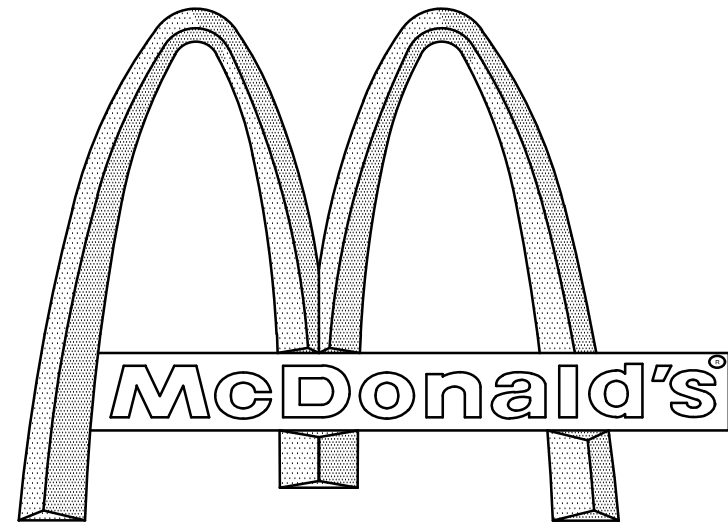


PROPOSED SITE PLAN DOCUMENTS

FOR
PROPOSED



WITH DRIVE-THRU

LOCATION OF SITE

927 CRANSTON STREET, CITY OF CRANSTON

PROVIDENCE COUNTY, RHODE ISLAND

MAP 7, BLOCK 1, LOTS 632, 3669, 3514, & 3488

REFERENCES

ALTA/NSPS LAND TITLE SURVEY:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATE: 06/07/2023
REVISED: 12/14/2023

ARCHITECTURAL PLAN:
SKYBORNE TECHNOLOGIES
P.O. BOX 875
WESTFORD, MA 01886
DATE: 11/12/2023

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE BASED UPON: NAVD 88 PER SURVEY NOTE #7.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:

- 1.5" M.04.02- CLASS 2 TOP COURSE
- 1.5" M.04.02- CLASS 1 BASE COURSE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:

- 6.0" 4500 PSI AIR-ENTRAINED CONCRETE
- 8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING SUPPLIED BY

SECURITY LIGHTING SYSTEMS
2100 GOLD ROAD
ROLLING MEADOWS, IL 60008
(800) 544 4848

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES 44	24 PROPOSED SPACES	9'0" x 18'0" @ 75°
	18 PROPOSED SPACES	9'0" x 18'0" @ 90°
	2 PROPOSED HANDICAPPED SPACES	8'0" x 18'0" @ 75°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	VARIABLE	UG	CRANSTON ST / WHIPPLE AVE
WATER	TBD	UG	WEBSTER AVE
STORM SEWER	VARIABLE	RCP	CRANSTON ST / WEBSTER AVE
ELECTRIC	TBD	OH / UG	UP / OH
GAS	TBD	UG	WEBSTER AVE

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
JOB #: 03-130094-00
DATE: JUNE 7, 2023
REVISED: DECEMBER 14, 2023

TYPICAL LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	SETBACK
	EASEMENT
	CURB
	STORM MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	WETLAND FLAG
	WETLAND LINE
	SPOT ELEVATION
	TOP & BOTTOM OF CURB
	CONTOUR
	FLOW ARROW
	PAINTED ARROW
	OVERHEAD WIRE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	WATER LINE

JOHN A. KUCICH
P.E.
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS REG. NO. 41533
PROFESSIONAL ENGINEER
CIVIL
STATE OF RHODE ISLAND REG. NO. 2610

McDonald's

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION

BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

OFFICE ADDRESS

DATE

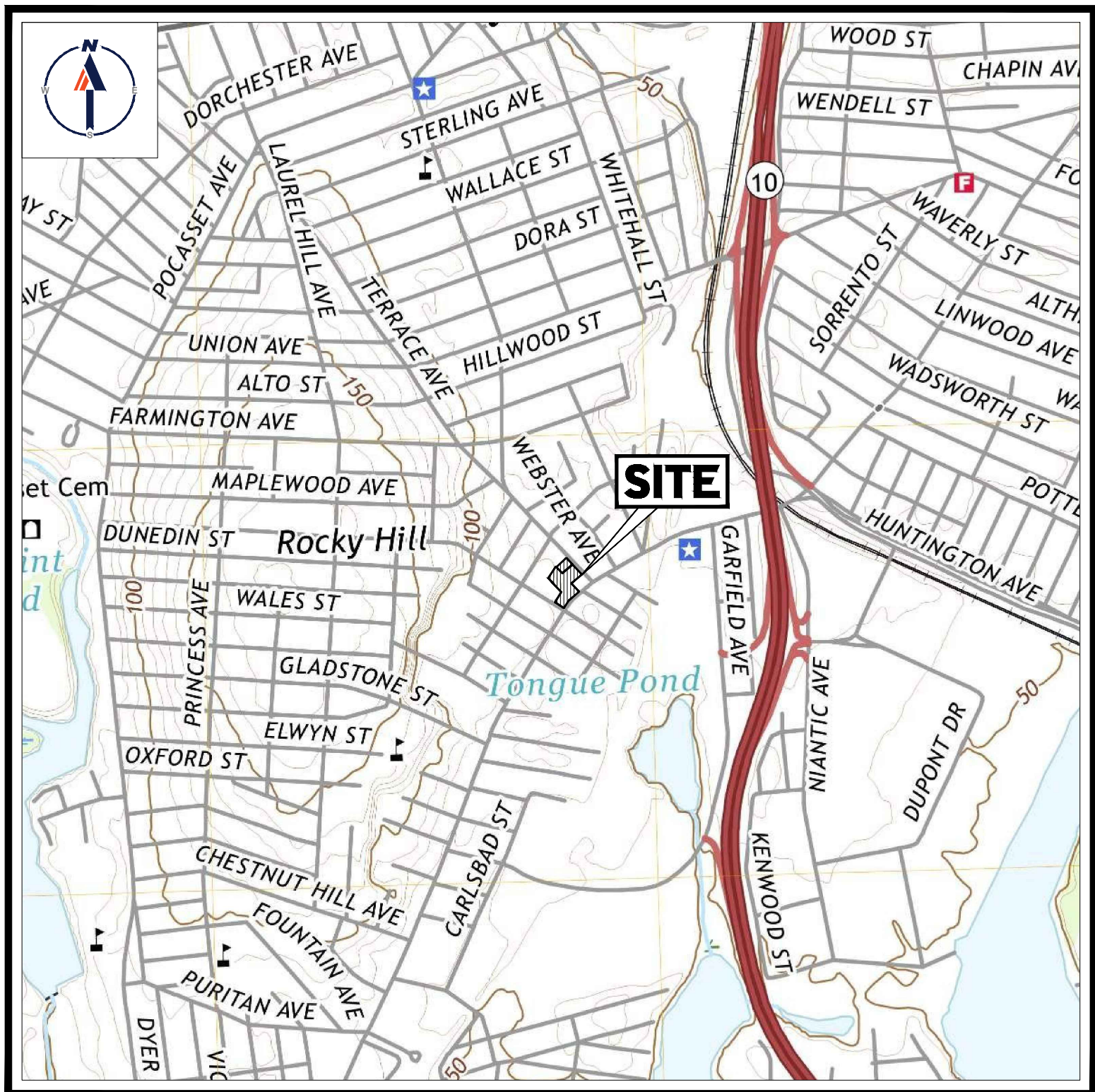
PLAN APPROVALS
SIGNATURE

APPROVED McDONALD'S AGENT

STATUS	DATE	BY
DRAWN BY:	01/15/2024	CSE
PLAN CHECKED	01/15/2024	DJA
AS-BUILT		
SHEET NO.		
C-101		
OF 15		

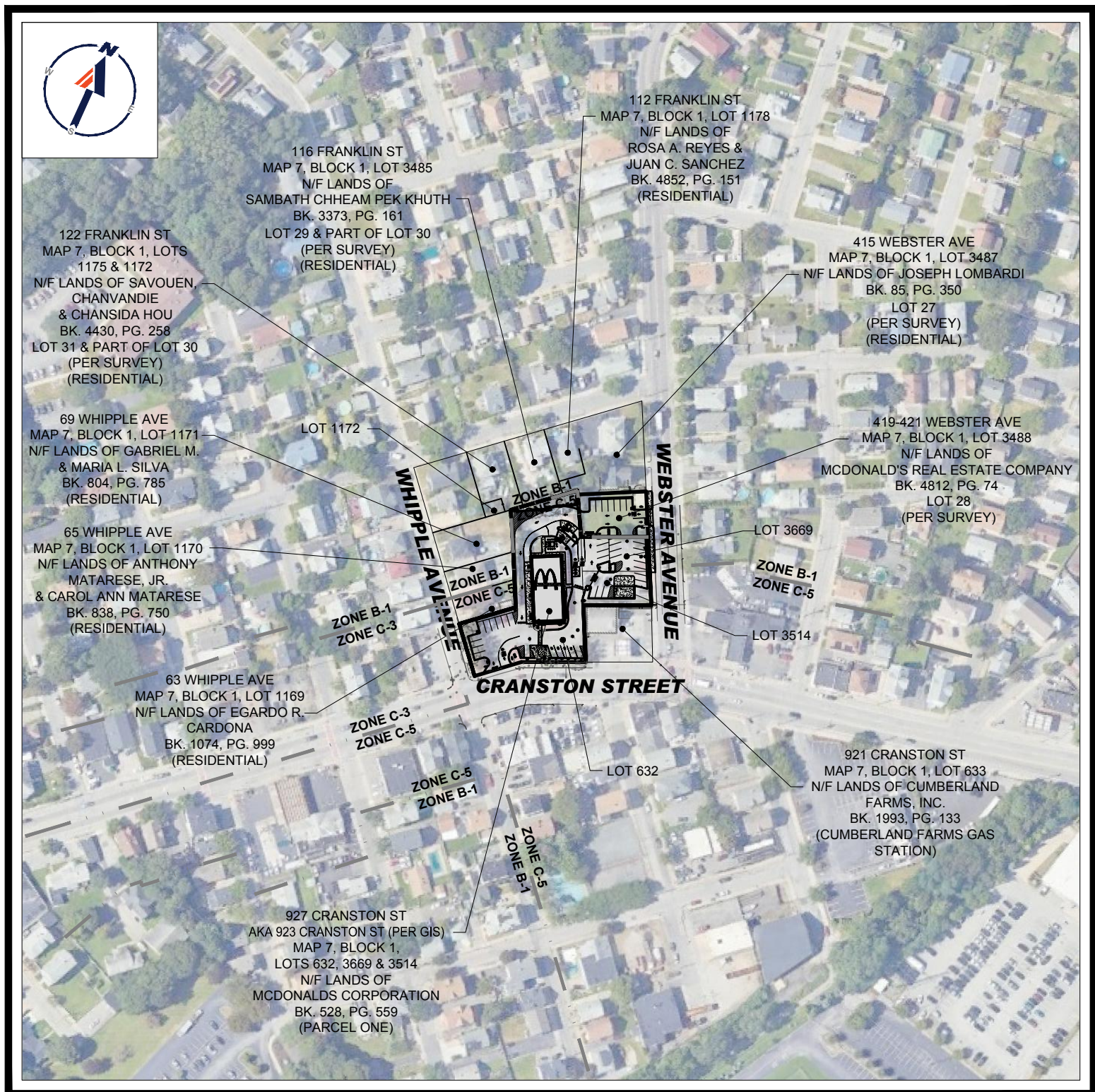
DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
DETAIL SHEET	C-904
ARCHITECTURAL ELEVATIONS	2 SHEETS
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS PROVIDENCE QUADRANGLE



SITE MAP

SCALE: 1" = 200'
SOURCE: GOOGLE AERIAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND PRELIMINARY DRAWINGS SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:
MAA230262.00

CAD I.D. #:
MAA230262.00-SPPD-1a.dwg

STREET ADDRESS
927 CRANSTON STREET & 419 WEBSTER AVE

CITY STATE
CRANSTON RHODE ISLAND

COUNTY
PROVIDENCE

SITE I.D.
038-0036

PLAN DESCRIPTION
COVER SHEET

STATUS	DATE	BY
DRAWN BY:	01/15/2024	CSE
PLAN CHECKED	01/15/2024	DJA
AS-BUILT		
SHEET NO.		
C-101		
OF 15		



FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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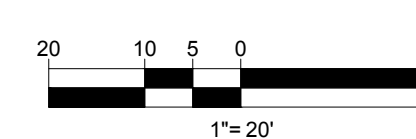
COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION DEMOLITION PLAN

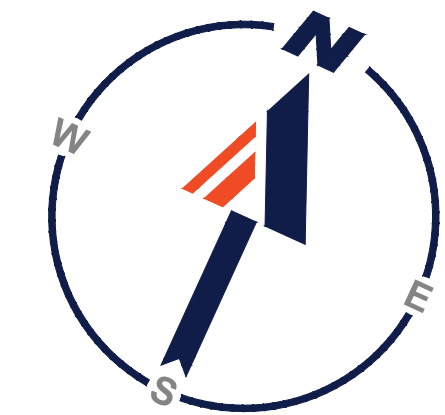
CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



BY CSE	DESCRIPTION REVISED FOR 497 BUILDING	DATE 05/09/2024	REV 1
<div>JOHN A. KUCICH REGISTERED PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER CIVIL MASSACHUSETTS REG. NO. 41533 ILLINOIS REG. NO. 081-010-0001</div>			
McDonald's		OFFICE ADDRESS 110 N CARPENTER ST CHICAGO, IL 60607	PLAN APPROVALS DATE SIGNATURE APPROVED: MCDONALD'S AGENT
STATUS DRAWN BY: 01/15/2024 CSE		DATE 01/15/2024	BY DJA
PLAN CHECKED AS-BUILT		DATE 01/15/2024	BY DJA
SHEET NO. C-201 OF 15			



FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

SITE INFORMATION

- APPLICANT:
MCDONALD'S CORPORATION
110 N CARPENTER ST
CHICAGO, IL 60607
- OWNER:
MCDONALD'S CORPORATION
110 N CARPENTER ST
CHICAGO, IL 60607
- PARCEL:
MAP 7, BLOCK 1, LOTS 632, 3669, 3514, & 3488
927 CRANSTON ST & 419 WEBSTER AVE
CITY OF CRANSTON
PROVIDENCE COUNTY, RHODE ISLAND

ZONING ANALYSIS TABLE

ZONING DISTRICT		COMMERCIAL (C-5) & RESIDENTIAL (B-1)		(W) - WAIVER REQUESTED (E) - EXIST - NON-CONFORMING	
OVERLAY DISTRICT		NONE			
REQUIRED PERMIT		DEVELOPMENT PLAN REVIEW			
ZONE CRITERIA		REQUIRED (C-5 / B-1)	EXISTING	PROPOSED	
MIN. LOT AREA		10,000 SF / 6,000 SF	46,561 SF	NO CHANGE	
MIN. LOT WIDTH		80' / 60'	99.5'	NO CHANGE	
MIN. FRONT SETBACK		40' (1)	66.6'	65.7'	
MIN. SIDE SETBACK		20' (1)	24.8'	25.8'	
MIN. REAR SETBACK		20' (1)	N/A	N/A	
MAX. BUILDING HEIGHT		35'	12.6'	19.4'	
MAX. LOT COVERAGE		60% / 35%	8.6%	8.8%	
REQUIRED LANDSCAPING		15%	26.7%	21.9%	
ABUTTER LANDSCAPE BUFFER		5'	0.2' (E)	NO CHANGE	
R.O.W. LANDSCAPE BUFFER		10'	2.6' (E)	3.8' (E)	
RESI. SPEAKER SETBACK		100'	62.4' (E)	50.5' (V)	
MIN. DRIVEWAY SEPARATION		40' (1)	±33.6' (E)	±56.0'	
DRIVE-THRU STACKING		12 (6 SPACES PER WINDOW)	12	15	
PARKING SPACES		32	50	44	
ACCESS. PARKING SPACES		2	2	2	
PARKING STALL CRITERIA		USE/CATEGORY: EATING ESTABLISHMENT WITH DRIVE-THRU			
STANDARD:		REQUIRED PARKING: 1 SPACE / 3 SEATS + 5 SPACES / ORDERING STATION			
COMPACT: 8 FT X 16 FT		CALCULATION: (1 SPACES / 3 SEATS) X 64 SEATS + (5 SPACES / ORDERING STATION) X 2 STATIONS = 31.33 SPACES			
ACCESSIBLE PARKING CRITERIA		26-50 SPACES = 2 MIN. ACCESSIBLE SPACES			
STANDARD:		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)			
VAN:		8 FT X 18 FT STALL (MIN.) 8 FT X 18 FT AISLE (MIN.)			

* CONSIDERS EXISTING AND ADDITIONAL PARCELS (LOTS 632, 3669, 3514, & 3488)
(E) EXISTING NON-NONCONFORMANCE
(V) VARIANCE REQUESTED
(1) REQUIRED FOR DRIVE-IN USES

SIGN SUMMARY TABLE

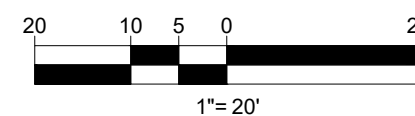
TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	1 SIGN @ 50 S.F. PER STREET FRONTAGE	2 SIGNS @ UNKNOWN S.F.	EXIST. TO REMAIN
BUILDING SIGNAGE*			
FRONT WALL SIGN	Max 30 SF per individual sign	1 "McDonald's" SIGN @ 34 S.F.	1 "M" LOGO @ 10.5 S.F. 1 "McDonald's" SIGN @ 18.75 S.F. WALL SIGN AREA = 29.25 S.F.
NON DRIVE THRU WALL SIGN	Max Area = 20% of total ROW Facing Façade area (Max. 300 SF)	NONE	1 "M" LOGO @ 10.5 S.F. 1 "McDonald's" SIGN @ 18.75 S.F. WALL SIGN AREA = 29.25 S.F.
DRIVE THRU WALL SIGN	2 x (80.2' LF + 80.2' LF + 49.1' LF) x 18.0' LF = 753 SF	NONE	1 "McDonald's" SIGN @ 18.75 SF
REAR WALL SIGN		NONE	1 "M" LOGO @ 10.5 S.F.
TOTAL BUILDING SIGNAGE	MAX. 300 S.F.	1 SIGN @ 34 S.F.	6 SIGNS @ 87.75 S.F. TOTAL

NOTE: ALL SIGNS AREAS ARE "BOXED" FOR CALCULATIONS
* NO MAXIMUM NUMBER OF SIGNS PERMITTED

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

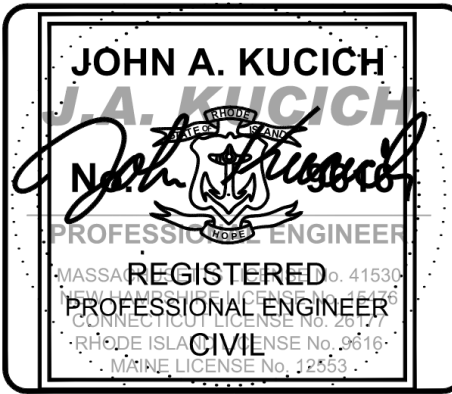


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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS	
927 CRANSTON STREET & 419 WEBSTER AVE	
CITY	STATE
CRANSTON	RHODE ISLAND
COUNTY	
PROVIDENCE	
SITE I.D.	PLAN DESCRIPTION
038-0036	SITE LAYOUT PLAN



McDonald's

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION

BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

OFFICE ADDRESS

DATE

SIGNATURE

APPROVED MCDONALD'S AGENT

STATUS DATE BY

DRAWN BY: 01/15/2024 CSE

PLAN CHECKED 01/15/2024 DJA

AS-BUILT

SHEET NO.

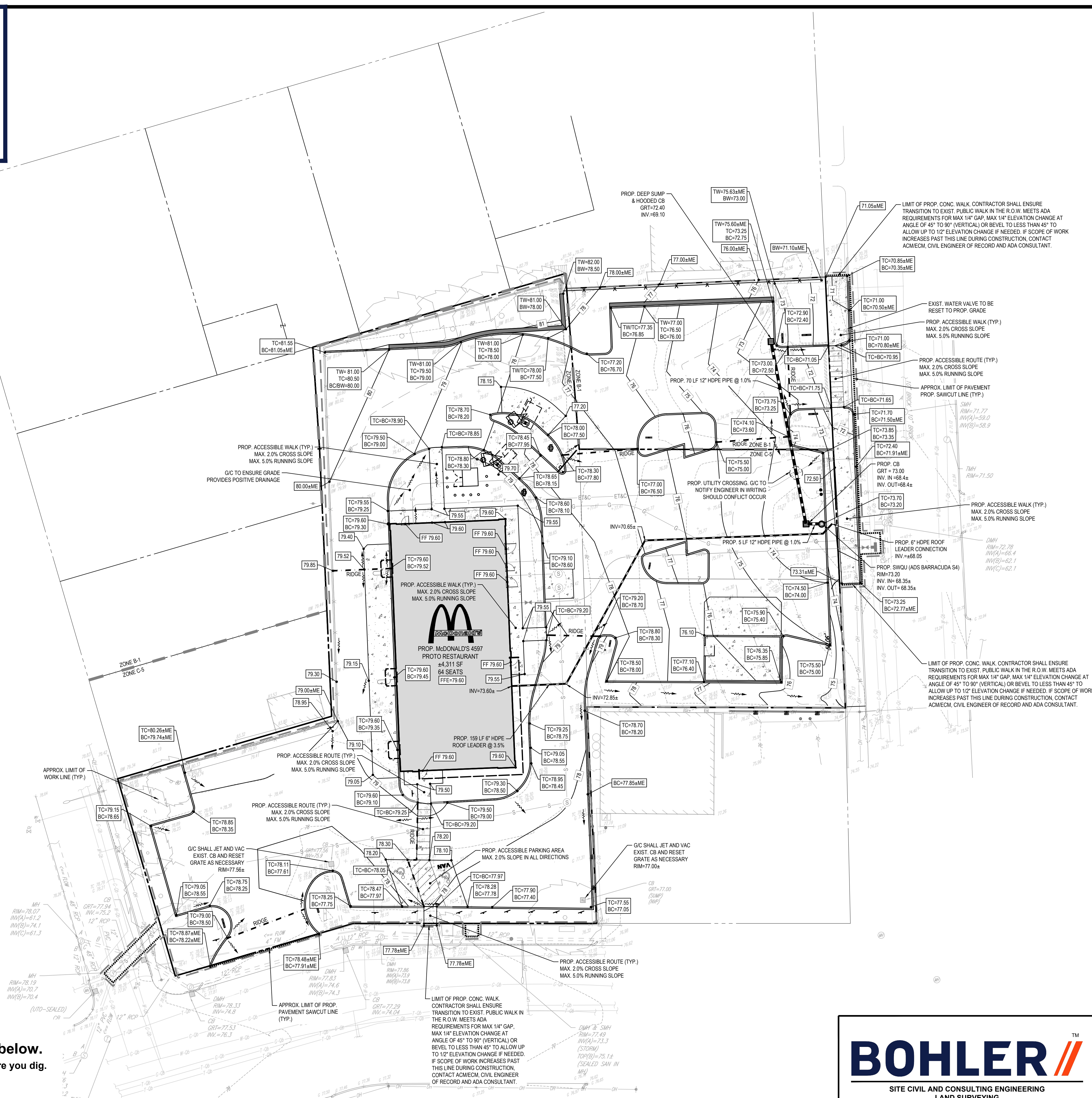
C-301

OF 15



Know what's below.
Call before you dig.

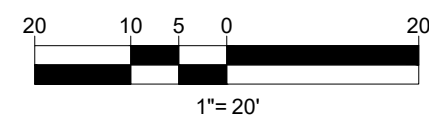
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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SITE CIVIL AND CONSULTING ENGINEERING
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #:	MAA230262.00-SPPD-1a.dwg

STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION GRADING & DRAINAGE PLAN

BY CSE	DESCRIPTION REVISED FOR 497 BUILDING	DATE 06/09/2024	REV 1
<div>JOHN A. KUCICH REGISTERED PROFESSIONAL ENGINEER MASSACHUSETTS CIVIL 41534 EXPIRATION DATE 12/31/2027</div>			
McDonald's		OFFICE ADDRESS 110 N CARPENTER ST CHICAGO, IL 60607	PLAN APPROVALS DATE SIGNATURE APPROVED: McDONALD'S AGENT
STATUS DRAWN BY:	DATE 01/15/2024	BY CSE	SHEET NO. C-401 OF 15
PLAN CHECKED	01/15/2024	DJA	
AS-BUILT			



FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

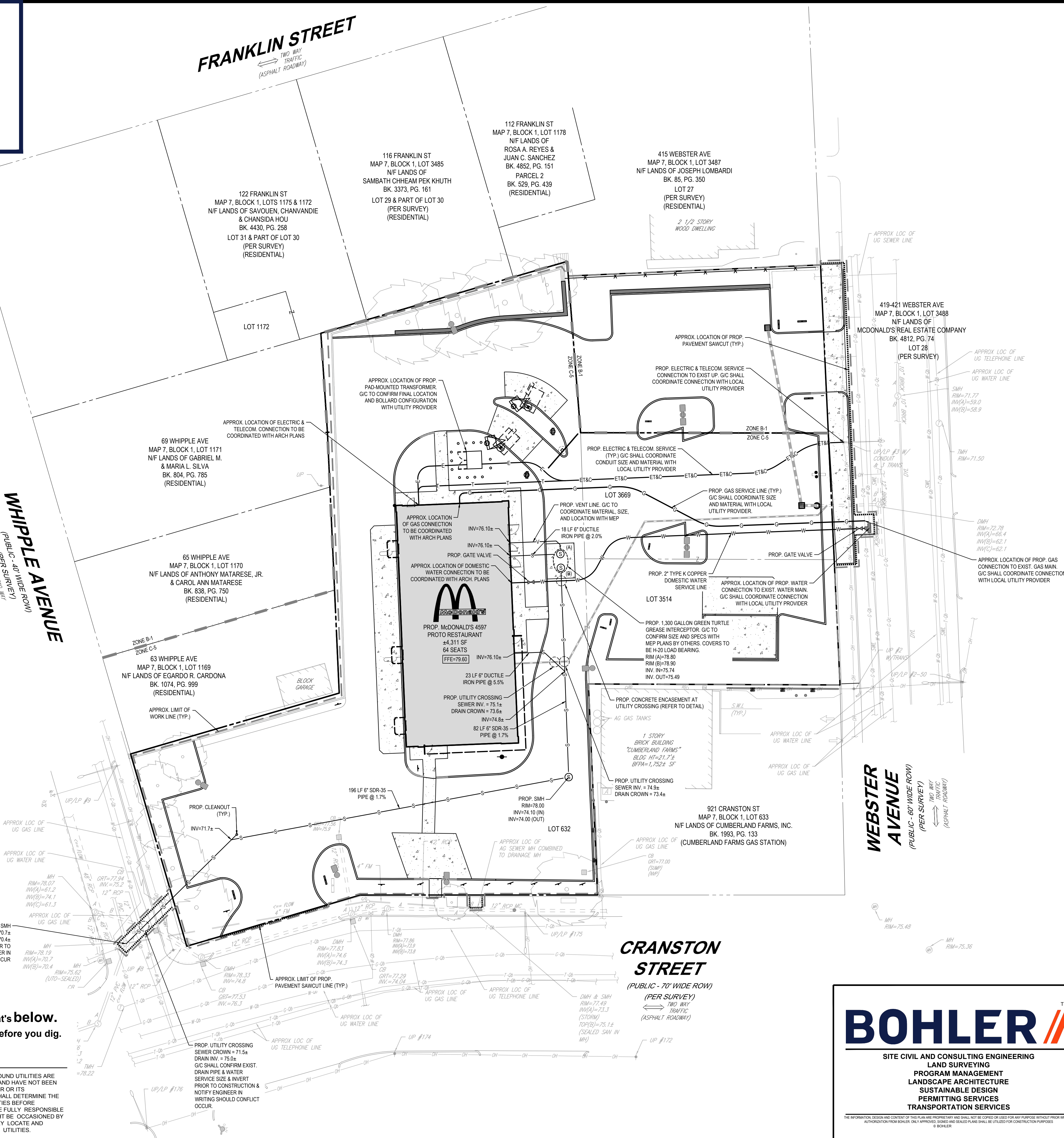
WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
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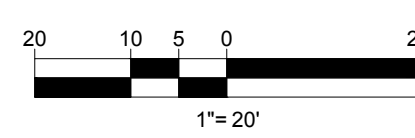
Know what's below.
Call before you dig.

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION UTILITY PLAN

DESCRIPTION	DATE	REV	BY
REVISED FOR 497 BUILDING	06/09/2024	1	CSE
<div><div><div>JOHN A. KUCICH</div><div></div><div>REGISTERED PROFESSIONAL ENGINEER</div></div><div>McDonald's</div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>STATE OF ILLINOIS LICENSE NO. 220074</div></div>			
PLAN APPROVALS		DATE	BY
SIGNATURE			
OFFICE ADDRESS			
BOSTON REGION			
110 N CARPENTER ST			
CHICAGO, IL 60607			
STATUS		DATE	BY
DRAWN BY:		01/15/2024	CSE
PLAN CHECKED		01/15/2024	DJA
AS-BUILT			
SHEET NO.			
C-501			
OF 15			



FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
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PROP. McDONALD'S 4597
PROTO RESTAURANT
±4,311 SF
64 SEATS

921 CRANSTON ST
MAP 7, BLOCK 1, LOT 633
N/F LANDS OF CUMBERLAND FARMS, INC.
BK. 1993, PG. 133
(CUMBERLAND FARMS GAS STATION)

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK

DATE

CONSTRUCTION CHECK

DATE

CONSTRUCTION CHECK

DATE

PROJECT No.:

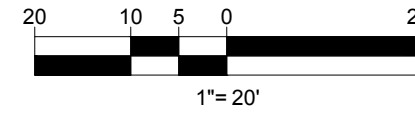
MAA230262.00

CAD I.D. #:

MAA230262.00-SPPD-1a.dwg

THIS PLAN TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY

REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS



STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION SOIL EROSION & SEDIMENT CONTROL PLAN

STATUS	DATE	BY
DRAWN BY:	01/15/2024	CSE
PLAN CHECKED	01/15/2024	DJA
AS-BUILT		
SHEET NO.	C-601	
	OF 15	

JOHN A. KUCICH

REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER

CIVIL

MASSACHUSETTS REG. NO. 41533
EXPIRATION DATE 12/31/2027

McDonald's

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OFFICE ADDRESS

BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

PLAN APPROVALS		SIGNATURE	DATE
APPROVED MCDONALD'S AGENT			

REVISION	DATE	BY
REVISED FOR 497 BUILDING	06/09/2024	CSE

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EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
- 10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
- 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOIL MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOIL ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
- 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

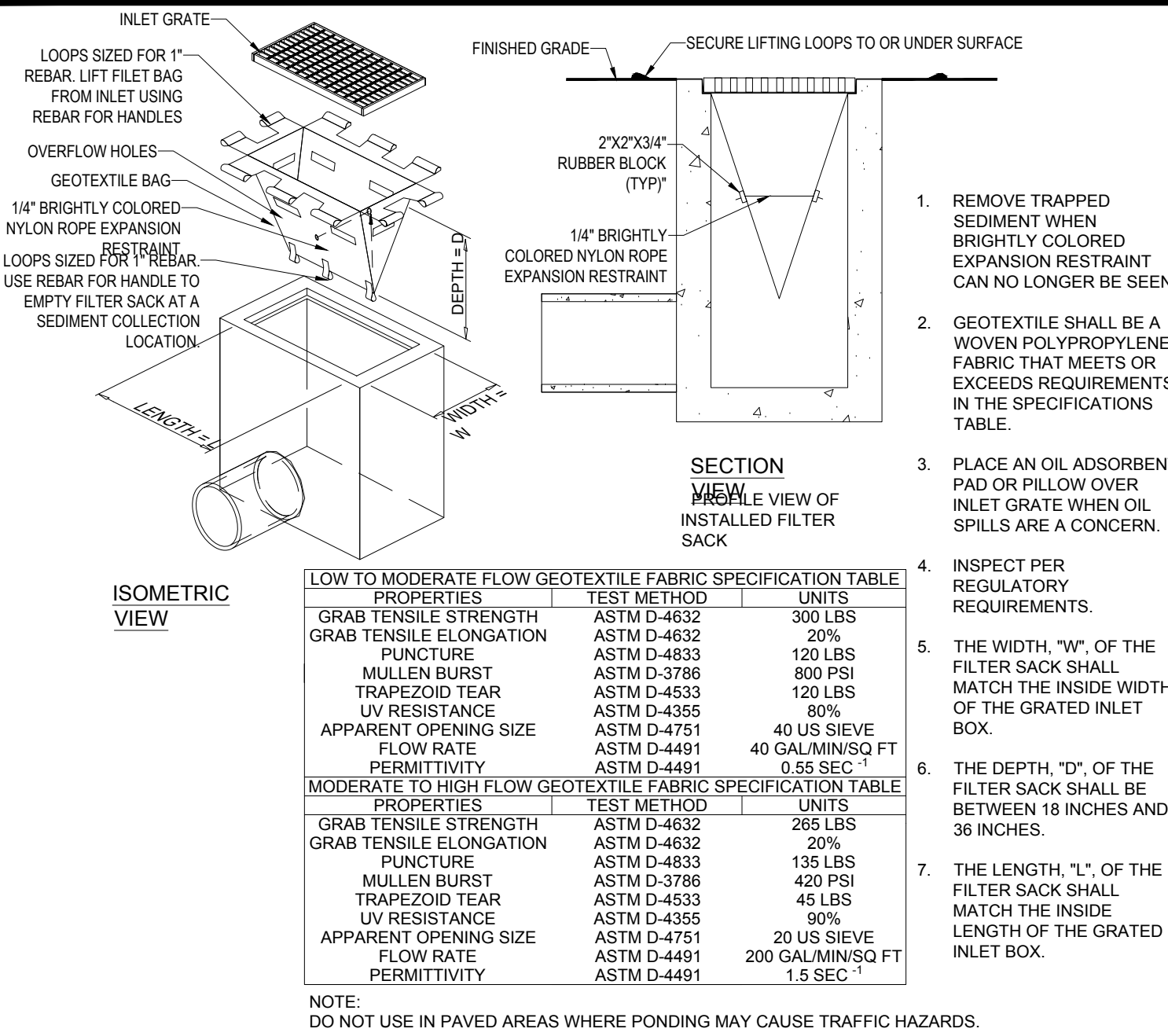
25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

26. MULCHING REQUIREMENTS:
- 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
- 26.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- 26.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE, INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XX,XXX ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
- 4.1. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
- 4.2. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
- 4.3. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE OF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

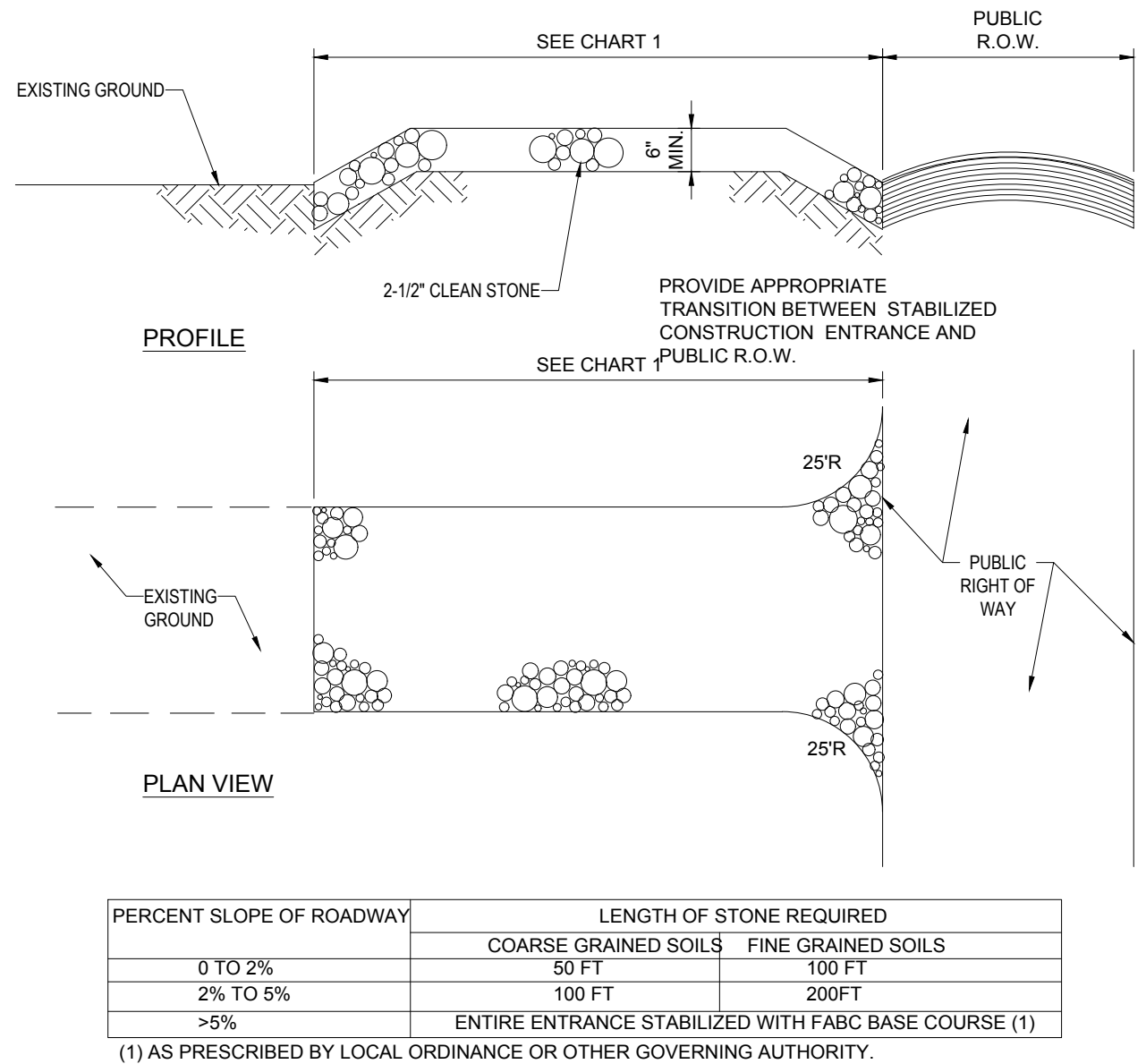


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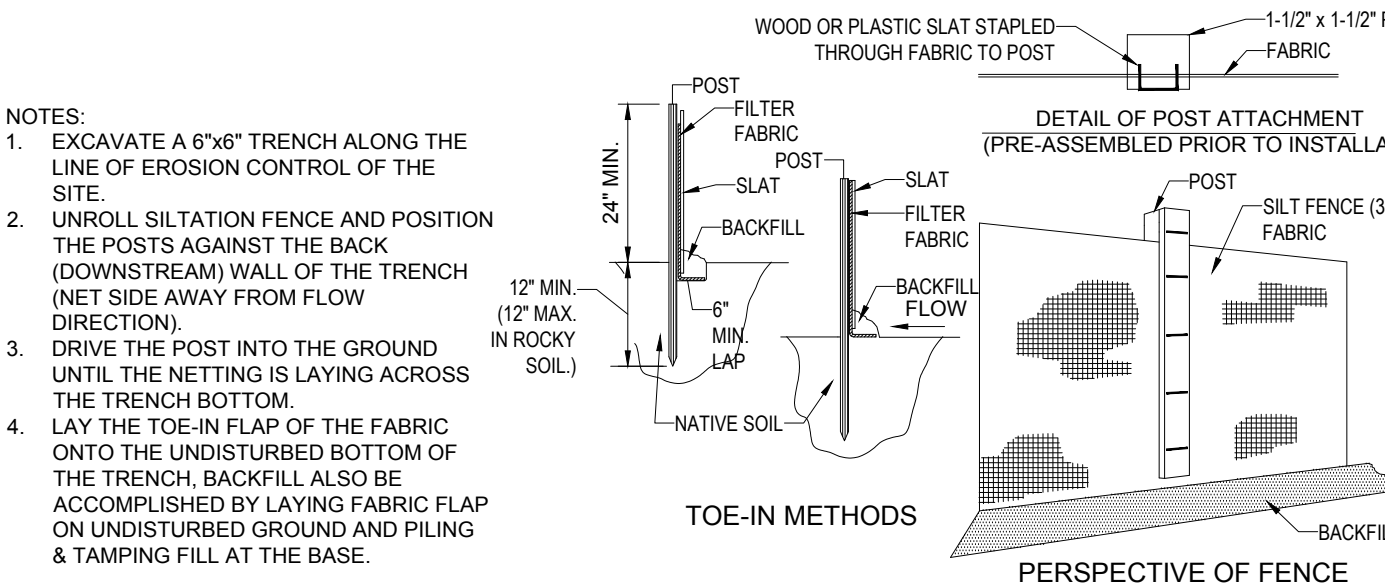
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STABILIZED CONSTRUCTION ENTRANCE

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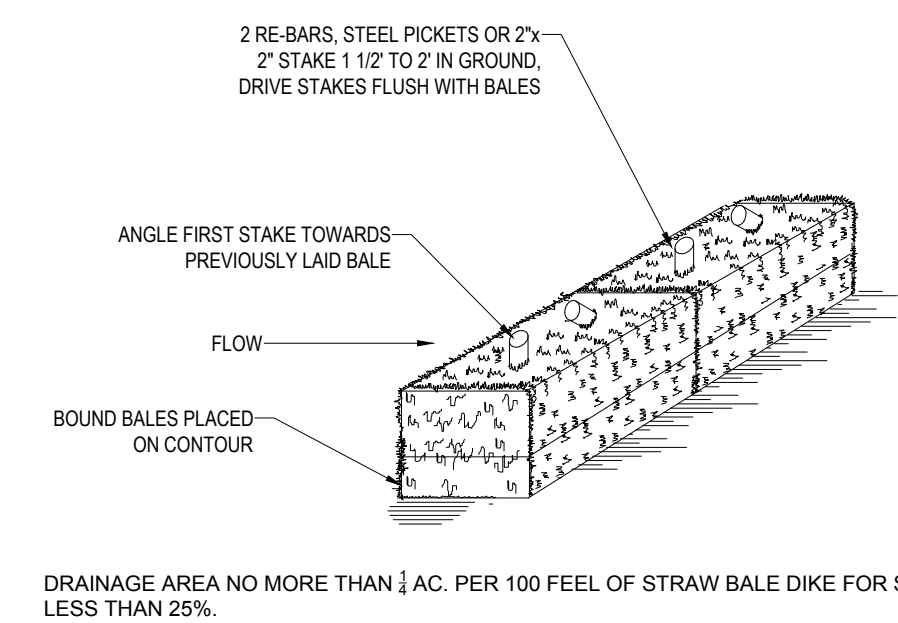
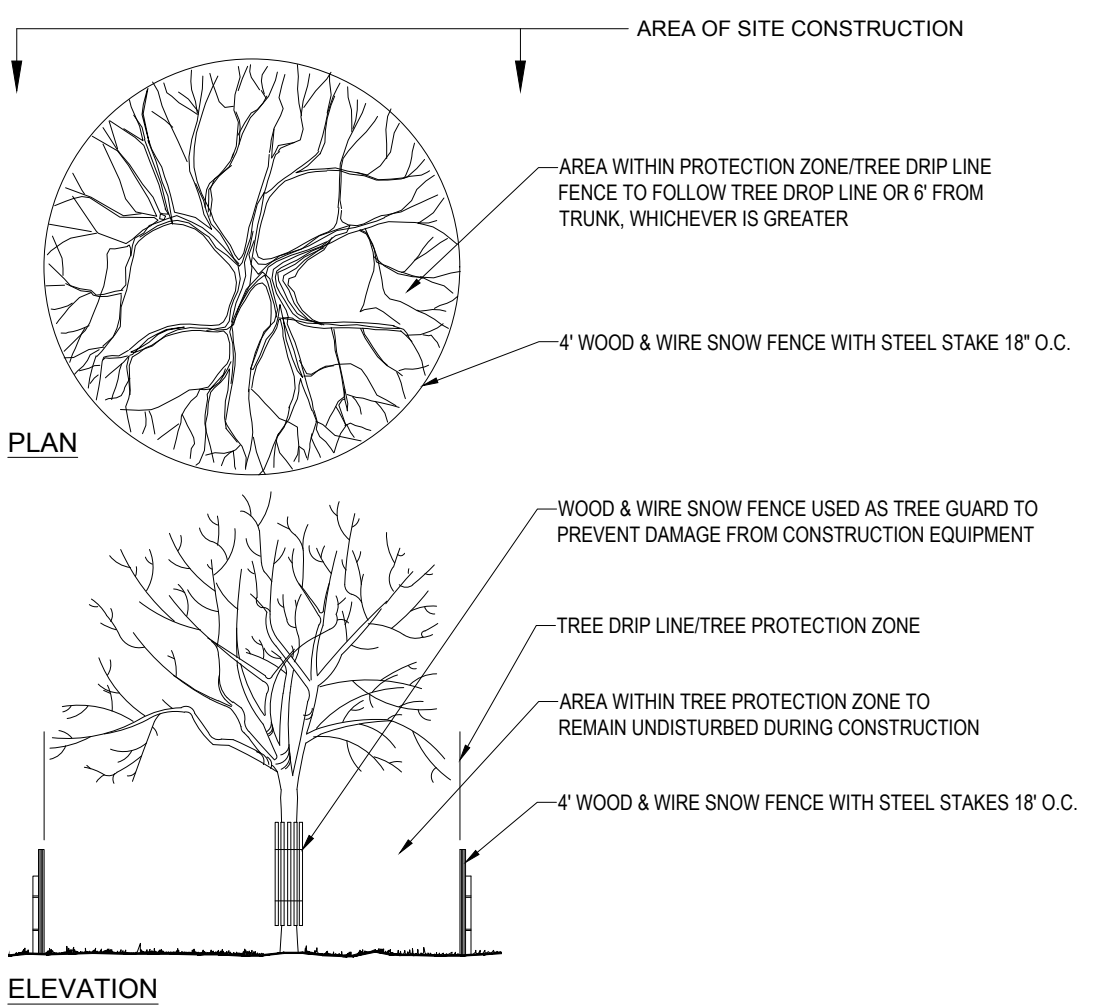


TYP. SILTATION FENCE

N.T.S.

TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.



- NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE

N.T.S.

TEMPORARY STOCKPILE

N.T.S.

BOHLER

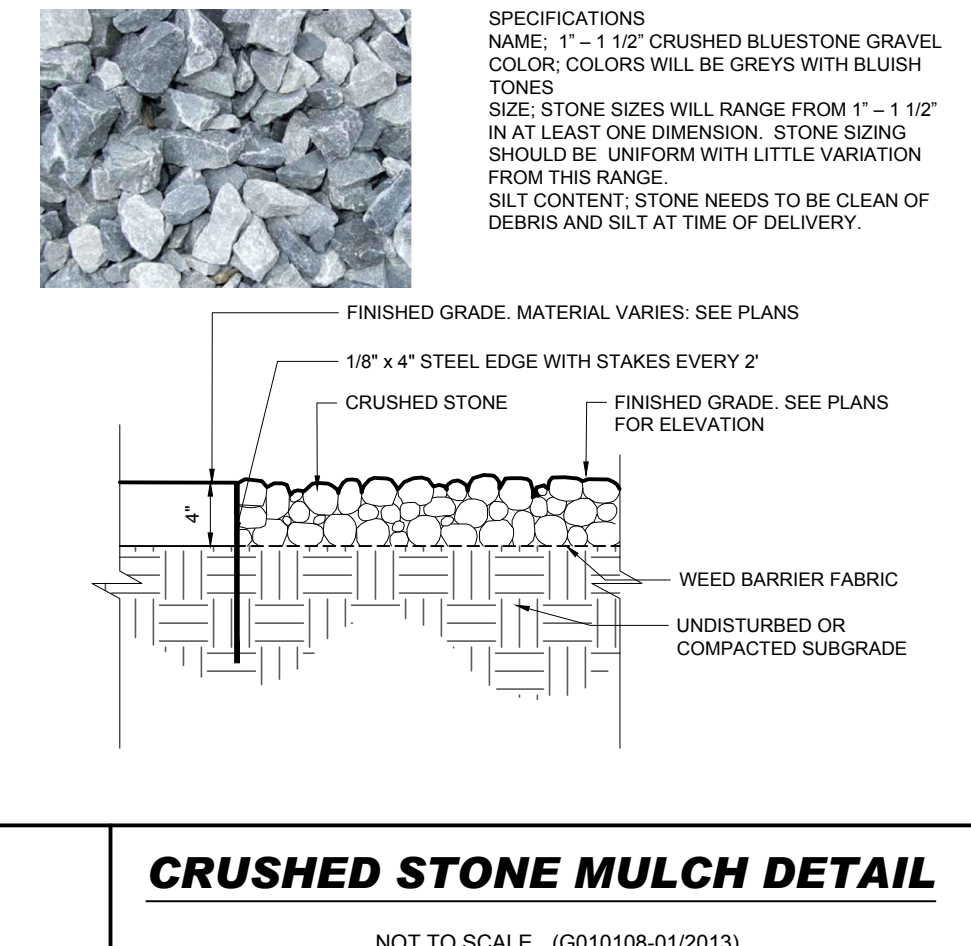
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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COMPLIANCE CHECK	DATE
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STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

STATUS	DATE	BY
DRAWN BY:	01/15/2024	CSE
PLAN CHECKED	01/15/2024	DJA
AS-BUILT		
SHEET NO.	C-602	
	OF 15	



STREET ADDRESS	
927 CRANSTON STREET & 419 WEBSTER AVE	
CITY	STATE
CRANSTON	RHODE ISLAND
COUNTRY	
PROVIDENCE	
TELEPHONE NO.	PLAN DESCRIPTION
038-0036	LANDSCAPE PLAN

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OWNER MAINTENANCE RESPONSIBILITIES

UPON COMPLETION OF (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND PERENNIALS. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ANY PART OR PARTS OF THE LANDSCAPED AREA. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

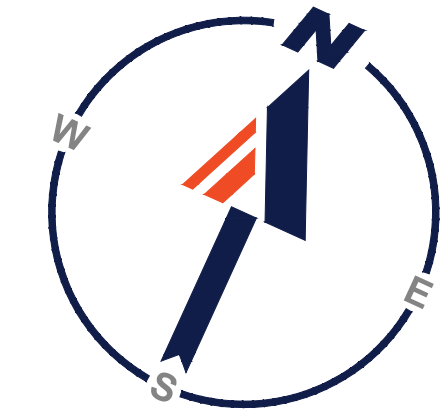
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY NEARBY PEDESTRIAN MUST BE LINED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES (OR PAVED) BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR RIGHT-OF-WAYS, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVELED SURFACES, OR AT OTHER HEIGHTS INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OR ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE RIGHT-OF-WAY OF ANY PAVED LOT, DRIVE, OR STREET.
- FALLEN PLANT FLOWERS, TRIM, SEEDS AND BRASS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:		9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
1.1.	THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
2. MATERIALS		9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
2.1.	GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.	9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS.
2.2.	TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.	9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
2.3.	LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN	9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
2.3.1.	LAWN SEED MIXTURE SHALL BE FRESH, CLEAN AND NEW CROP SEED.	9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
2.3.2.	SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.	9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
2.4.	MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.	ACER RUBRUM PLATANUS X ACERIFOLIA
2.5.	FERTILIZER	BETULA VARIETIES POPULUS VARIETIES
2.5.1.	FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.	CARPINUS VARIETIES PRUNUS VARIETIES
2.5.2.	FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	KRAETAGUS VARIETES PYRUS VARIETIES
2.6. PLANT MATERIAL		COLEUTEUTIA QUERCUS VARIETIES
2.6.1.	ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).	LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
2.6.2.	IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.	LIRIODENDRON TULIPEIRA ZELKOVA VARIETIES
2.6.3.	PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.	9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
2.6.4.	TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.	9.8.1. 1 PART PEAT MOSS
2.6.5.	ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOILIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.	9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
2.6.6.	CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	9.8.3. 3 PARTS TOPSOIL BY VOLUME
2.6.7.	SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.	9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
2.6.8.	TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
3. GENERAL WORK PROCEDURES		9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
3.1.	CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.	9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
3.2.	WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
4. SITE PREPARATIONS		9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
4.1.	BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
4.2.	ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.	9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
4.3.	CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	9.12. GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
5. TREE PROTECTION		9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
5.1.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
5.2.	A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.	9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
5.3.	WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO BEGINNING GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.	10. TRANSPLANTING (WHEN REQUIRED)
5.4.	AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.	10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
6. SOIL MODIFICATIONS		10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
6.1.	CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.	10.3. PLANTS SHALL NOT BE DUG FOR TRANSPL

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FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

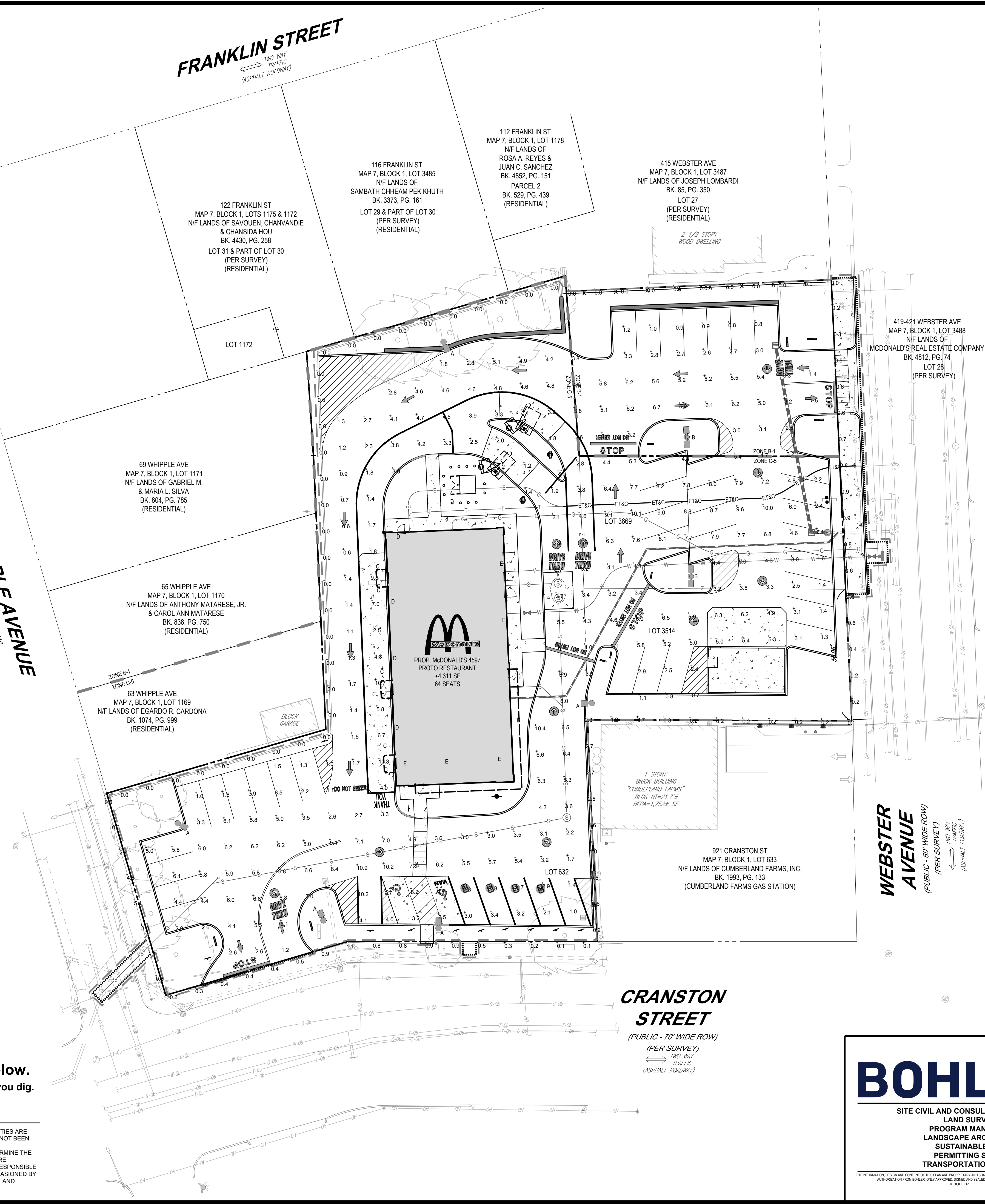
WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
(PER SURVEY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



GENERAL LIGHTING NOTES

(REV. 6/2023)

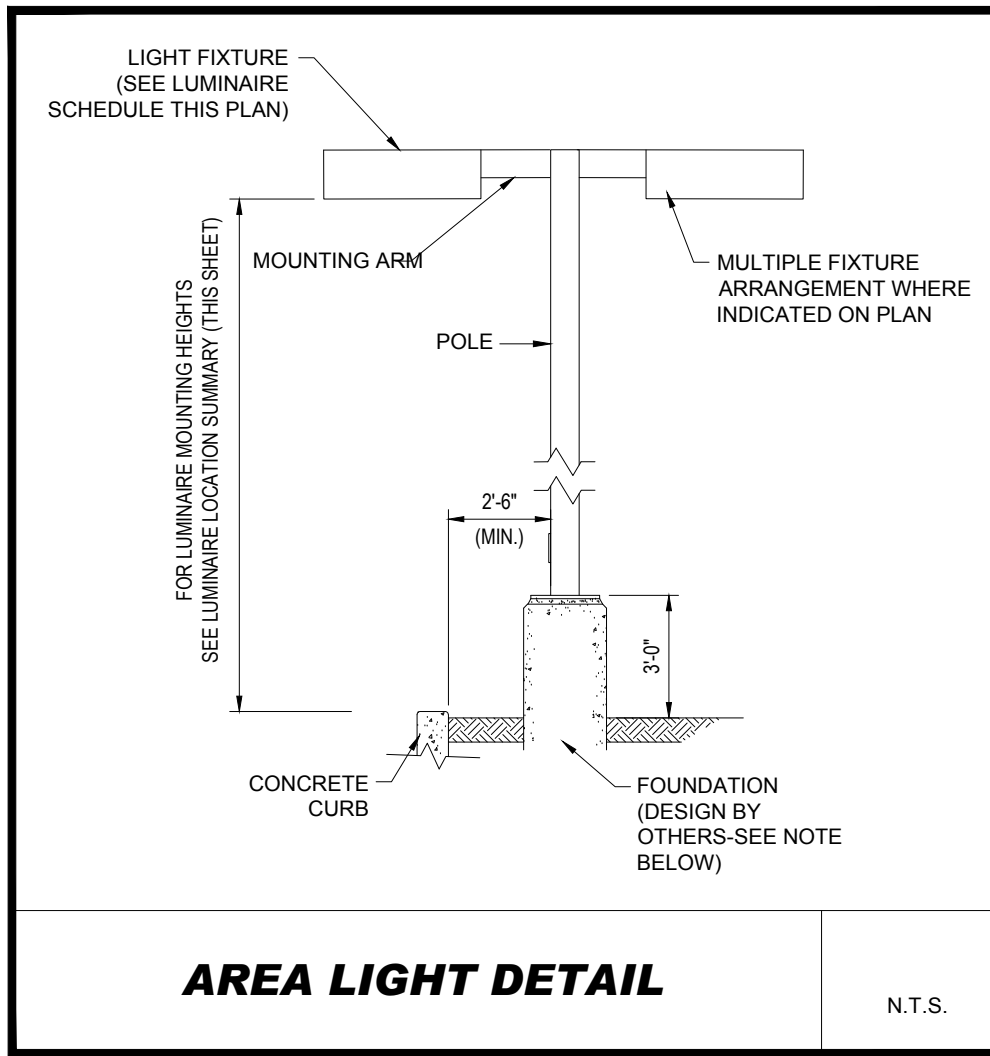
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNERS ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCES, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	AVG/MIN	MAX/MIN
COM. PROPERTY LINE	ILLUMINANCE	FC	0.89	5.1	0.0	N/A
RES. PROPERTY LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N/A
PAVED SURFACE	ILLUMINANCE	FC	4.32	10.9	0.6	7.20

LUMINAIRE SCHEDULE

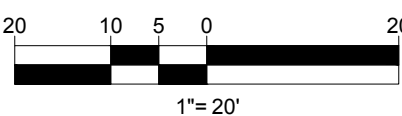
SYMBOL	QTY	ARRANGEMENT	LUM. WATTS	LLF	DESCRIPTION
⊗ A	5	DOUBLE	226.9	0.90	RAR-2480L-240-5K7-4W-BC; MOUNTED @ 21'
⊗ B	2	BACK-BACK	226.9	0.90	RAR-2480L-240-5K7-4W-BC; MOUNTED @ 21'
● C	6	SINGLE	11.9	0.90	SES-18-40-1-TA-GL-XX (4") POLE
■ D	6	SINGLE	14.4	0.90	LB6-10LDM-50K9GD
■ E	6	SINGLE	14.4	0.90	RWSC-36L-5K-DO-U-PS



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BOHLER 

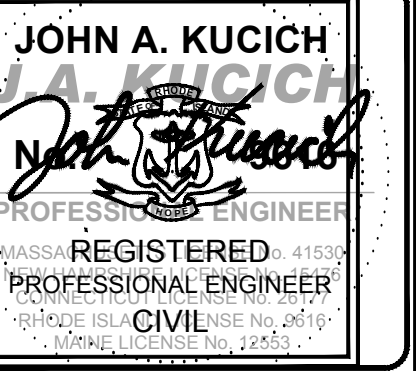
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND ANY DRAWINGS ARE THE PROPERTY OF BOHLER. NO PART OF THIS PLAN OR ANY DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	CAD I.D. #: MAA230262.00-SPDD-1a.dwg

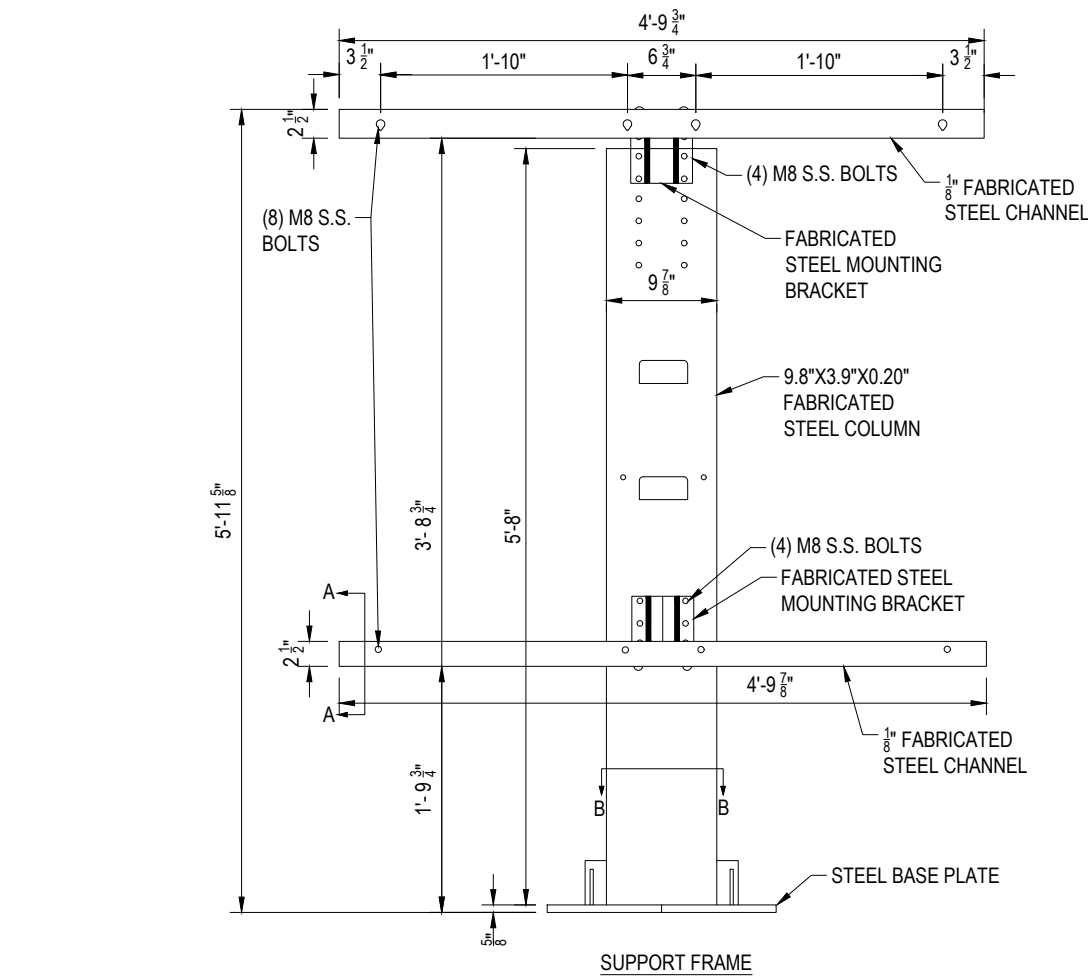
STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION LIGHTING PLAN

BY CSE		DESCRIPTION REVISED FOR 4597 BUILDING	
DATE 06/09/2024		REV 1	
OFFICE ADDRESS		BOSTON REGION 110 N CARPENTER ST CHICAGO, IL 60607	
DATE		SIGNATURE	
APPROVED		APPROVED	
STATUS		DATE	
DRAWN BY:		01/15/2024	
PLAN CHECKED		01/15/2024	
AS-BUILT			
SHEET NO.		C-703	
		OF 15	

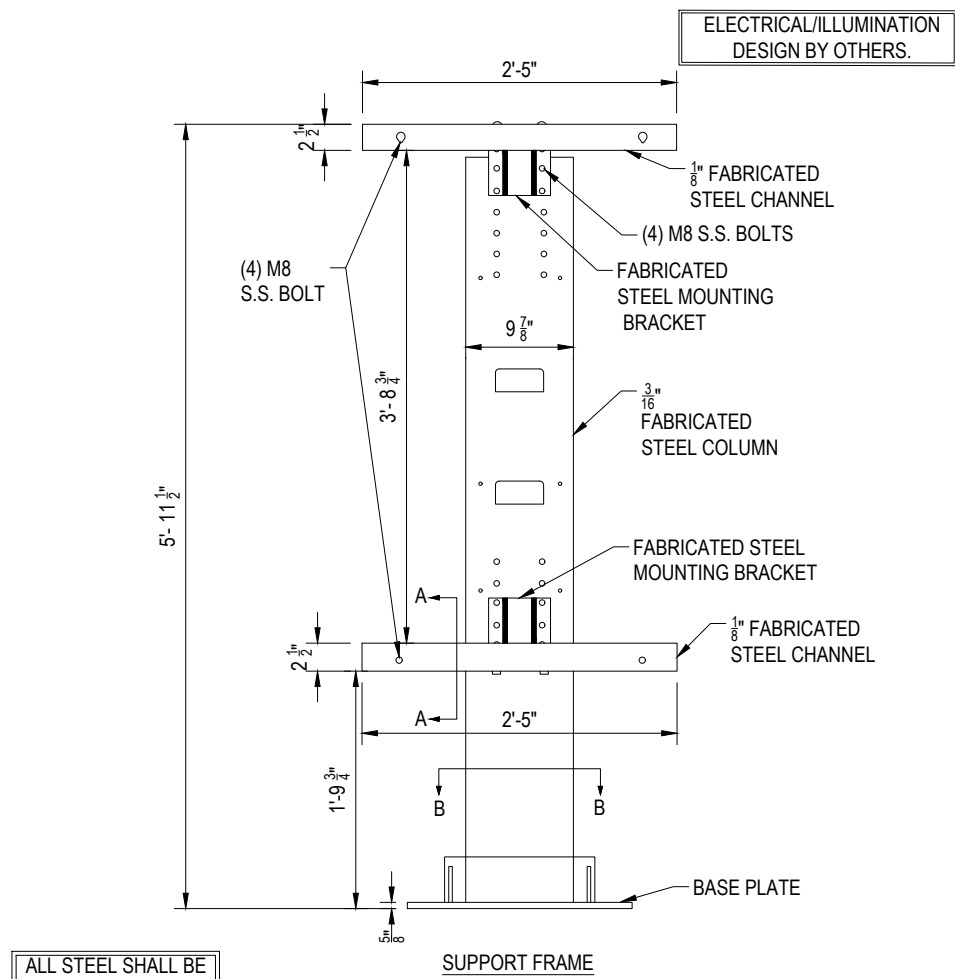


McDonald's
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION

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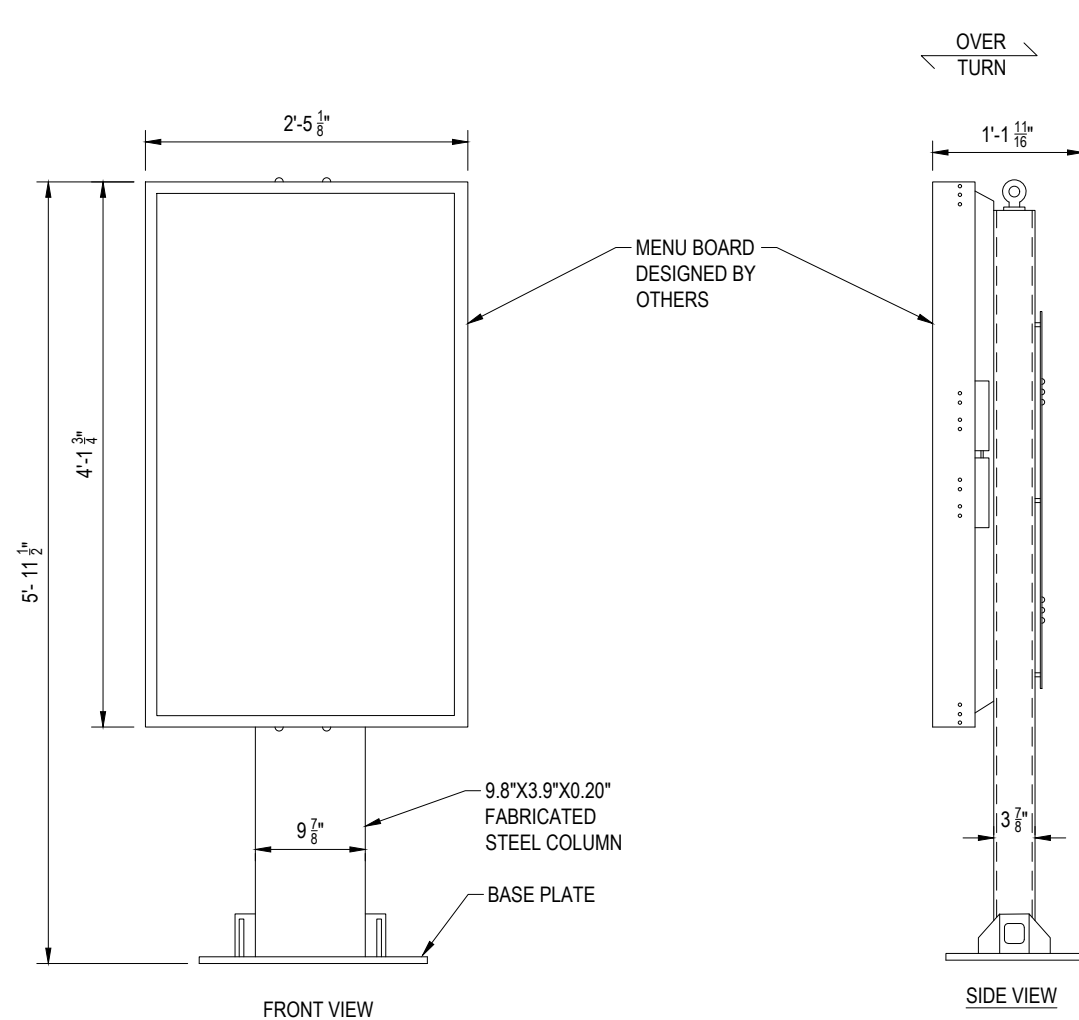
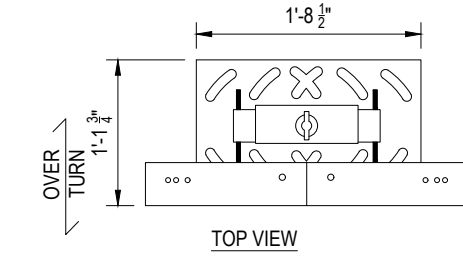


SUPPORT FRAME



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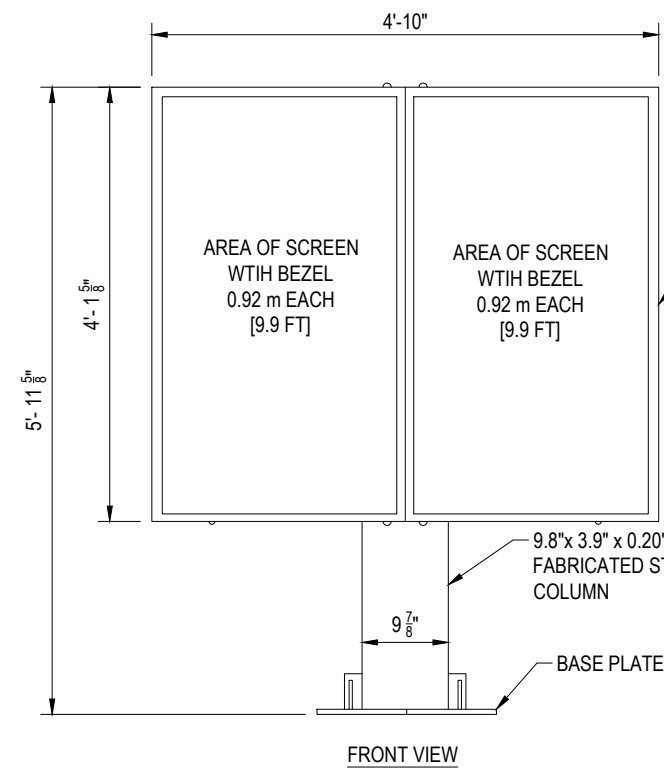
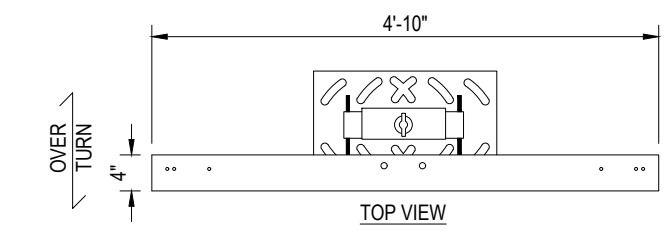
SIGN CABINET
DESIGN BY OTHERS.



(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR.
CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR.)

DIGITAL PRE-BROWSE BOARD DETAIL

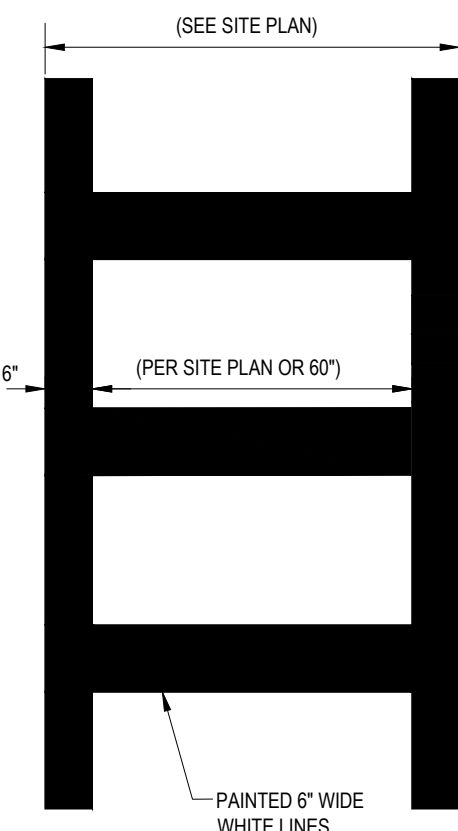
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(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR.
CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR.)

DIGITAL MENU BOARD DETAIL

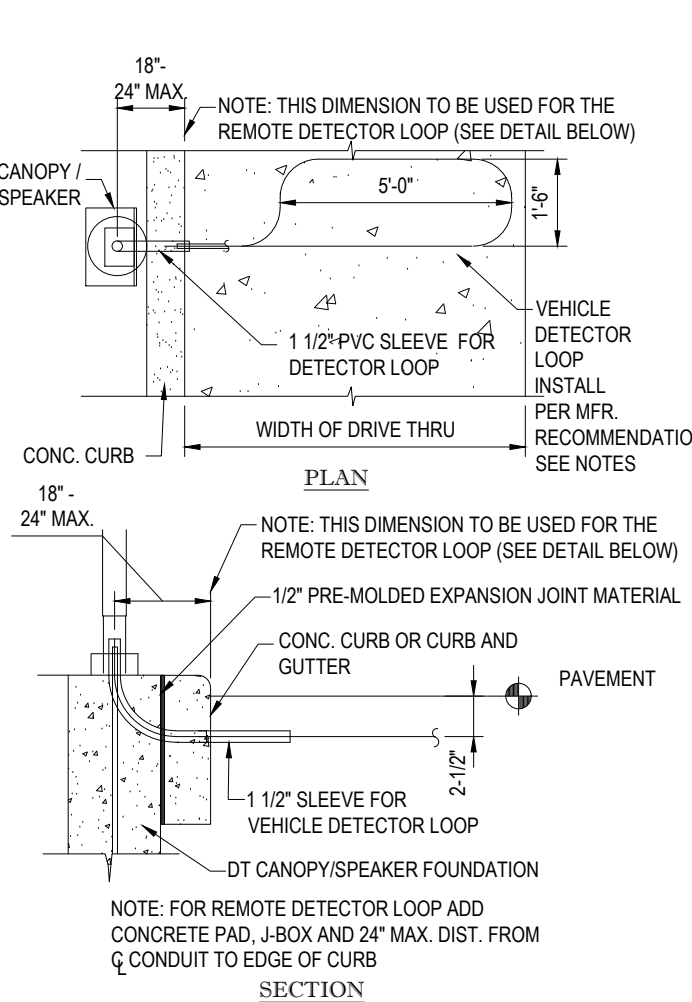
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CROSSWALK DETAIL

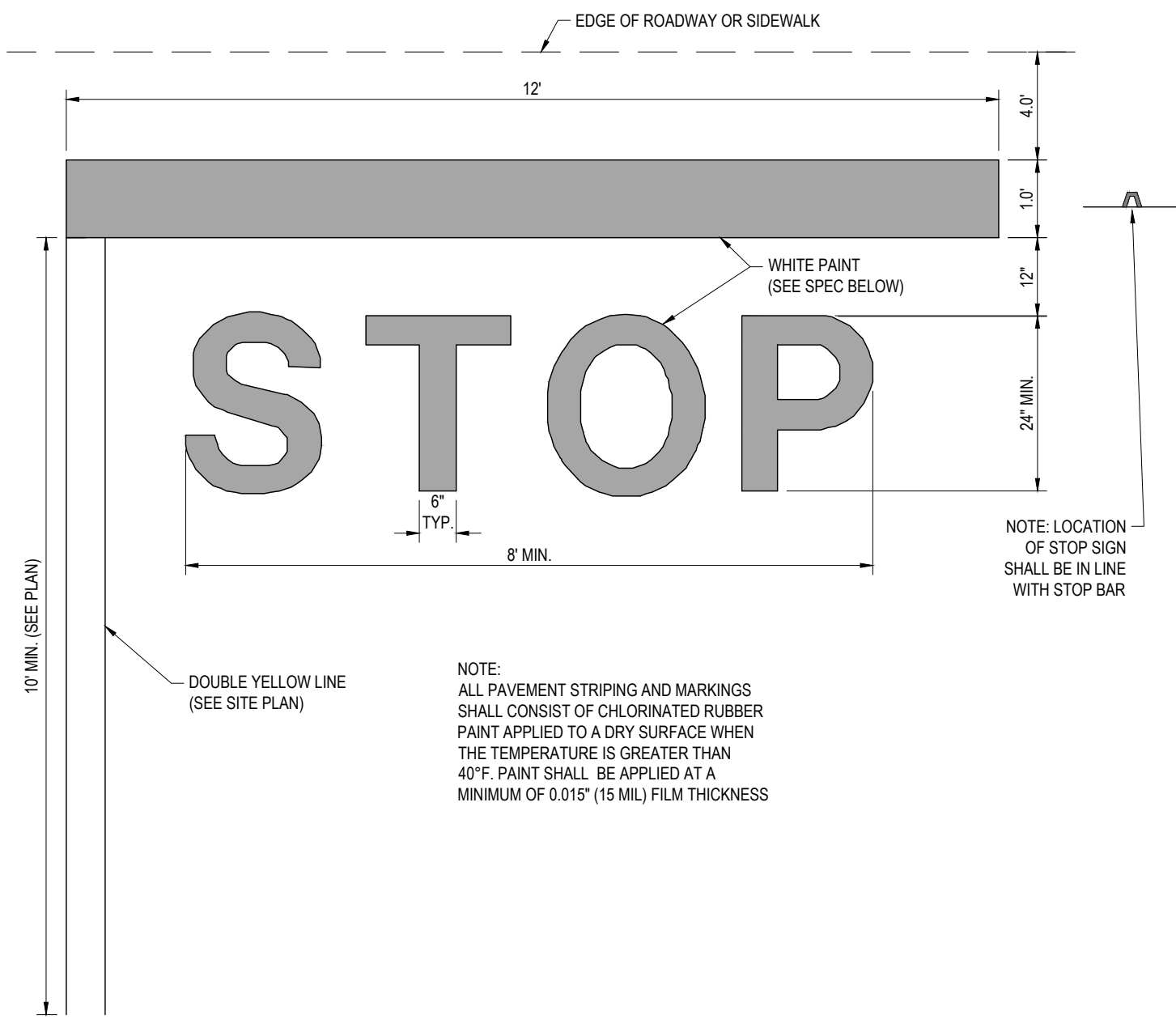
N.T.S.

SEE DRIVE THRU CONCRETE PAD DETAIL FOR DIMENSIONS
OF DRIVE-THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
NOTE: NO STEEL IS TO BE USED IN CONCRETE.



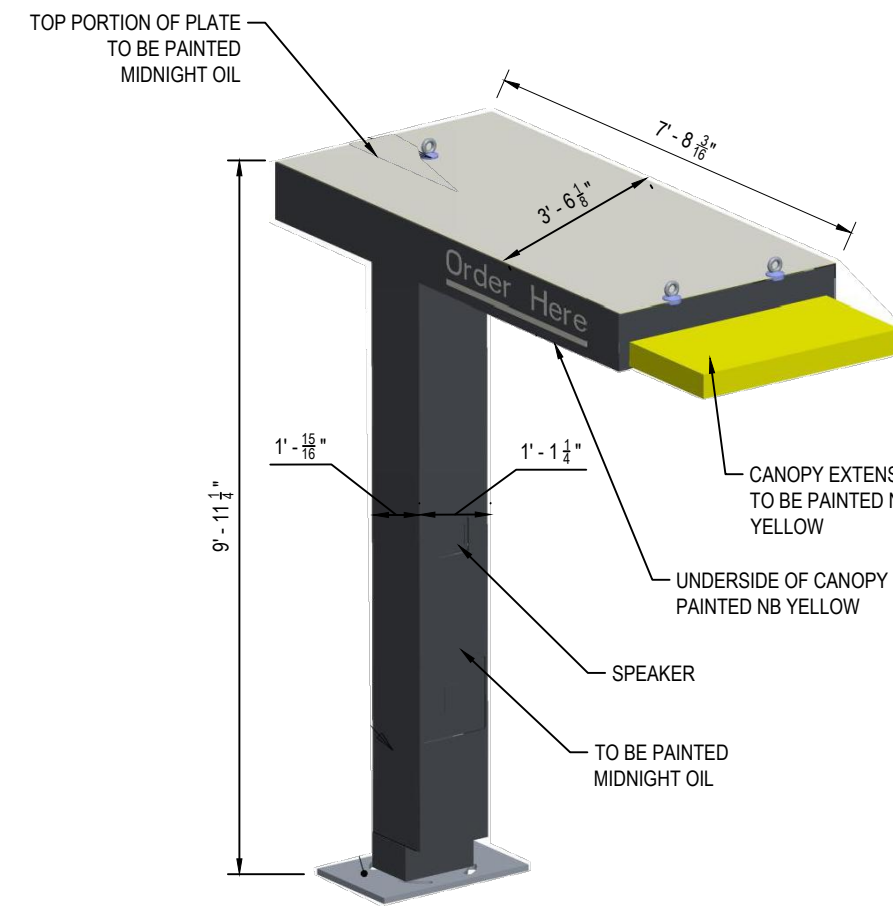
AUTO DETECTOR LOOP
DETAIL

N.T.S.



'STOP' BAR DETAIL

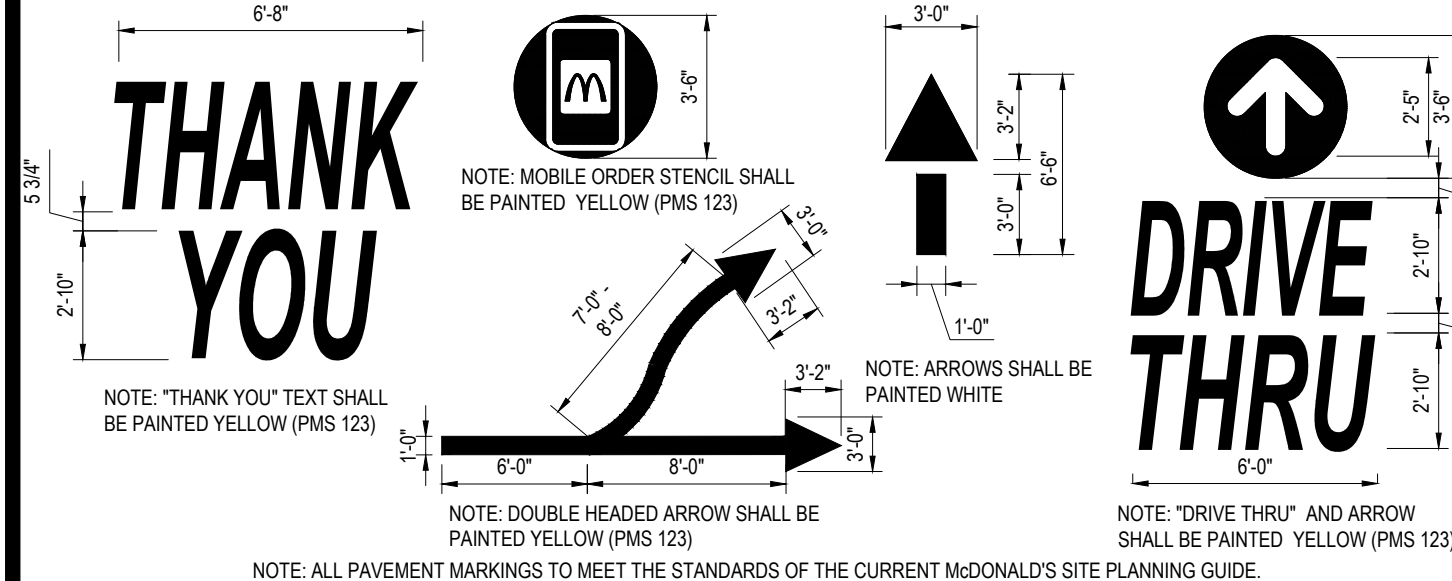
N.T.S.



(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR.
CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR.)

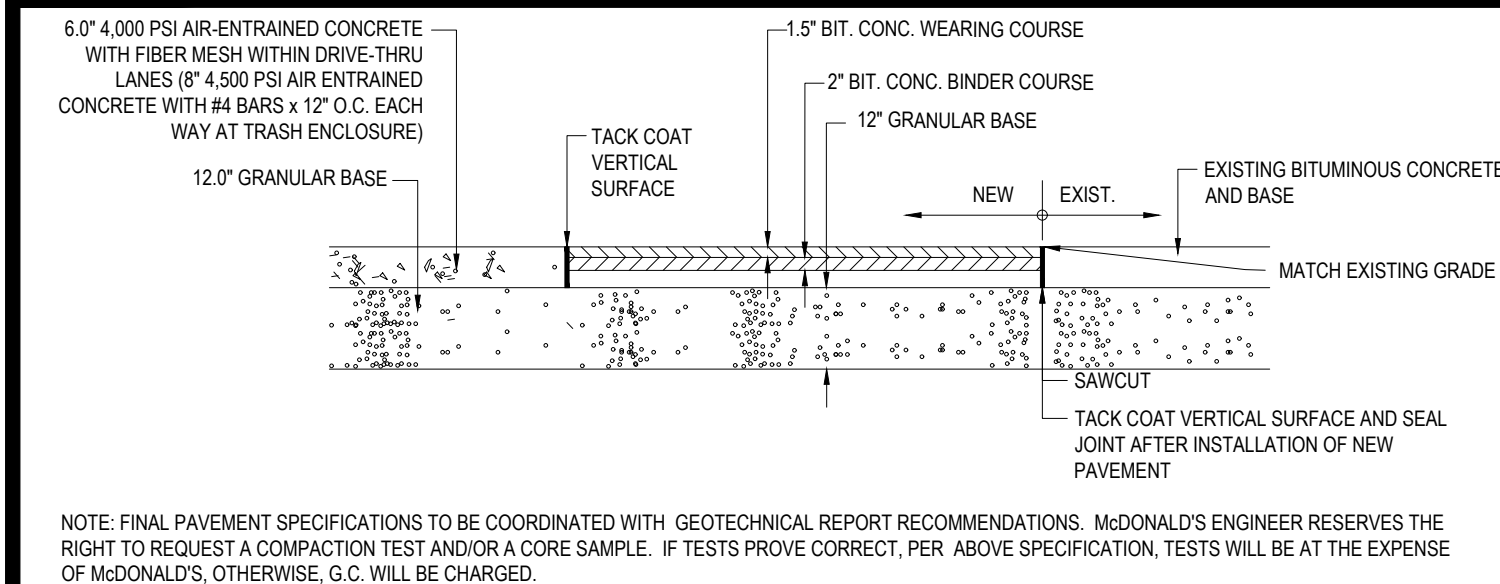
DRIVE-THRU CANOPY/SPEAKER DETAIL

N.T.S.



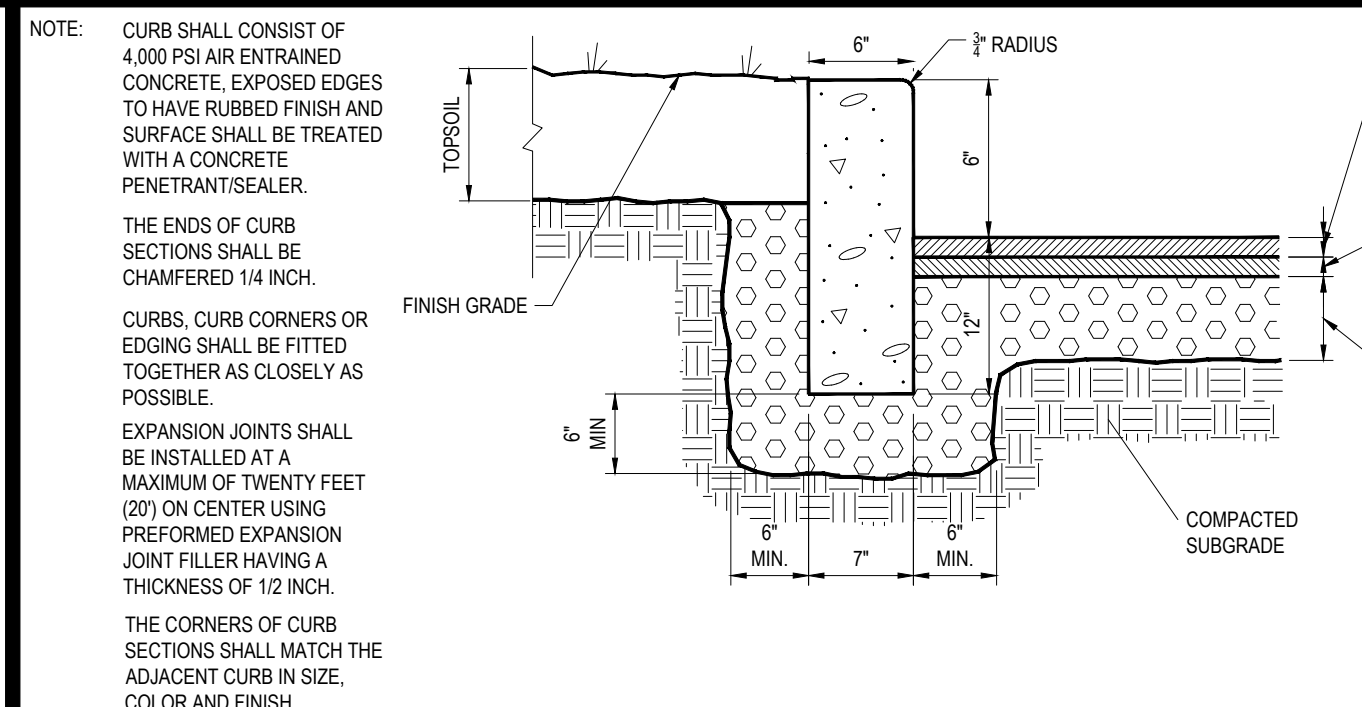
TYPICAL PAVEMENT MARKINGS

N.T.S.



CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL

N.T.S.

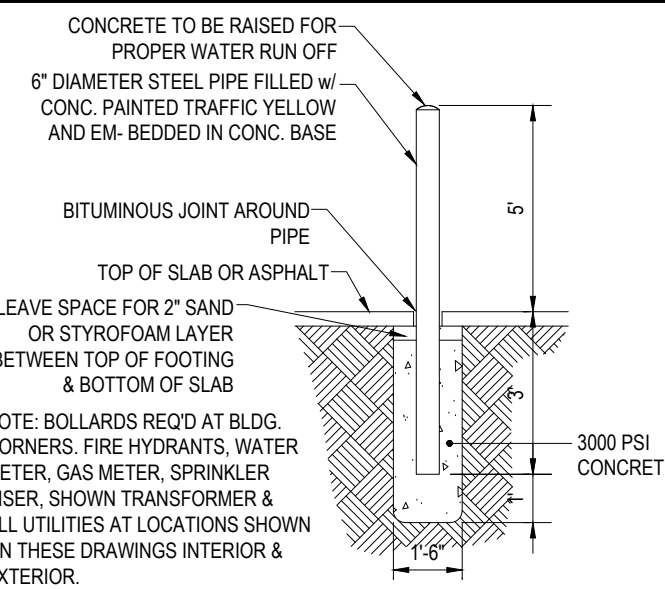


PRECAST CONCRETE CURB DETAIL

N.T.S.

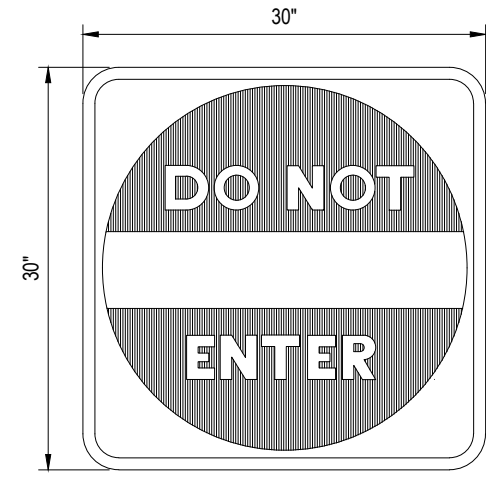
BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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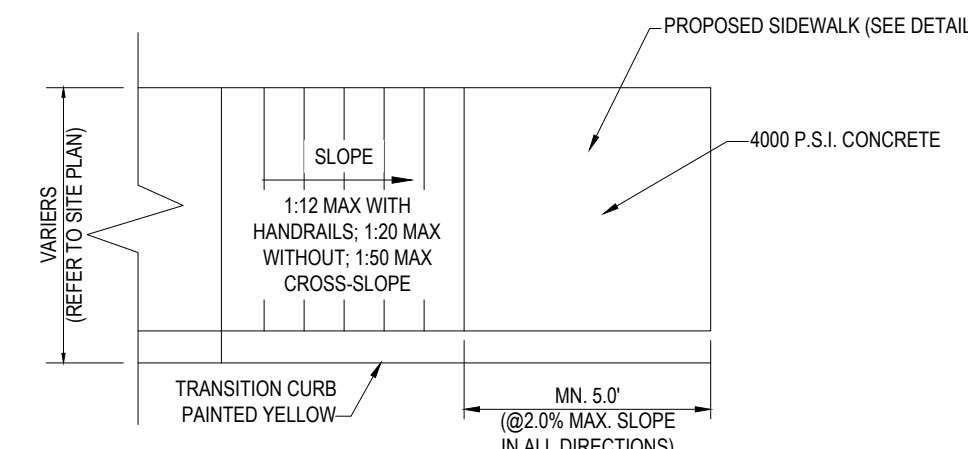
BOLLARD DETAIL

N.T.S.



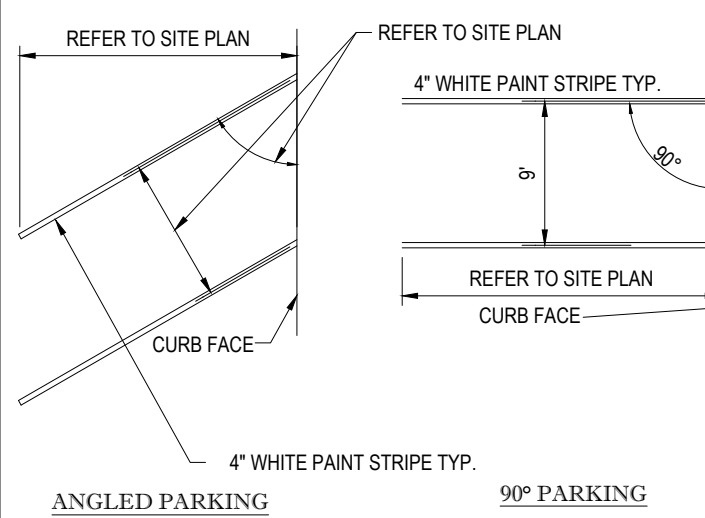
'DO NOT ENTER' SIGN

N.T.S.



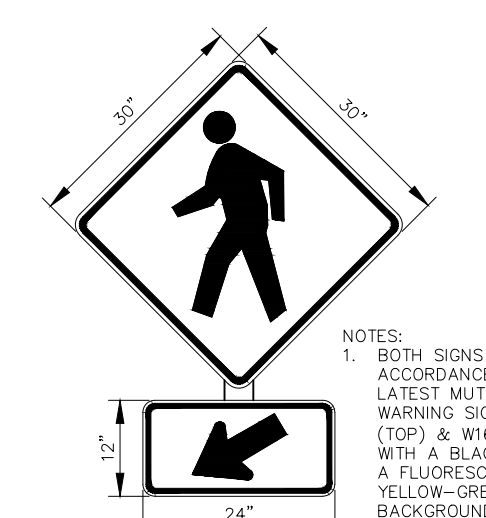
ADA COMPLIANT SLOPED SIDEWALK

N.T.S.



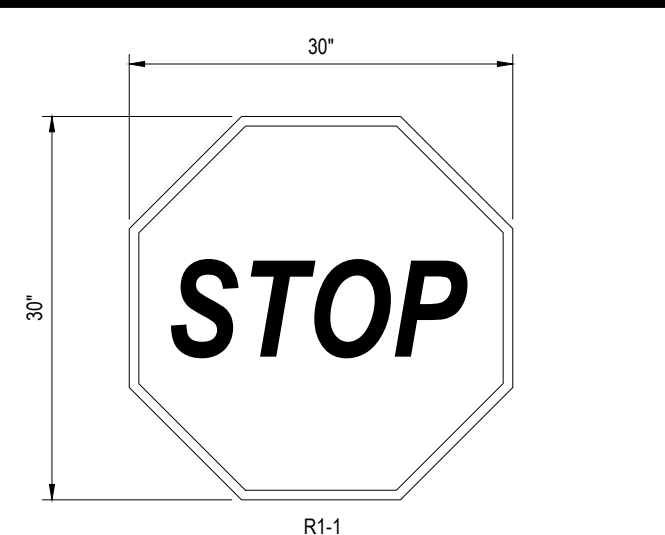
STALL STRIPING

N.T.S.



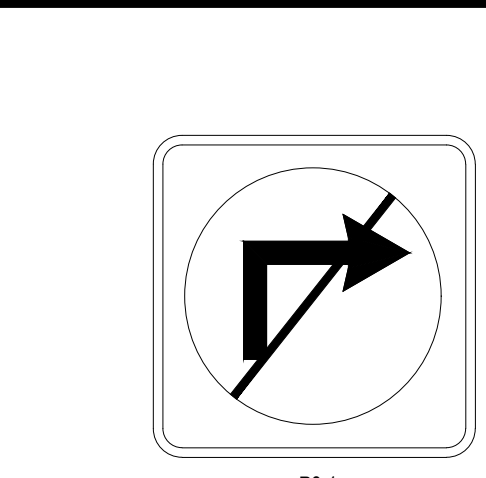
PEDESTRIAN CROSSING
SIGN

N.T.S.



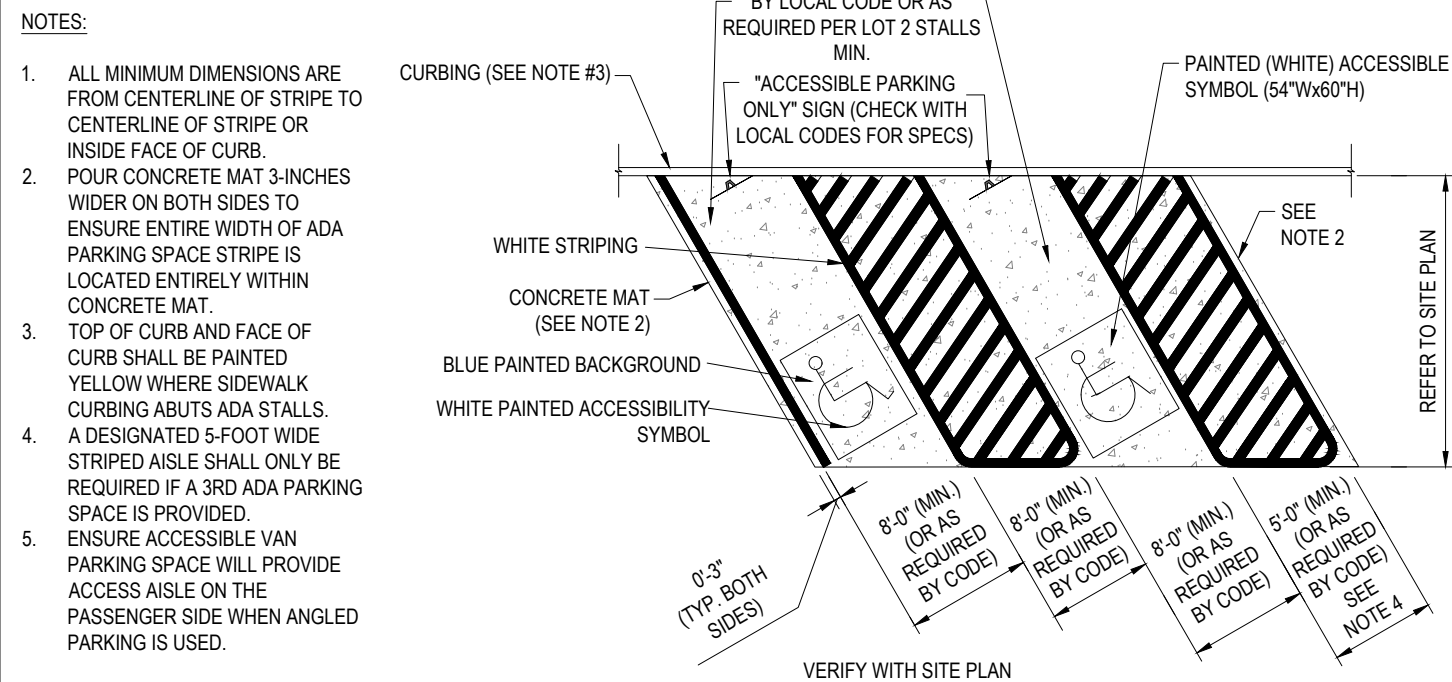
'STOP' SIGN

N.T.S.



"NO RIGHT TURN SIGN"

N.T.S.



ACCESSIBLE STALL MARKING

N.T.S.

JOHN A. KUCICH
REGISTERED
PROFESSIONAL ENGINEER
CHICAGO, ILL. 60607

McDonald's

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BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

PLAN APPROVALS

SIGNATURE

DATE

APPROVED MCDONALD'S AGENT

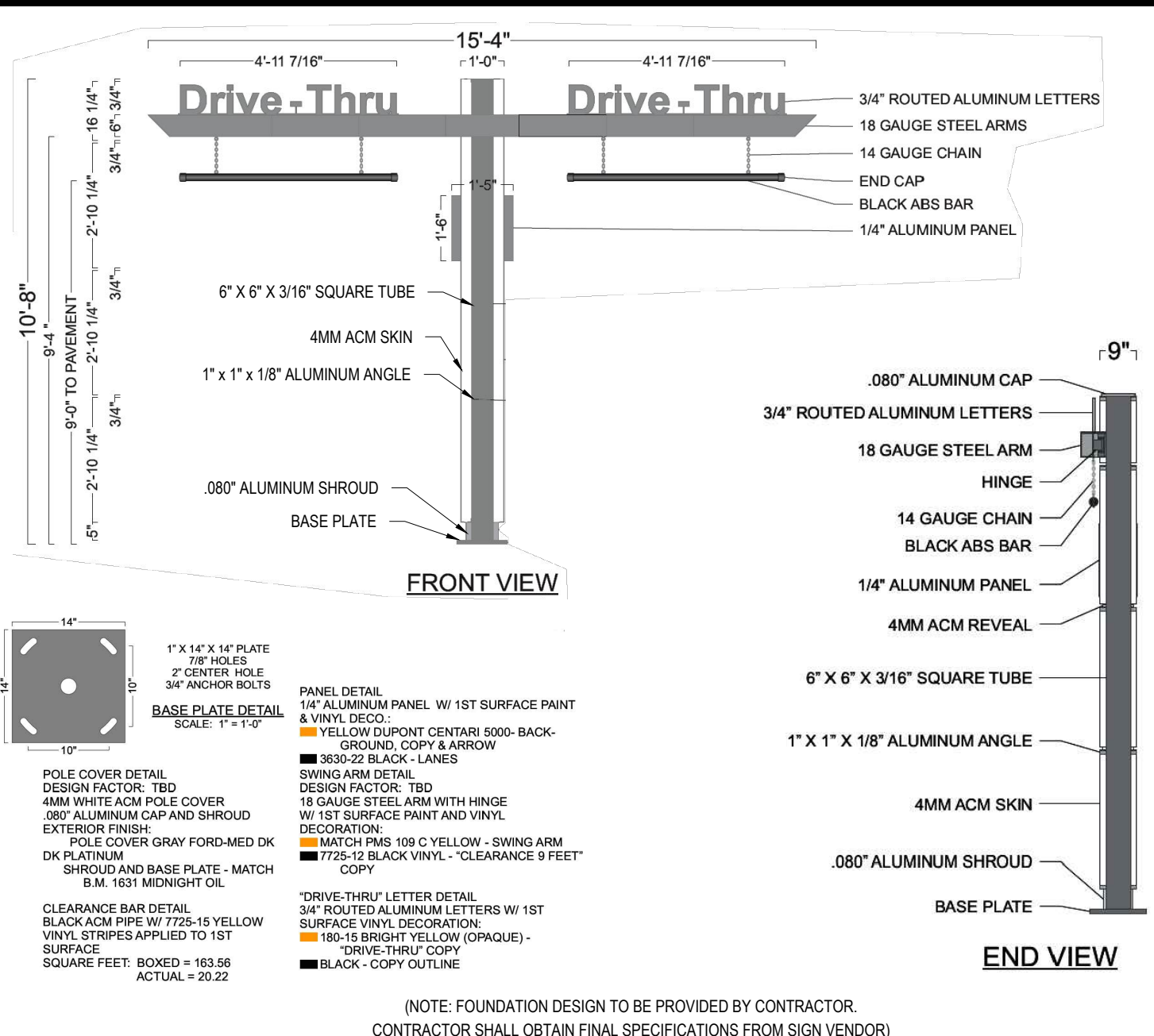
DATE

STATUS DATE BY
DRAWN BY: 01/15/2024 CSE
PLAN CHECKED 01/15/2024 DJA
AS-BUILT
SHEET NO.
C-901
OF 15



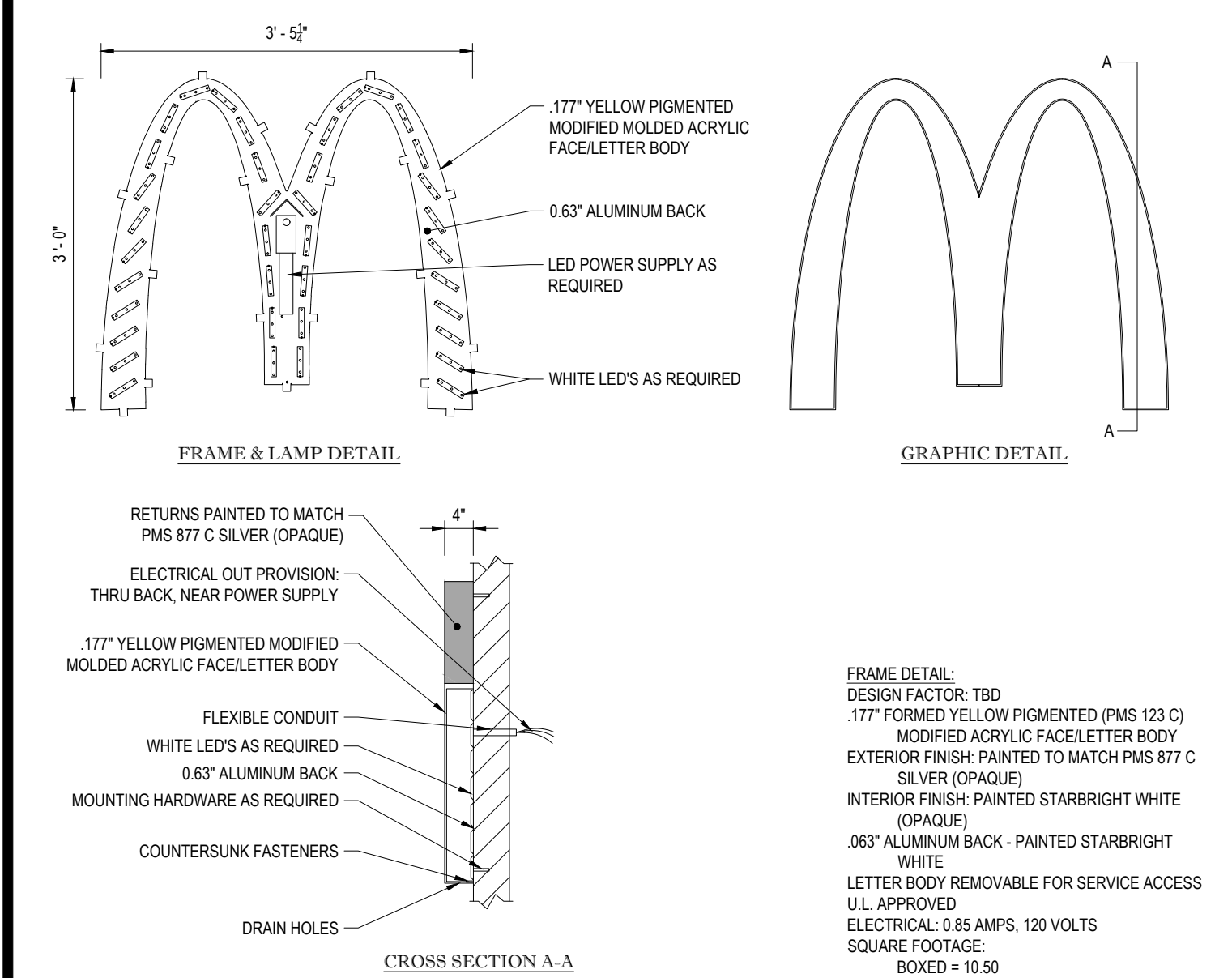
CURBSIDE PICKUP, McDELIVERY & DRIVE-THRU RESERVED SIGNS

N.T.S.



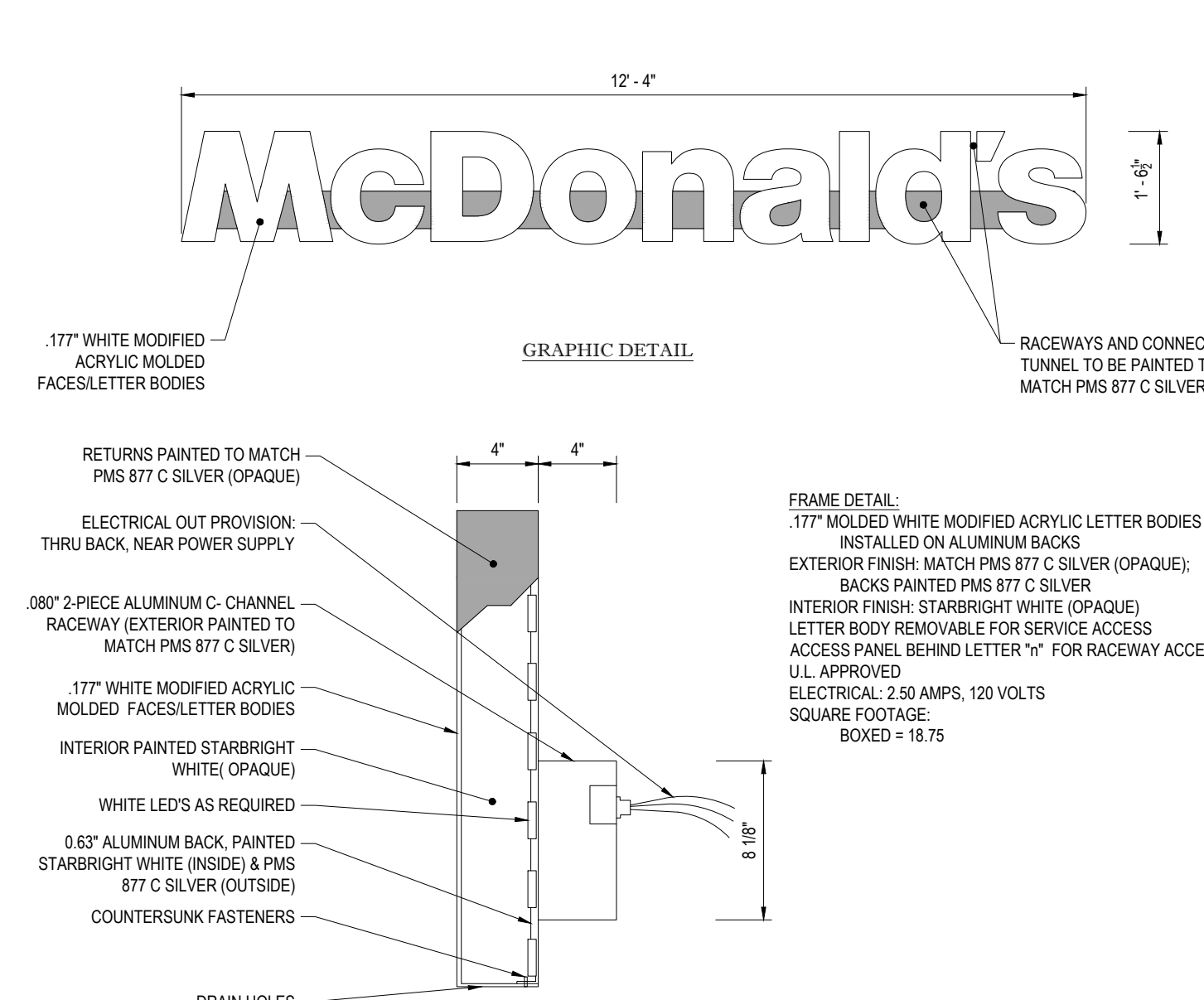
GATEWAY CLEARANCE BAR

N.T.S.



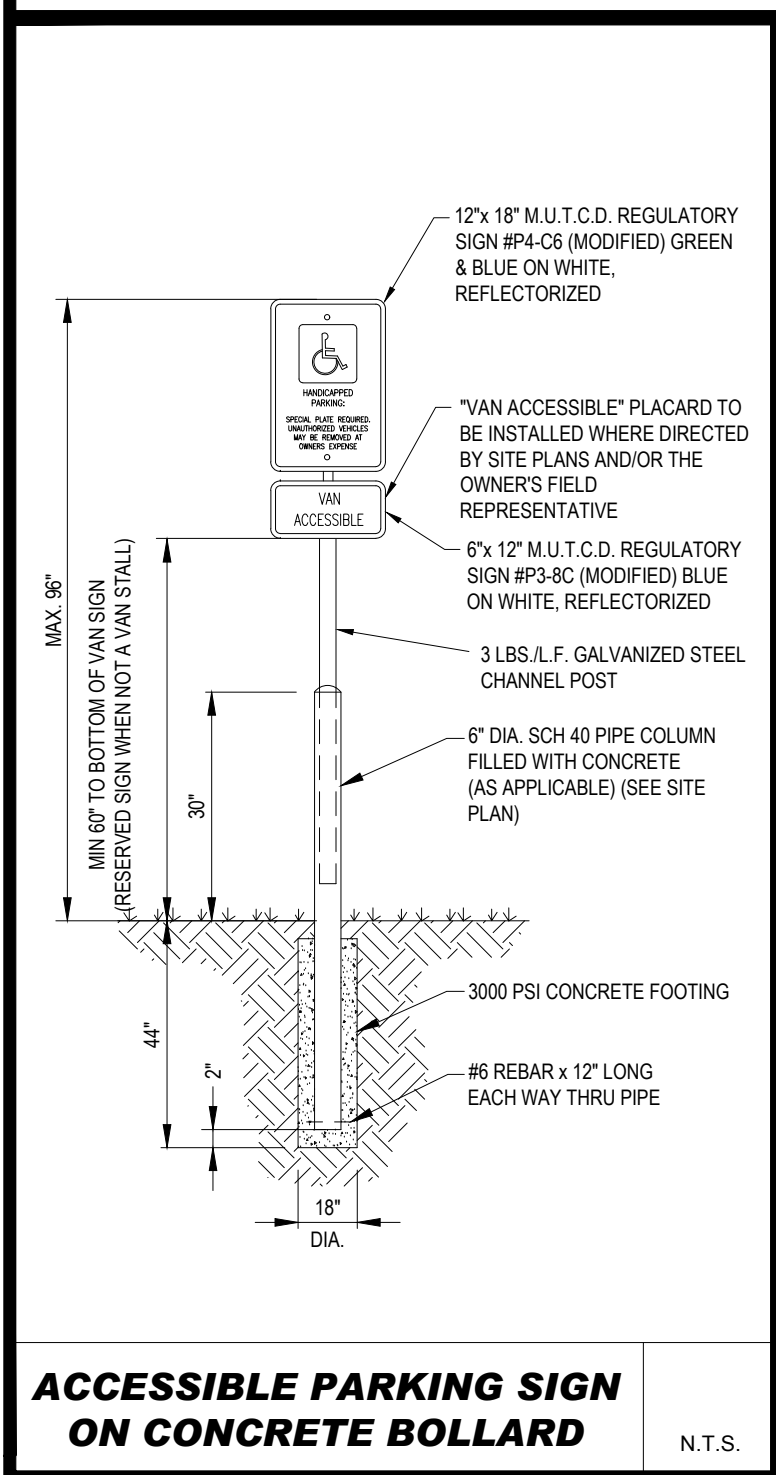
MCD WALL ARCH DETAIL

N.T.S.

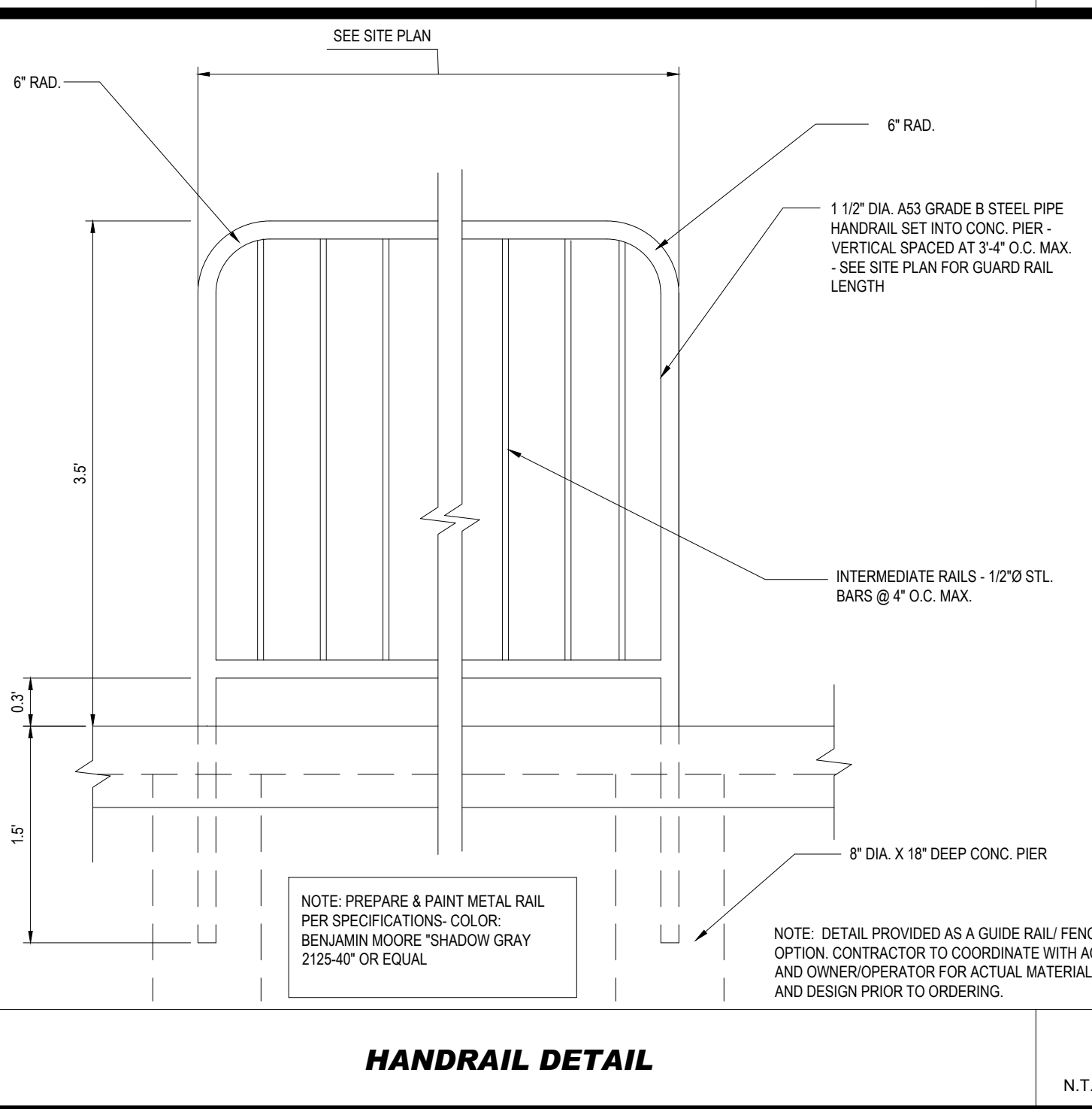


MCD WORDMARK DETAIL

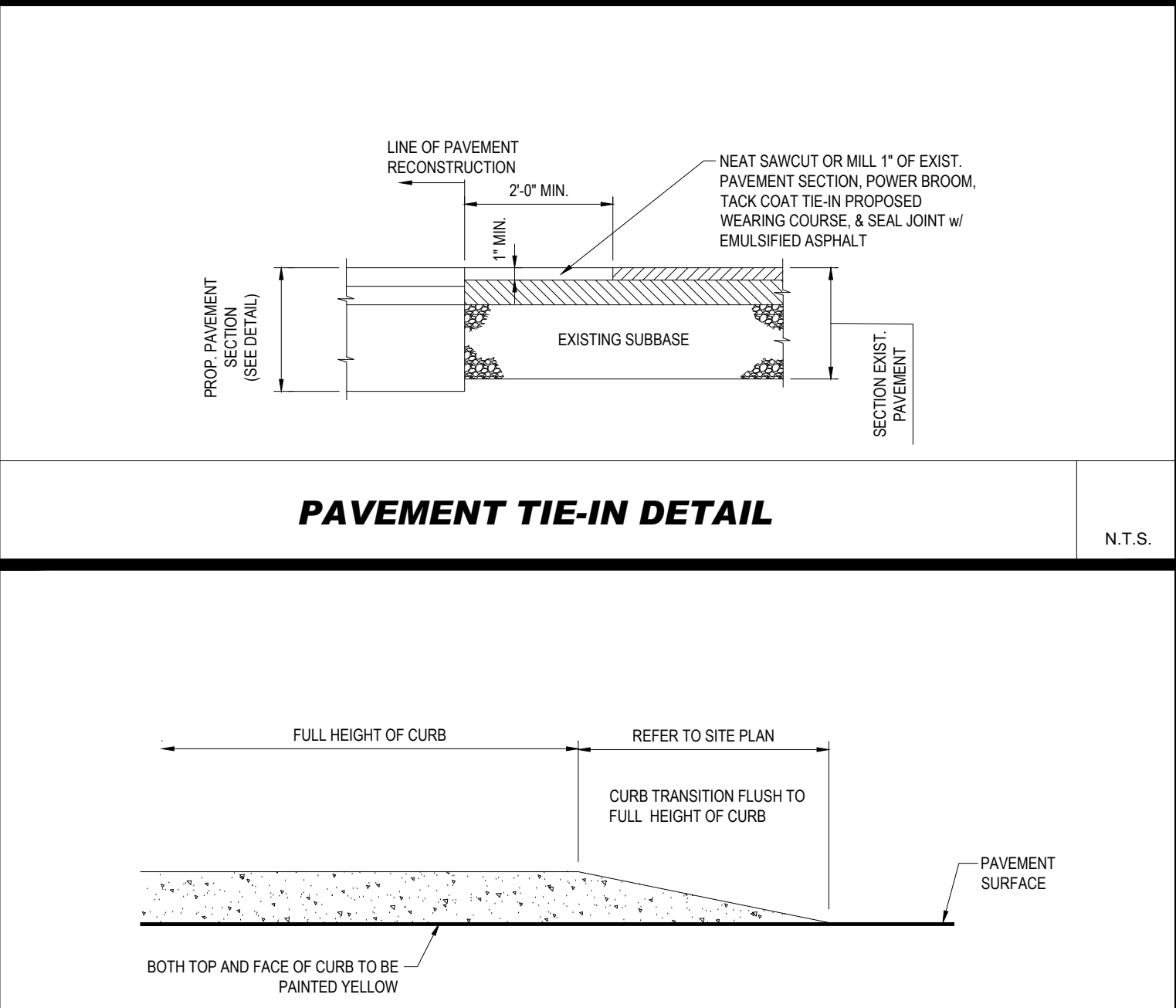
N.T.S.



N.T.S.

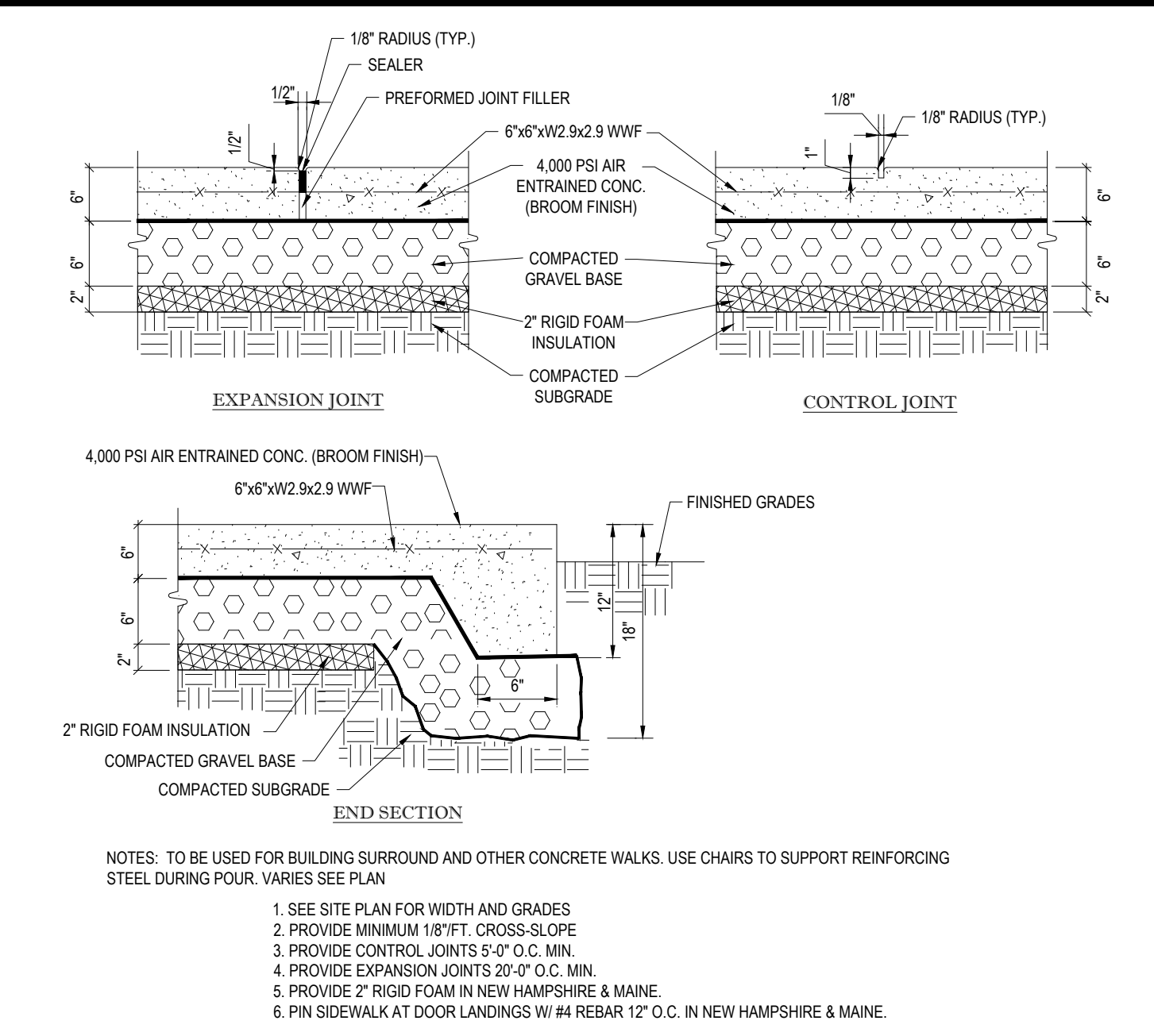


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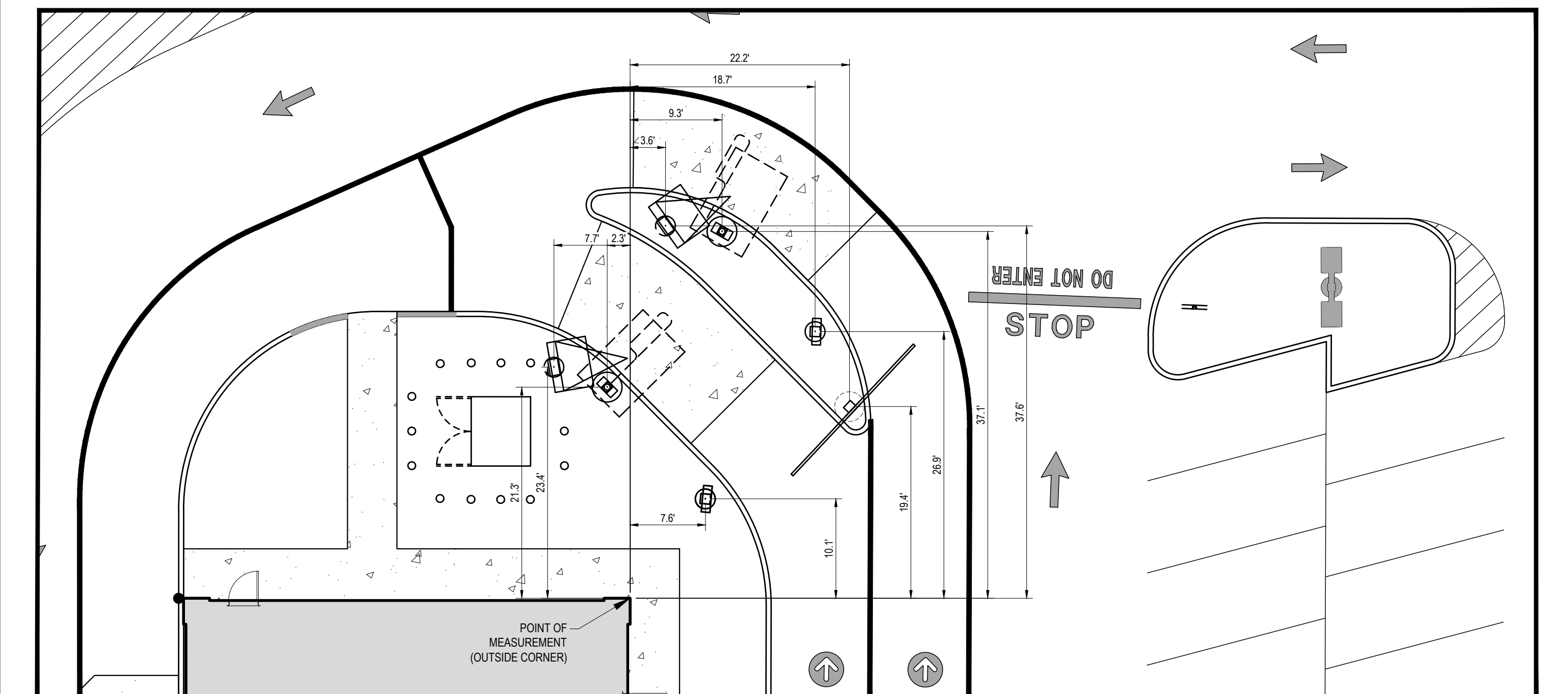
TRANSITION CURB DETAIL

N.T.S.



MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



SIDE-BY-SIDE STANDARDS & DESIGN TOLERANCES:

- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42-45 AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40' MIN ON REMODELS ONLY.
- DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE DT CANOPY/SPEAKER IS 100' OPTIMUM, 80' OR 60' MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 5' FOR 100' OR 80' QUEUES.
- THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (25° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
- THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE DT CANOPY/SPEAKER TO THE TIP OF THE CURBED ISLAND IS 15'-0".
- THE CRITICAL HOLD DISTANCE FROM TIP OF ISLAND TO CENTER OF SECONDARY LANE DT CANOPY/SPEAKER IS 14'-0".
- THE CENTER OF THE SECONDARY LANE DIGITAL MENU BOARD FOUNDATION SHALL BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
- THE ISLAND WIDTH IS 6'-0" STANDARD FROM FACE OF CURB TO CURB.
- DIGITAL PRE-BROWSE BOARD IN THE PRIMARY LANE MUST BE 18"-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY DT CANOPY/SPEAKER AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO DT CANOPY/SPEAKER.
- DIGITAL PRE-BROWSE BOARD IN THE SECONDARY LANE MUST BE MIN. 12" FROM FACE OF CURB. THE PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM THE DT CANOPY/SPEAKER (PREFERRED 35°).
- A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.
- EVERY SSS SHOULD HAVE BOTH DT CANOPY/SPEAKER IN BOTH LANES.

THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED", ONCE APPROVED, NO CHANGES ARE TO BE MADE AFTER THIS POINT.

NOTE: THE PLACEMENT OF THE DT CANOPY/SPEAKER SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.

NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB, THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.

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TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS
927 CRANSTON STREET & 419 WEBSTER AVE

CITY
CRANSTON

STATE
RHODE ISLAND

COUNTY
PROVIDENCE

SITE I.D.
038-0036

PLAN DESCRIPTION
DETAIL SHEET

STATUS

DATE

BY

DRAWN BY: 01/15/2024 CSE

PLAN CHECKED: 01/15/2024 DJA

AS-BUILT

SHEET NO.
C-902

OF 15

BY: CSE

DESCRIPTION: REVISED FOR 497 BUILDING

DATE: 06/09/2024

REV: 1

JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
PROFESSIONAL ENGINEER
CIVIL

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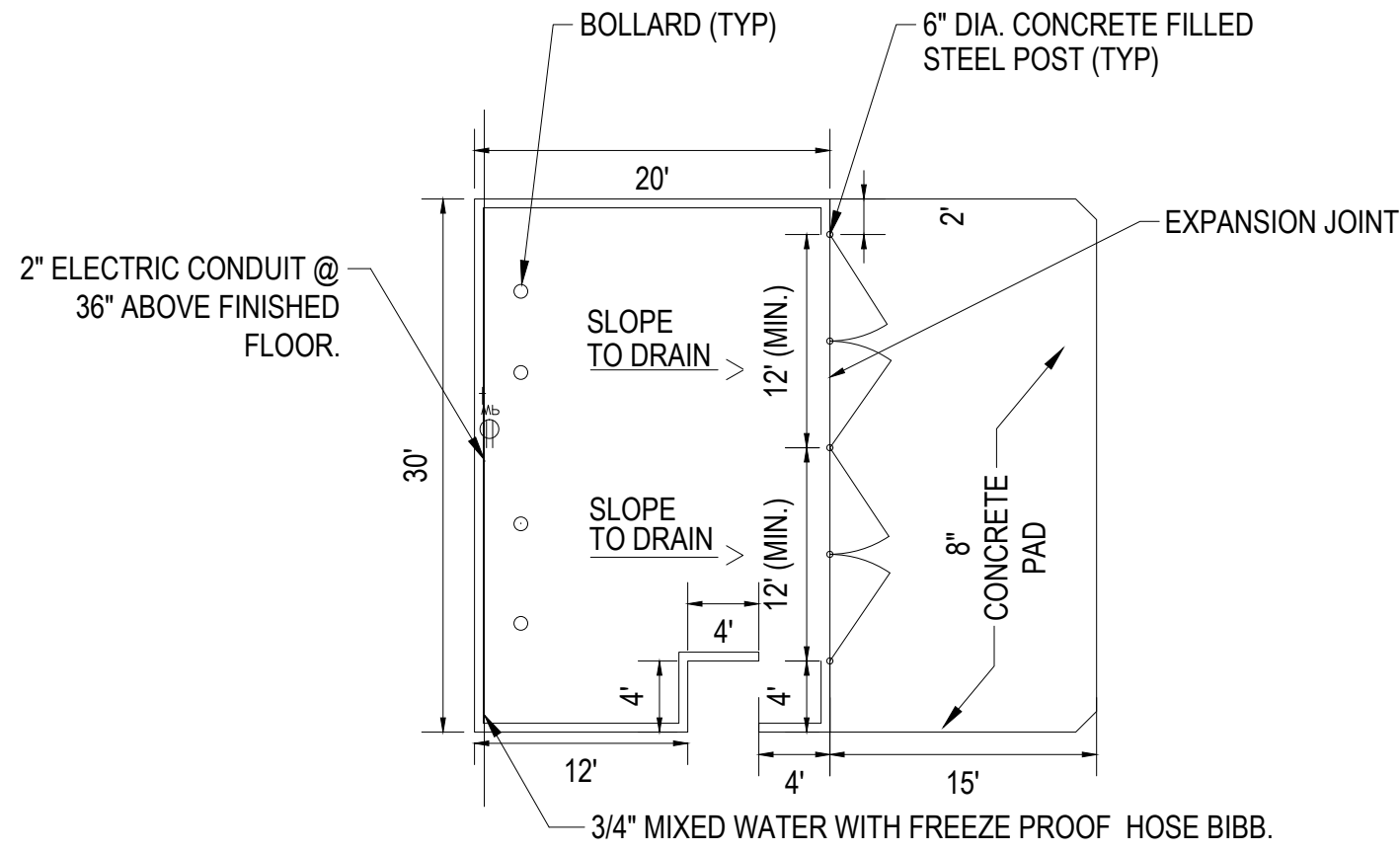
PLAN APPROVALS

SIGNATURE

DATE

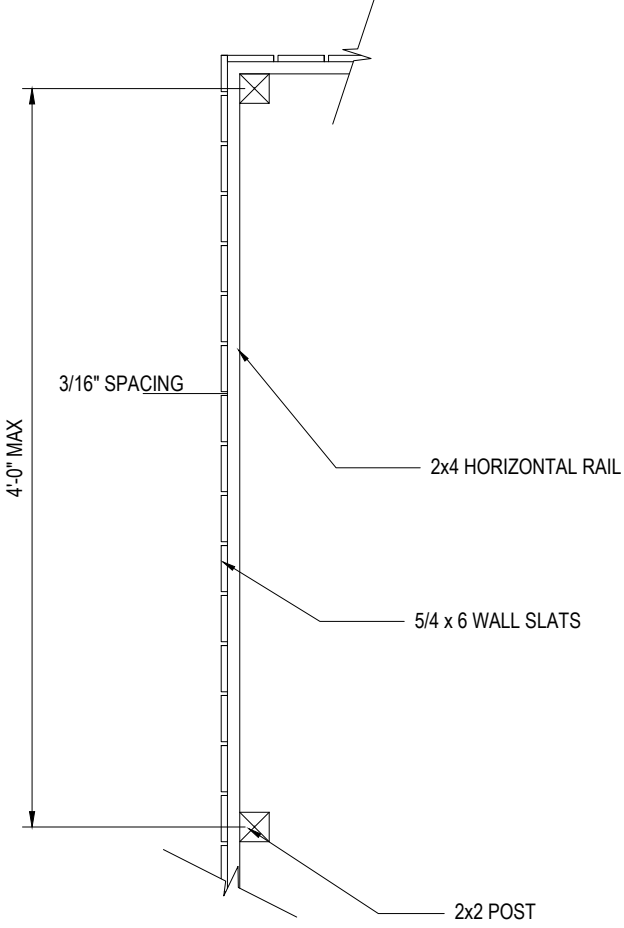
OFFICE ADDRESS

APPROVED MCDONALD'S AGENT



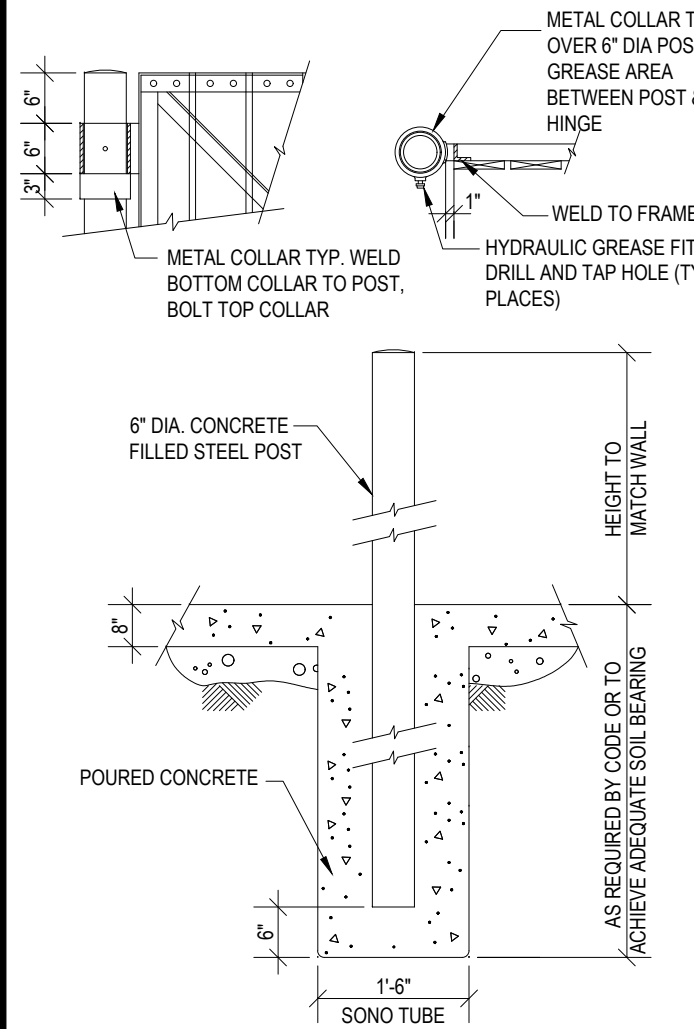
TRASH ENCLOSURE CORRAL LAYOUT

N.T.S.



TRASH ENCLOSURE TYP. PLAN ELEV.

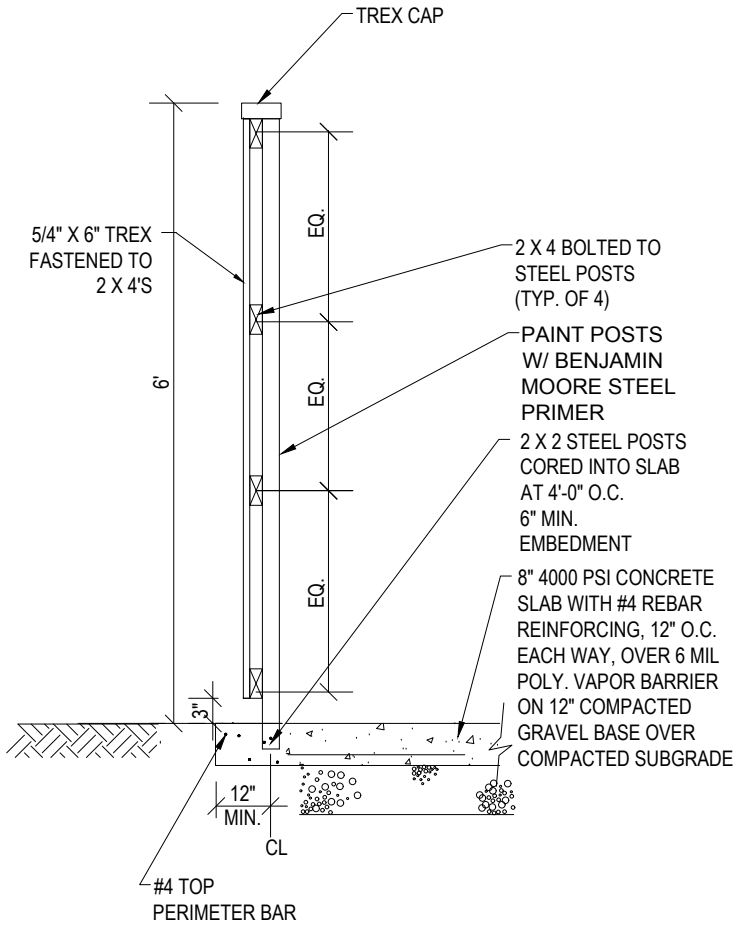
N.T.S.



TRASH ENCLOSURE GATE POST DETAILS

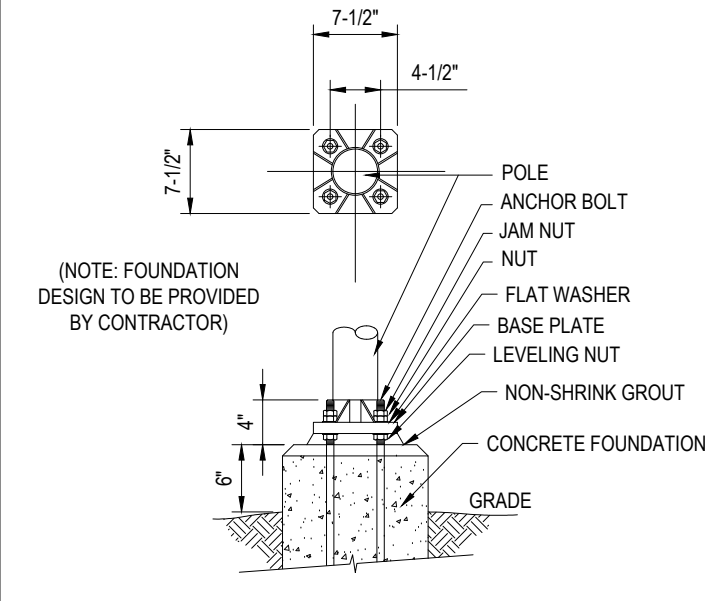
(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR)

N.T.S.



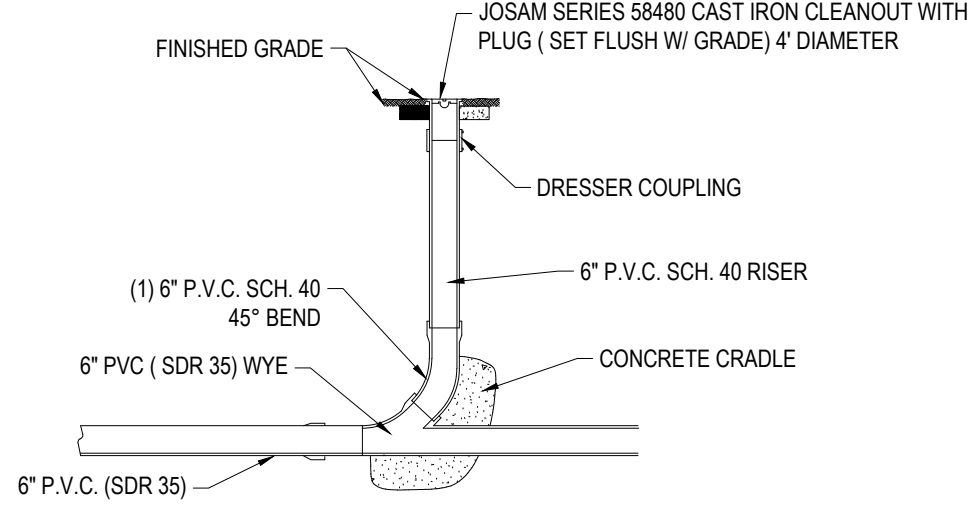
TRASH ENCLOSURE WALL SECTION

N.T.S.



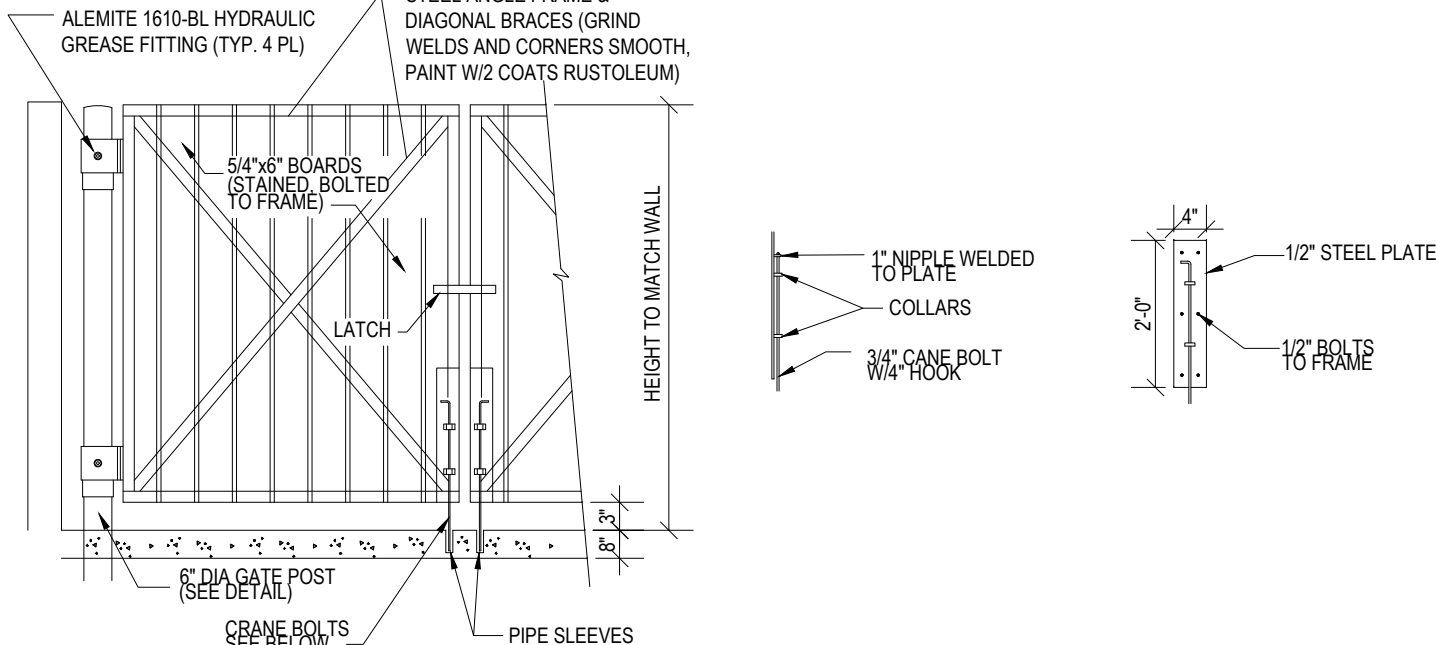
FLAG POLE BASE

N.T.S.



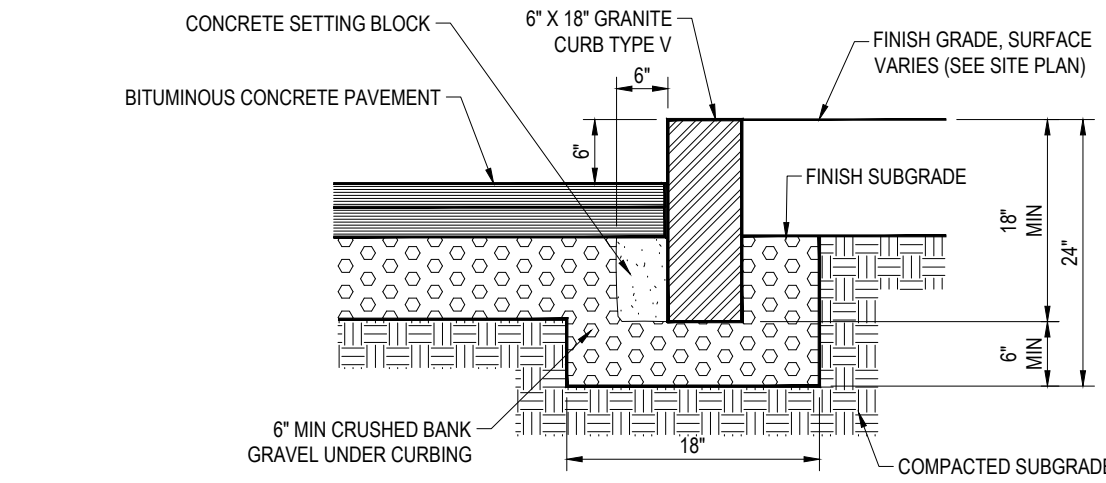
CLEANOUT

N.T.S.



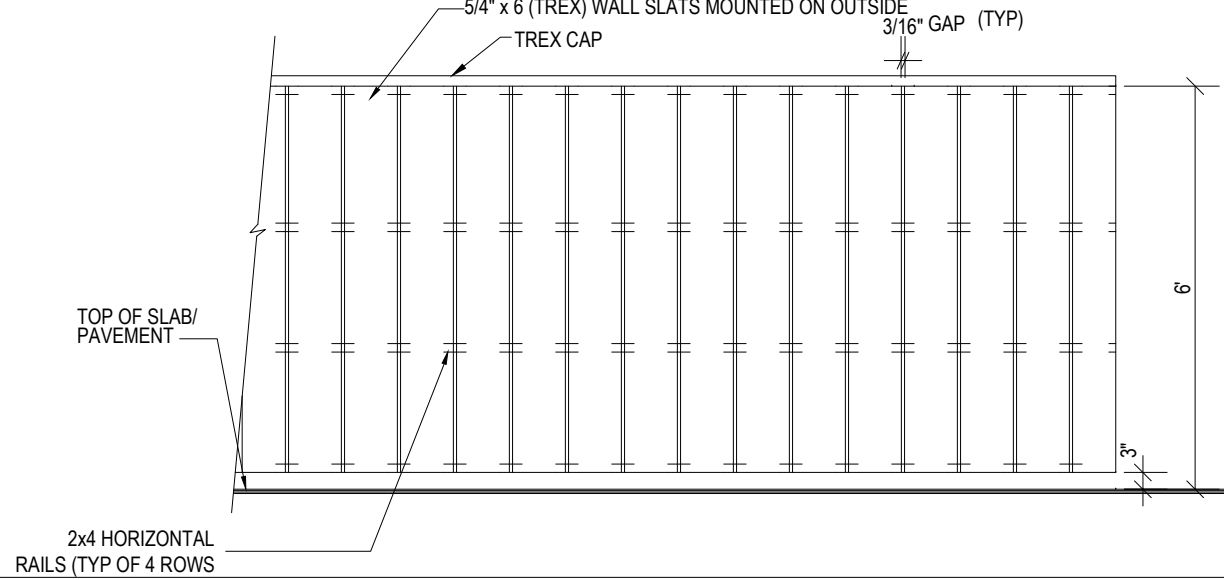
TRASH ENCLOSURE GATE & MOUNTING

N.T.S.



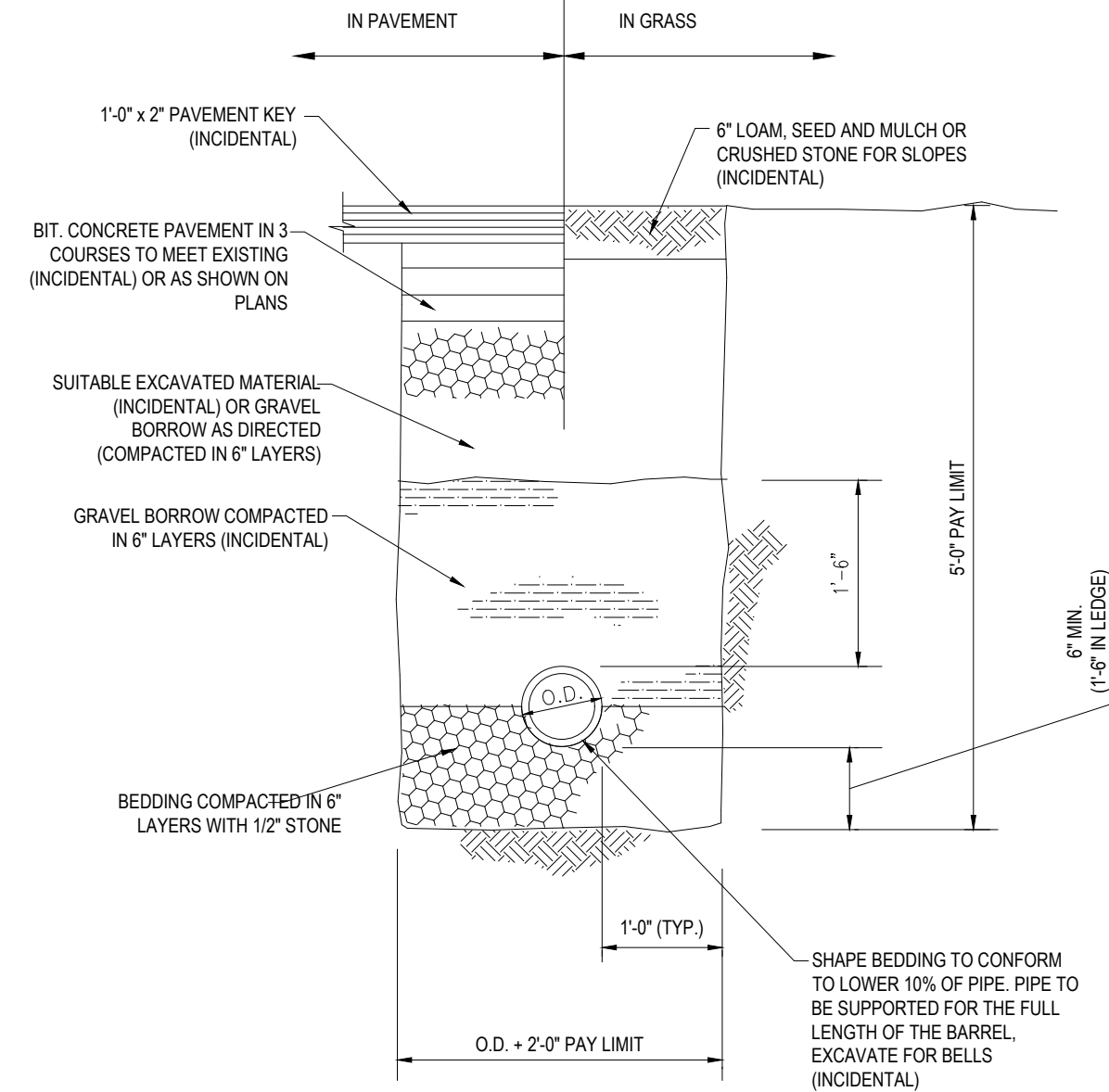
VERTICAL GRANITE CURB

N.T.S.



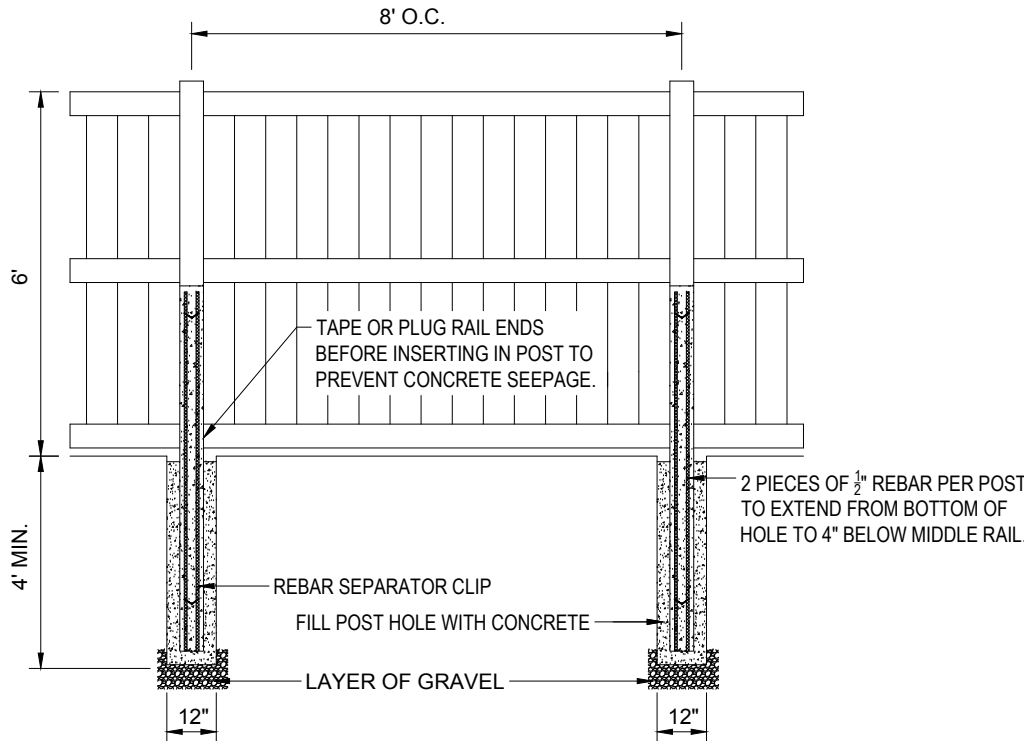
TRASH CORRAL TYPICAL ELEVATION

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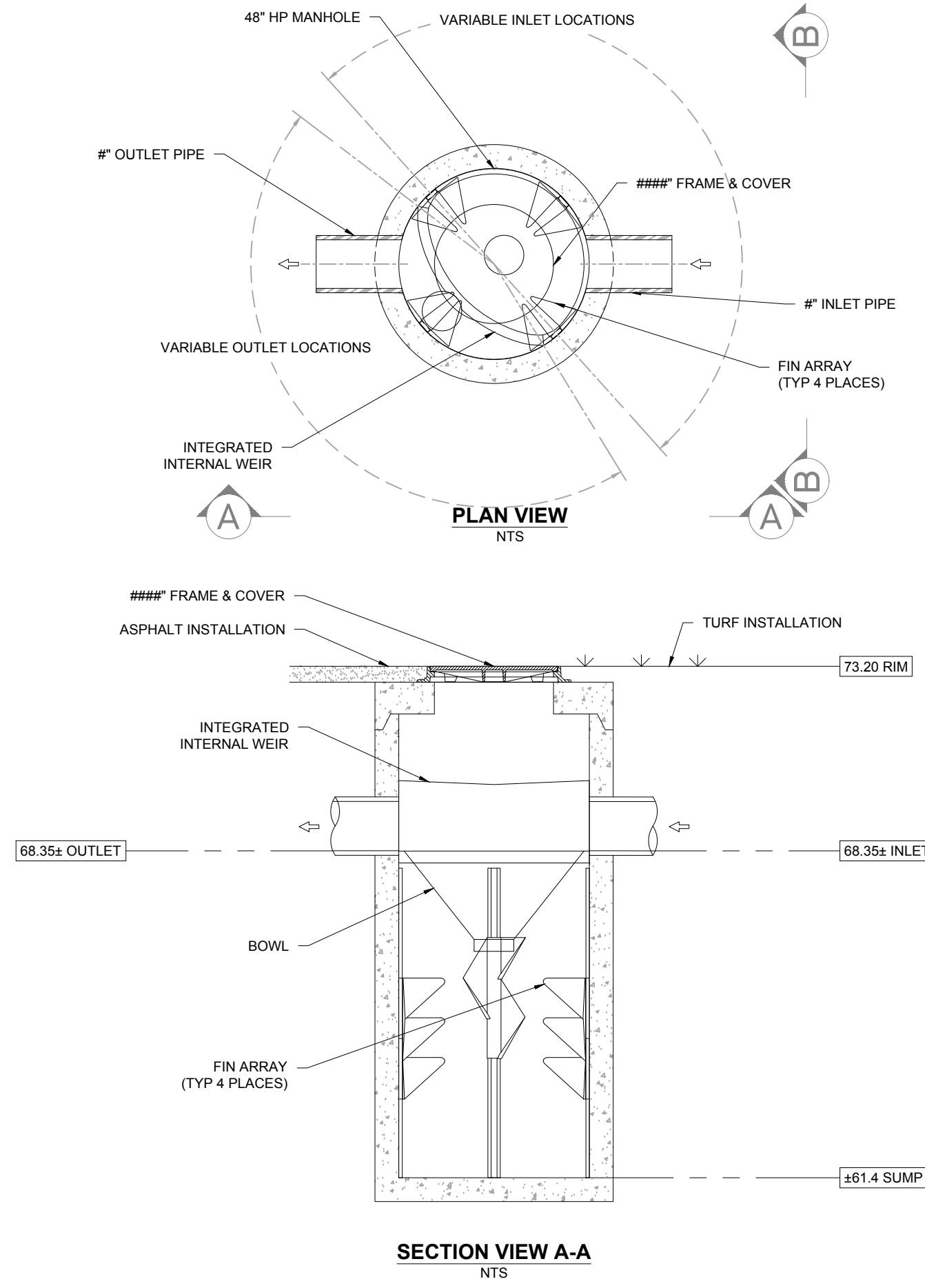
PIPE TRENCH DETAIL

N.T.S.



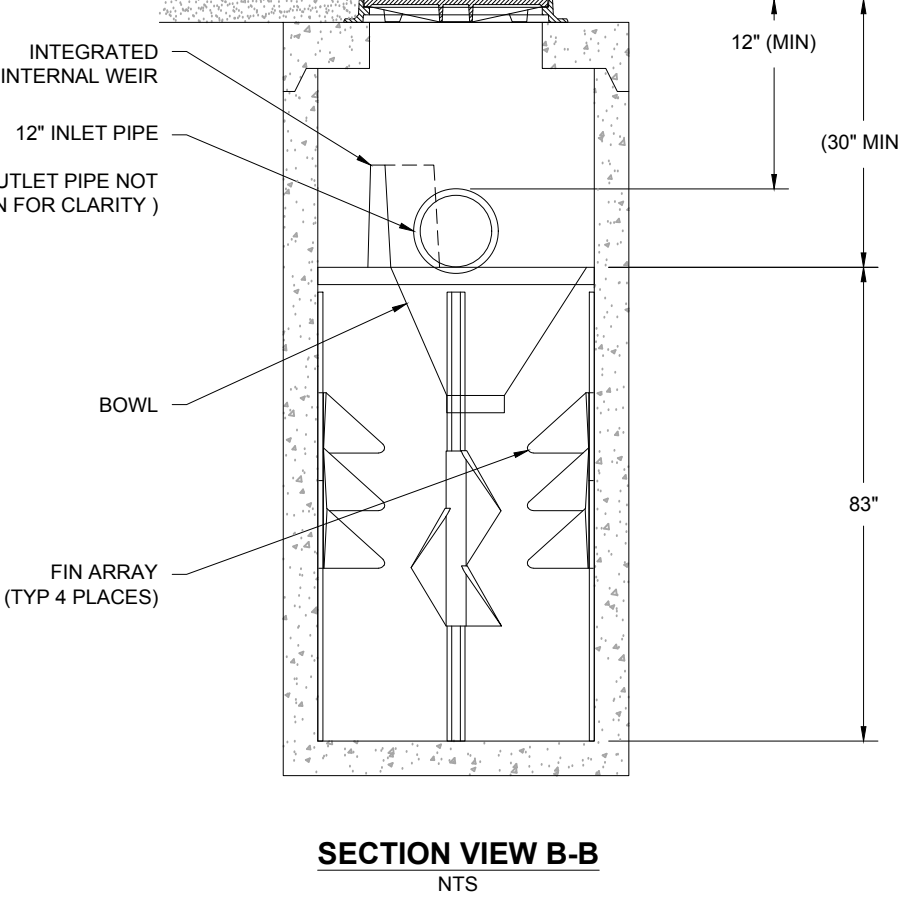
VINYL FENCE

N.T.S.



BARRACUDA S4 PRECAST STANDARD DETAIL

N.T.S.



SECTION VIEW B-B

N.T.S.

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TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS 927 CRANSTON STREET & 419 WEBSTER AVE	
CITY CRANSTON	STATE RHODE ISLAND
COUNTY PROVIDENCE	
SITE I.D. 038-0036	PLAN DESCRIPTION DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	01/15/2024	CSE
PLAN CHECKED	01/15/2024	DJA
AS-BUILT		
SHEET NO.	C-903 OF 15	

McDonald's

JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
CIVIL
110 N CARPENTER ST
CHICAGO, IL 60607

PROCEPTOR® GMC 1300 UPC DETAIL

PROCEPT® SINGLE SLAB DUAL ACCESS DETAIL

PROCEPTOR® GMC 500-1500 UPC INSTALLATION DETAIL

CONCRETE ENCASEMENT AT UTILITY CROSSING

[illegible]

JOHN A. KUCICH
STATE OF RHODE ISLAND
PROFESSIONAL ENGINEER
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
RHODE ISLAND LICENSE NO. 09519
NAT'L EXAM. LICENSE NO. 12553

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PLAN APPROVALS

SIGNATURE

APPROVED McDONALD'S AGENT

STATUS	DATE	BY
AWN BY:	01/15/2024	CSE
AN CHECKED	01/15/2024	DJA
-BUILT		

EET NO.

C-904

OF 15

C-904
OF 15

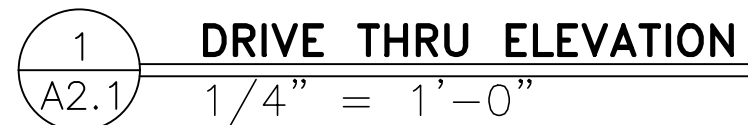
The logo for BOHLER, featuring the word "BOHLER" in a bold, dark blue sans-serif font, followed by two parallel orange diagonal lines and a small "TM" trademark symbol.

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COMPLIANCE CHECK	DATE
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PROJECT No.: MAA230262.00	
CAD I.D. #: MAA230262.00-SPPD-1a.dwg	

STREET ADDRESS	
927 CRANSTON STREET & 419 WEBSTER AVE	
CITY	STATE
CRANSTON	RHODE ISLAND
COUNTY	
PROVIDENCE	
SITE I.D.	PLAN DESCRIPTION
038-0036	<i>DETAIL SHEET</i>



FRONT

12'-4"

3'-0"

3'-5 1/4"

McDonald's

1'-6 1/2"

NON-DRIVE THRU

12'-4"

3'-0"

3'-5 1/4"

McDonald's

1'-6 1/2"

DRIVE THRU

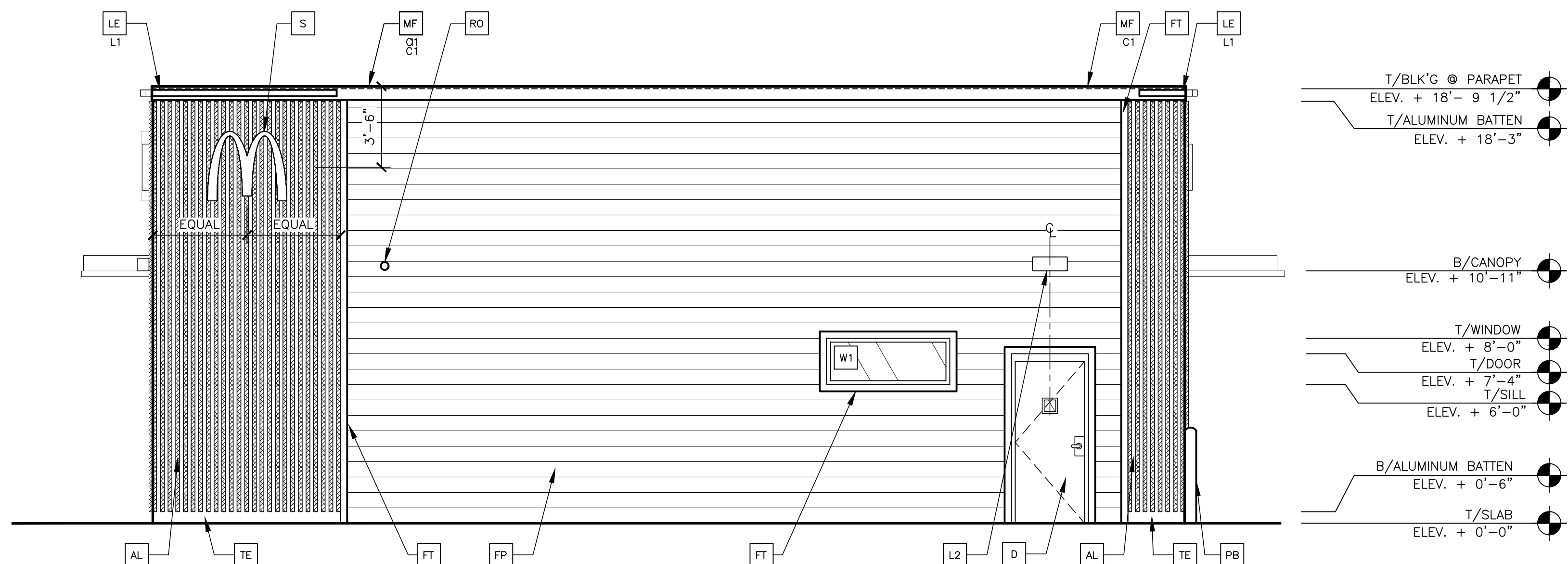
12'-4"

3'-0"

3'-5 1/4"

McDonald's

1'-6 1/2"



2 REAR ELEVATION
A2.1 $1/4'' = 1'-0''$

FB	
C02	C02 = BULK C02 FILL BOX (EOPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 70.18)
FP	JERNEY CEMENT LAP SIDING: SMOOTH HARDIE-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDE, 3" EXPOSURE, H25 PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
FT	JERNEY CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 3 1/2" WIDE, 3/4" THICK, H25 PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
GR	GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW 7059 BY SHERWIN WILLIAMS
L1	RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1	COLOR: C1 = WHITE C2 = GOLD
L2	RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER

- | | |
|----|----------------------------------|
| LE | ACCENT LIGHTING - SEE ELECTRICAL |
| L1 | LED LIGHT: |
| | L1 = SLIM LED (DOWN ONLY) |
| | L2 = UP ONLY FLOOD FIXTURE |
| MF | METAL FASCIA |
| C1 | COLOR: |
| | C1 = WEATHERED ZINC |
| | C2 = RAL 7022 |
| PB | PIPE BOLLARD - PAINTED YELLOW |
| PT | (RMC) COIN COLLECTOR |
| | MODEL: #WPT STD |
| | CALL 1-888-743-7435 TO ORDER |

- | | |
|-----|---|
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL |
| S | McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. |
| C1- | COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY |
| ST | C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION. |
| TE | TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |
| UN | METAL UNDERSCORE
COLOR: GOLD |

- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
XX OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
- SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

SkyBorne
Technologies
P.O. BOX 875
Westford, MA 01886

038--0036	923 CRAWSTON ST	CRAWSTON, NJ 07910		X	X	X	X	X	X	U	06.ZZ.24	C ^P
NOTE: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND JOB CONDITIONS, AND SHALL NOTIFY THE E.O.R. OF ANY DISCREPANCIES, CONFLICTS, AND/OR OMISSIONS WHICH WOULD INTERFERE												

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON LOCATED ON THE NORTHERLY SIDE OF CRANSTON STREET, THE EASTERLY SIDE OF WHIPPLE AVENUE AND THE WESTERLY SIDE OF WEBSTER AVENUE, IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID CRANSTON STREET AND THE EASTERLY LINE OF SAID WHIPPLE AVENUE; THENCE RUNNING N 40° 46' 21" W, BOUNDED WESTERLY BY SAID WHIPPLE AVENUE, A DISTANCE OF EIGHTY AND 00/100 (80.00) FEET; THENCE TURNING AN INTERIOR ANGLE OF 90° 00' 00" AND RUNNING N 49° 13' 39" E, BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OWNED BY OSCAR AND ELISA RICO, A DISTANCE OF EIGHTY SIX AND 76/100 (86.76) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 266° 18' 29" AND RUNNING N 27° 04' 50" W, BOUNDED WESTERLY BY SAID RICO LAND, IN PART, BY LAND NOW OR FORMERLY OWNED BY ANTHONY MATARESE, IN PART, AND BY LAND NOW OR FORMERLY OWNED BY AREA, INC., IN PART, A DISTANCE OF ONE HUNDRED FOUR AND 24/100 (104.24) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 181° 13' 04" AND RUNNING N 28° 17' 54" W, BOUNDED WESTERLY BY SAID AREA, INC. LAND, A DISTANCE OF THIRTY NINE AND 65/100 (39.65) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 102° 28' 27" AND RUNNING N 49° 13' 39" E, BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OWNED BY VA & LORM PROM OU, IN PART, BY LAND NOW OR FORMERLY OWNED BY JOSEPHINE BROWN, ET AL., IN PART, AND BY LAND NOW OR FORMERLY OWNED BY JOSEPH AND LENA LOMBARDI, IN PART, A DISTANCE OF ONE HUNDRED TWO AND 42/100 (102.42) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 78° 12' 38" AND RUNNING S 28° 58' 59" E, BOUNDED EASTERLY BY SAID LOMBARDI LAND, IN PART, AND BY LAND NOW OR FORMERLY OWNED BY MARIO AND ELISE AMBRINI, IN PART, A DISTANCE OF SIXTY EIGHT AND 84/100 (68.84) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 265° 25' 43" AND RUNNING N 65° 35' 18" E, BOUNDED NORTHERLY BY SAID AMBRINI LAND, A DISTANCE OF NINETY EIGHT AND 91/100 (98.91) FEET TO A POINT IN THE WESTERLY LINE OF SAID WEBSTER AVENUE; THENCE TURNING AN INTERIOR ANGLE OF 92° 44' 39" AND RUNNING S 27° 09' 21" E, BOUNDED EASTERLY BY SAID WEBSTER AVENUE, A DISTANCE OF ONE HUNDRED AND 68/100 (100.68) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 87° 07' 30" AND RUNNING S 65° 43' 09" W, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OWNED BY SINCLAIR REALTY, A DISTANCE OF ONE HUNDRED AND 46/100 (100.46) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 272° 42' 00" AND RUNNING S 65° 58' 51" E, BOUNDED EASTERLY BY SAID SINCLAIR REALTY LAND, A DISTANCE OF EIGHTY FOUR AND 36/100 (84.36) FEET TO A POINT IN THE NORTHERLY LINE OF SAID CRANSTON STREET; THENCE TURNING AN INTERIOR ANGLE OF 87° 31' 00" AND RUNNING S 65° 30' 09" W, BOUNDED SOUTHERLY BY SAID CRANSTON STREET, A DISTANCE OF NINETY FOUR AND 14/100 (94.14) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 196° 28' 00" AND RUNNING S 49° 02' 09" W, BOUNDED SOUTHERLY BY SAID CRANSTON STREET, A DISTANCE OF SEVENTY TWO AND 22/100 (72.22) FEET TO THE POINT AND PLACE OF BEGINNING, WHERE IT FORMS AN INTERIOR ANGLE OF 89° 48' 30" WITH THE FIRST DESCRIBED COURSE.

923 CRANSTON STREET, CRANSTON, RI AND 0 WEBSTER AVENUE, CRANSTON, RI
PLAT 7/1 LOT 632 AND ALSO PLAT 7/1 LOTS 3514 AND 3669

THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHWESTERLY SIDE OF WEBSTER AVENUE, IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND, LAID OUT AND DESIGNATED AS LOT NUMBERED 28 (TWENTY EIGHT) ON THAT PLAT ENTITLED, "PLAT MADE FOR THE CITY REAL ESTATE CO. BY J.A. LATHAM JULY, 1920" WHICH PLAT IS ON RECORD IN THE OFFICE OF THE CITY CLERK IN SAID CITY OF CRANSTON ON PLAT CARD 245.

419 WEBSTER AVENUE, CRANSTON, RI
PLAT 7/1 LOT 3488

PROPERTY ADDRESS: 923 CRANSTON STREET, CRANSTON, RI
02920 PLAT: 7/1 LOT(S): 632
0 WEBSTER AVENUE, CRANSTON, RI 02920
PLAT: 7/1 LOT(S): 3514 & 3669
419 WEBSTER AVENUE, CRANSTON, RI 02920
PLAT: 7/1 LOT(S): 3488

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND, MAP #7.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 312 OF 415, MAP NUMBER 44007033124, MAP REVISED: OCTOBER 2, 2015.
3. MAPS SHOWING PLAN & PROFILE OF STORM WATER FACILITIES IN WEBSTER AVE, FRANKLIN AVE, WHIPPLE AVE AND CRANSTON ST. PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
4. MAP ENTITLED "STREET AND GRADE PLAN, WEBSTER AVE, FROM TERRACE AVE. TO CRANSTON ST.", DATED APRIL, 1924, PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
5. MAP ENTITLED "PLAN OF WEBSTER AVENUE," DATED DECEMBER, 1974, PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
6. MAP ENTITLED "PLAT OF LAND IN CRANSTON BELONGING TO FRANK P. LEE," PREPARED BY: J.A. LATHAM, DATED NOVEMBER 1890, FILED AS PLAT CARD 13A IN THE CITY OF CRANSTON ARCHIVES.
7. MAP ENTITLED "PLAT MADE FOR THE CITY REAL ESTATE CO.," PREPARED BY: J.A. LATHAM & SON, DATED: JULY, 1920, FILED AS PLAT CARD 245 IN THE CITY OF CRANSTON ARCHIVES.
8. MAP ENTITLED "RECORD PLAN, CITY OF CRANSTON, RHODE ISLAND SEWER COMMISSION, POCASETT VALLEY SEWER SYSTEM, SEWERS, CORY AVE - CUTTING AVE.," DATED: SEPTEMBER, 1939, UPDATED AS OF MARCH 31, 1942, PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
9. MAPS ENTITLED "FRANKLIN AVE., CITY OF CRANSTON SANITARY SEWERS," DATED JULY 28, 1938, PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
10. MAP ENTITLED "WHIPPLE AVE., CITY OF CRANSTON SANITARY SEWERS," DATED JANUARY 10, 1940, PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
11. PLAN SET ENTITLED "SITE CONSTRUCTION PLAN, MCDONALD'S RESTAURANT, CRANSTON STREET, CRANSTON, RHODE ISLAND," DATED: APRIL 23, 1985, LAST REVISED: MARCH 17, 1989.
12. MAP ENTITLED "TOPOGRAPHIC AND PERIMETER SURVEY FOR MCDONALD'S CORPORATION, CRANSTON STREET, CRANSTON, RHODE ISLAND," PREPARED BY AYUB ENGINEERING, INC., DATED FEBRUARY 21, 1985.
13. GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID DATED: MAY 23, 2013.
14. G.I.S. MAPPING OF WATER FACILITIES PROVIDED BY PROVIDENCE WATER.
15. MAP ENTITLED "CRANSTON ST. WEBSTER AVE. TO WAYLAND AVE." PROVIDED BY THE CITY OF CRANSTON ENGINEERING DEPT.
16. MAP ENTITLED "BOUNDARY TOPOGRAPHIC SURVEY," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 11, 2019, REVISION #1 DATED AUGUST 20, 2019.
17. MAP ENTITLED "FIELD SKETCH, 923 CRANSTON STREET, CRANSTON, RI," PREPARED BY CONTROL POINT ASSOCIATES, INC., SUE PROJECT #08-230871-00 DATED NOVEMBER 15, 2023.

LEGEND

	PAINTED ARROWS		EXISTING CONTOUR		REINFORCED CONCRETE PIPE
	CHAIN LINK FENCE		EXISTING SPOT ELEVATION		ABOVE GROUND
	DEPRESSED CURB		EXISTING TOP OF CURB ELEVATION		BOLLARD
	CONCRETE		EXISTING GUTTER ELEVATION		COMMON OWNERSHIP HOOK
	RETAINING WALL		EXISTING TOP OF WALL ELEVATION		CONCRETE CURB
	EDGE OF CONCRETE		EXISTING BOTTOM OF WALL ELEVATION		BUILDING
	EDGE OF PAVEMENT		EXISTING FINISHED FLOOR ELEVATION		CONCRETE CURB
	LANDSCAPED AREA		WATER VALVE		CLEAN OUT
	METAL COVER		GAS METER		ROOF DRAIN
	TYPICAL		ELECTRIC METER		SIGN
	SANITARY/SEWER MANHOLE		OVERHEAD WIRES		MAIL BOX
	UNKNOWN MANHOLE		APPROX. LOC. UNDERGROUND GAS LINE		
	DRAINAGE/STORM MANHOLE		APPROX. LOC. UNDERGROUND ELECTRIC LINE		
	CATCH BASIN OR INLET		APPROX. LOC. UNDERGROUND TELEPHONE LINE		
	TREE & TRUNK SIZE		APPROX. LOC. UNDERGROUND DRAINAGE LINE		
	PARKING SPACE COUNT		APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE		
	SOLID WHITE LINE		APPROX. LOC. UNDERGROUND WATER LINE		
	SOLID YELLOW LINE		UTILITY POLE		
	DOUBLE YELLOW LINE		UTILITY POLE/ELECTRIFIED POLE		
	SUBSURFACE UTILITY QUALITY LEVEL C		AREA LIGHT		
	SUBSURFACE UTILITY QUALITY LEVEL D		AIR COMPRESSOR		

GRAPHIC SCALE

(IN FEET)
1 inch = 20' ft.

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

FRANKLIN STREET
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

WHIPPLE AVENUE
(PUBLIC - 40' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

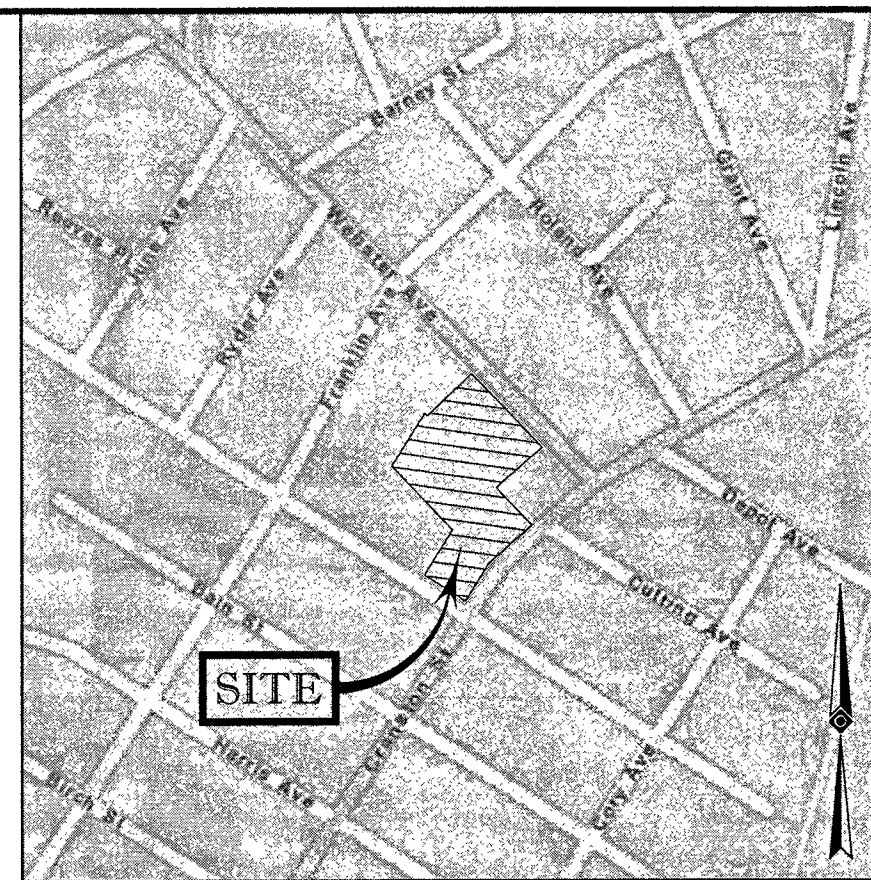
WEBSTER AVENUE
(PUBLIC - 60' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CRANSTON STREET
(PUBLIC - 70' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

SCHEDULE B, PART II

GENERAL EXCEPTIONS 1 THROUGH 7, ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

1. POSSIBLE ENCROACHMENT OF STOCK FENCE AS SHOWN ON SURVEY ENTITLED, "TOPOGRAPHIC AND PERIMETER SURVEY FOR MCDONALD'S CORPORATION, CRANSTON STREET, CRANSTON, RHODE ISLAND BY AYUB ENGINEERING, INC., PAWTUCKET, RHODE ISLAND, FEBRUARY 21, 1985," ON NORTHEASTLY SECTION OF INSURED PREMISES, (AS TO PLAT 7/1 LOTS 632, 3514 AND 3669), FENCE SHOWN ADJOINING LOT 3488 NOW OWNED BY MCDONALD'S SEE ALSO TABLE OF POSSIBLE ENCROACHMENTS.
2. DECLARATION OF RESTRICTIVE COVENANT DATED OCTOBER 28, 1984 AND RECORDED WITH THE CITY OF CRANSTON LAND EVIDENCE RECORDS ON JULY 30, 1985 IN BOOK 629 AT PAGE 437. (AS TO PLAT 7/1 LOTS 632, 3514 AND 3669), BLANKET IN NATURE; LOT 1178 IDENTIFIED AS PARCEL 2, SHOWN HEREON.
3. CITY OF CRANSTON DEVELOPMENT PLAN REVIEW COMMITTEE DECISION RECORDED IN BOOK 5830 AT PAGE 258. (AS TO ALL LOTS), SITE DEVELOPMENT PLAN APPROVAL; TO ADD ADDITIONAL DRIVE THROUGH LANE. - NOT PLOTTABLE.
4. CITY OF CRANSTON OFFICE OF THE ZONING BOARD OF REVIEW NOTICE OF DECISION RECORDED IN BOOK 5830 AT PAGE 319. (AS TO ALL LOTS), APPROVAL FOR INSTALLATION OF SECOND AUTO DEVICE W/ 100' OF A RESIDENTIAL ZONE; ADDITIONAL PARKING & INCREASE OF SIGNAGE; NOT PLOTTABLE.
5. CITY OF CRANSTON OFFICE OF THE ZONING BOARD OF REVIEW NOTICE OF DECISION RECORDED IN BOOK 5831 AT PAGE 118. (AS TO ALL LOTS), APPROVAL FOR INSTALLATION OF SECOND AUTO DEVICE W/ 100' OF A RESIDENTIAL ZONE; ADDITIONAL PARKING & INCREASE OF SIGNAGE; NOT PLOTTABLE.
6. CITY OF CRANSTON DEVELOPMENT PLAN REVIEW COMMITTEE DECISION RECORDED IN BOOK 5851 AT PAGE 90. (AS TO ALL LOTS), SITE DEVELOPMENT PLAN APPROVAL; NOT PLOTTABLE.



LOCUS MAP

©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTIES KNOWN AS LOTS 632, 3488, 3514 AND 3669, BLOCK 1, MAP 7 ON THE CITY OF CRANSTON TAX ASSESSOR'S MAPS.
2. LOTS 632, 3514 & 3669 AREA = 40,078 SQUARE FEET OR 0.920 ACRES.
LOT 3488 AREA = 6,483 SQUARE FEET OR 0.149 ACRES.
3. 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.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 23RI00139 (11081045), WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. WHERE THE FOLLOWING DOCUMENTS APPEAR IN SCHEDULE B, PART 2 (SEE BELOW):

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET:

TBM-A: SOUTH EAST BOLT OF MCDONALD'S SIGN AT ELEVATION 79.34.
TBM-B: MAG NAIL SET IN CONCRETE WALK AT ELEVATION 73.78.

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.

PROPERTY HAS DIRECT ACCESS TO CRANSTON STREET & WEBSTER AVENUE.
6. PARKING COUNT:
REGULAR = 48 SPACES
RESERVED = 2 SPACES
TOTAL = 50 SPACES
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
9. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

1	UPDATED BY FIELD VISIT & UTILITY MARKOUT	S.M.G.	R.A.B.	J.P.L.	12-14-2023
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMETRIC SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(1), 8, 9, 11(1), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2023.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45-RICR-0000-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
PLANIMETRIC SURVEY
VERTICAL CONTROL STANDARD
TOPOGRAPHIC SURVEY ACCURACY
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE ALTA/NSPS LAND TITLE SURVEY AND OBTAIN PLANIMETRIC INFORMATION AS BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

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

JOHN P. LYNCH



PROFESSIONAL LAND SURVEY #1925

DATE: 12-01-2023

CERTIFICATE OF AUTHORIZATION #4350

FIELD DATE: 12-01-2023

FIELD BOOK NO: 18-18 MA

FIELD BOOK PG: 111

FIELD CREW: B.S.B.

DRAWN: R.A.B.

REVIEWED: R.J.K.

DATE: 06-07-2023

SCALE: 1"=20'

FILE NO: 03-130094-00

DWG NO: 1 OF 1

WARREN, NJ 908.668.0099

CHALFONT, PA 215.712.9900