHODE ISLAND
 PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
 310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
 TEL 401-222-5010
 SHEET **5** OF 10

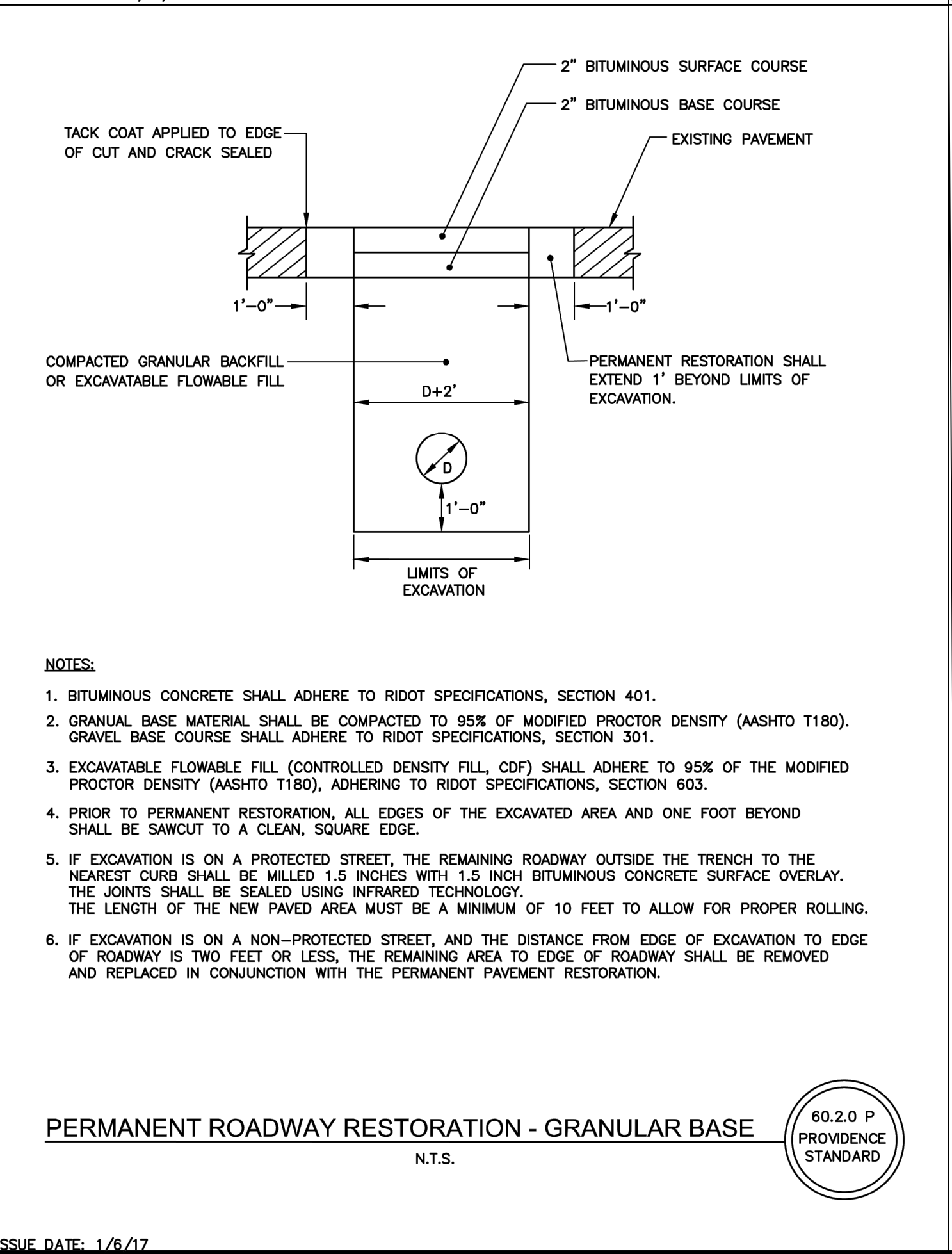
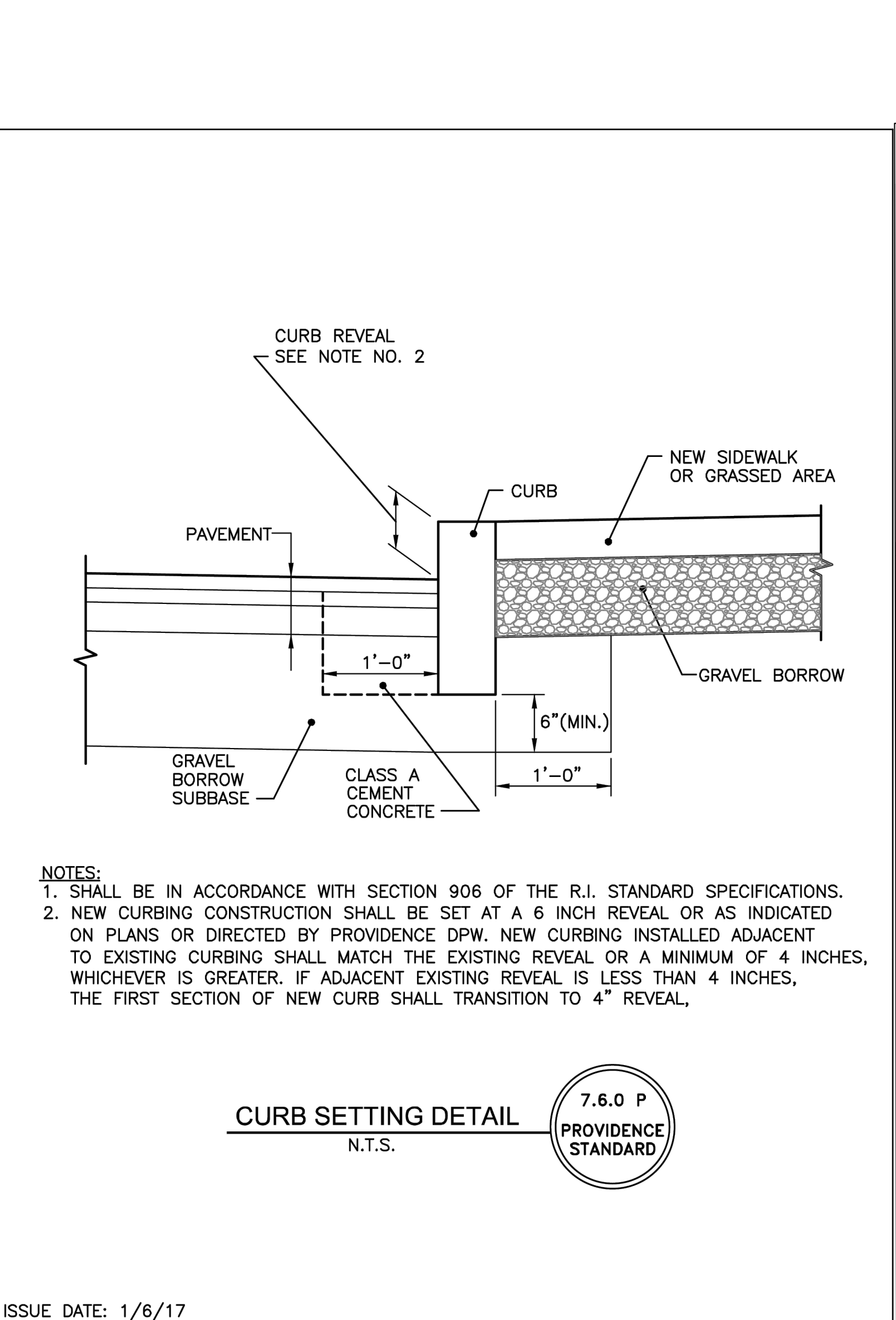
MODEL NAME	AVAILABILITY	MEDIA AREA (SF)	MEDIA BAY SIZE (MAX.)	VALVE SIZE (IN.)	WEIR FLOW CAPACITY (GPM)	INLET/OUTLET DIA.	TREE CITY SIZE
FTFD044	ALL	15	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD045	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD046	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD047	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD048	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD049	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD050	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD051	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD052	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD053	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD054	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD055	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD056	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD057	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD058	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD059	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD060	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD061	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD062	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
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FTFD065	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD066	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD067	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD068	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD069	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD070	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD071	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD072	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD073	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD074	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD075	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD076	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD077	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD078	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD079	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"
FTFD080	CA TX ONLY	24	4'x4'	4.5"	5.0"	12" x 12"	10" x 12"



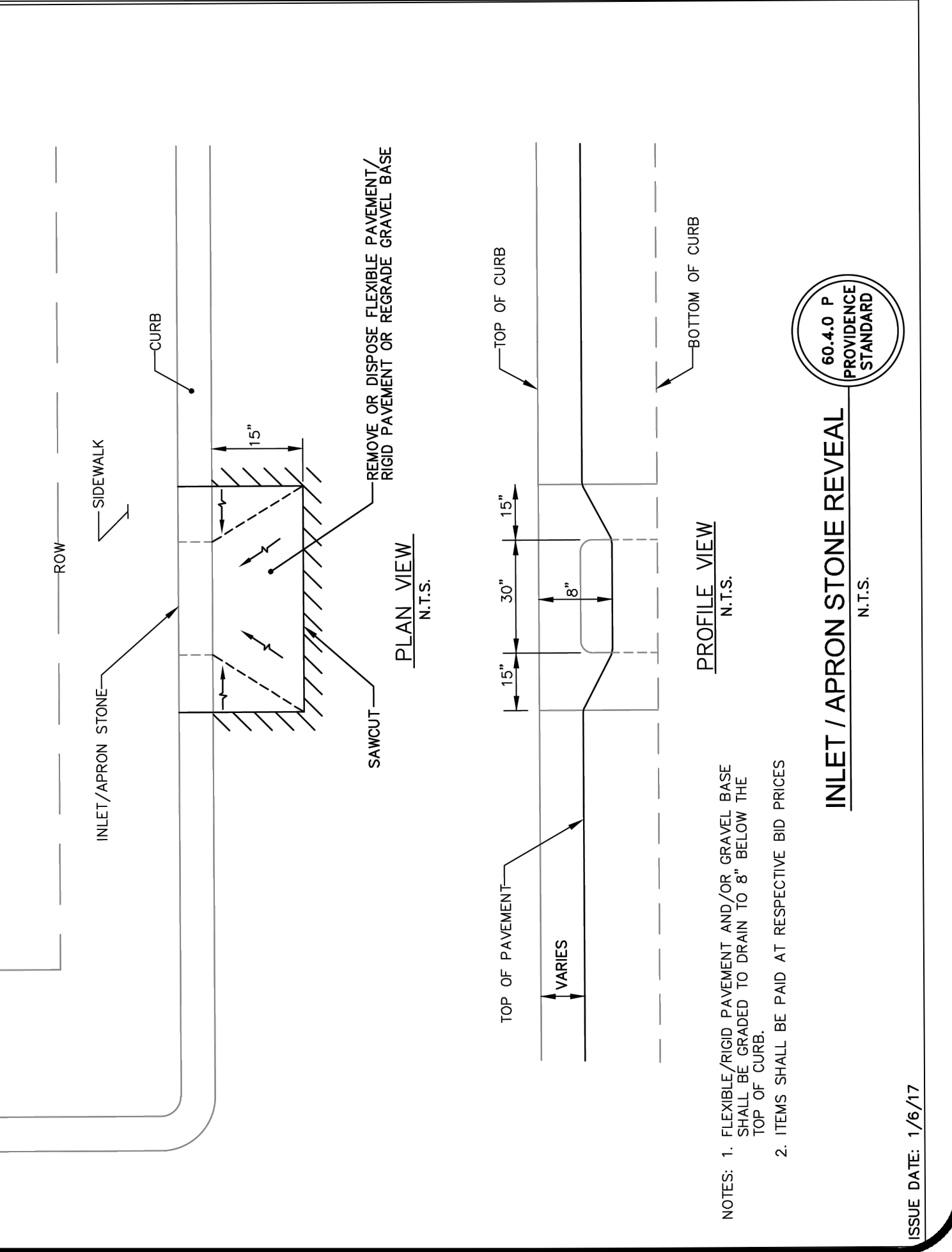
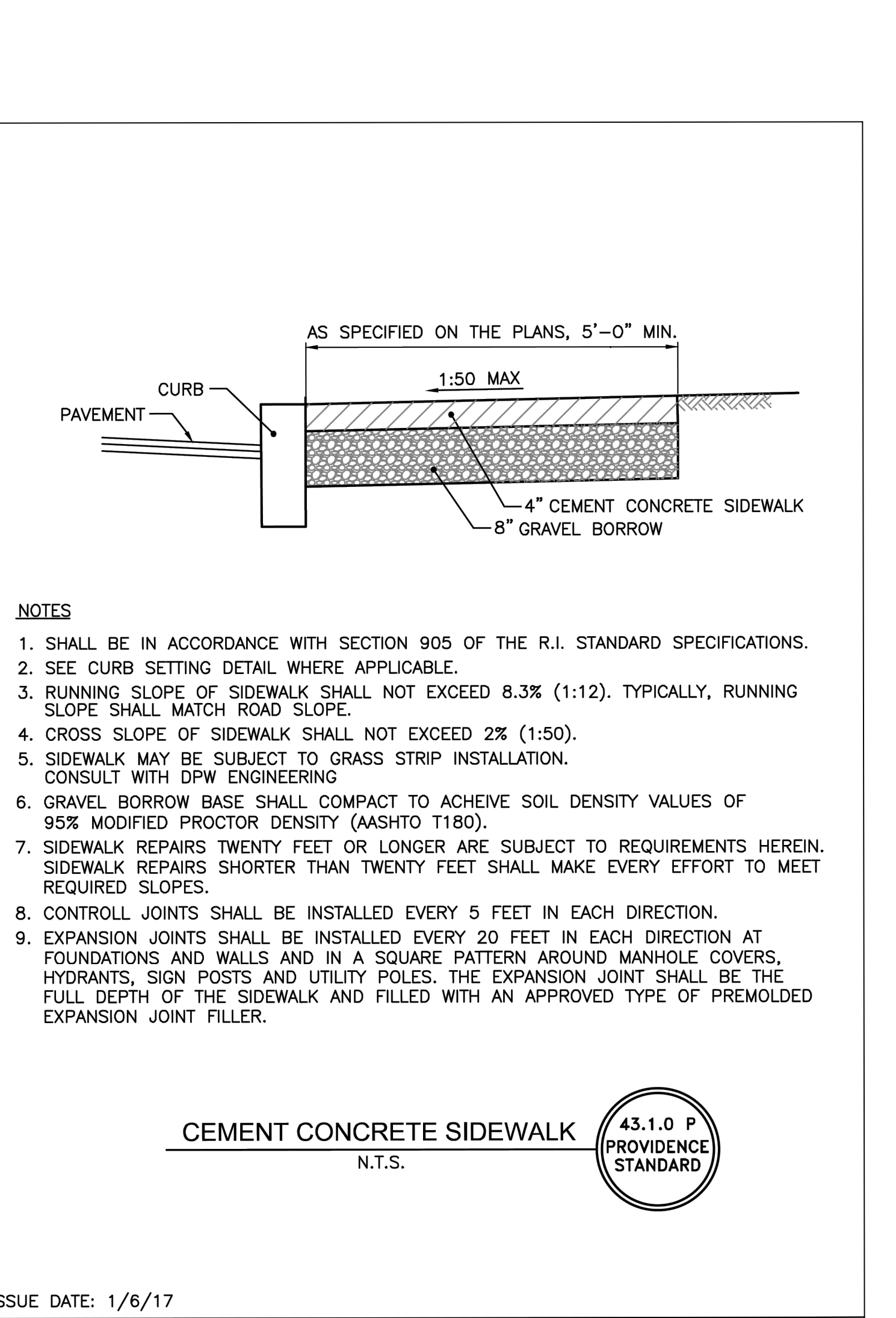
ISSUE DATE: 1/6/17



ISSUE DATE: 1/6/17



ISSUE DATE: 1/6/17



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