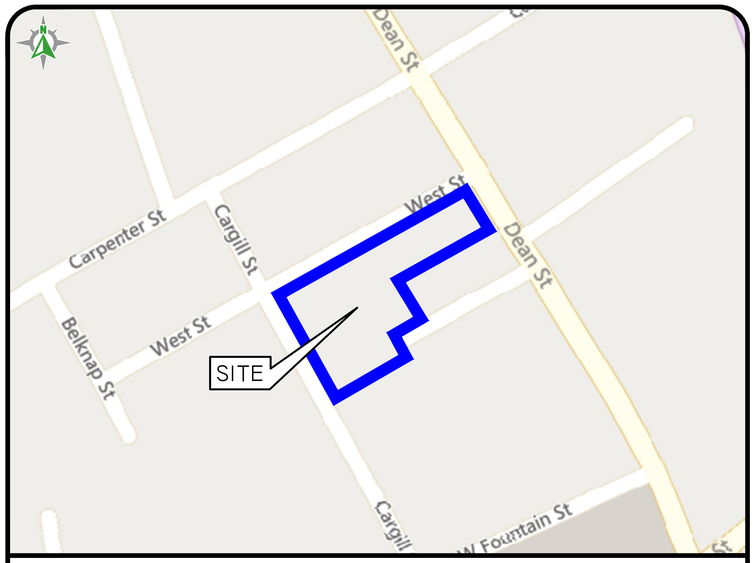
Unified Development Submission

RI Public Health Institute

West Street & Cargill Street

Providence, RI

ASSESSOR'S PLAT 29 LOTS 108 & 550



LOCATION MAP NOT TO SCALE

Sheet Index

1 Cover Sheet
2 Aerial & Half-Mile Radius
3 Notes & Legend
4 Existing Conditions Plan
5 SESC Plan
6 Site Layout Plan
7 Grading, Drainage, & Utilities Plan
8 Detail Sheet - 1
9 Detail Sheet - 2
10 Landscape Plan

Sheet By Others

1 Lighting Plan (Submitted Separately)

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.

THIS PLAN SET WAS PREPARED WITHOUT THE BENEFIT OF FINAL ARCHITECTURAL (LATEST PLANS DATED 04/21/2026), MEP, ELECTRIC/ TELECOM, SITE LIGHTING/PHOTOMETRICS AND LANDSCAPE PLANS. ITEMS SHOWN ON THIS PLAN SET ARE SUBJECT TO CHANGE FOLLOWING FINAL COORDINATION WITH PLANS BY OTHERS.

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

C N BEAULIEU-SHEA
No. 5701
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/20/2026

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR PLANS BY ANY OTHER PARTY; AND 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 OSHA REQUIREMENTS AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE IMPLEMENTATION OF THIS PLAN AND CONSTRUCTION.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE DUE TO ANY ERRORS, OMISSIONS, OR LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
0	10/20/2026	UNIFIED DEVELOPMENT SUBMISSION	S.I.P.

DRAWN BY: S.I.P. DESIGN BY: S.I.P.

Cover Sheet

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 401-232-5010

SHEET 1 OF 10

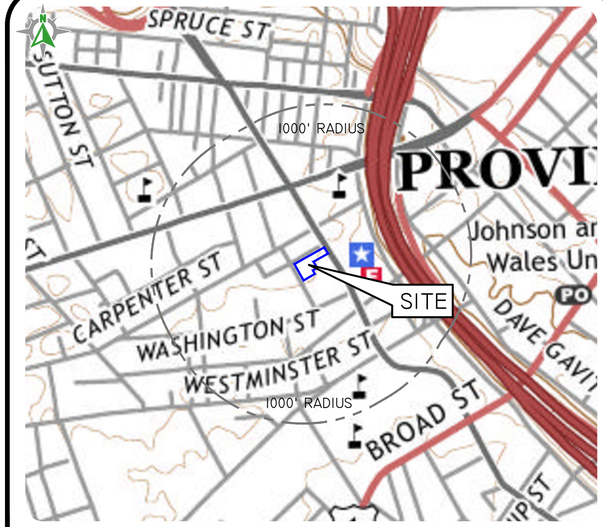
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Z:\DEPMAN\PROJECTS\3317-001 CARGILL STREET 14 & DEAN STREET 257\AUTOCAD DRAWINGS\3317-001-CVAR.DWG Plotted: 10/20/2026



PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09/08/2025.

SCALE: 1"=400'
0 200' 400' 800'



USGS MAP SCALE: 1"=500'

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

C N BEAULIEU-SHEA
No. 5701
10/30/2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. ANY OTHER PARTY: DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION OF THIS PLAN AND THE WORK OF ALL CONTRACTORS ON THE WORK SITE, NOR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION OF THIS PLAN AND THE WORK OF ALL CONTRACTORS ON THE WORK SITE, NOR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR INACCURATE OR INCOMPLETE LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTES ON SHEET 4.

NO.	DATE	DESCRIPTION	BY
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.I.P.
	DRAWN BY: S.I.P.		DESIGN BY: S.I.P.

AERIAL & HALF-MILE RADIUS

RI PUBLIC HEALTH INSTITUTE

ASSESSOR'S PLAT 29 LOTS 106 & 550
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
TEL 401-232-3010

SHEET 2 OF 10

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Z:\DEPAIN\PROJECTS\3357-001 CARGILL STREET I-L & DEAN STREET 25\1\AUTOCAD DRAWINGS\3357-001-ILVAR.DWG Plotted: 10/20/2026

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF PROVIDENCE ASSESSOR'S PLAT 29 LOTS 108 & 550.
2. THE SITE IS APPROXIMATELY 0.49 ACRES AND IS ZONED C-2.
3. THE OWNER OF AP 29 LOTS 108 & 550 IS:

   RIPHI VENTURES CORP
   7 CENTRAL STREET
   PROVIDENCE, RI 02907

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0308J, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW).
   - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING. 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. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF PROVIDENCE STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
9. THE SITE IS WITHIN A:

   GROUNDWATER RESERVOIR (RIDEM)

10. THE SITE IS NOT WITHIN A:

    NATURAL HERITAGE AREA (RIDEM)
    JURISDICTIONAL WETLAND AREA (RIDEM)
    WELLHEAD PROTECTION AREA (RIDEM)
    HISTORIC DISTRICT
    HISTORICAL CEMETERY
    DRINKING WATER SUPPLY WATERSHED (RIDEM)
    GROUNDWATER RECHARGE AREA (RIDEM)

11. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER URBAN REGION PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.2a).
12. 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
10. 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.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
12. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE PROVIDENCE MAJOR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CURB INLET, CULVERTS AND FILTERRA SYSTEM. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
14. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
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 CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

SOIL INFORMATION:

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

SOIL NAME	DESCRIPTION
MU	MERRIMAC-URBAN LAND COMPLEX

AS-BUILT NOTES:

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

TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE CITY ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) CURB INLET PROTECTION, SILT SACK, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. INLET PROTECTION MUST BE INSTALLED ON ALL CURB INLETS ONCE CONSTRUCTED.
4. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
5. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
6. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
7. SLOPES STEEPER THAN 3:1 REQUIRE TEMPORARY EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS TO BE NORTH AMERICAN GREEN OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
8. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOBILIZATION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY SYSTEMS, ETC. CLEANING MUST INCLUDE REMOVAL OF ALL SEDIMENTS AND DEBRIS FROM PIPES AND ALL DRAINAGE COMPONENTS. WASTE MATERIAL MUST BE LEGALLY DISPOSED OF OFF SITE. WHERE APPLICABLE, ALL PROPRIETARY UNITS, CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS.

DEMOLITION NOTES:

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
4. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS NOTED OTHERWISE HEREIN. R&D MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
7. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
8. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
9. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
10. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE PRECAST CONCRETE OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE OR AS LABELED ON THE PLANS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
5. 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.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. 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.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

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

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SPRING 2027 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINISH GRADE AND DRAINAGE AROUND THE PROPOSED BUILDING(S) TO ENSURE SURFACE AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE. FINAL GRADING AROUND THE BUILDING(S) MAY CHANGE BASED ON FINE GRADING, GRADING BETWEEN CONTOUR INTERVALS, ADDITIONAL SURVEY/MAPPING, BUILDING CONFIGURATION CHANGES, OR FURTHER DETAILING (E.G., SIDEWALKS, GARAGES, ENTRY POINTS, BULKHEADS, OR FOUNDATION STEPS), SPECIFIC END-USER NEEDS, SOIL CONDITIONS, CONSTRUCTABILITY ISSUES, ETC. THE GRADING SHOWN INDICATES THE INTENDED DIRECTION OF STORMWATER FLOW AWAY FROM THE BUILDING(S). THE CONTRACTOR MAY MODIFY THE FINISH GRADING TO ENSURE PROPER STORMWATER FLOW AWAY FROM THE BUILDING(S) WITH APPROVAL FROM THE CEOR AND OWNER.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
10. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
11. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
12. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
13. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS, AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP). DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.

DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS ALONG CURBING: RIDOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
- CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4' DIAMETER
- CATCH BASINS MUST HAVE 3 FT SUMPS WITHOUT DEEP HOLES
- SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
- DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
- APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8
- MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
- ALL OUTLET CONTROL STRUCTURES (OCS) AND DRAINAGE MANHOLES WITH INTERNAL WEIRS MUST USE FLAT TOP STRUCTURE COVER.
- FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.

DRAINAGE CONNECTIONS FROM ALL TRENCH DRAINS (TD) AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

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

WATER

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

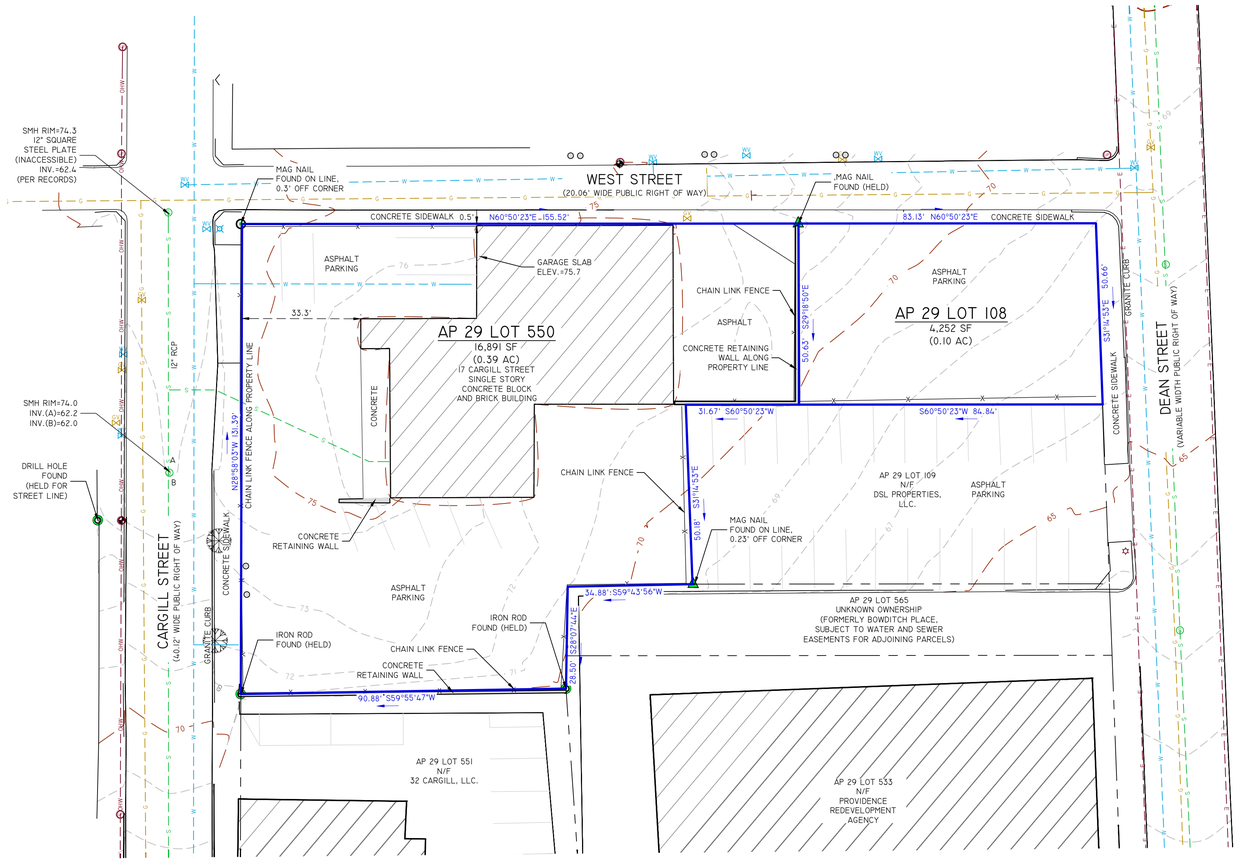
IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH RI ENERGY PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIAT



SCALE: 1"=20'

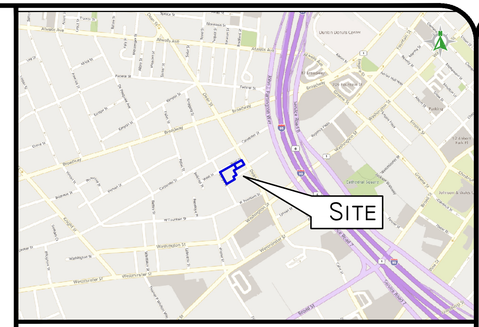
0 10' 20' 40'

LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL

- 123/1234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LC LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE

- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 29, LOTS 550 & 108 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. 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.
2. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0308IJ, 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.
3. 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.
4. 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.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 18, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
6. 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.
7. 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

1. "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.
2. "ADMINISTRATIVE SUBDIVISION, LOTS 112,113,115, & 144 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.
3. 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

1. THE PARCEL IS ZONED C-2 COMMERCIAL PER THE ASSESSOR'S ONLINE DATABASE.
2. 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

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

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR

04/21/2026

MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

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.

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

NO.	DATE	DESCRIPTION	BY:
1	04-21-26	REVISED BOUNDARY/TOPOGRAPHIC SURVEY	R.G.
0	10-2-24		R.G.

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

SHEET — OF 10

DE JOB NO. 3357-001 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\3357-001 cargill street\14 & dean street 25"\autocad drawings\3357-001-exc.dwg Plotted: 4/21/2026

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
- INLET SEDIMENT CONTROL

AP 29 LOT 103
N/F
SMITH MATTHEW JAMES

AP 29 LOT 104
N/F
CHURAS BROOKE

AP 29 LOT 279
N/F
VARONE RONALD

AP 29 LOT 477
N/F
FOLZ DEBRA

AP 29 LOT 106 N/F
98 CARPENTER ST LLC

WEST STREET
(20' WIDE PUBLIC RIGHT OF WAY)

CARGILL STREET
(40' WIDE PUBLIC RIGHT OF WAY)

DEAN STREET
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

BUILDING
FFE=75.5

REMOVE EX RETAINING WALL START

REMOVE EX RETAINING WALL END

CONTRACTOR TO PROTECT AND MAINTAIN EX RETAINING WALL SECTION THROUGHOUT CONSTRUCTION

STOCKPILE AREA

FUTURE BUILDING OUTLINE

SITE
0.49 ACRES

EX STREET TREES TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION

EX STREET TREE AND STUMP TO BE REMOVED. CITY FORESTER TO SELECT NEW STREET TREE PLANTING.

STAGING AREA

AP 29 LOT 551
N/F
32 CARGILL, LLC.

AP 29 LOT 109
N/F
DSL PROPERTIES, LLC.

SEE INSET ON THIS SHEET

AP 29 LOT 565
UNKNOWN OWNERSHIP

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

DEAN STREET
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

CONTRACTOR TO INSTALL AND MAINTAIN INLET PROTECTION FOR DOWNSTREAM CATCH BASINS THROUGHOUT CONSTRUCTION

DRAINAGE CONNECTION INSET

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

Z:\DEPAIN\PROJECTS\3357-001 CARGILL STREET II & DEAN STREET 257\AUTOCAD DRAWINGS\3357-001-SESC.DWG PLOTTED: 10/20/2026

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

C N BEAULIEU-SHEA
No. 5701
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/20/2026

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

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

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

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO EXISTING UTILITIES NOT SHOWN ON THIS PLAN. SEE "UTILITY NOTE" ON SHEET 3.

NO	DATE	DESCRIPTION	BY
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.L.P.
			DESIGN BY: S.L.P.
			DRAWN BY: S.L.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 401-232-5010

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SHEET 5 OF 10

DEVELOPMENT DATA:

TOTAL SITE AREA:	0.49 ACRES
TOTAL LOT AREA:	0.49 ACRES
TOTAL NUMBER OF BUILDINGS:	1

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C-2 - GENERAL COMMERCIAL DISTRICT	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	N/A	21,443 SF
MINIMUM FRONTAGE AND LOT WIDTH:	N/A	238.7' (WEST STREET)
MINIMUM FRONT AND CORNER SIDE YARD:	0'-5'	0'
MINIMUM SIDE YARD*:	0'	0'
MINIMUM REAR YARD:	0'	13.8'
MINIMUM PERIMETER LANDSCAPE BUFFER:	5'	EQUIVALENT AREA (SEE LANDSCAPE PLAN)
MINIMUM BUILDING HEIGHT:	16'	-
MAXIMUM BUILDING HEIGHT**:	50'	50'
MAXIMUM BUILDING COVERAGE:	N/A	40.4%

*SIDE YARD TO BE 10' IF ABUTTING RESIDENTIAL DISTRICT
**BUILDING CANNOT EXCEED 4 STORIES

PARKING REGULATIONS:

PARKING USE:	MEDICAL
PARKING REQUIREMENT:	1 SPACE PER 500 SF GFA
BICYCLE REQUIREMENT:	1 SPACE PER 5,000 SF GFA
BUILDING SQUARE FOOTAGE (GFA):	35,414 SF
REQUIRED PARKING CALCULATIONS:	35,414 / 500 = 71 SPACES
REQUIRED BICYCLE CALCULATIONS:	35,414 / 5,000 = 8 SPACES
TOTAL PARKING SPACES REQUIRED:	71 SPACES
ONSITE PARKING SPACES:	24 SPACES
OFFSITE GARAGE PARKING SPACES*	10 SPACES
TOTAL PARKING SPACES PROVIDED:	34 SPACES*
ADA PARKING REQUIRED:	3 SPACES
ADA PARKING PROVIDED:	4 SPACES

*RELIEF REQUESTED

AP 29 LOT 103
N/F
SMITH MATTHEW JAMES

AP 29 LOT 104
N/F
CHURAS BROOKE

AP 29 LOT 279
N/F
VARONE RONALD

AP 29 LOT 477
N/F
FOLZ DEBRA

AP 29 LOT 106 N/F
98 CARPENTER ST LLC

WEST STREET
(20' WIDE PUBLIC RIGHT OF WAY)

CARGILL STREET
(40' WIDE PUBLIC RIGHT OF WAY)

DEAN STREET
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SITE
0.49 ACRES

BUILDING
8,549 SF

5' FRONT YARD SETBACK
5' SIDE YARD SETBACK
5' LANDSCAPE BUFFER
162.9'
BICYCLE RACK
START MCC
12W
22.0'
STOP
DO NOT ENTER
VCC
R3.0'
R10.0'
ADAV
MCC
ADAR
4W4.5
ADAS
43.1.1P
6.5'
5.0'
18.0' (TYP)
8.0' (TYP)
4W
(TYP)
8
0.21
FILTERRA BIORETENTION
(SEE DETAIL ON SHEET 8)
60.4.0P
43.1.0P
43.1.1P
7.3.0P
7.6.0P
CONTRACTOR TO REPLACE CURB AND CONCRETE SIDEWALK TO CITY OF PROVIDENCE SPECIFICATIONS (SEE DETAIL ON SHEET 9)
CONTRACTOR TO CLOSE EX CURB CUT
BOLLARD MOUNTED ADA SIGN (TYP)
(SEE DETAIL ON SHEET 8)
RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
END MCC
BOLLARD (TYP)
(SEE DETAIL ON SHEET 8)
AP 29 LOT 109
N/F
DSL PROPERTIES, LLC.
EX STREET TREE TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION
CONTRACTOR TO REPLACE CURB AND ASPHALT SIDEWALK TO CITY OF PROVIDENCE SPECIFICATIONS (SEE DETAILS ON SHEETS 8-9)
RAILING
STAIRS
8.0'
TRANSFORMER
EX STREET TREE AND STUMP TO BE REMOVED. CITY FORESTER TO SELECT NEW STREET TREE PLANTING.
10' X 22' LOADING ZONE
LOADING ZONE
12.0'
14.3'
6.0'
13.9'
15.8'
STAIRS
LS
GENERATOR PAD
CONCRETE DUMPSTER PAD
(SEE DETAIL ON SHEET 8)
REMOVE & DISPOSE ALL EX PAVEMENT IN THIS REAR AREA OF BUILDING AND REPLACE WITH 4" OF LOAM AND SEED
AP 29 LOT 565
UNKNOWN OWNERSHIP
(FORMERLY BOWDITCH PLACE,
SUBJECT TO WATER AND SEWER
EASEMENTS FOR ADJOINING PARCELS)
AP 29 LOT 533
N/F
PROVIDENCE
REDEVELOPMENT AGENCY
AP 29 LOT 551
N/F
32 CARGILL, LLC.
SEE INSET ON SHEET 7
SCALE: 1"=10'
0 5' 10' 20'

THIS PLAN SET WAS PREPARED WITHOUT THE BENEFIT OF FINAL ARCHITECTURAL (LATEST PLANS DATED 04/21/2026), MEP, ELECTRIC/ TELECOM, SITE LIGHTING/PHOTOMETRICS AND LANDSCAPE PLANS. ITEMS SHOWN ON THIS PLAN SET ARE SUBJECT TO CHANGE FOLLOWING FINAL COORDINATION WITH PLANS BY OTHERS.

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

C N BEAULIEU-SHEA
No. 5701
10/20/2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY AND ALL UTILITIES (WHETHER SHOWN OR NOT SHOWN) IN CONFORMANCE WITH THE IMPLEMENTATION OF THIS PLAN AND SEE "UTILITY NOTE" ON SHEET 5.

NO.	DATE	DESCRIPTION	BY
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.I.P.

DRAWN BY: S.I.P. DESIGN BY: S.I.P.

SITE LAYOUT PLAN

RI PUBLIC HEALTH INSTITUTE

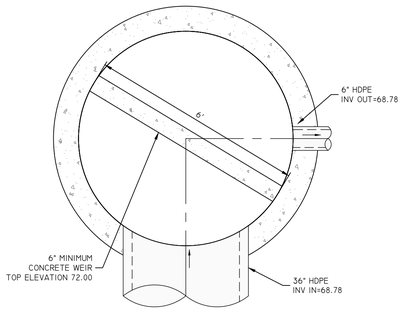
ASSESSOR'S PLAT 29 LOTS 108 & 550
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
TEL 401-232-5010

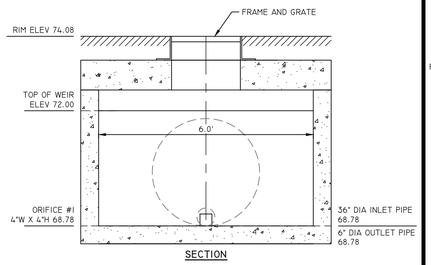
SHEET 6 OF 10

DE JOB NO. 3357-00 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPAIN\PROJECTS\3357-00\ CARGILL STREET 11 & DEAN STREET 257\AUTOCAD DRAWINGS\3357-00\-SITE.DWG Plottrip: 10/20/2026



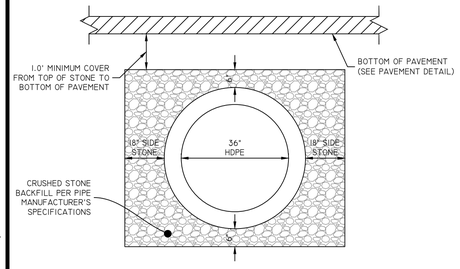
PLAN



SECTION

OUTLET CONTROL STRUCTURE (OCS-1)
6' DIAMETER MANHOLE

SCALE: 1"=2'



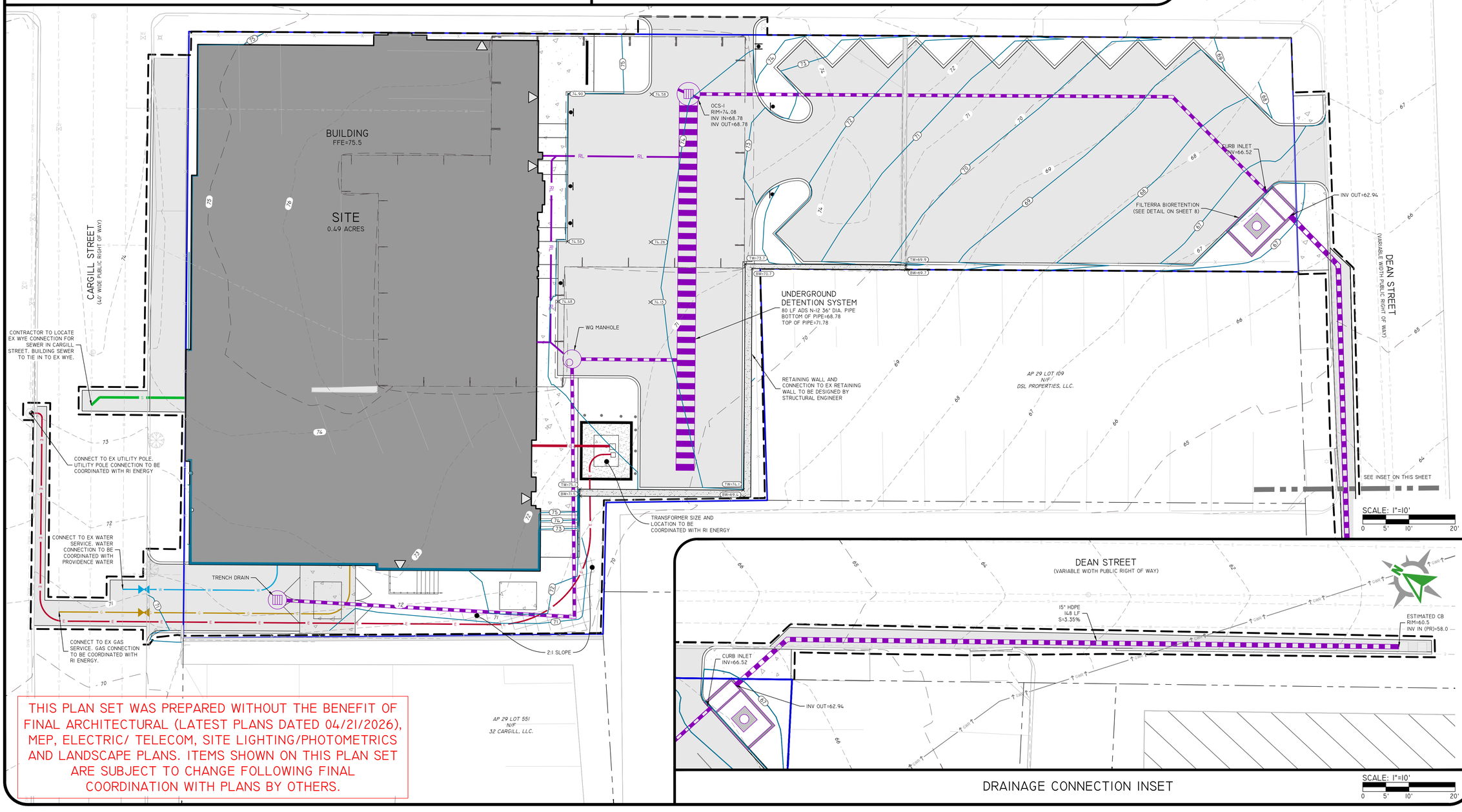
UNDERGROUND DETENTION PIPE

NOT TO SCALE

DESCRIPTION	UDS
TOP OF UDS STONE ELEVATION	72.28
BOTTOM OF UDS STONE ELEVATION	68.28
100 YEAR STORM ELEVATION	71.94
10 YEAR STORM ELEVATION	70.22
2 YEAR STORM ELEVATION	69.69

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 APPROVED EQUAL. ALL PIPE MUST BE WATERTIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



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DRAINAGE CONNECTION INSET

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C N BEAULIEU-SHEA
No. 5701
10/20/2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.I.P.
	DRAWN BY: S.I.P.		DESIGN BY: S.I.P.

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES.
SEE UTILITY NOTE ON SHEET 3.

GRADING, DRAINAGE, & UTILITIES PLAN
RI PUBLIC HEALTH INSTITUTE

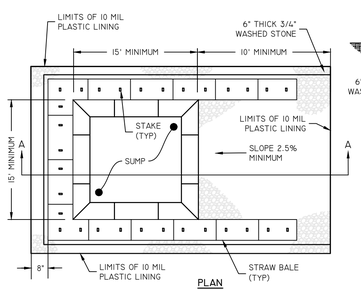
ASSESSOR'S PLAT 29 LOTS 108 & 550
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
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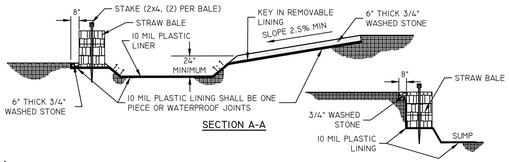
SHEET 7 OF 10

DE JOB NO. 3351-06 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\3357-001 CARGILL STREET 14 & DEAN STREET 25?\AUTOCAD DRAWINGS\3357-ASH-GRDDU.DWG Plotted: 10/20/2026



PLAN



SECTION A-A



ALTERNATE SECTION

USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED



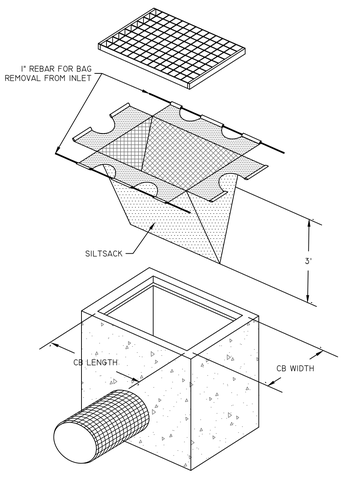
WASHOUT SIGN

NOTES:

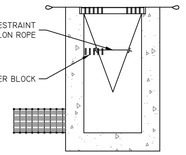
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL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

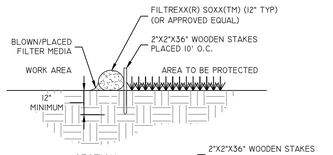


NOTE:
REGULAR FLOW=66 GAL./MIN/SF
HIGH FLOW=100.6 GAL./MIN/SF

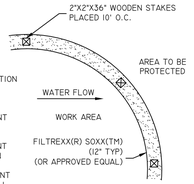


SILT SACK DETAIL

NOT TO SCALE



SECTION



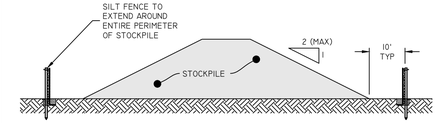
PLAN

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.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE

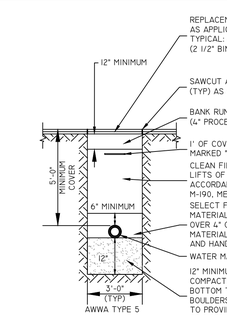


NOTES:

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

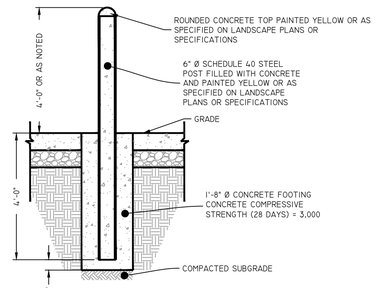
STOCKPILE PROTECTION

NOT TO SCALE



WATER TRENCH DETAIL

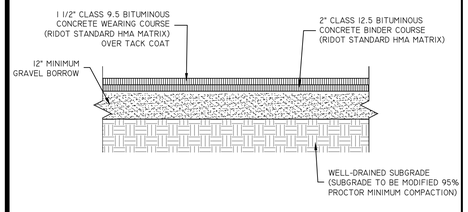
NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE

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

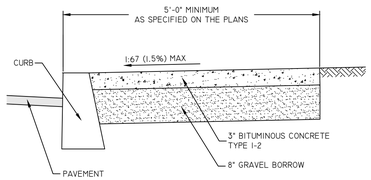


STANDARD PAVEMENT SECTION

NOT TO SCALE

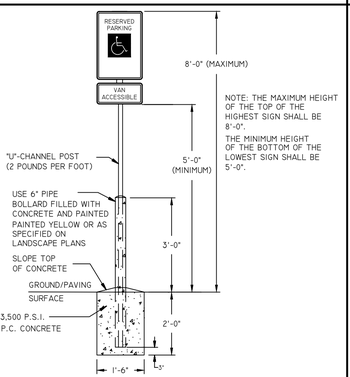
NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.
3. MEETS OR EXCEEDS GUIDELINES OF RIDOT STD DETAIL 43.2.0.



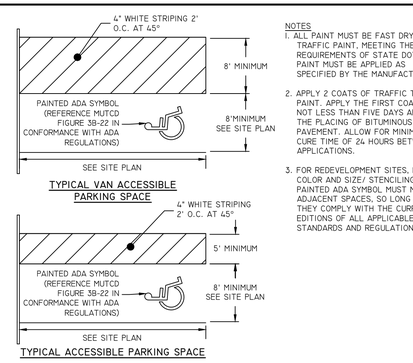
BITUMINOUS CONCRETE SIDEWALK (ADA)

NOT TO SCALE



BOLLARD MOUNTED ADA SIGN DETAIL

NOT TO SCALE

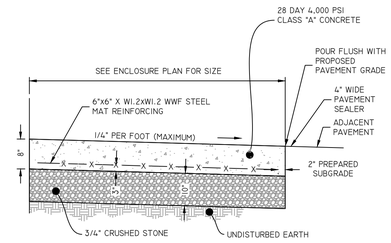


NOTES

1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF STATE DOT, 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



NOTES:

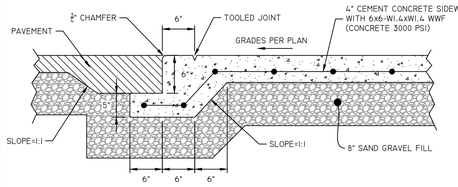
1. PROVIDE ISOLATION JOINT WHERE CONCRETE ABUTS A RIGID STRUCTURE.

CONCRETE DUMPSTER PAD

NOT TO SCALE

NOTE:

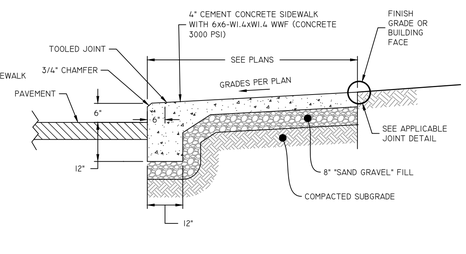
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
2. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE MUST BE TAKEN TO ENSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
3. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
4. PROVIDE EXPANSION JOINTS AT MAX. 16 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
5. PROVIDE CONTROL JOINTS AT 5' O.C.
6. MUST BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATIONS, CURRENT EDITION.



SECTION

MONOLITHIC CURB AND SIDEWALK (FLUSH)

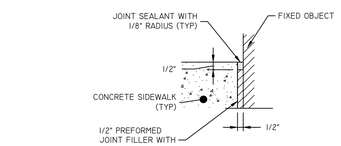
NOT TO SCALE



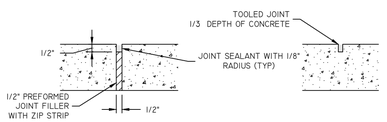
SECTION

MONOLITHIC CURB AND SIDEWALK (6" REVEAL)

NOT TO SCALE



FIXED OBJECT JOINT



EXPANSION JOINT CONTROL JOINT

INSTALLATION NOTES:

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

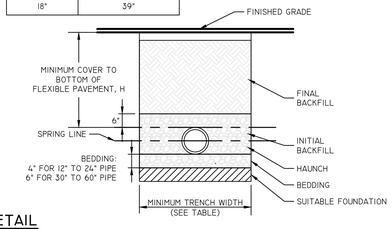
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

	SURFACE LIVE LOADING CONDITION	
PIPE Ø	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)
12" - 48"	12"	48"
60"	24"	60"

*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER.
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

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

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



HDPE TRENCH DETAIL

NOT TO SCALE

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C N BEAULIEU-SHEA
No. 5701
10/20/2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.J.P.
			DESIGN BY: S.J.P.
			DRAWN BY: S.J.P.

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

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

THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. CONTRACTOR TO SEE UTILITY NOTE ON SHEET 1.

DETAIL SHEET - 1

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 401-232-5010

SHEET 8 OF 10

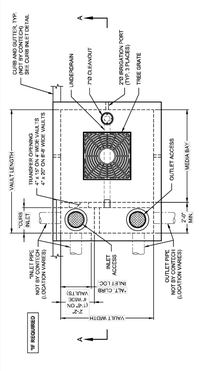
DE JOB NO: 3357-00 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\3357-00\ CARGILL STREET 1\ & DEAN STREET 2\7\AUTOCAD DRAWINGS\3357-00-DTST.DWG PLOTTED: 10/20/2026

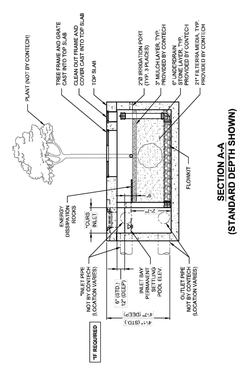
FTPD CONFIGURATION
(OPTIONS: DEEP "D", THROAT INLET "T", PIPE INLET "P", PIPE AND THROAT INLET "-PT")

MODEL NAME	PART NUMBER	AVAILABILITY	MEDIA AREA (SF)	MEDIA SIZE (L x W)	VAULT SIZE (L x W)	WEIR LENGTH (FOR 4" CURB OPENING	*MAX. BYPASS FLOW (CFS) @70% ORIFICE CLOGGING	INLET GRATE ACCESS DIA.	TREE GRATE QTY. AND SIZE
FTPD-4-W (WITH VAULT)	FTPD0404	ALL	16	4 x 4	4 x 6	1'-0"	1.4 / 4.6	12"(2"	(1) 2' x 2'
FTPD-4-PT (WITH VAULT)	FTPD0404	ALL (FTPD-4-T & FTPD-4-PT ONLY)	24	4 x 6	4 x 8	1'-0"	1.4 / 4.6	12"(2"	(1) 2' x 2'
FTPD-6-T (WITH VAULT)	FTPD0604	ALL (FTPD-6-T & FTPD-6-PT ONLY)	24	6 x 4	6 x 6	1'-0"	1.4 / 4.6	12"(2"	(1) 2' x 2'
FTPD-6-PT (WITH VAULT)	FTPD0606	DE, MD, NJ, PA, VA, WV ONLY	28	4.5 x 5.83	4.5 x 7.83	1'-0"	1.4 / 4.6	12"(2"	(1) 2' x 2'
FTPD-6-W (WITH VAULT)	FTPD0609	ALL	36	6 x 6	6 x 8	1'-0"	1.4 / 4.6	12"(2"	(1) 2' x 2'
FTPD-8-W (WITH VAULT)	FTPD0809	ALL (FTPD-8-T & FTPD-8-PT ONLY)	48	6 x 8	8 x 10	1'-0"	1.4 / 4.6	12"(2"	(1) 4' x 4'
FTPD-8-T (WITH VAULT)	FTPD0807	CA, TX ONLY	56	8 x 7	8 x 10	2'-0"	2.1 / 6.8	24"(2"	(1) 4' x 4'
FTPD-8-PT (WITH VAULT)	FTPD0813	ALL (FTPD-8-T & FTPD-8-PT ONLY)	60	6 x 10	8 x 12	1'-0"	1.4 / 4.6	12"(2"	(1) 4' x 4'
FTPD-10-T (WITH VAULT)	FTPD0710	ALL (FTPD-10-T & FTPD-10-PT ONLY)	70	7 x 10	7 x 15	2'-0"	2.1 / 6.8	24"(2"	(1) 4' x 4'
FTPD-10-W (WITH VAULT)	FTPD0809	CA, TX ONLY	72	8 x 9	8 x 12	2'-0"	2.1 / 6.8	24"(2"	(1) 4' x 4'
FTPD-10-T (WITH VAULT)	FTPD0810	ALL	64	8 x 10.5	8 x 14	2'-0"	2.5 / 8.2	24"(2"	(1) 4' x 4'
FTPD-10-PT (WITH VAULT)	FTPD0815	ALL (FTPD-10-T & FTPD-10-PT ONLY)	100	8 x 12.5	8 x 16	2'-0"	2.5 / 8.2	24"(2"	(1) 4' x 4'
FTPD-10-T (WITH VAULT)	FTPD0915	OR, WA ONLY	103	9 x 11.5	9 x 15	2'-0"	2.5 / 8.2	24"(2"	(1) 4' x 4'

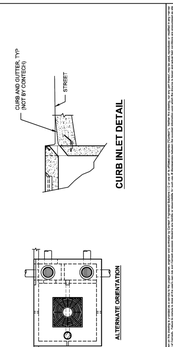
*MAX BYPASS IS LOW (5 INTERNAL VARIATION CAPACITIES (HIGHLAND - HIGH STANDARD DEPTH AND JHEP 45), RESPECTIVELY. SEE SPECIFIC FTPD MODEL FOR ASSURANCE TO ACHIEVE CAPACITY. MAX BYPASS FLOW IS ASSUMED TO BE ATTAINED WHEN WATER SURFACE ELEVATION REACHES TOP OF CURB OPENING.



PLAN VIEW



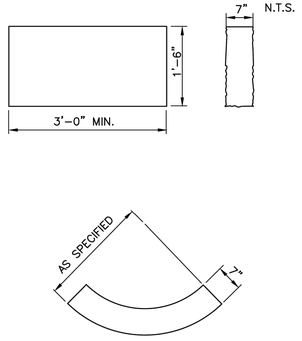
SECTION A-A
(STANDARD DEPTH SHOWN)



filterra
bioretention

CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1122 www.conteches.com

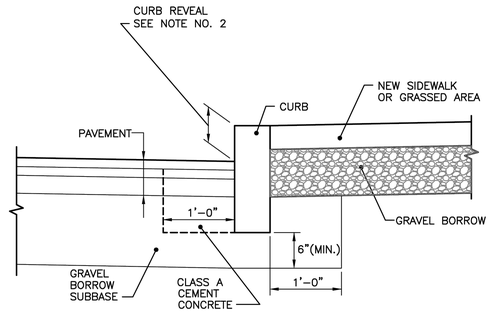
FILTERRA PEAK DIVERSION (FTPD) CONFIGURATION DETAIL



NOTE:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE RI STANDARD SPECIFICATIONS.
2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE SAWCUT OR QUARRY SPLIT.
3. MINIMUM LENGTH OR CIRCULAR PIECES TO BE 3'-0".
4. CIRCULAR CURB IS REQUIRED ON CURVES AS INDICATED. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
5. CURB TO BE SET PER PROVIDENCE CURB SETTING DETAIL.

GRANITE CURB - STRAIGHT AND CIRCULAR
N.T.S.
7.3.0 P PROVIDENCE STANDARD

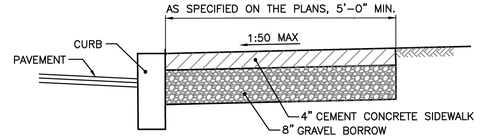
ISSUE DATE: 1/6/17



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. NEW CURBING CONSTRUCTION SHALL BE SET AT A 6 INCH REVEAL OR AS INDICATED ON PLANS OR DIRECTED BY PROVIDENCE DPW. NEW CURBING INSTALLED ADJACENT TO EXISTING CURBING SHALL MATCH THE EXISTING REVEAL OR A MINIMUM OF 4 INCHES, WHICHEVER IS GREATER. IF ADJACENT EXISTING REVEAL IS LESS THAN 4 INCHES, THE FIRST SECTION OF NEW CURB SHALL TRANSITION TO 4" REVEAL,

CURB SETTING DETAIL
N.T.S.
7.6.0 P PROVIDENCE STANDARD

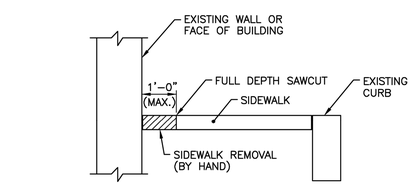
ISSUE DATE: 1/6/17



NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. SEE CURB SETTING DETAIL WHERE APPLICABLE.
3. RUNNING SLOPE OF SIDEWALK SHALL NOT EXCEED 8.3% (1:12). TYPICALLY, RUNNING SLOPE SHALL MATCH ROAD SLOPE.
4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% (1:50).
5. SIDEWALK MAY BE SUBJECT TO GRASS STRIP INSTALLATION. CONSULT WITH DPW ENGINEERING
6. GRAVEL BORROW BASE SHALL COMPACT TO ACHEIVE SOIL DENSITY VALUES OF 95% MODIFIED PROCTOR DENSITY (AASHTO T180).
7. SIDEWALK REPAIRS TWENTY FEET OR LONGER ARE SUBJECT TO REQUIREMENTS HEREIN. SIDEWALK REPAIRS SHORTER THAN TWENTY FEET SHALL MAKE EVERY EFFORT TO MEET REQUIRED SLOPES.
8. CONTROLL JOINTS SHALL BE INSTALLED EVERY 5 FEET IN EACH DIRECTION.
9. EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION AT FOUNDATIONS AND WALLS AND IN A SQUARE PATTERN AROUND MANHOLE COVERS, HYDRANTS, SIGN POSTS AND UTILITY POLES. THE EXPANSION JOINT SHALL BE THE FULL DEPTH OF THE SIDEWALK AND FILLED WITH AN APPROVED TYPE OF PREMOLDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK
N.T.S.
43.1.0 P PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



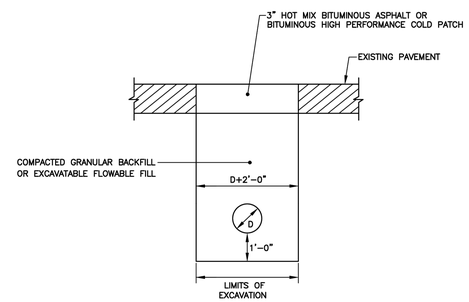
NOTES:
1. IN AREAS WHERE SIDEWALKS ARE TO BE REMOVED IN FRONT OF EXISTING WALLS OR BUILDINGS, THE CONTRACTOR SHALL SAWCUT ONE(1) FOOT (MAXIMUM) IN FRONT OF THE WALL/BUILDING AND REMOVE THE SIDEWALK STRUCTURE BY HAND.

2. IN THE EVENT THAT THE EXISTING SIDEWALK IS A STRUCTURAL ELEMENT OF THE WALL/BUILDING, THE EXISTING SIDEWALK IN FRONT OF THESE STRUCTURES WILL REMAIN IN-PLACE AND A NEW SIDEWALK CONSTRUCTED TO MATCH THE EXISTING SECTION.

3. ANY DAMAGE TO THE WALL OR BUILDING BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

SIDEWALK REMOVAL DETAIL
N.T.S.
43.1.1 P PROVIDENCE STANDARD

ISSUE DATE: 1/6/17

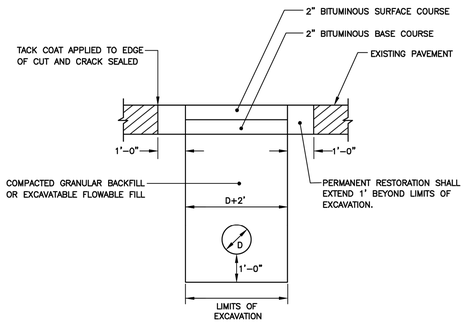


NOTES:
1. BITUMINOUS CONCRETE SHALL ADHERE TO RIDOT STANDARD SPECIFICATIONS, SECTION 401.
2. GRANUAL BASE MATERIAL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (AASHTO T180), AND SHALL ADHERE TO RIDOT STANDARD SPECIFICATIONS, SECTION 301.
3. EXCAVATABLE FLOWABLE FILL (CONTROLLED DENSITY FILL, CDF) SHALL ADHERE TO RIDOT STANDARD SPECIFICATIONS, SECTION 603.
4. ANY TEMPORARY PATCH INSTALLED PRIOR TO SEPTEMBER 1 IN ANY YEAR SHALL BE REPLACED WITH PERMANENT PATCH NO LATER THAN DECEMBER 1 OF THAT YEAR.

   TEMPORARY PATCHES MADE BETWEEN SEPTEMBER 1 AND MARCH 30 SHALL BE MAINTAINED BY THE PERMITTEE UNTIL A PERMANENT PATCH CAN BE INSTALLED, NO LATER THAN JUNE 15.
5. IF TEMPORARY PATCH IS INSTALLED, PERMITTEE MAY ALLOW NO MORE THAN 45 DAYS FOR SETTLING BEFORE PERMANENT RESTORATION. THE PERMITTEE SHALL BE RESPONSIBLE TO MAINTAIN TEMPORARY ROADWAY RESTORATIONS IN A SAFE CONDITION FOR ALL TYPES OF TRAVEL UNTIL A PERMANENT PAVEMENT REPAIR HAS BEEN MADE. TO ENSURE PROPER MAINTENANCE, THE PERMITTEE SHALL PERFORM PERIODIC INSPECTION OF EACH TEMPORARY PATCH UNTIL IT IS REPLACED WITH A PERMANENT PATCH.

TEMPORARY ROADWAY RESTORATION
N.T.S.
60.1.0 P PROVIDENCE STANDARD

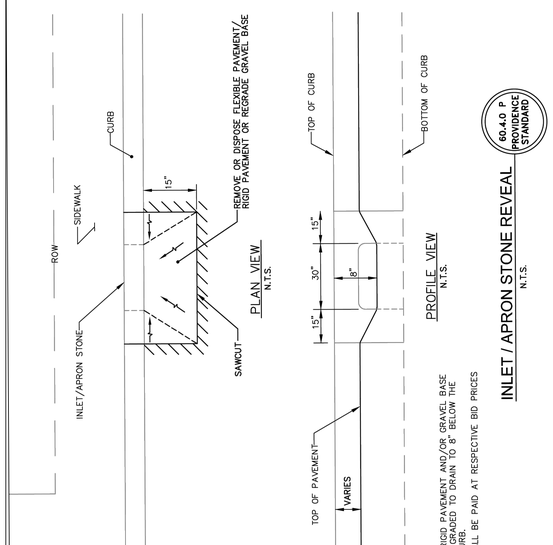
ISSUE DATE: 1/6/17



NOTES:
1. BITUMINOUS CONCRETE SHALL ADHERE TO RIDOT SPECIFICATIONS, SECTION 401.
2. GRANULAR BASE MATERIAL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (AASHTO T180). GRAVEL BASE COURSE SHALL ADHERE TO RIDOT SPECIFICATIONS, SECTION 301.
3. EXCAVATABLE FLOWABLE FILL (CONTROLLED DENSITY FILL, CDF) SHALL ADHERE TO 95% OF THE MODIFIED PROCTOR DENSITY (AASHTO T180), ADHERING TO RIDOT SPECIFICATIONS, SECTION 603.
4. PRIOR TO PERMANENT RESTORATION, ALL EDGES OF THE EXCAVATED AREA AND ONE FOOT BEYOND SHALL BE SAWCUT TO A CLEAN, SQUARE EDGE.
5. IF EXCAVATION IS ON A PROTECTED STREET, THE REMAINING ROADWAY OUTSIDE THE TRENCH TO THE NEAREST CURB SHALL BE MILLED 1.5 INCHES WITH 1.5 INCH BITUMINOUS CONCRETE SURFACE OVERLAY. THE JOINTS SHALL BE SEALED USING INFRARED TECHNOLOGY. THE LENGTH OF THE NEW PAVED AREA MUST BE A MINIMUM OF 10 FEET TO ALLOW FOR PROPER ROLLING.
6. IF EXCAVATION IS ON A NON-PROTECTED STREET, AND THE DISTANCE FROM EDGE OF EXCAVATION TO EDGE OF ROADWAY IS TWO FEET OR LESS, THE REMAINING AREA TO EDGE OF ROADWAY SHALL BE REMOVED AND REPLACED IN CONJUNCTION WITH THE PERMANENT PAVEMENT RESTORATION.

PERMANENT ROADWAY RESTORATION - GRANULAR BASE
N.T.S.
60.2.0 P PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



NOTES: 1. FLEXIBLE/RIGID PAVEMENT AND/OR GRAVEL BASE SHALL BE GRADED TO DRAIN TO 8" BELOW THE TOP OF CURB.
2. ITEMS SHALL BE PAID AT RESPECTIVE BID PRICES

INLET / APRON STONE REVEAL
N.T.S.
60.4.0 P PROVIDENCE STANDARD

ISSUE DATE: 1/6/17

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER.

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

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ADDITIONAL UTILITIES NOT SHOWN OR LOCATIONS OF EXISTING UTILITIES SEE "UTILITY NOTE" ON SHEET 1.

NO.	DATE	DESCRIPTION	BY
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.L.P.

DRAWN BY: S.L.P. DESIGN BY: S.L.P.

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

C N BEAULIEU-SHEA
No. 5701
10/20/2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DETAIL SHEET - 2

RI PUBLIC HEALTH INSTITUTE

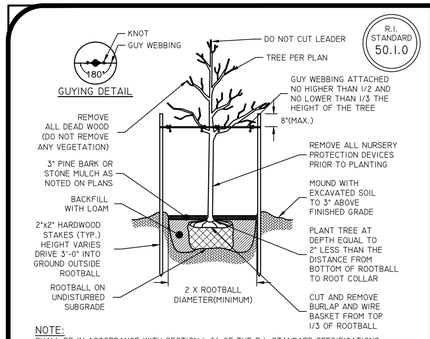
ASSESSOR'S PLAT 29 LOTS 108 & 550
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
AHARONIAN & ASSOCIATES INC - ARCHITECTS
310 GEORGE WASHINGTON HIGHWAY, SUITE 100, SMITHFIELD, RI 02917
TEL 401-232-5010

SHEET 9 OF 10

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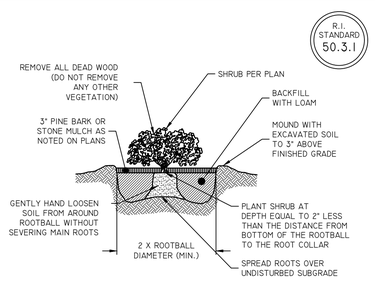
Z:\DEMAIN\PROJECTS\3357-00\ CARGILL STREET II & JEAN STREET 25\7-AUTOCAD DRAWINGS\3357-00\DTS1.DWG Plotted: 10/20/2026



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

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

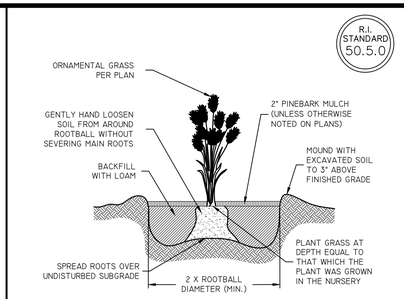
NOT TO SCALE



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

CONTAINER GROWN SHRUB PLANTING DETAIL

NOT TO SCALE



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

ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

PROVIDENCE ZONING REGULATIONS
ARTICLE 15. TREES AND LANDSCAPING:

1503. ON-SITE LANDSCAPING AND REQUIRED TREES

C. REQUIRED TREE CANOPY PERCENTAGE
2. CALCULATIONS FOR TREE CANOPY
THE TOTAL CANOPY COVERAGE FOR A LOT IS THE SUM OF THE CANOPY, AT MATURITY, OF THE INDIVIDUAL TREES LOCATED ON THE LOT. THE SQUARE FOOTAGE OF CANOPY COVER VARIES ACCORDING TO TREE SPECIES. THE CITY FORESTER MAINTAINS A LIST OF TREES SPECIES AND THE EXPECTED SIZE OF THE CANOPY FOR EACH SPECIES, AT MATURITY, WHEN PLANTED.

THE LOT IS ZONED C-2 AND REQUIRES A 15.0% TREE CANOPY COVERAGE.

CANOPY COVERAGE REQUIREMENT: 21,143 SF± (0.49 AC±) DISTURBED LOT AREA x 0.15 = 3,171.45 SF

PROPOSED TREE CANOPY COVERAGE:

TREE SIZE	CANOPY SIZE	NO. OF TREES	COVERAGE
EXISTING TREE	300 SF	2	600 SF (PER CITY FORESTER)
SMALL	300 SF	10	3,000 SF
TOTAL PROPOSED CANOPY COVERAGE:			3,600 SF
PERCENT PROPOSED CANOPY COVERAGE:		3,600 SF/ 21,143 SF = 17.0% > 15%	

1504. PARKING LOT PERIMETER LANDSCAPE STRIP

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.

IN LIEU OF THE FIVE FOOT PERIMETER PARKING LOT LANDSCAPE STRIP A SAWTOOTH PARKING LAYOUT IS PROPOSED. (PER CITY FORESTER)

REQUIRED 5' STRIP AREA = 1,013.1 SF
SAWTOOTH LANDSCAPE AREA = 1,031.9 SF> 1,013.1 SF

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

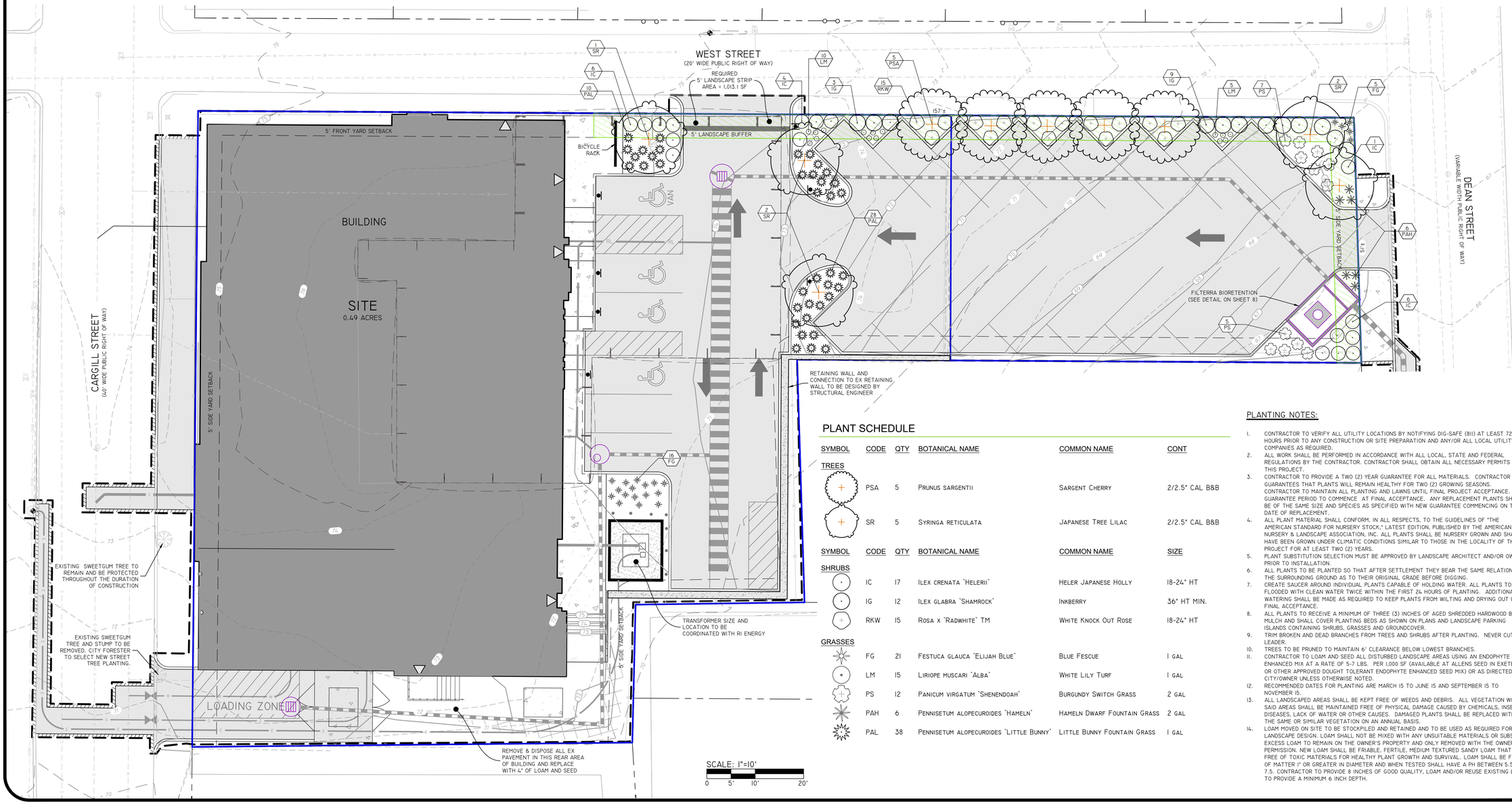
TREES REQUIRED ALONG FRONTAGE = 1/25 LF

WEST ST AND DEAN ST TOTAL FRONTAGE = 208 LF
TREES REQUIRED = 208 LF/25 LF = 9 (8.32) TREES
PROPOSED TREES = 9

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.

THE LANDSCAPE STRIP SHALL BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH SHRUBS THAT PROVIDE SCREENING OF A MINIMUM OF THREE FEET IN HEIGHT WHERE FEASIBLE.

E. WHERE EXISTING CONDITIONS OR OTHER PROVISIONS OF THIS ORDINANCE MAKE IT IMPRACTICABLE TO MEET THE PERIMETER LANDSCAPE STRIP REQUIREMENTS, THE CITY FORESTER MAY APPROVE A MODIFICATION TO THE WIDTH OR LOCATION OF THE PERIMETER LANDSCAPE STRIP, OR THE SPACING OR NUMBER OF TREES IN THE PERIMETER LANDSCAPE STRIP, SO LONG AS THERE IS NO NET LOSS OF PLANTED AREA OR NUMBER OF TREES REQUIRED.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES					
	PSA	5	PRUNUS SARGENTII	SARGENT CHERRY	2/2.5" CAL B&B
	SR	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	2/2.5" CAL B&B
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
	IC	17	ILEX CRENATA `HELERII`	HELER JAPANESE HOLLY	18-24" HT
	IG	12	ILEX GLABRA `SHAMROCK`	INKBERRY	36" HT MIN.
	RKW	15	ROSA x `RADWHITE` TM	WHITE KNOCK OUT ROSE	18-24" HT
GRASSES					
	FG	21	FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL
	LM	15	LIRIOPE MUSCARI `ALBA`	WHITE LILY TURF	1 GAL
	PS	12	PANICUM VIRGATUM `SHENENDOAH`	BURGUNDY SWITCH GRASS	2 GAL
	PAH	6	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	2 GAL
	PAL	38	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	1 GAL

PLANTING NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON PLANS AND LANDSCAPE PARKING ISLANDS CONTAINING SHRUBS, GRASSES AND GROUNDCOVER.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. TREES TO BE PRUNED TO MAINTAIN 6' CLEARANCE BELOW LOWEST BRANCHES.
11. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR OTHER APPROVED DOUGHT TOLERANT ENDOPHYTE ENHANCED SEED MIX) OR AS DIRECTED BY CITY/OWNER UNLESS OTHERWISE NOTED.
12. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
13. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
14. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.

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

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NO.	DATE	DESCRIPTION	BY:
0	10-20-2026	UNIFIED DEVELOPMENT SUBMISSION	S.J.P.

DESIGN BY: S.J.P.
DRAWN BY: S.J.P.

LANDSCAPE 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 401-232-5010

SHEET 10 OF 10

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Z:\DEMAIN\PROJECTS\3357-00\ CARGILL STREET 14 & DEAN STREET 257\AUTOCAD DRAWINGS\3357-00H-LARC.DWG Plotted: 10/20/2026