

VICINITY MAP
SCALE: 1"=2000'

STORAGE FIVE CRANSTON DEVELOPMENT PLAN REVIEW

CITY OF CRANSTON, PROVIDENCE COUNTY, RI

SEPTEMBER 2024

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLOWS ROAD
RAYNHAM, MA 02767
PH: (774) 501-2176
CONTACT: KARLIS SKULTE P.E.

APPLICANT/OWNER

STORAGE FIVE CRANSTON, LLC
P.O. BOX 1042
SEABROOK, TEXAS 77586
PH: 713-545-0883
CONTACT: CHRIS CATANIA

ARCHITECT

J. CLARK ARCHITECTURE & DESIGN, LLC
55 NORTH 1ST STREET, SUITE 300
CLARKSVILLE, TN 37949
PH: 931-237-4210
CONTACT: JON CLARK AIA, NCARB

SITE DEVELOPMENT ZONING DATA

ADDRESS: 1 KENNEY DRIVE & 0 SHARPE STREET
CRANSTON, RHODE ISLAND
PARCEL I.D.: 13-50-00, 13-50-01, 13-67-00
PROJECT PARCEL AREA (PROPOSED PARCEL A): 290,556 SQ. FT. (6.67 AC)
ZONING DISTRICT: INDUSTRIAL M-2
PROPOSED USE: SELF STORAGE



SITE MAP
SCALE: 1"=200'

DRAWING INDEX	
DRAWING NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS PLANS
C101	DEMOLITION & EROSION CONTROL PLAN
C200	OVERALL SITE PLAN
C201	ENLARGED SITE PLAN
C300	GRADING, DRAINAGE & UTILITY PLAN
C800	DETAILS
C801	DETAILS

NO.	DATE	DESCRIPTION

31 Bellows Road
Raynham, MA 02767
Ph: 774.501.2176
www.cecinc.com

CEC
Civil & Environmental
Consultants, Inc.

STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920

COVER SHEET

DATE: 08/29/24
DRAWN BY: CJV
AS SHOWN
CHECKED BY: MB
PROJECT NO: 342-782
APPROVED BY: KPS

DRAWING NO: **C000**

**PERMIT SET
NOT FOR CONSTRUCTION**

KARLIS PAULS SKULTE
No. 13625
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Dig Safe Systems, Inc.
1-888-DIG-SAFE
(1-888-344-7233)

A:\140-001\142-782-000\Drawings\001\142782-001-000.dwg (OWNER SHEET) (S:\9\25\2024 - m\m\m\m) - P: 8/29/2024 3:39 PM

GENERAL NOTES

- EXISTING SITE INFORMATION INCLUDING SUBSURFACE UTILITY INFORMATION/TOPOGRAPHIC SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES INC. AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 1 KENNEY DRIVE & SHARPE DRIVE, MAP 13, LOTS 5, 50 & 67, CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND" DATED JUNE 17, 2024.
- EXISTING CONTOURS SHOWN WITH THE LIMITS OF THE PROJECT MAY NOT REFLECT ACTUAL CONDITIONS WHEN CONTRACTOR MOBILIZES. CONTRACTOR MUST VERIFY EXISTING CONDITIONS WITH OWN SURVEY PRIOR TO START OF WORK.
- THE HORIZONTAL COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (RHODE ISLAND STATE PLAN) COORDINATE SYSTEM. THE VALUES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS, LOCATIONS OF ALL STRUCTURES, AND LOCATIONS OF ALL UTILITIES WHICH MAY AFFECT THE WORK PRIOR TO BEGINNING ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING THE WORK. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATION.
- PROPERTY LINES FOR ABUTTING PROPERTIES ARE BASED ON GIS DATA OBTAINED FROM THE CITY OF CRANSTON GEOGRAPHIC INFORMATION SYSTEM DATABASE AND SHOULD BE CONSIDERED APPROXIMATE.
- CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- 48 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE RHODE ISLAND UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF RHODE ISLAND UNDERGROUND PROTECTION, INC.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR OVERALL MANAGEMENT OF EROSION AND SEDIMENT CONTROLS FOR THE PROJECT, AND IS RESPONSIBLE FOR MAINTAINING THEIR WORK AREA IN GOOD CONDITION AND NOT ALLOWING EXCESSIVE EROSION AND/OR SEDIMENT DEPOSITION TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL IMPLEMENT SOIL AND EROSION CONTROL PRACTICES IF REQUIRED BY OWNER, ENGINEER, CITY OF CRANSTON AND/OR RIDEM.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT, APPLICABLE.
- THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.

DEMOLITION NOTES

- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE ENGINEER'S RECOMMENDATION.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE WORK ACTIVITY.

LAYOUT NOTES

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE TYPE II (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF STRUCTURES, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF CRANSTON. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

GRADING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL REMAIN ON THE PROPERTY OF THE OWNER, UNLESS SPECIFIED OTHERWISE BY THE OWNER. ALL EXCESS SOIL MATERIALS SHALL BE STOCKPILED BY THE CONTRACTOR IN DESIGNATED LOCATIONS DETERMINED BY THE OWNER.

STORM DRAINAGE NOTES

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4 SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: HDPE SDR-35, OR HIGH DENSITY POLYETHYLENE. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE. ALL STORM IS TO BE INSTALLED PER THE SPECIFICATIONS.

UTILITY NOTES

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PRIVATE UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL (CONFORMING TO CITY CRANSTON WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS ALL CONFORM TO ASTM D-3212.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE, UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 10' OUTSIDE BUILDING WALL, OR IN ACCORDANCE WITH STATE OF RHODE ISLAND PLUMBING CODE, AS APPROPRIATE, COORDINATE WITH OWNER AND ENGINEER.

REVISION RECORD

NO.	DATE	DESCRIPTION
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Raynham, MA 02767
Ph: 774.501.2176
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STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920

GENERAL NOTES

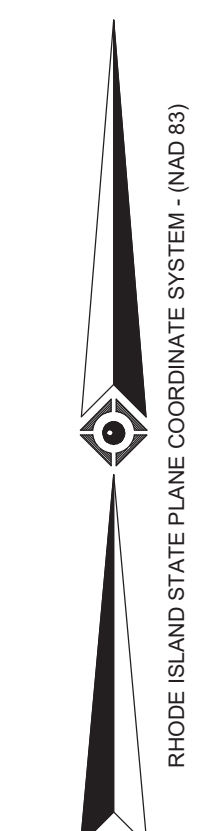
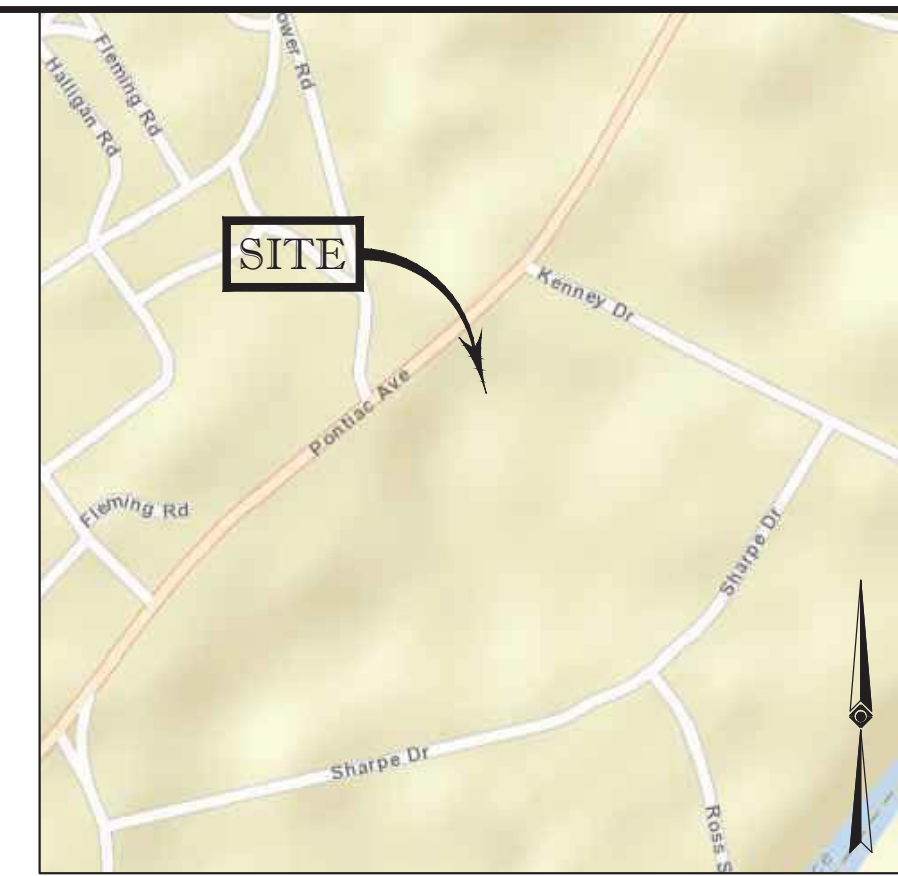
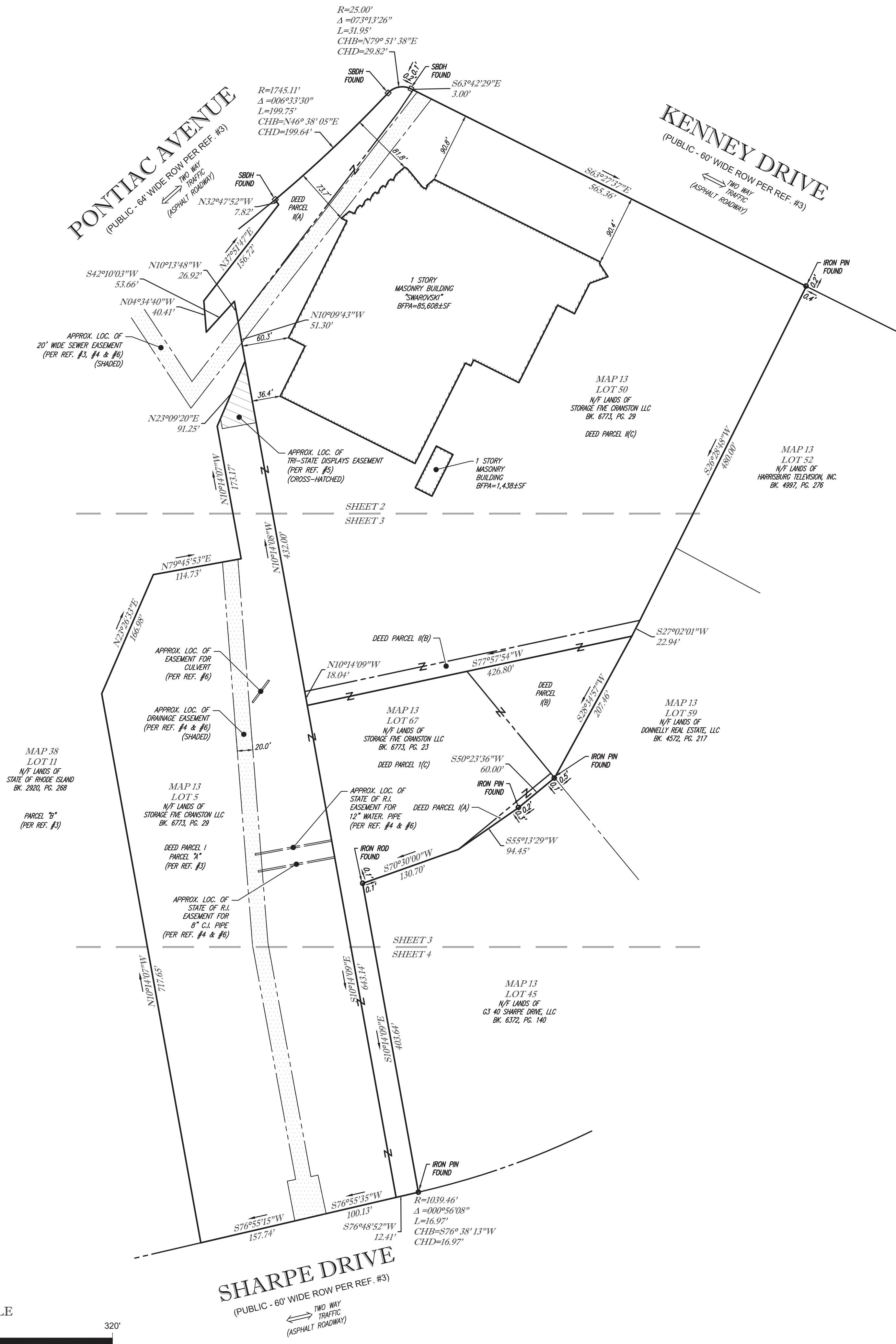
DATE: 06/25/24
DRAWN BY: CJV
AS SHOWN
CHECKED BY: MB
PROJECT NO: 342-782
APPROVED BY: KPS



DRAWING NO.: **C001**

REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF CRANSTON, PROVIDENCE COUNTY, MAP 13.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 427 OF 451," MAP NUMBER 44007C0427H, MAP REVISED: OCTOBER 2, 2015.
- MAP ENTITLED "HOWARD INDUSTRIAL PARK, SUBDIVISION No. 3, CRANSTON, R.I., BELONGING TO HOWARD DEVELOPMENT CORPORATION," PREPARED BY FRANK N. ZAINO & ASSOCIATES AND JOHN L. FLOCK, R.L.S., DATED MAY 8, 1979, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 18, PAGE 58.
- MAP ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, REPLAT OF HOWARD INDUSTRIAL PARK, SUBDIVISION No. 3 & 4, A.P. 13, LOT No. 5, A.P. 38, LOT No. 11, SWAROVSKI AMERICA LIMITED," PREPARED BY FUSS & O'NEILL, INC., DATED NOVEMBER 6, 2001, LAST REVISED SEPTEMBER 25, 2002, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 680, PAGE 403.
- MAP ENTITLED "PLAT SHOWING LAND SITUATED IN CRANSTON, RHODE ISLAND, CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS," PREPARED BY RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DATED 2002, RECORDED WITH PROVIDENCE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1858, PAGE 275.
- MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, 1 KENNEY DRIVE AND 0 SHARPE DRIVE, PROVIDENCE COUNTY, CRANSTON, RHODE ISLAND," PREPARED BY BLEW & ASSOCIATES, P.A., DATED SEPTEMBER 8, 2023, LAST REVISED DECEMBER 20, 2024, PROVIDED BY THE CLIENT.
- UNDERGROUND GAS MAPPING IN THE AREA PROVIDED BY NATIONAL GRID.
- UNDERGROUND WATER MAPPING IN THE AREA PROVIDED BY PROVIDENCE WATER.
- UNDERGROUND SEWER MAPPING IN THE AREA PROVIDED BY THE TOWN OF CRANSTON.
- MAP ENTITLED "RECORD DRAWING, RHODE ISLAND STATE ENERGY PARTNERS, L.P., FPLE RHODE ISLAND STATE ENERGY PROJECT, COOLING WATER SUPPLY & RETURN PIPELINE STA. 68+00 TO 94+00," PREPARED BY METCALF & EDDY, LAST REVISED APRIL 15, 2002, PROVIDED BY TOWN OF CRANSTON ENGINEERING DEPARTMENT.



LOCUS MAP NOT TO SCALE

NOTES:

- PROPERTY KNOWN AS LOTS 5, 50 & 67 AS SHOWN ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, MAP NO. 13.
- LOT 50 AREA = 223,147 SQUARE FEET OR 5.123 ACRES.
LOT 59 AREA = 386,238 SQUARE FEET OR 8.867 ACRES.
LOT 67 AREA = 85,280 SQUARE FEET OR 1.959 ACRES.
TOTAL AREA = 694,665 SQUARE FEET OR 15.947 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X- UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
TBM-A: TBM-A: X-CUT SET ON CORNER OF CONCRETE PAD, ELEVATION= 78.10'
TBM-B: DOCK SPIKE SET IN UTILITY POLE #4, ELEVATION= 80.51'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

SEE SHEETS 2-4 OF 4 FOR SITE FEATURES & TOPOGRAPHY

FIELD DATE	05-23-2024				
FIELD BOOK NO.	24-06-MA				
FIELD BOOK PGS.	30-33				
FIELD CREW	B.S.B.				
DRAWN	R.A.B. E.G.F.				
REVIEWED	R.J.K.	APPROVED	C.E.L.	DATE	9-26-2024
SCALE	1"=80'		FILE NO.	03-240140-00	
DWG. NO.	1 OF 4				

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1 KENNEY DRIVE & SHARPE DRIVE
MAP 13, LOTS 5, 50 & 67
CITY OF CRANSTON, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-317-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: I

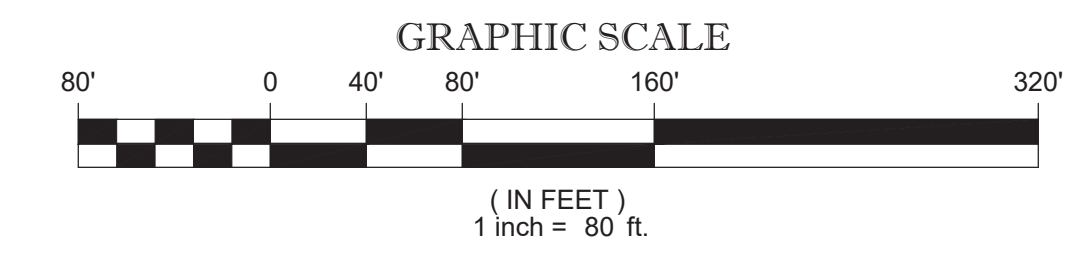
B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY)
MEASUREMENT SPECIFICATION: III
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY SURVEY AND COLLECTION OF TOPOGRAPHIC AND PLANNIMETRIC INFORMATION AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
RHODE ISLAND CERTIFICATE OF AUTHORIZATION #A350

9-26-2024
PROFESSIONAL LAND SURVEYOR



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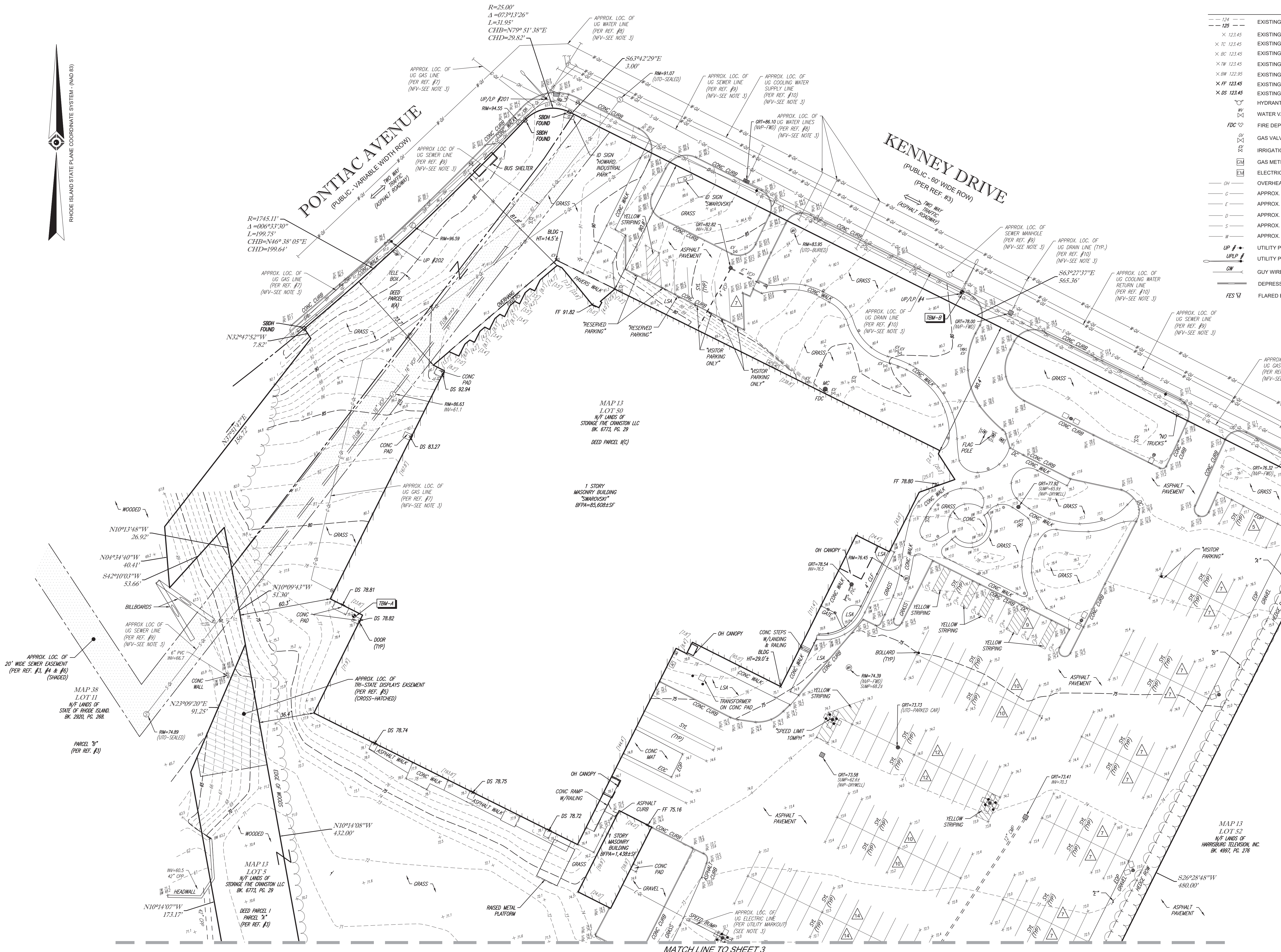


THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

RHODE ISLAND STATE PLANE COORDINATE SYSTEM - (NAD 83)

LEGEND

---	EXISTING CONTOUR	⊙ DMH	DRAINAGE/STORM MANHOLE
×	EXISTING SPOT ELEVATION	⊙ EMH	ELECTRIC MANHOLE
×	EXISTING TOP OF CURB ELEVATION	⊙ UMH	UNKNOWN MANHOLE
×	EXISTING BOTTOM OF CURB ELEVATION	⊙ SMH	SANITARY/SEWER MANHOLE
×	EXISTING TOP OF WALL ELEVATION	⊙ CB	CATCH BASIN OR INLET
×	EXISTING BOTTOM OF WALL ELEVATION	⊙ MC	METAL COVER
×	EXISTING FINISHED FLOOR ELEVATION	⊙ TS	TRAFFIC SIGNAL
×	EXISTING DOOR SILL ELEVATION	⊙ L	LAMP
⊙	HYDRANT	⊙ AL	AREA LIGHT
⊙	WATER VALVE	⊙ G	GROUND LIGHT
⊙	FIRE DEPARTMENT CONNECTION	⊙ S	SIGN
⊙	GAS VALVE	⊙ PA	PAINTED ARROWS
⊙	IRRIGATION CONTROL VALVE	⊙ PC	PARKING SPACE COUNT
⊙	GAS METER	⊙ B	BOLLARD
⊙	ELECTRIC METER	⊙ P	POST
⊙	OVERHEAD WIRES	⊙ CLF	CHAIN LINK FENCE
---	APPROX. LOC. UNDERGROUND GAS LINE	⊙ DC	DEPRESSED CURB
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE	⊙ EDC	EDGE OF CONCRETE
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE	⊙ EOP	EDGE OF PAVEMENT
---	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE	⊙ UG	UNDER GROUND
---	APPROX. LOC. UNDERGROUND WATER LINE	⊙ LSA	LANDSCAPED AREA
---	UTILITY POLE	⊙ (TYP)	TYPICAL
---	UTILITY POLE/LIGHT POLE	⊙ SWL	SOLID WHITE LINE
---	GUY WIRE	⊙ SYL	SOLID YELLOW LINE
---	DEPRESSED CURB	⊙ SBGH	STONE BOUND W/DRILL HOLE
---	FLARED END SECTION	⊙ HT	HEIGHT
		⊙ BLDG	BUILDING
		⊙ BFFA	BUILDING FOOTPRINT AREA
		⊙ NVP	NO VISIBLE PIPE
		⊙ NVF	NOT FIELD VERIFIED
		⊙ UTO	UNABLE TO OPEN
		⊙ FWD	FILLED WITH DEBRIS
		⊙ EL	ELEVATION
		⊙ PVC	POLYVINYL CHLORIDE PIPE
		⊙ CMC	CORRUGATED METAL PIPE
		⊙ VCP	VITRIFIED CLAY PIPE
		⊙ INV	INVERT ELEVATION
		⊙ GRT	GRATE ELEVATION
		⊙ 1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
		⊙ -0.0	SUBSURFACE UTILITY QUALITY LEVEL C
		⊙ -0.0	SUBSURFACE UTILITY QUALITY LEVEL D
		⊙	UNKNOWN TERMINUS



MAP 13
LOT 50
N/F LANDS OF
STORAGE THE CRANSTON LLC
BK. 673, PG. 29
DEED PARCEL (C)

1 STORY
MASONRY BUILDING
"SWAROVSKI"
BFFA=85,608LSF

SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY, NOTES & REFERENCES

FIELD DATE 05-23-2024	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY		
FIELD BOOK NO. 24-06-MA	CIVIL & ENVIRONMENTAL CONSULTANTS, INC.		
FIELD BOOK PGS. 30-33	1 KENNEY DRIVE & SHARPE DRIVE MAP 13, LOTS 5, 50 & 67 CITY OF CRANSTON, PROVIDENCE COUNTY STATE OF RHODE ISLAND		
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.		
DRAWN R.A.B. E.G.F.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX		
REVIEWED R.J.K.	APPROVED C.E.L.	DATE 9-26-2024	SCALE 1"=30'
		FILE NO. 03-240140-00	DWG. NO. 2 OF 4

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: I

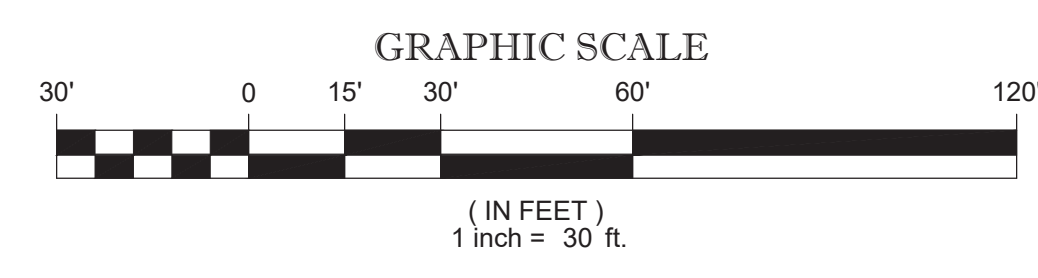
B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) MEASUREMENT SPECIFICATION: III
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY AND COLLECTION OF TOPOGRAPHIC AND PLANNIMETRIC INFORMATION AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

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CHARLES E. LENT
Rhode Island Professional Land Surveyor #1947
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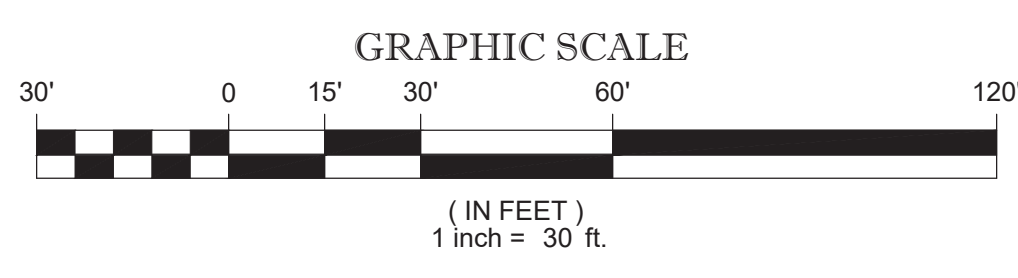
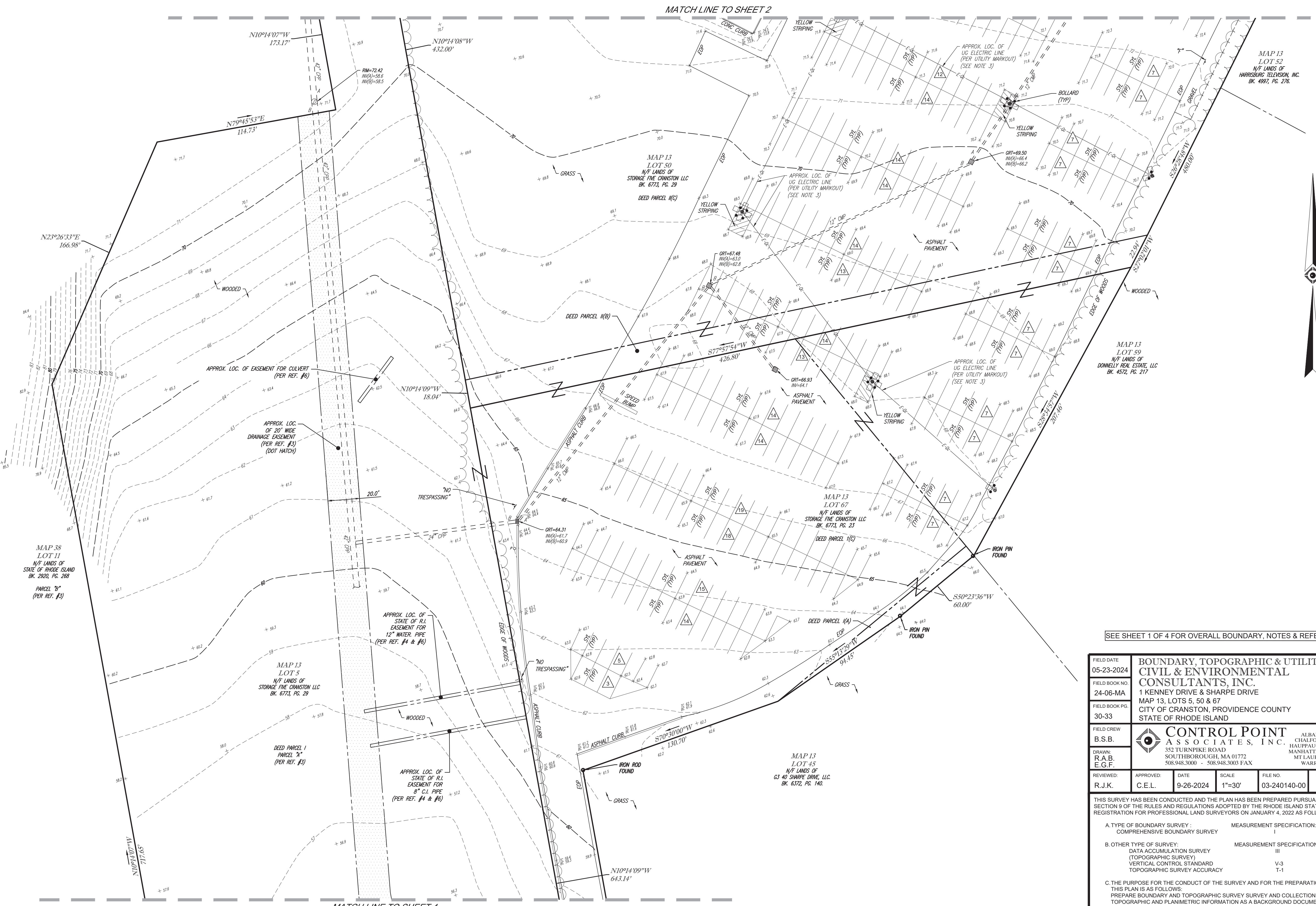
9-26-2024
PROFESSIONAL LAND SURVEYOR



MATCH LINE TO SHEET 3

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- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING CONTOUR
 - X 123.45 EXISTING SPOT ELEVATION
 - X TC 123.45 EXISTING TOP OF CURB ELEVATION
 - X BC 123.45 EXISTING BOTTOM OF CURB ELEVATION
 - X TW 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 123.45 EXISTING BOTTOM OF WALL ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - X OS 123.45 EXISTING DOOR SILL ELEVATION
 - HYDRANT
 - WV WATER VALVE
 - FDC FIRE DEPARTMENT CONNECTION
 - GV GAS VALVE
 - ICV IRRIGATION CONTROL VALVE
 - GM GAS METER
 - EM ELECTRIC METER
 - OW OVERHEAD WIRES
 - AG APPROX. LOC. UNDERGROUND GAS LINE
 - AE APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - AD APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - AS APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - AW APPROX. LOC. UNDERGROUND WATER LINE
 - UP UTILITY POLE
 - UPLP UTILITY POLE/LIGHT POLE
 - GW GUY WIRE
 - DC DEPRESSED CURB
 - DMH DRAINAGE/STORM MANHOLE
 - EMH ELECTRIC MANHOLE
 - UMH UNKNOWN MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - CB CATCH BASIN OR INLET
 - FES FLARED END SECTION
 - MC METAL COVER
 - TS TRAFFIC SIGNAL
 - AL AREA LIGHT
 - LAMP
 - GL GROUND LIGHT
 - SIGN
 - PAINTED ARROWS
 - PC PARKING SPACE COUNT
 - BOLLARD
 - POST
 - CLF CHAIN LINK FENCE
 - DC DEPRESSED CURB
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - UG UNDER GROUND
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
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 - BFFA BUILDING FOOTPRINT AREA
 - NVP NO VISIBLE PIPE
 - NFV NOT FIELD VERIFIED
 - UTO UNABLE TO OPEN
 - FWD FILLED WITH DEBRIS
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 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - 0- SUBSURFACE UTILITY QUALITY LEVEL C
 - 0- SUBSURFACE UTILITY QUALITY LEVEL D
 - UNKNOWN TERMINUS



SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY, NOTES & REFERENCES

FIELD DATE 05-23-2024	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY		
FIELD BOOK NO. 24-06-MA	CIVIL & ENVIRONMENTAL CONSULTANTS, INC.		
FIELD BOOK PGS. 30-33	1 KENNEY DRIVE & SHARPE DRIVE MAP 13, LOTS 5, 50 & 67 CITY OF CRANSTON, PROVIDENCE COUNTY STATE OF RHODE ISLAND		
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.		
DRAWN R.A.B. E.G.F.	ALBANY, NY 518-317-9010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-2999 WARREN, NJ 908-668-0099		
REVIEWED R.J.K.	APPROVED C.E.L.	DATE 9-26-2024	SCALE 1"=30'
			FILE NO. 03-240140-00
			DWG. NO. 3 OF 4

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B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) MEASUREMENT SPECIFICATION: III
 TOPOGRAPHIC SURVEY VERTICAL CONTROL STANDARD V-3
 TOPOGRAPHIC SURVEY ACCURACY T-1

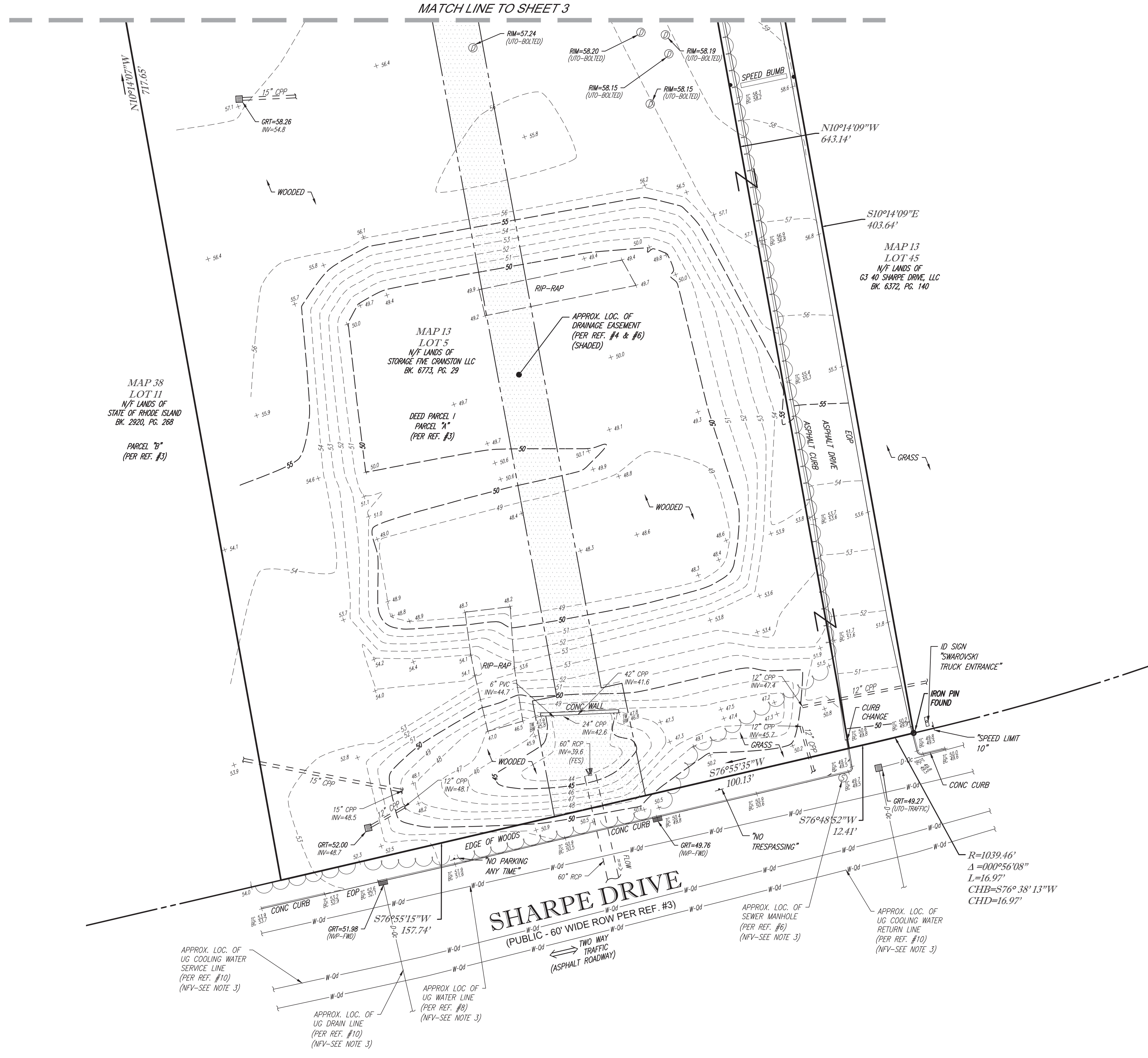
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CHARLES E. LENT
 No. 1947
 9-26-2024
 PROFESSIONAL LAND SURVEYOR

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- LEGEND**
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 - HYDRANT
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 - GM GAS METER
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FIELD DATE 05-23-2024	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY		
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FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.		
DRAWN R.A.B. E.G.F.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX		
REVIEWED: R.J.K.	APPROVED: C.E.L.	DATE 9-26-2024	SCALE 1"=30'
			FILE NO. 03-240140-00
			DWG. NO. 4 OF 4

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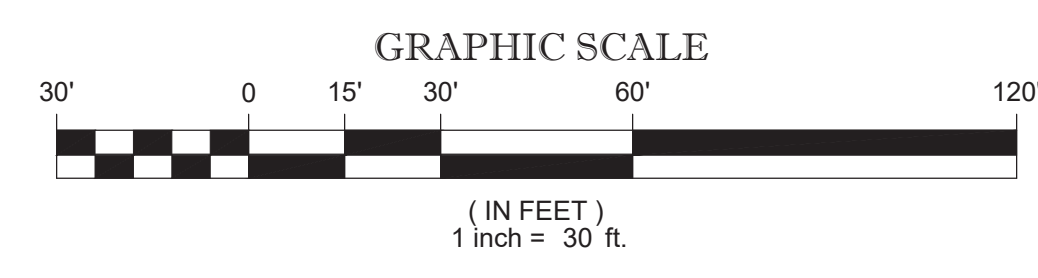
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VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-1

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CHARLES E. LENT
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Rhode Island Certificate of Authorization #A350

9-26-2024
PROFESSIONAL LAND SURVEYOR



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KENNEY DRIVE

(PUBLIC - 60' WIDE ROW)
(PER REF. #3)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INTERNAL PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING STORM INLET/MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE/TRAFFIC CONTROL BOX/LIGHT POLE/GROUND LIGHT
- EXISTING FIRE HYDRANT/WATER VALVE
- EXISTING UNKNOWN MANHOLE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED FILTER SOCK
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION EXIT
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

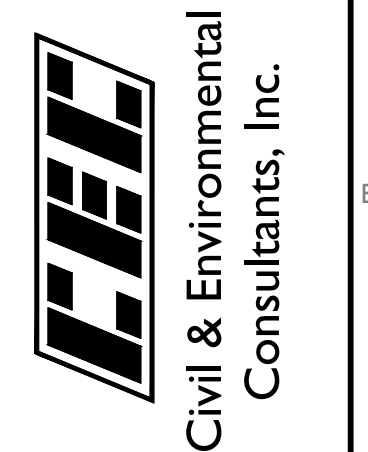
NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF CRANSTON IMMEDIATELY.
2. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES INC. AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 1 KENNEY DRIVE & SHARPE DRIVE, MAP 13, LOTS 5, 50 & 67, CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND" DATED JUNE 17, 2024.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUSHING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
6. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH EROSION & SEDIMENT CONTROL PLAN.
7. SEE SHEET C001 FOR ADDITIONAL NOTES.

REVISION RECORD

NO.	DATE	DESCRIPTION
0	08/29/24	ISSUE FOR PERMIT

31 Bellows Road
Raynham, MA 02767
Ph: 774.501.2176
www.cecinc.com



**STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920**

DEMOLITION & EROSION CONTROL PLAN

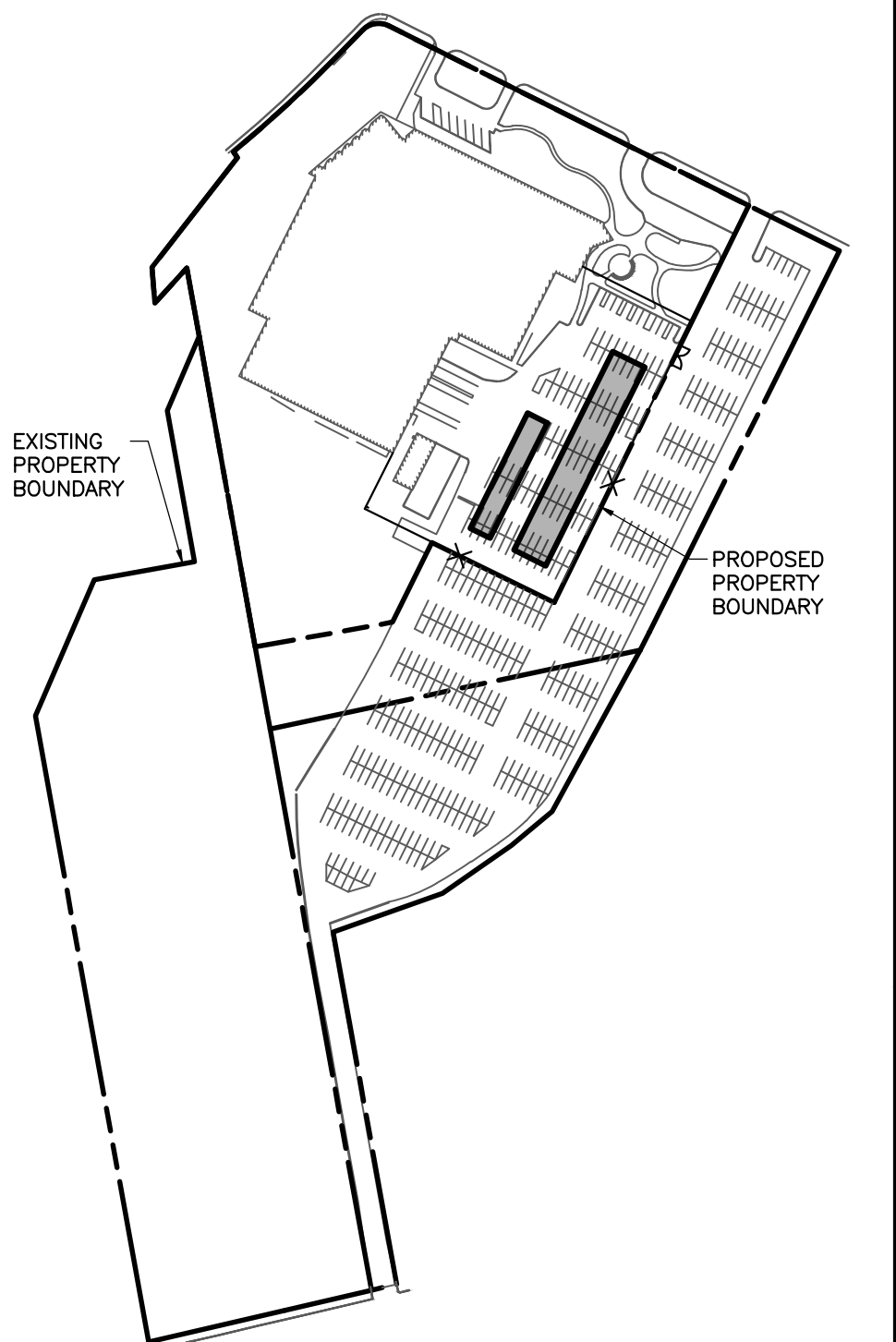
DATE:	08/29/24	DRAWN BY:	CJV
DWG SCALE:	AS SHOWN	CHECKED BY:	MB
PROJECT NO.:	342-782	APPROVED BY:	KPS

DRAWING NO. **C101**

KARLIS PAULS SKULTE
No. 13625
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SCALE IN FEET
0 30 60

SITE LOCUS
SCALE: 1"=200'



CONSTRUCTION ENTRANCE/EXIT (APPLICANT & CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT TRACKING AND CLEANING OF EXISTING PARKING LOT AND KENNEY DRIVE AS REQUIRED.)

PROTECT EXISTING WALKWAY DURING CONSTRUCTION

STOCKPILE AREA

EX. HANDICAPPED PARKING SPACES TO BE REMOVED

PROTECT LIGHT POLES, RESET BOLLARDS

INSTALL INLET PROTECTION

REMOVE SPEED LIMIT SIGN

INSTALL INLET PROTECTION

R&D EXISTING ASPHALT

REMOVE STOP SIGN, LIGHT POLE & BOLLARDS

INSTALL INLET PROTECTION

EXISTING PARKING STRIPING AND PAVEMENT TO REMAIN

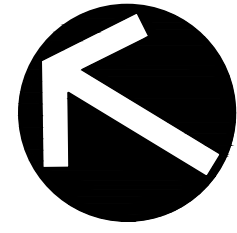
MAP 13 LOT 50 N/F LANDS OF STORAGE FIVE CRANSTON, LLC BK. 6733, PG. 29

1 STORY MASONRY BUILDING "SHARPOVSKY" BFP#A=25.608.65F

MAP 13 LOT 52 N/F LANDS OF WARRSBERG TELEVISION, INC. BK. 4992, PG. 275

MAP 13 LOT 59 N/F LANDS OF DONNELLY REAL ESTATE, LLC BK. 4572, PG. 217

A:\140-2001\142-782-781-C001\04\Drawings\Control Point Associates\20240702 - Ex Plan\13-241010-00 EROSION CONTROL PLAN & EROSION CONTROL PLAN (S18/25/2024 - cranstonrhod) - LP: 8/29/2024 4:04 PM



NORTH

PONTIAC AVENUE
(PUBLIC - VARIABLE WIDTH ROW)

KENNEY DRIVE
(PUBLIC - 60' WIDE ROW)

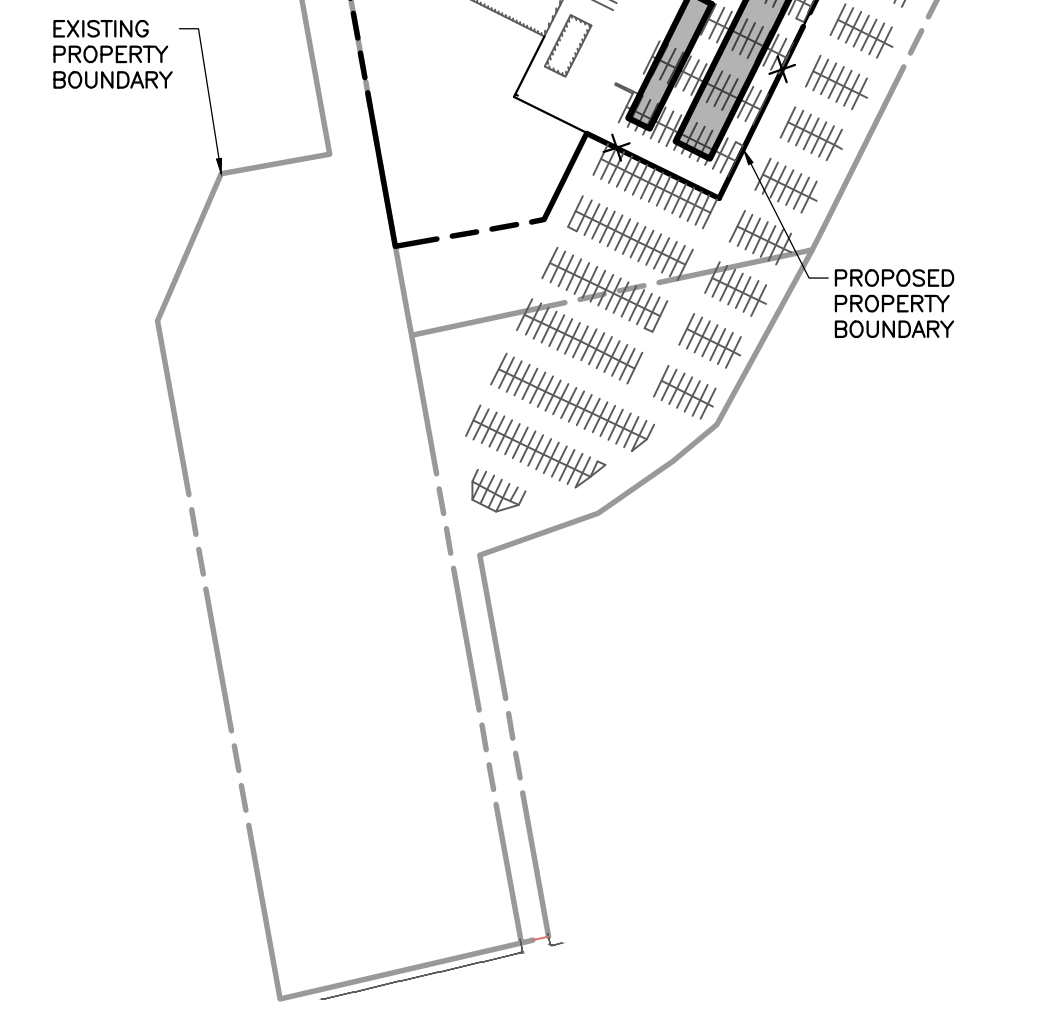
SHARPE DRIVE
(PUBLIC - 60' WIDE ROW)

1 STORY
MASONRY BUILDING
"SWAROVSKI"
BPPA=85,608±SF

PROPOSED BUILDING
120' X 100'±
10,000 SF

PROPOSED 6' TALL CHAIN LINK FENCE

- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING INTERNAL PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING OVERHEAD ELECTRIC LINE
 - - - EXISTING GAS LINE
 - - - EXISTING STRUCTURE
 - - - EXISTING CONCRETE
 - - - EXISTING STORM INLET/MANHOLE
 - - - EXISTING SANITARY MANHOLE
 - - - EXISTING GAS VALVE
 - - - EXISTING ELECTRIC MANHOLE/TRAFFIC CONTROL BOX/LIGHT POLE/GROUND LIGHT
 - - - EXISTING FIRE HYDRANT/WATER VALVE
 - - - EXISTING UNKNOWN MANHOLE
 - - - PROPOSED ROADWAY CENTERLINE
 - - - PROPOSED CURB & GUTTER
 - - - PROPOSED EDGE OF PAVED DRIVE
 - - - PROPOSED EDGE OF UNPAVED DRIVE
 - - - PROPOSED GRAVEL DRIVE
 - - - PROPOSED CONCRETE
 - - - PROPOSED STRIPING
 - - - PROPOSED PAVEMENT SHOULDER
 - - - PROPOSED SIDEWALK
 - - - PROPOSED EASEMENT
 - - - PROPOSED MUNICIPAL BOUNDARY
 - - - PROPOSED PARCEL LINE
 - - - PROPOSED SUBJECT PROPERTY BOUNDARY
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED BUILDING
 - - - PROPOSED FENCE
 - - - PROPOSED GUIDE RAIL
 - - - PROPOSED TREETRIMLINE
 - - - PROPOSED UTILITY CENTERLINE
 - - - PROPOSED GAS LINE
 - - - PROPOSED SANITARY LINE
 - - - PROPOSED WATERLINE



SCALE IN FEET
0 60 120

KARLIS PAULS SKULTE
No. 13625
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DRAWING NO.
C200

STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920

31 Bellows Road
Raynham, MA 02767
Ph: 774.501.2176
www.cecinc.com

Civil & Environmental
Consultants, Inc.

DATE:	08/25/24	DRAWN BY:	CJV
DWG SCALE:	AS SHOWN	CHECKED BY:	MB
PROJECT NO.:	342-782	APPROVED BY:	KPS

REVISION RECORD	
NO.	DATE / ISSUE / DESCRIPTION

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KENNEY DRIVE

(PUBLIC - 60' WIDE ROW)
(PER REF. #3)

PONTIAC AVENUE

(PUBLIC - VARIABLE WIDTH ROW)

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING INTERNAL PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING EDGE OF PAVEMENT
- OH-E EXISTING OVERHEAD ELECTRIC LINE
- G EXISTING GAS LINE
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING STORM INLET/MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE/TRAFFIC CONTROL BOX/LIGHT POLE/GROUND LIGHT
- EXISTING FIRE HYDRANT/WATER VALVE
- EXISTING UNKNOWN MANHOLE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED EDGE OF UNPAVED DRIVE
- PROPOSED GRAVEL DRIVE
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED PAVEMENT SHOULDER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED MUNICIPAL BOUNDARY
- PROPOSED PARCEL LINE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED GUIDE RAIL
- PROPOSED TREETRUNK
- PROPOSED UTILITY CENTERLINE
- PROPOSED GAS LINE
- PROPOSED SANITARY LINE
- PROPOSED WATERLINE

SITE DEVELOPMENT ZONING DATA FOR PROPOSED PARCEL A

TOTAL AREA OF PROPOSED PARCEL A: ±290,550 SF
 ZONING DISTRICT: INDUSTRIAL M-2
 CURRENT USE: INDUSTRIAL MDL96

INDUSTRIAL:

PROPOSED NO. OF BUILDINGS: 2
 PROPOSED INDUSTRIAL FLOOR AREA: ±13,625 S.F.
 TOTAL BUILDING GROSS FLOOR AREA: ±157,620 S.F.

REGULATION	REQUIREMENT (INDUSTRIAL M-2)	EXISTING	PROPOSED
MIN. LOT AREA	60,000 SQ. FT.	694,664 SQ. FT	290,550 SQ. FT
LOT FRONTAGE	200 FT.	580	466
FRONT SETBACK	40 FT.	90	90
SIDE SETBACK	25 FT.	59	25
REAR SETBACK	30 FT.	960	30
MAX. LOT COVERAGE	60%	45%	58%
MAX. BLDG. HEIGHT	35 FT.	<35'	<35'

PARKING DATA

	REQUIRED	PROVIDED
REQUIRED INDUSTRIAL: ±157,620 SQ. FT OF BUILDINGS 0.1 SPACES PER 1,000 SQ. FT*	16	18
TOTAL:	16	18
TOTAL ADA ACCESSIBLE SPACES:	1	4

* PARKING REQUIREMENTS BASED ON THE DESIGN STANDARDS FOR USE 151 (MINI-WAREHOUSE)
 * ACCESSIBLE PARKING REQUIREMENT DETERMINED PER RHODE ISLAND BUILDING CODE, CHAPTER 11, ACCESSIBILITY.

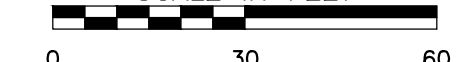
NOTES

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF CRANSTON IMMEDIATELY.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES INC. AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 1 KENNEY DRIVE & SHARPE DRIVE, MAP 13, LOTS 5, 50 & 67, CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND" DATED JUNE 17, 2024.
- SEE SHEET C001 FOR ADDITIONAL NOTES.

SIGN CHART

SITE	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	R7-8	18"	12"
	R7-8a	6"	12"

SCALE IN FEET



KARLIS PAULS SKULTE
 No. 13625
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

ENLARGED SITE PLAN

DATE: 08/25/24
 DWG SCALE: AS SHOWN
 DRAWN BY: CJV
 CHECKED BY: MB
 PROJECT NO: 342-782
 APPROVED BY: KPS

DRAWING NO. **C201**

**STORAGE FIVE CRANSTON
 1 KENNEY DRIVE
 CRANSTON, RHODE ISLAND
 PROVIDENCE COUNTY, 02920**

**31 Bellows Road
 Raynham, MA 02767
 Ph: 774.501.2176
 www.cecinc.com**

**Civil & Environmental
 Consultants, Inc.**

NO	DATE	DESCRIPTION
0	08/25/2024	ISSUE FOR PERMIT

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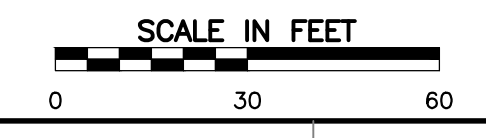
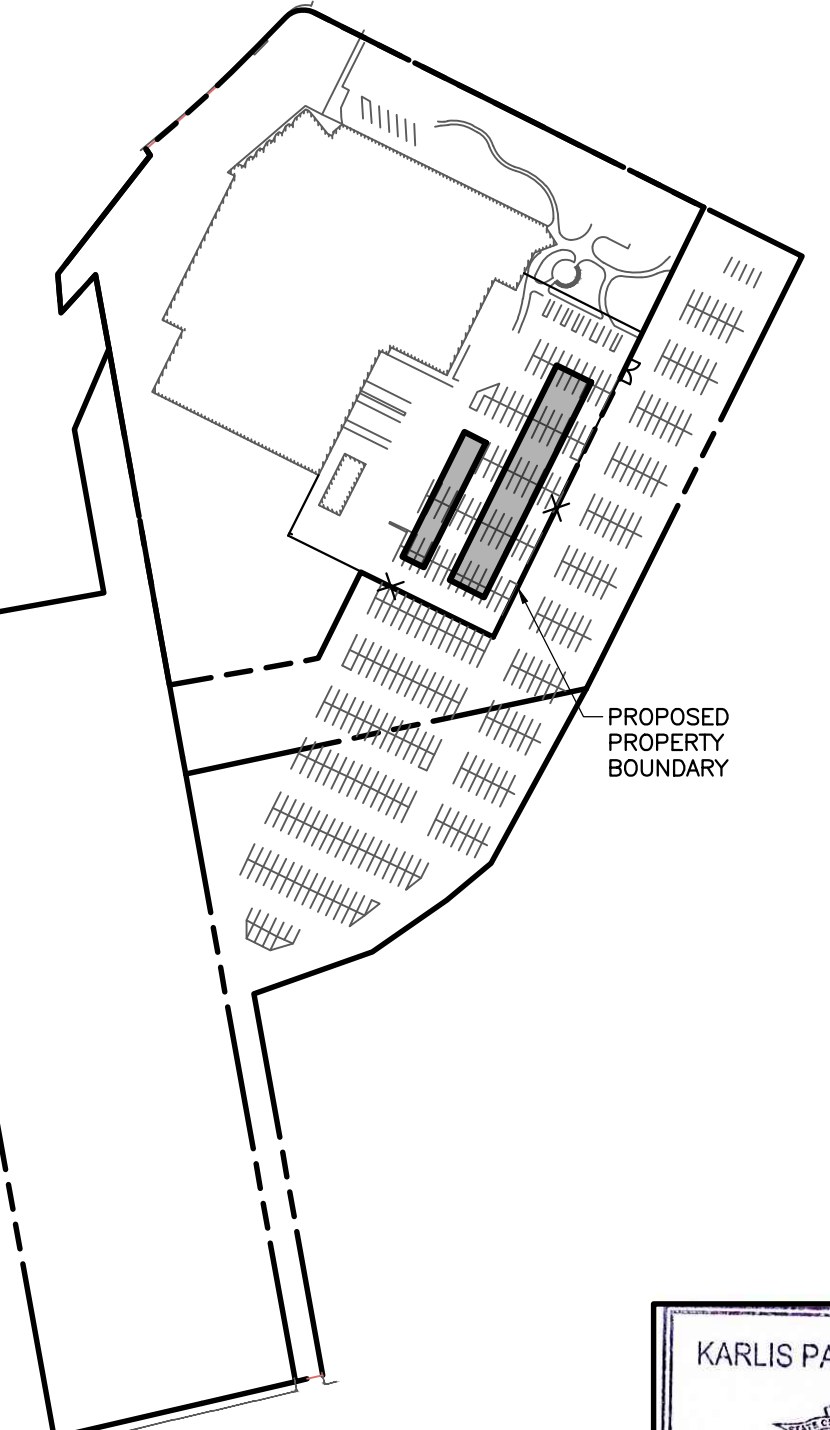
KENNEY DRIVE

(PUBLIC - 60' WIDE ROW)
(PER REF. #3)

TWO WAY TRAFFIC
(ASPHALT ROADWAY)

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INTERNAL PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING STRUCTURE
	EXISTING CONCRETE
	EXISTING STORM INLET/MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING GAS VALVE
	EXISTING ELECTRIC MANHOLE/TRAFFIC CONTROL BOX/LIGHT POLE/GROUND LIGHT
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	EXISTING UNKNOWN MANHOLE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED EDGE OF UNPAVED DRIVE
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED PAVEMENT SHOULDER
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED FENCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	PROPOSED ROOF DRAIN

- NOTES**
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF CRANSTON IMMEDIATELY.
 - EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES INC. AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 1 KENNEY DRIVE & SHARPE DRIVE, MAP 13, LOTS 5, 50 & 67, CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND" DATED JUNE 17, 2024.
 - PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
 - ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
 - EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH EROSION & SEDIMENT CONTROL PLAN.
 - SUBSURFACE SOIL CONDITIONS WITHIN THE FOOTPRINT OF THE PROPOSED SUBSURFACE DRAINAGE SYSTEM SHALL BE CONFIRMED IN THE FIELD PRIOR TO INSTALLATION OF PROPOSED SYSTEM AND DISCREPANCIES FROM INFORMATION IDENTIFIED HEREIN SHALL BE BROUGHT TO THE CITY'S ATTENTION. BEDROCK ENCOUNTERED WITHIN PORTIONS OF THE FOOTPRINT OF THE SYSTEM SHALL BE OVEREXCAVATED TO A MINIMUM DEPTH OF 2-FT BELOW THE BOTTOM OF THE SUBSURFACE CHAMBER SYSTEM AND BACKFILLED WITH TITLE V SAND.
 - SEE SHEET C001 FOR ADDITIONAL NOTES.



KARLIS PAULS SKULTE
No. 13625
REGISTERED PROFESSIONAL ENGINEER
CIVIL

GRADING, DRAINAGE & UTILITY

DRAWING NO. **C300**

DATE: 08/25/24
DWG SCALE: AS SHOWN
PROJECT NO: 342-782

DRAWN BY: CJV
CHECKED BY: MB
APPROVED BY: KPS

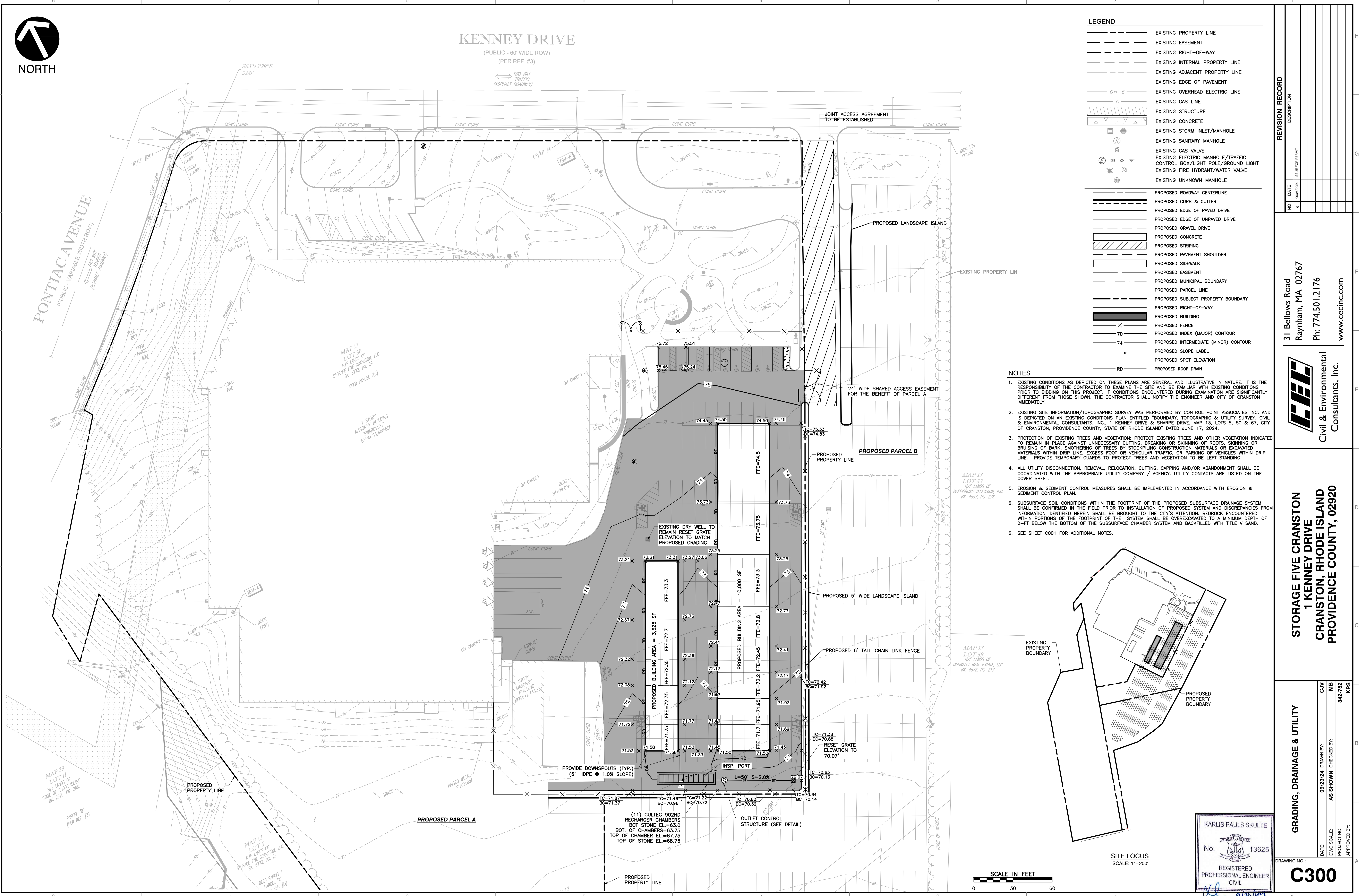
**STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920**

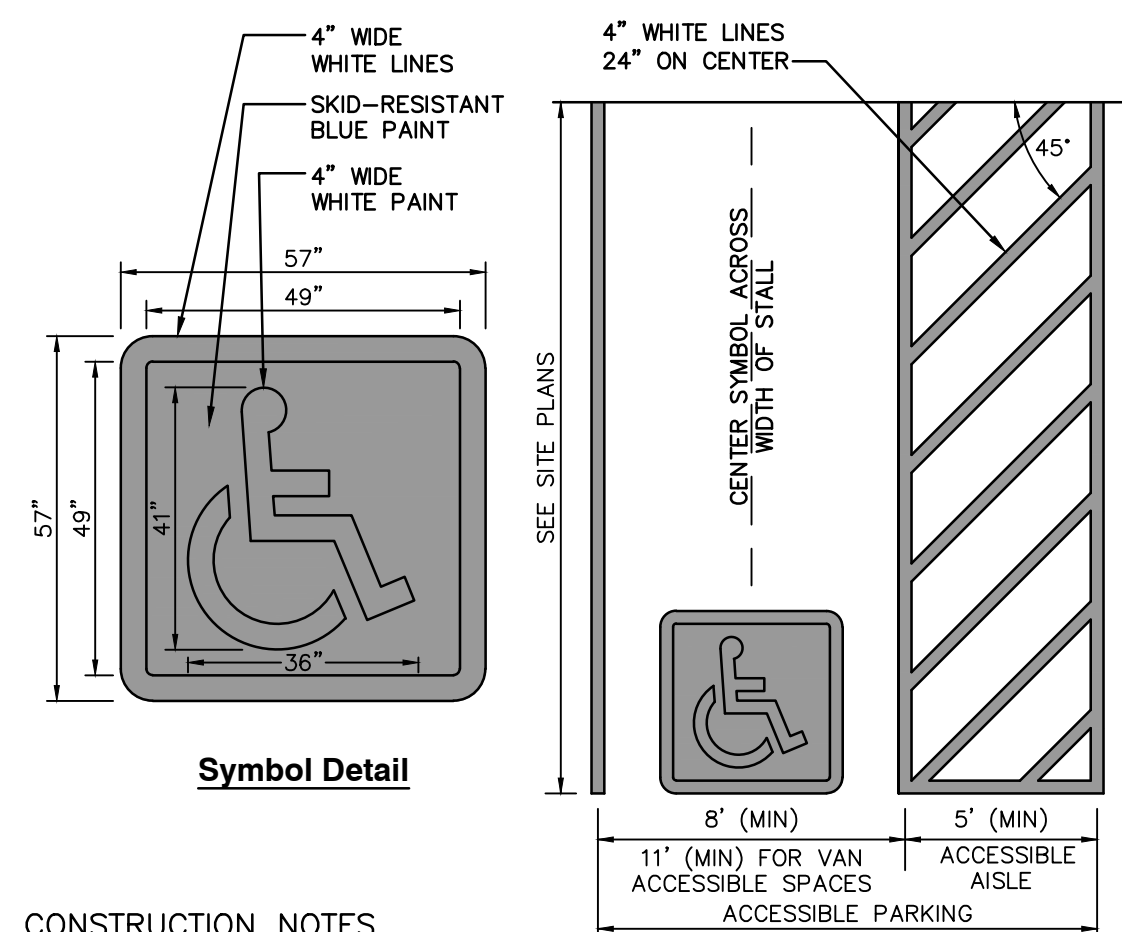
**Civil & Environmental
Consultants, Inc.**

31 Bellows Road
Raynham, MA 02767
Ph: 774.501.2176
www.cecinco.com

NO.	DATE	DESCRIPTION
1	08/25/24	ISSUE FOR PERMIT

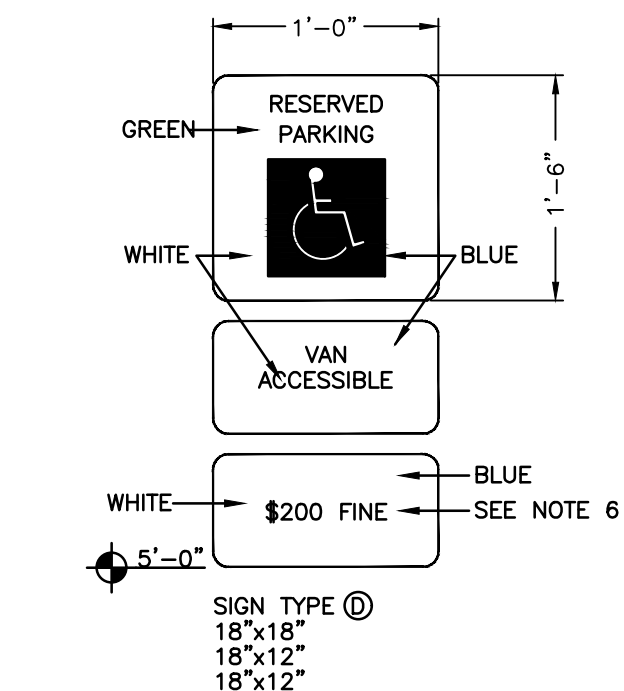
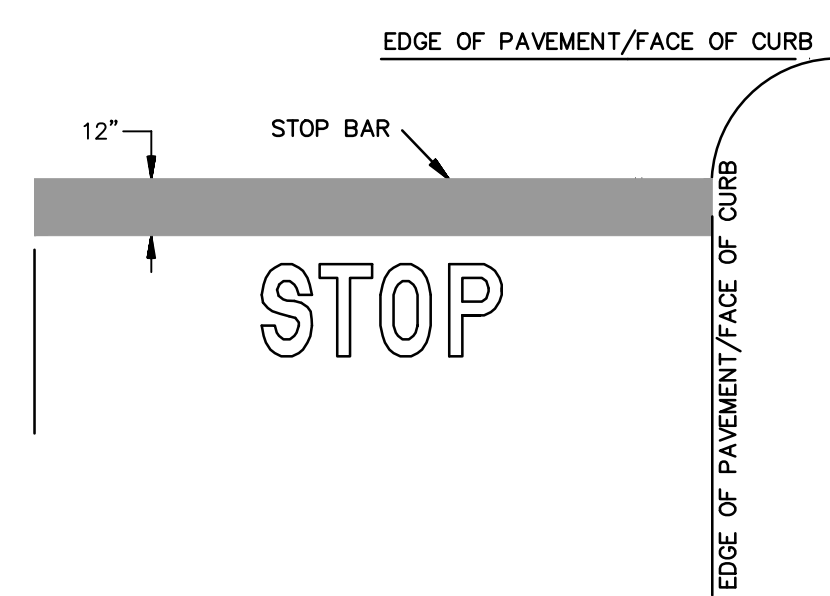
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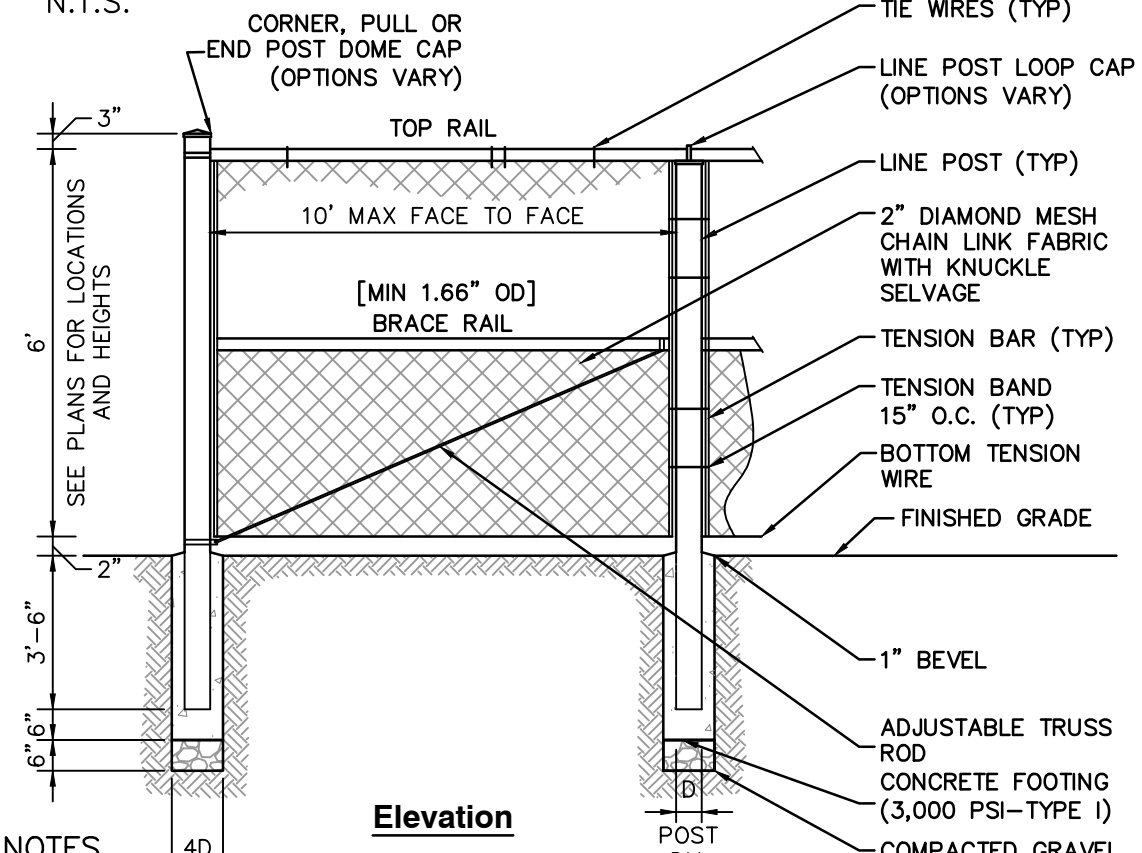
- CONSTRUCTION NOTES**
1. ACCESSIBLE PARKING SPACE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
 2. ACCESSIBLE SYMBOL SHALL COMPLY WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DEPICTED IN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FIGURE 3B-19.
 3. STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
 4. SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1:50 (2.0%).

ACCESSIBLE PARKING SPACE
N.T.S.



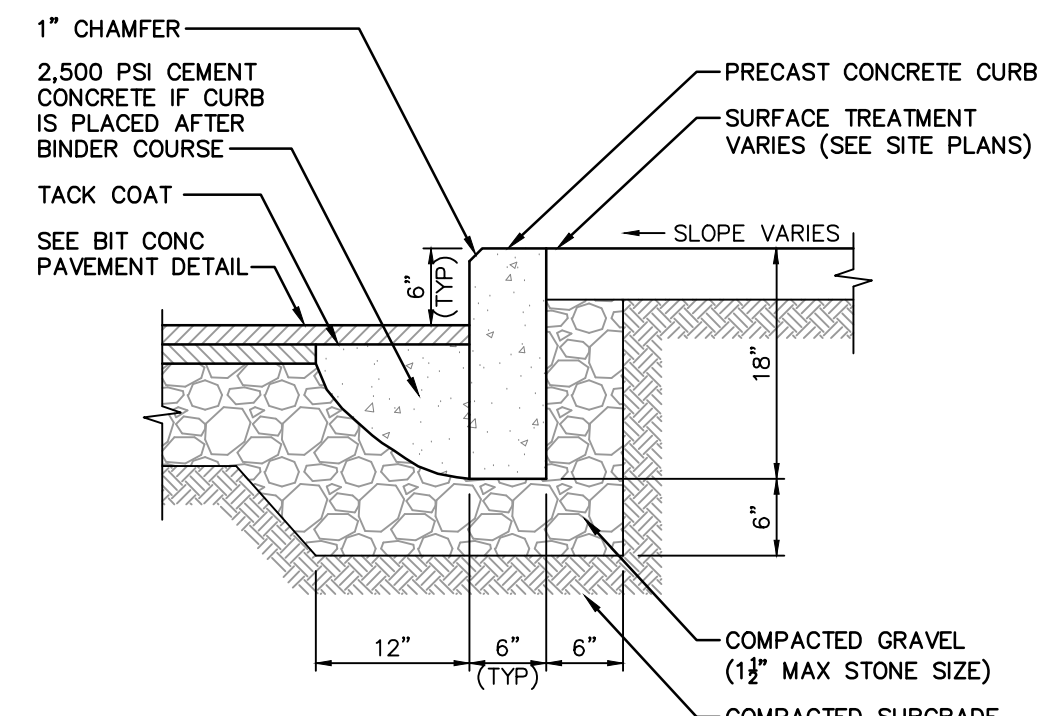
- CONSTRUCTION NOTES:**
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
 2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" 2. MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 3. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
 4. ALL TRAFFIC CONTROL SIGNS, SIGN POSTS, AND SIGN HARDWARE SHALL SATISFY THE REQUIREMENTS OF RIDOT.
 5. ALL ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE.
 6. FINE AMOUNT SHALL BE DISPLAYED IN ACCORDANCE WITH LOCAL LAW. THE AMOUNT SHOWN HEREON IS REPRESENTATIVE ONLY. COORDINATE POSTING OF FINE AMOUNT WITH LOCAL LAW ENFORCEMENT AGENCY.
 7. STOP BAR MUST BE PAINTED WHITE

SIGNS

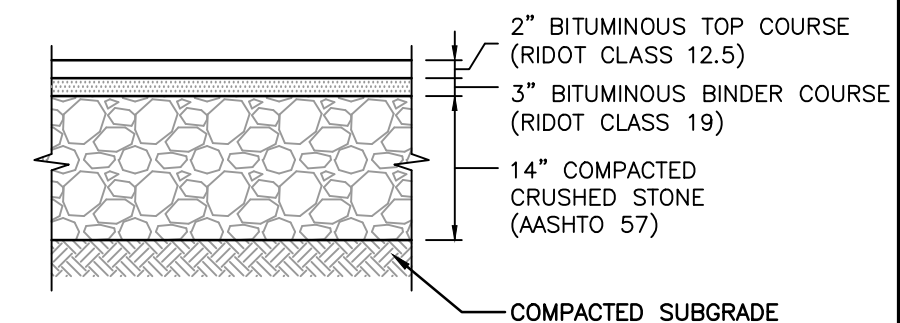


- NOTES**
1. FENCE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE PRODUCT MANUAL.
 2. POSTS SHALL MAINTAIN A MINIMUM DEPTH OF 3'-6" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
 3. LINE OF FENCE, TOP AND BOTTOM, SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.

6' CHAIN LINK FENCE
N.T.S.

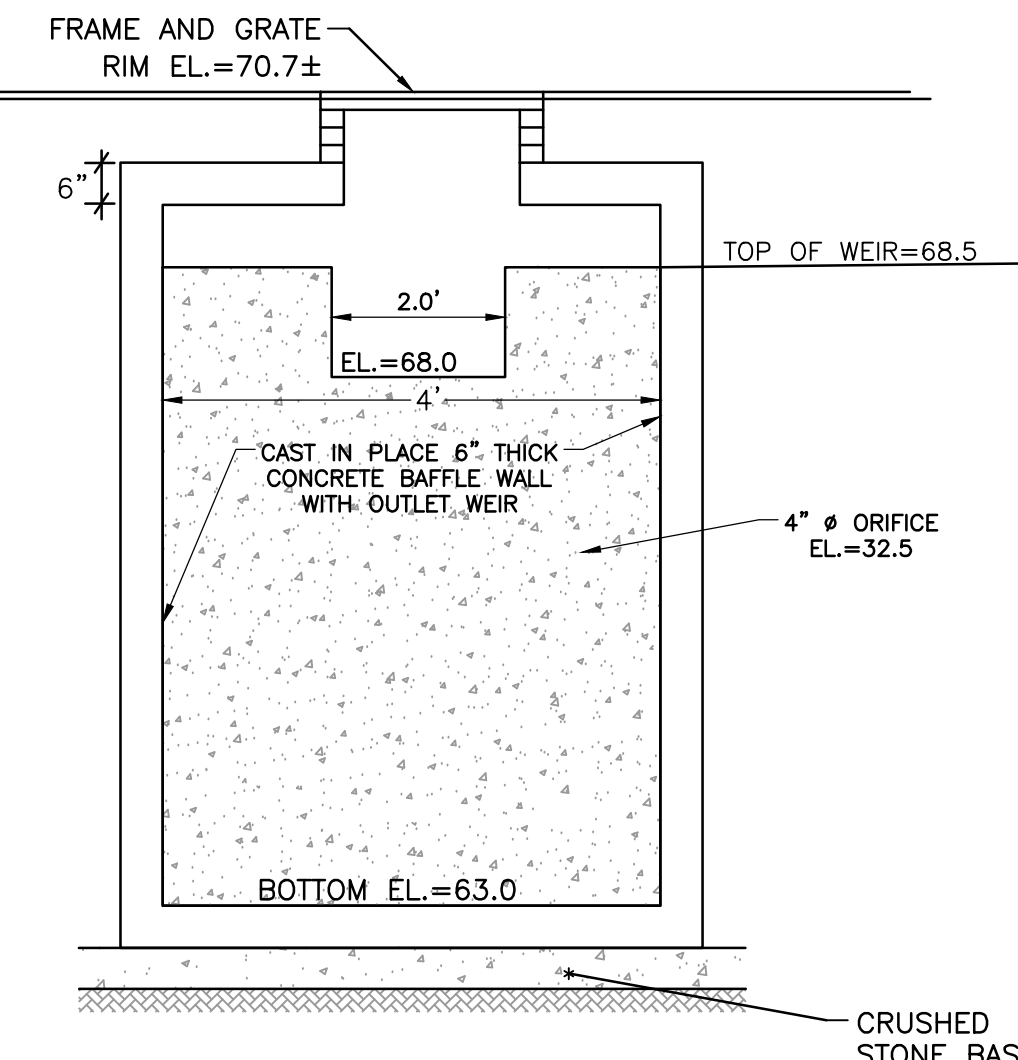


PRECAST CONCRETE CURB
N.T.S.

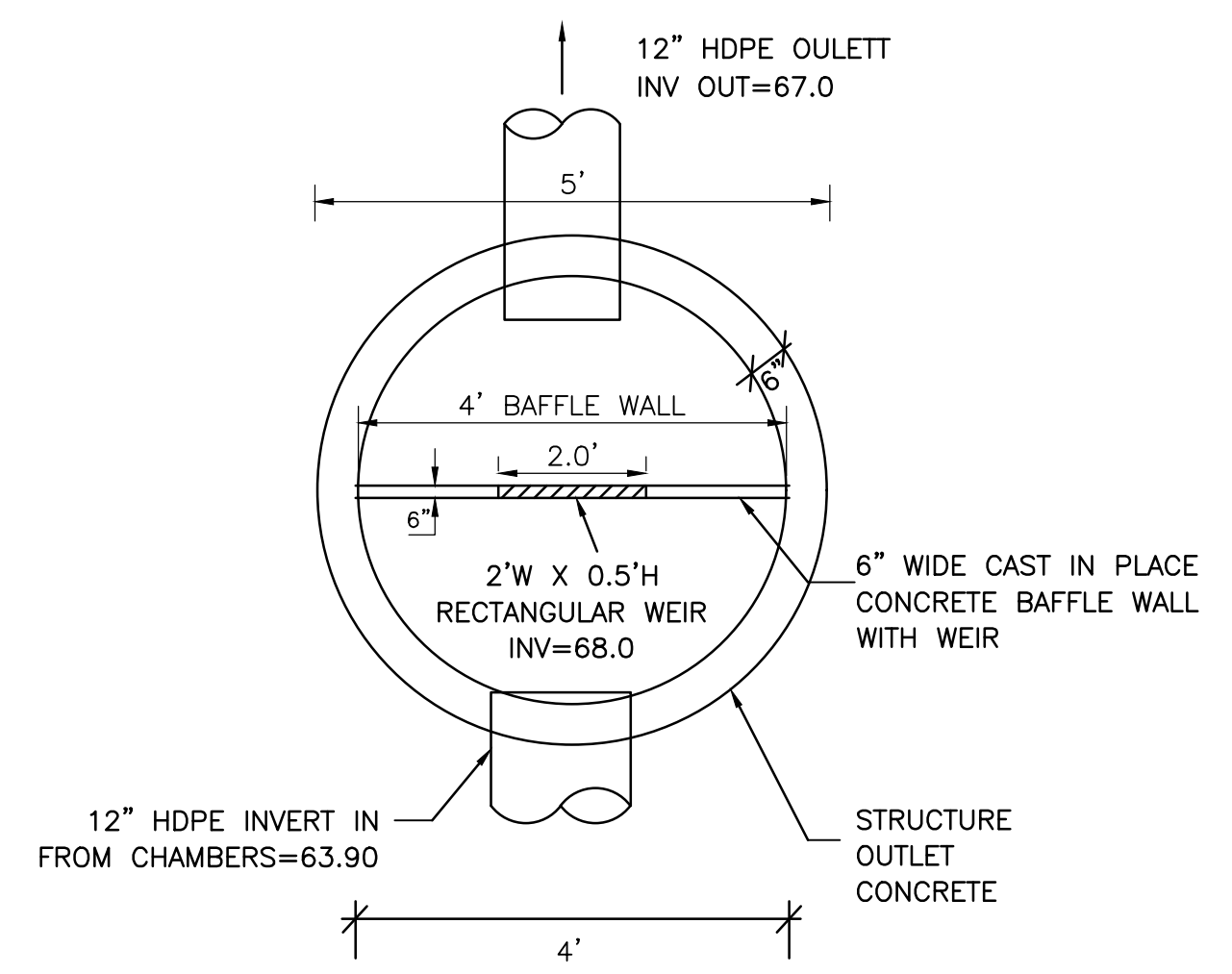


HEAVY DUTY FLEXIBLE PAVEMENT
CONSTRUCTION NOTES
1. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

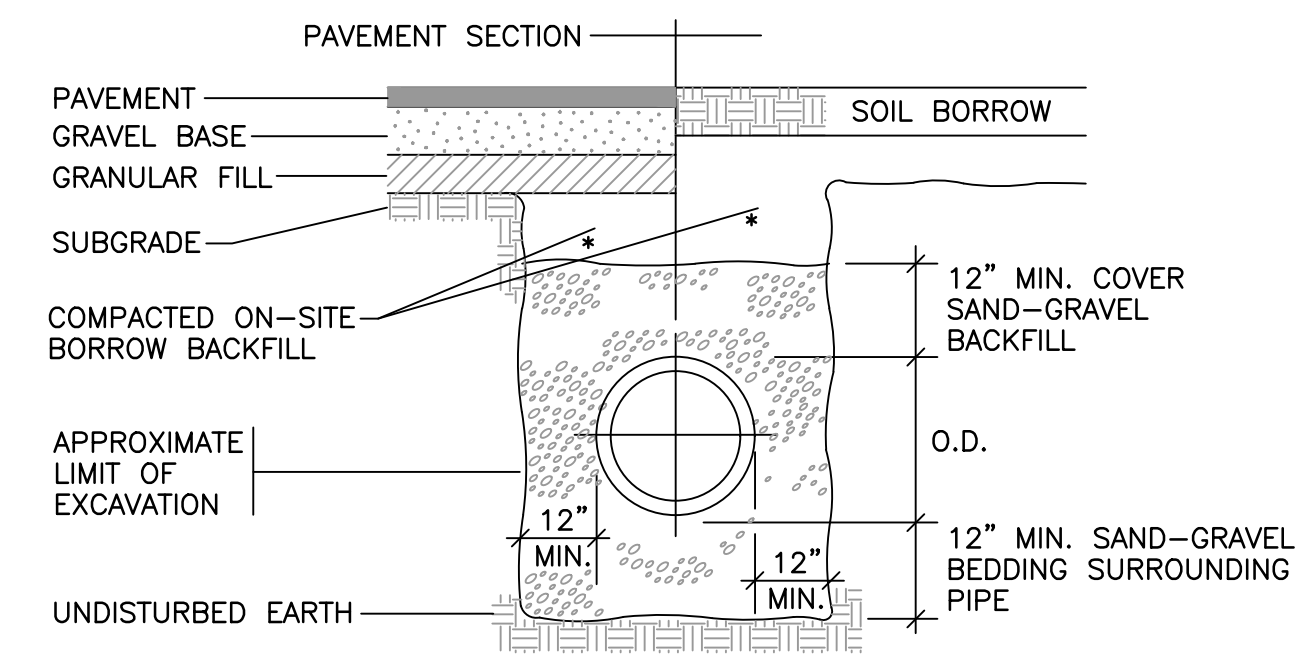
BITUMINOUS CONCRETE PAVEMENT
N.T.S.



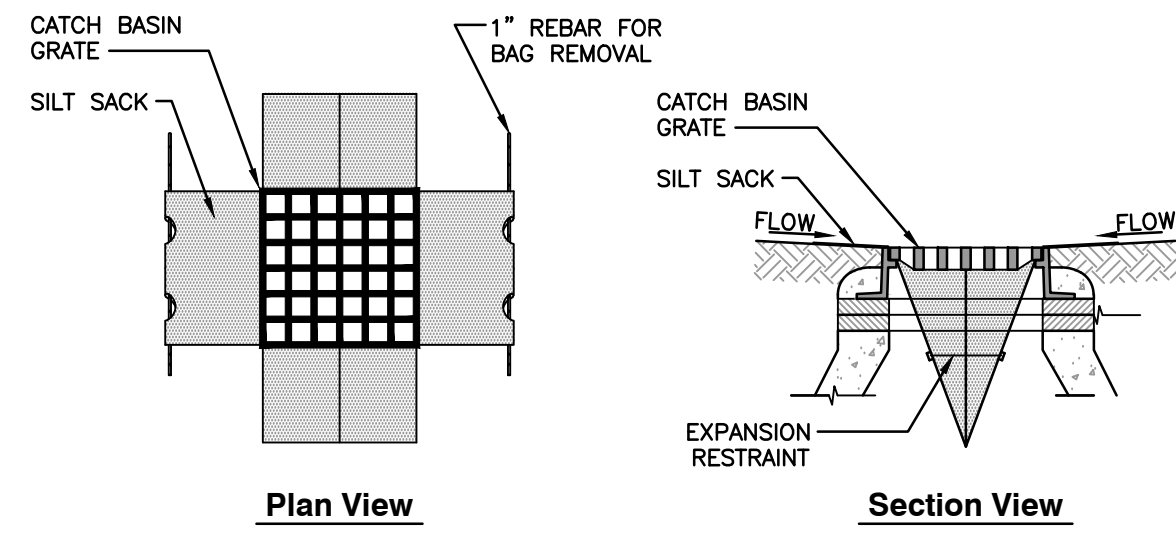
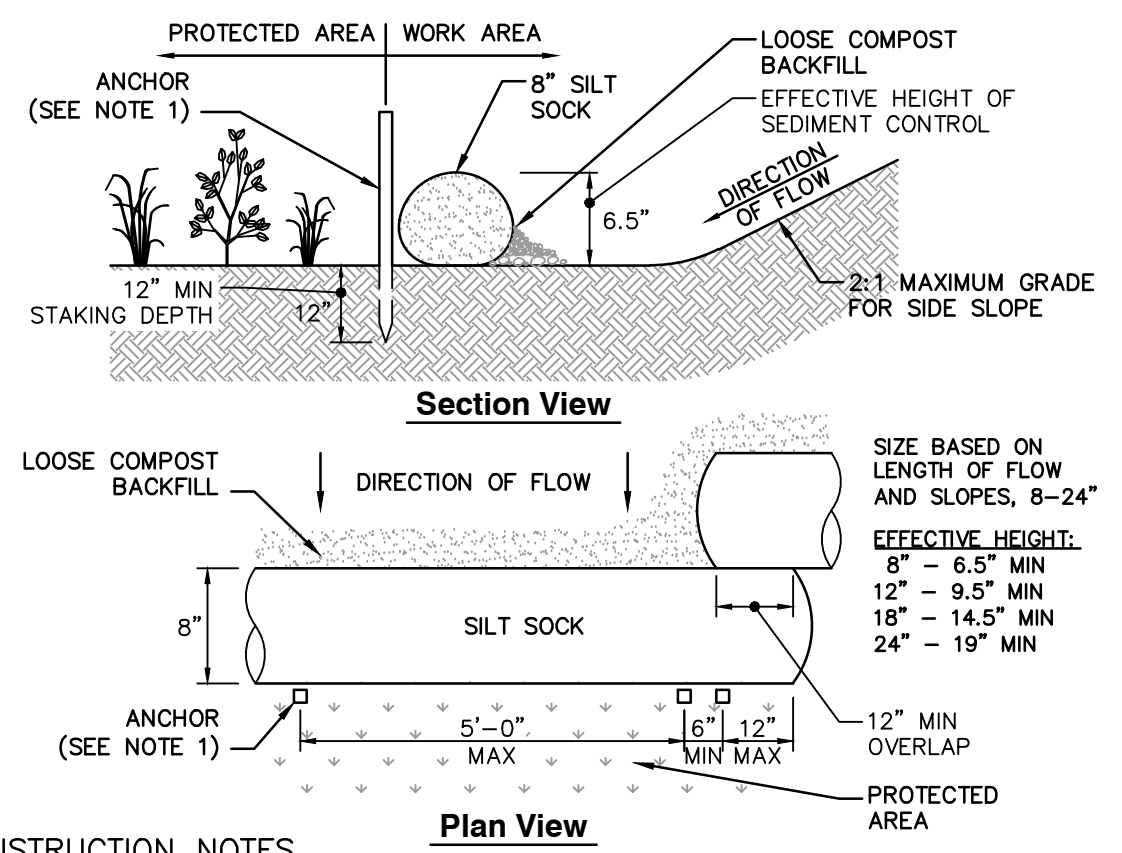
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



OUTLET CONTROL STRUCTURE PLAN VIEW
(NOT TO SCALE)



TYPICAL STORM DRAIN TRENCH SECTION
N.T.S.

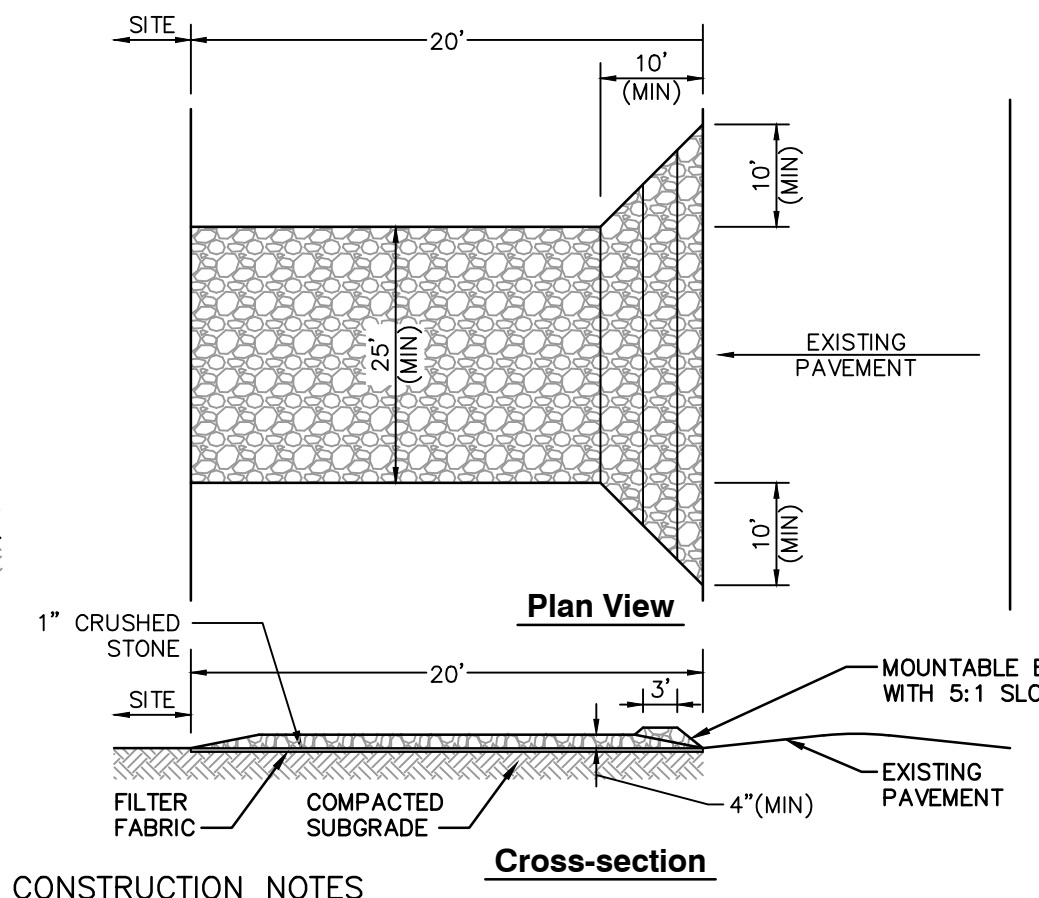


- CONSTRUCTION NOTES**
1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
 2. COMPOST FOR SILT SOCK FILL MATERIAL TO BE PROVIDED BY THE MANUFACTURER IN CONJUNCTION WITH THE ENGINEER TO PROVIDE THE REQUIRED REMOVAL OF SEDIMENT OR OTHER POLLUTANTS FROM RUNOFF.
 3. COMPOST MATERIAL SHALL BE DISPENSED ON SITE, AS DETERMINED BY THE LOCAL CONSERVATION AGENT OR THE DESIGN ENGINEER.
 4. SILT SOCK SHALL BE INSPECTED PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

PERIMETER EROSION CONTROL
N.T.S.

- CONSTRUCTION NOTES**
1. INSTALL SILT SACKS IN ALL CATCH BASINS WHERE INDICATED ON THE SITE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER THE BINDER COURSE IS PLACED AND EROSION CONTROL BARRIERS HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILT SACK.
 3. SILT SACKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED AS NEEDED. MAINTAIN SILT SACKS UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT SACK INLET PROTECTION
N.T.S.



- CONSTRUCTION NOTES**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL FINISHED MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION EXIT
N.T.S.

REVISION RECORD	
NO.	DATE

31 Bellows Road
Raynham, MA 02767
Ph: 774.501.2176
www.cecinco.com

Civil & Environmental
Consultants, Inc.

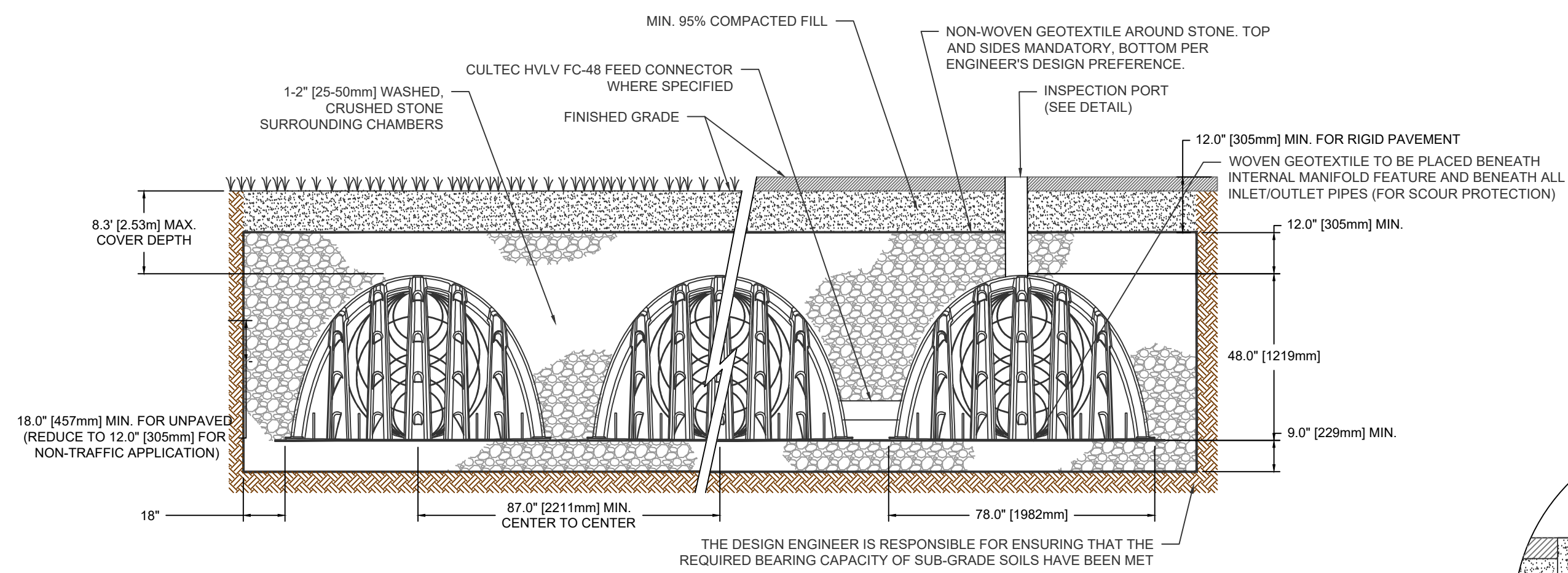
STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920

DETAILS	
DATE	BY
08/25/24	AS SHOWN

KARLIS PAULS SKULTE
No. 13625
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

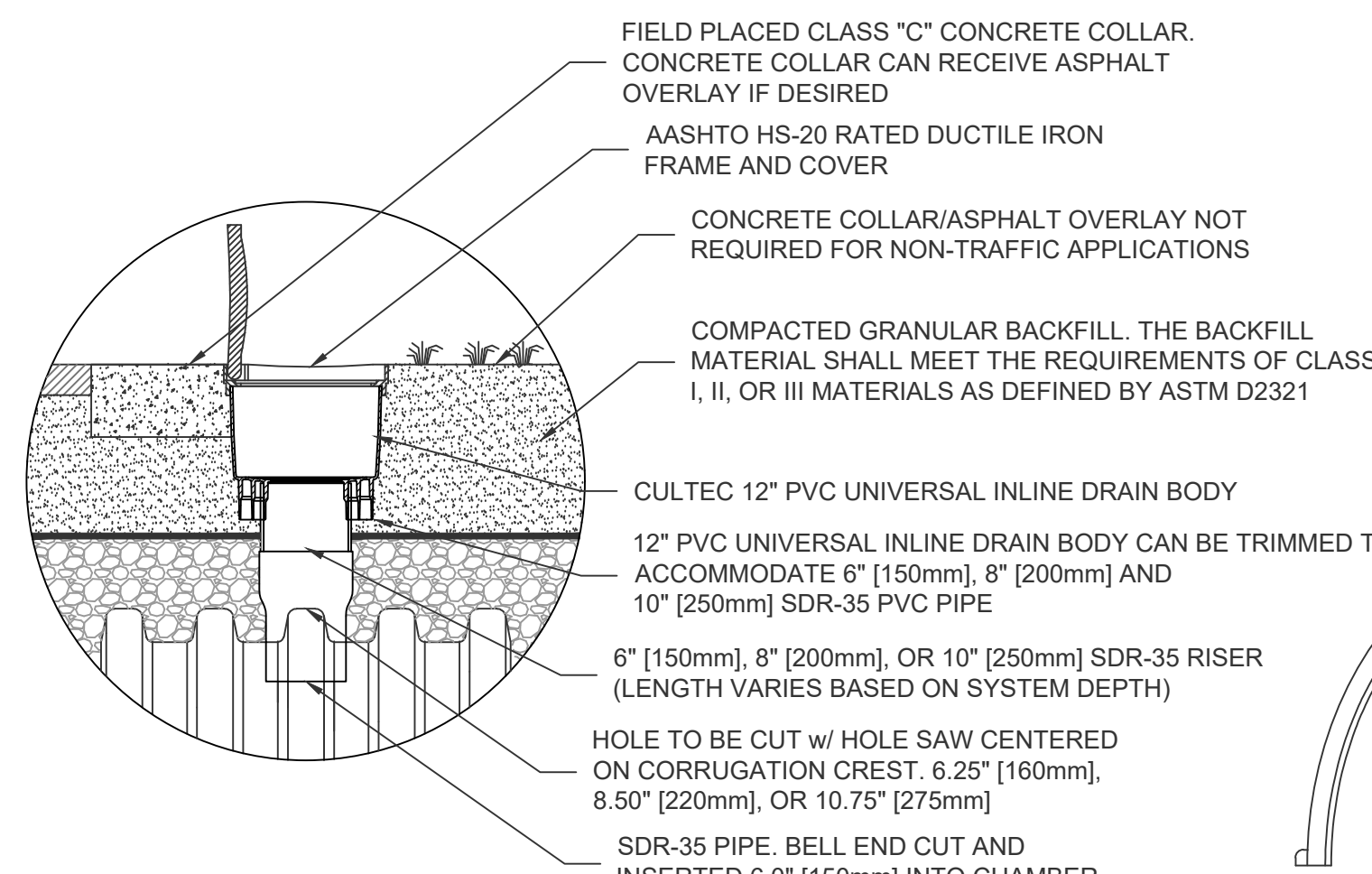
DRAWING NO. **C800**

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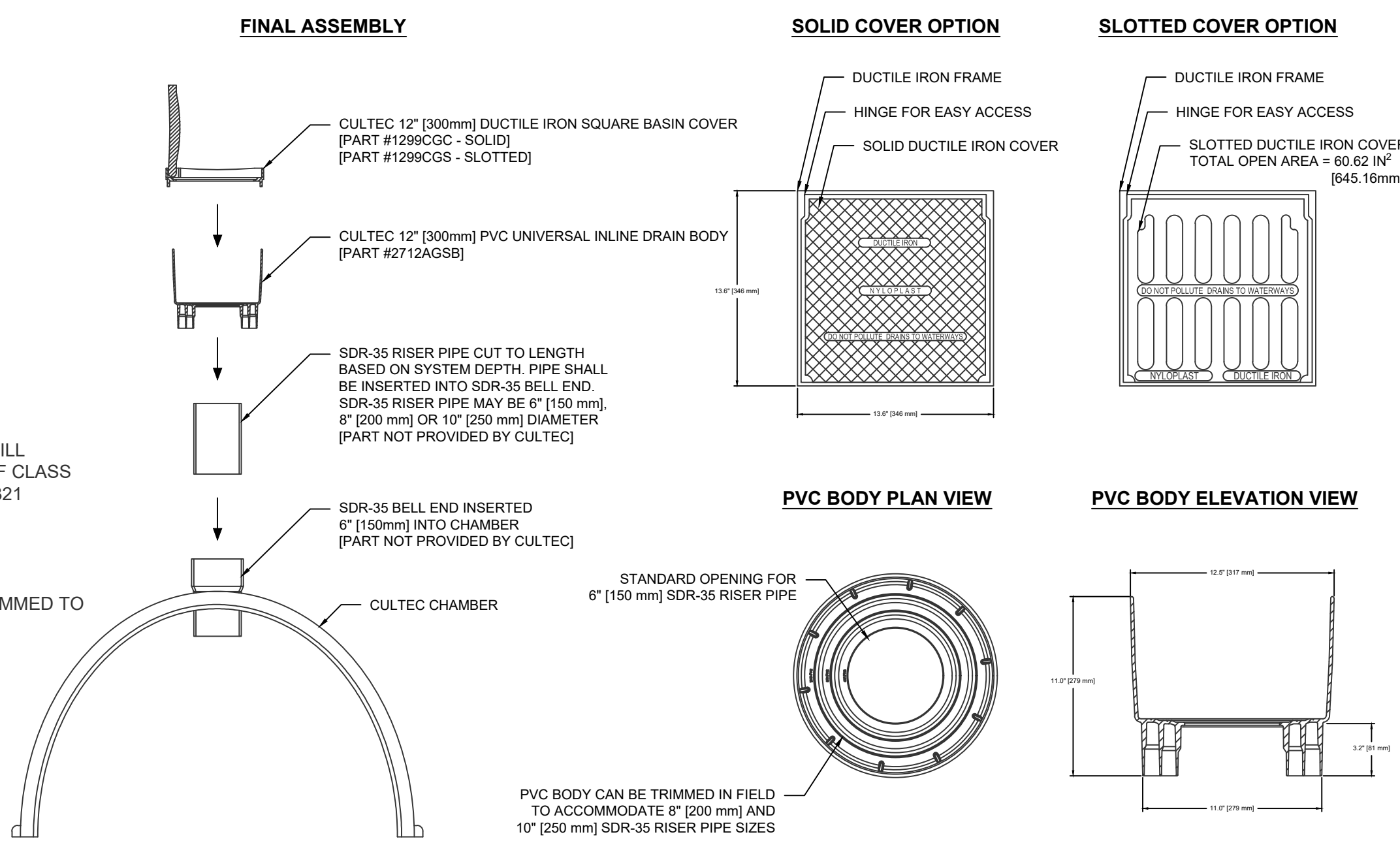


CULTEC RECHARGER 902HD CROSS SECTION
N.T.S.

- NOTES:**
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 - THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LFRD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95



CULTEC INSPECTION PORT - ZOOM DETAIL

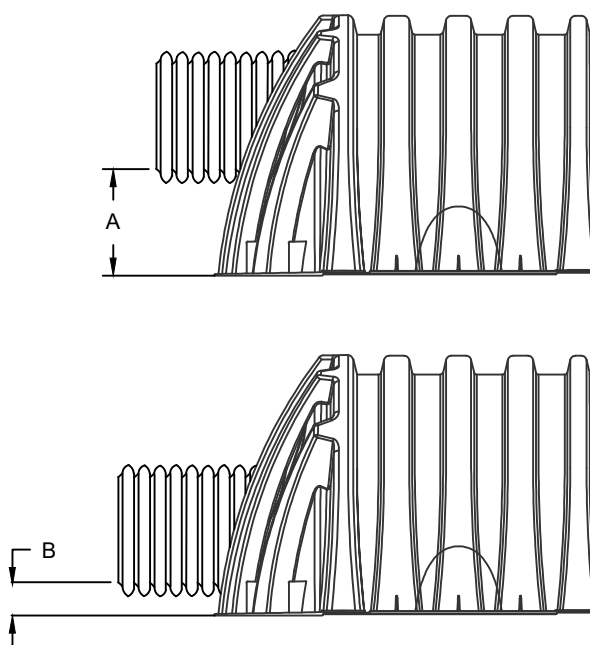


CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL

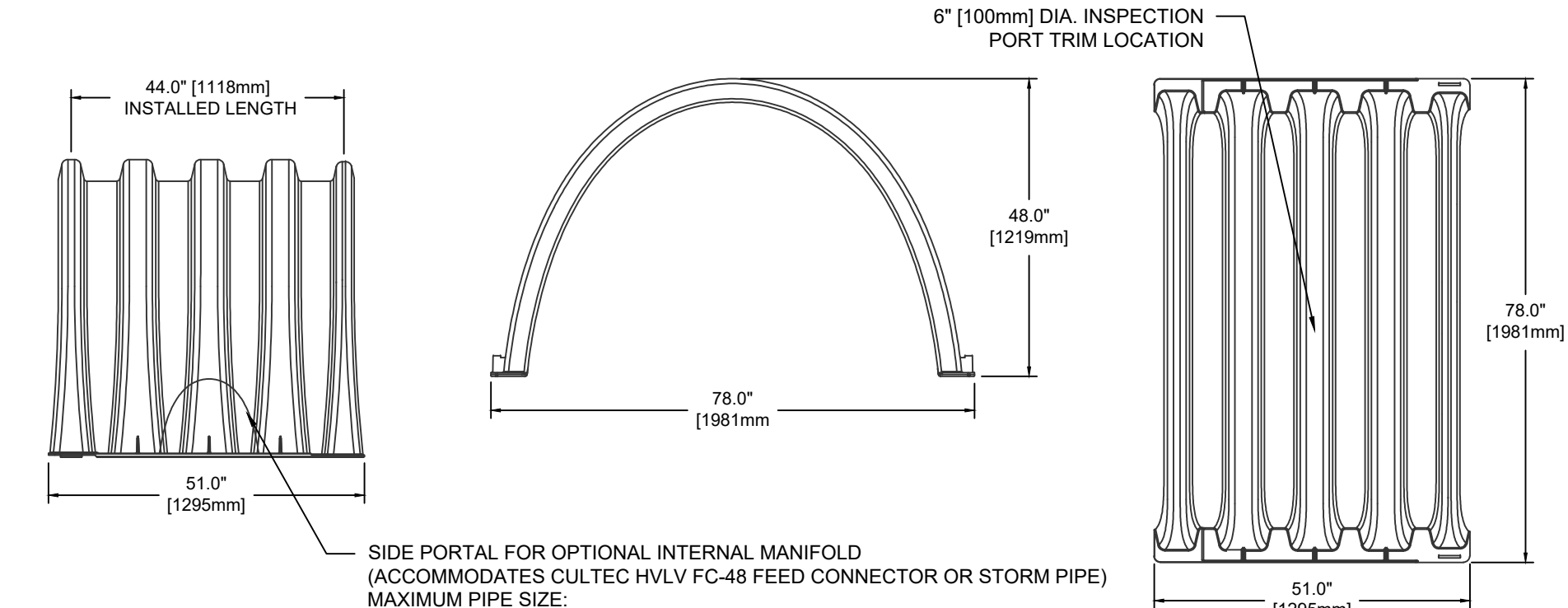
PIPE	A	B
6" [150 mm]	38.00" [965 mm]	1.00" [25 mm]
8" [200 mm]	36.00" [914 mm]	1.00" [25 mm]
10" [250 mm]	33.80" [868 mm]	1.25" [32 mm]
12" [300 mm]	29.25" [743 mm]	1.75" [44 mm]
15" [375 mm]	25.75" [654 mm]	2.00" [50 mm]
18" [450 mm]	21.75" [552 mm]	2.50" [64 mm]
21" [525 mm]	18.75" [476 mm]	2.50" [64 mm]
24" [600 mm]	15.75" [400 mm]	2.50" [64 mm]
30" [750 mm]	7.75" [197 mm]	3.50" [89 mm]
36" [900 mm]	N/A	3.50" [89 mm]

*THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED TRIM LINES FOR PIPE DIAMETERS 12" (300mm), 15" (375mm), 18" (450mm) AND 24" (600mm). PIPES OF ANY SIZE AND MATERIAL UP TO 24" MAY BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.

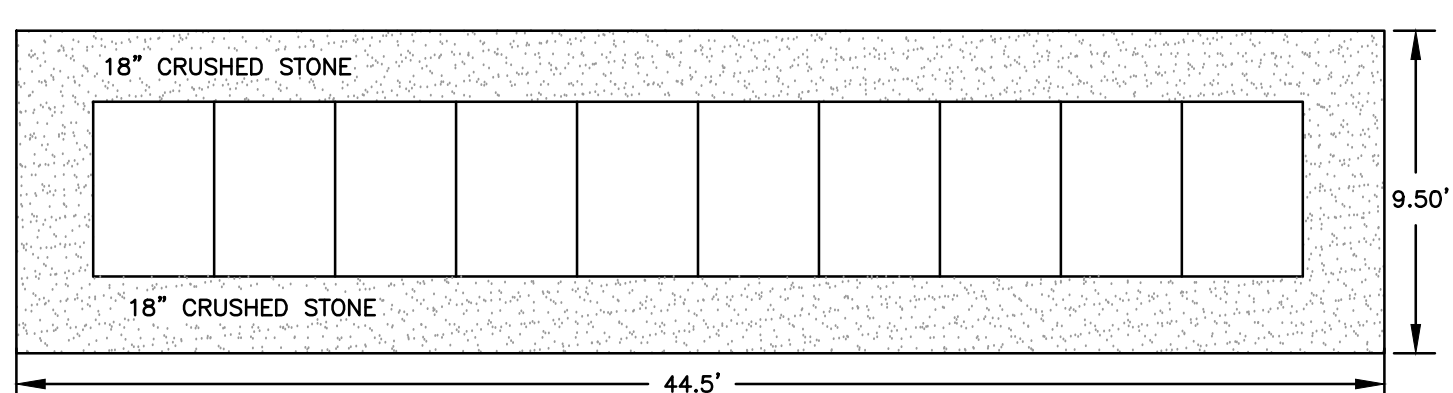
CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS



CULTEC HVLV FC-48 FEED CONNECTOR THREE VIEW



CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW



BED CONFIGURATION
1 BED OF 11 CHAMBERS WITH 18" STONE SURROUND AND 12" STONE TOP AND 9" STONE ON BOTTOM
OVERALL DIMENSIONS: 9.5' W X 44.5' L X 5.75'H

CULTEC 902HD RECHARGER CHAMBERS BENEATH PAVEMENT

REVISION RECORD	
NO.	DATE
0	08/25/2024

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Civil & Environmental Consultants, Inc.

**STORAGE FIVE CRANSTON
1 KENNEY DRIVE
CRANSTON, RHODE ISLAND
PROVIDENCE COUNTY, 02920**

DETAILS	
DATE:	08/25/24
DRAWN BY:	CJV
CHECKED BY:	AS SHOWN
PROJECT NO.:	342-782
APPROVED BY:	KPS

KARLIS PAULS SKULTE
No. 13625
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DRAWING NO. **C801**

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