

FINAL OVERALL DISTRICT PLAN

FOR

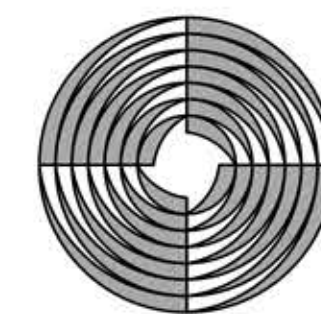
CRANSTON CROSSING

AP 15-1, LOT 9 AND
 A.P. 15-4, LOT 8
 SITUATED AT
 1000 NEW LONDON AVENUE
 CRANSTON, RHODE ISLAND

PREPARED FOR:

COASTAL PARTNERS LLC
 P.O. BOX 5481
 BEVERLY FARMS, MA

PREPARED BY:

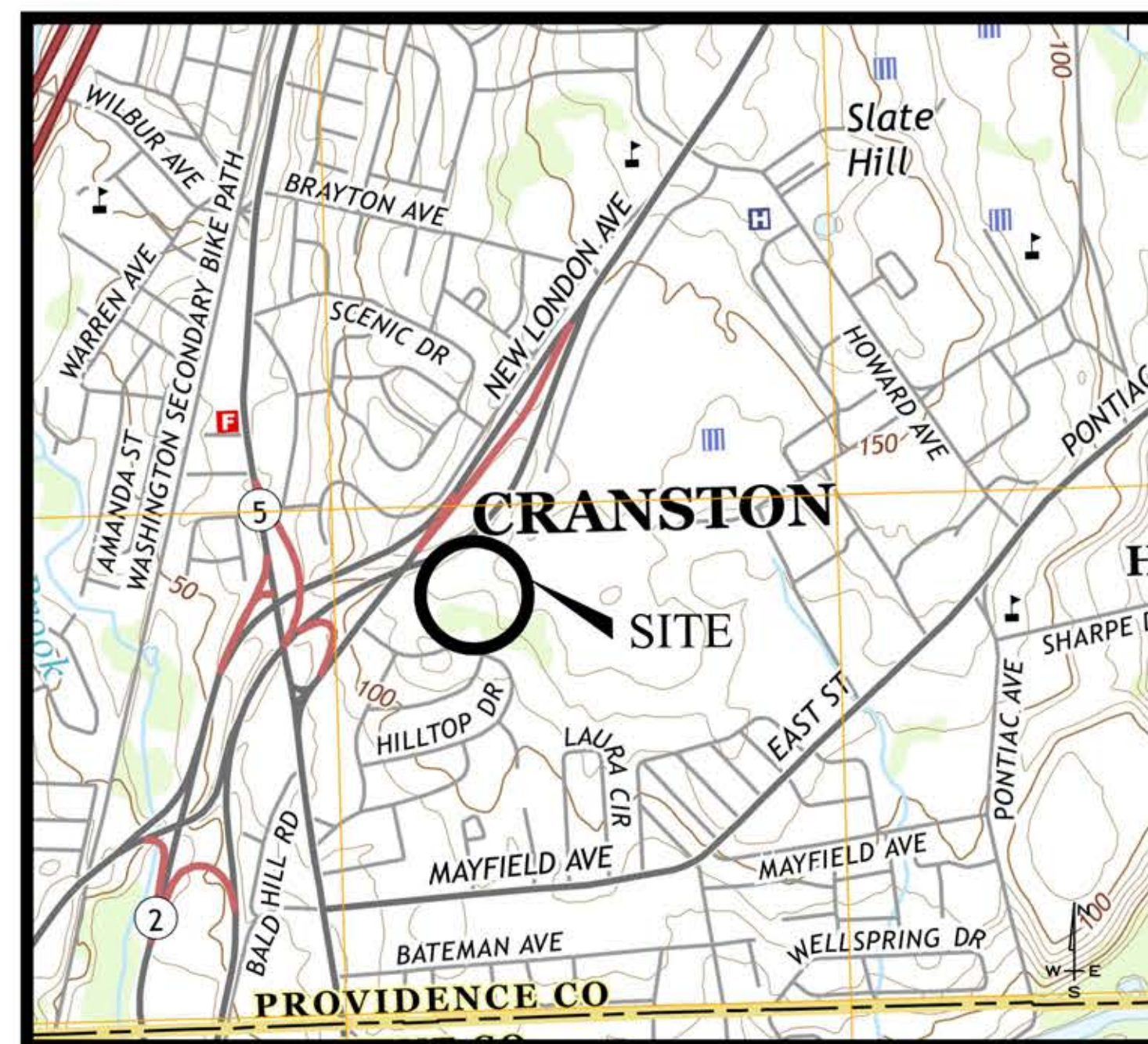


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 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS
 LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, RI 02940
 (PH) 401-273-6000 (FX) 401-273-1000

DATED:

JULY 17, 2020

(REVISED : NOVEMBER 06, 2020)



LOCUS MAP
 NOT TO SCALE

SHEET INDEX

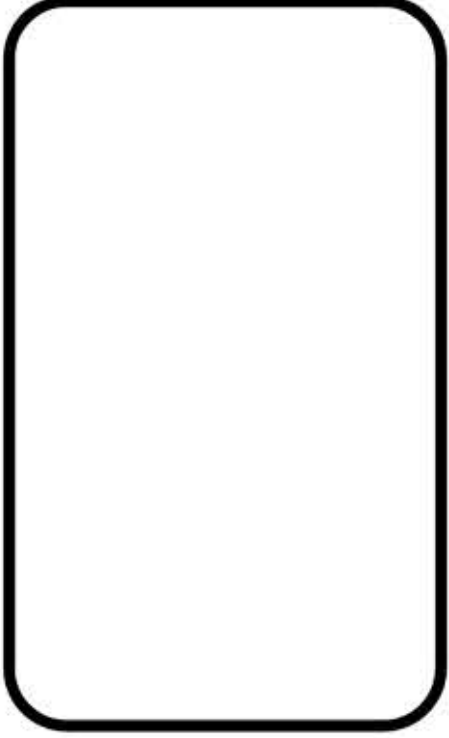
SHEET	PLAN TITLE	LATEST REVISION
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VICINITY MAP
 FOR
 FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P. 15-1, LOT 9 AND A.P. 15-4, LOT 8)
 SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
3	GENERAL UPDATE	KYY	11/06/20



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JOB NO.
7268-00
 DWG. NO.
7268-VICINITY

DRAWN BY
TEH
 CHECKED BY
SSH
 APPROVED
SBG
 DATE:
JULY 17, 2020

SCALE:
1"=800'

SHEET

G-001



LEGEND & ABBREVIATIONS

—E—E—	ELECTRIC LINE	U.P.	UTILITY POLE
—S—S—	SEWER LINE	GUY	GUY POLE
—W—W—	WATER LINE	—	SINGLE POST SIGN
—G—G—	GAS LINE	—	DOUBLE POST SIGN
—D—D—	DRAINAGE LINE	—	HANDICAP PARKING STRIPING
—L—L—	LOCUS PROPERTY LINE	LP	LIGHT POST
—A—A—	ASSESSOR LINE	C.I.	BOLLARD
—E—E—	EASEMENT LINE	CBCI	CURB INLET
—S—S—	STATE HIGHWAY LINE	CONC.	CATCH BASIN CURB INLET
—C—C—	CHAIN LINK FENCE	BIT.	CONCRETE
—T—T—	TREE LINE	N/F	BITUMINOUS
TMH	TELEPHONE MANHOLE	N/F	NOW FORMERLY
U.M.	UNKNOWN MANHOLE	A.P.	ASSESSOR'S PLAN
SMH	SEWER MANHOLE	INV.	INVERT
DMH	DRAIN MANHOLE	CLF	CHAIN LINK FENCE
EMH	ELECTRIC MANHOLE	HP	HANDICAPPED
EHH	ELECTRIC HANDHOLE	LP	LIGHTPOLE
CB	CATCH BASIN	SGC	SLOPED GRANITE CURB
GG	GAS GATE	VGC	VERTICAL GRANITE CURB
WG	WATER GATE/SHUT OFF	VCC	VERTICAL CONCRETE CURB
WGS	HYDRANT	BSC	BITUMINOUS SLOPED CURB
ICV	IRRIGANT CONTROL VALVE	SCC	SLOPED CONCRETE CURB
CH	CONCRETE or GRANITE BOUND	EOP	EDGE OF PAVEMENT
DR	DRILL HOLE	G.B./D.H.	GRANITE BOUND/DRILL HOLE
IP	IRON PIN or PIPE	I.P.	IRON PIN or PIPE
		(IND)	FOUND
		SQ. FT.	SQUARE FEET
		AC.	ACRES
		CPP	CORRUGATED PLASTIC PIPE
		PE	POLYETHYLENE
		HDPE	HIGH-DENSITY POLYETHYLENE
		PVC	POLYVINYL CHLORIDE



SURVEY CERTIFICATION:

THIS SURVEY AND PLAN SUBSTANTIALLY CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL

BOUNDARY SURVEY - CLASS I
TOPOGRAPHY SURVEY - CLASS III

1" = 150'



GENERAL NOTES:

1. THESE PLANS ARE SCHEMATIC ONLY AND INTENDED SOLELY TO PROVIDE GENERAL LAYOUT AND PROJECT REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17.100.040 OF THE CITY OF CRANSTON CITY ORDINANCES.
2. THE LOCUS PARCEL IS LOCATED ENTIRELY WITHIN ZONE "C"(AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND, COMMUNITY PANEL NO. 445396-0009B.
3. ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'.
4. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 15.28 THE CITY OF CRANSTON CITY CODE, AND THE RI STORMWATER DESIGN AND INSTALLATIONS STANDARDS MANUAL (LATEST REVISION).
5. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE CITY OF CRANSTON AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION, THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AS AMENDED, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
6. HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
7. FRESHWATER WETLANDS HAVE BEEN IDENTIFIED ON THE PROPERTY. NO WORK SHALL COMMENCE UNTIL RIDEM APPROVAL HAS BEEN SECURED.

EXISTING CONDITIONS & GENERAL NOTES
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
3	GENERAL UPDATE	KYY	11/06/20

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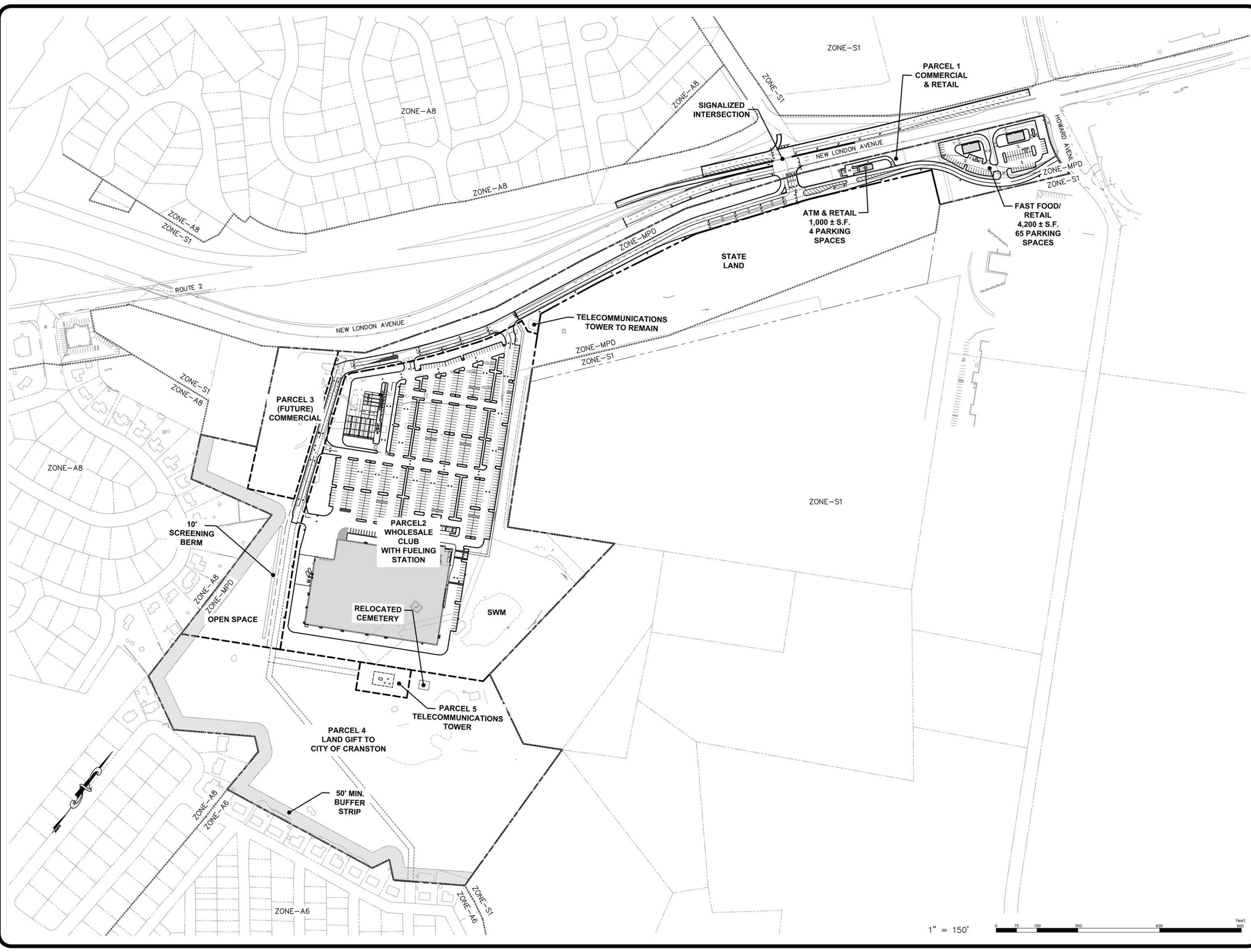
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P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 7268-00	DRAWN BY: M.J.C.
DWG. NO. 7268-ECS.DWG	CHECKED BY: S.A.W.
SCALE: 1"=150'	APPROVED: S.A.W.
SHEET	DATE: MARCH 30, 2007

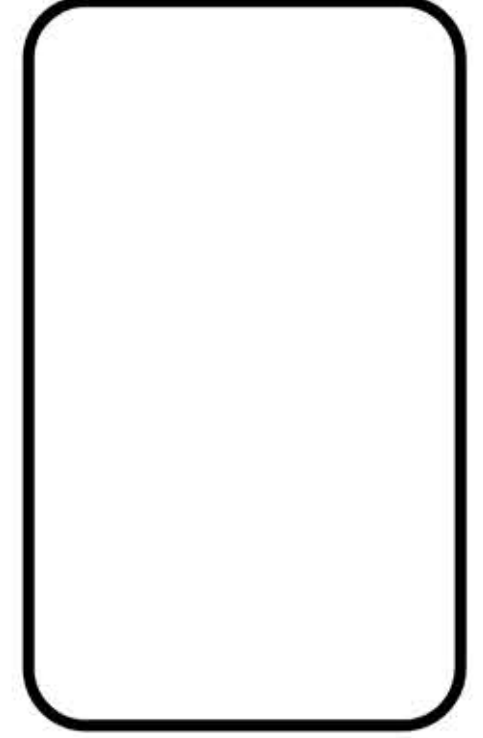
C-100

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DEVELOPMENT PLAN
 FOR
 FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
 SITUATED AT
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CRANSTON, RI
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NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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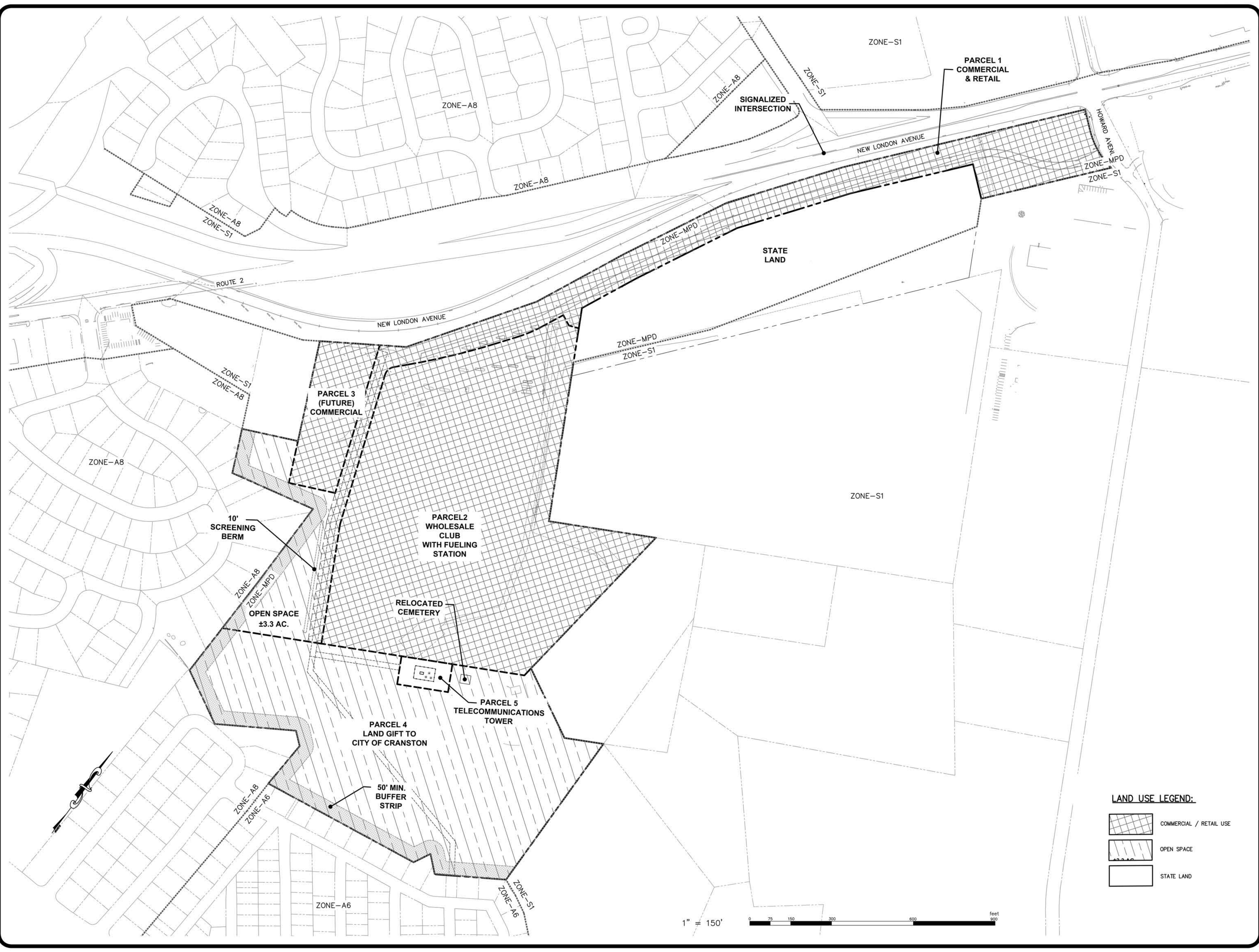
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	DATE: JULY 17, 2020

SHEET
C-101
 5 OF 15 SHEETS

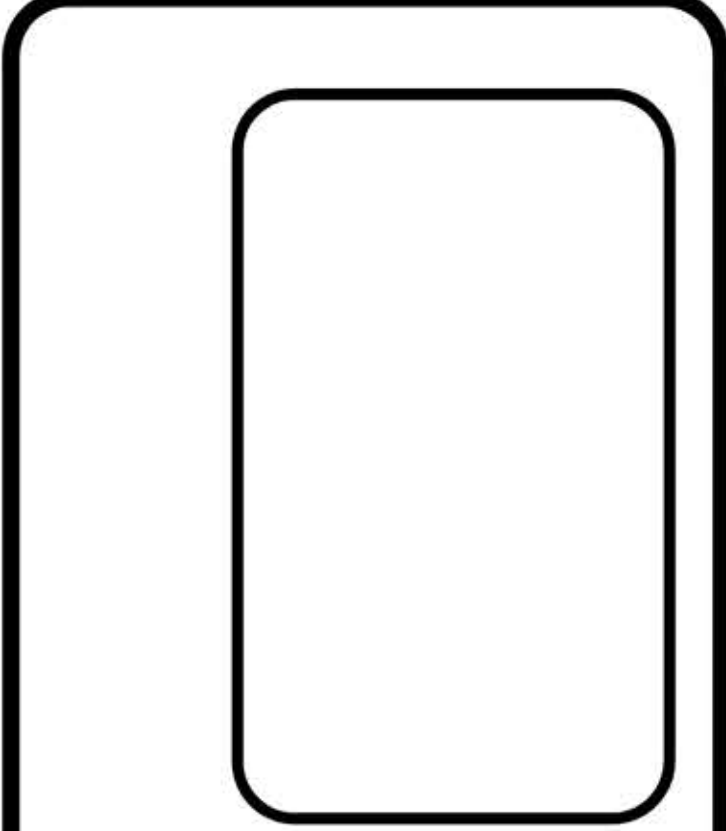


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LAND USE PLAN
 FOR
**FINAL OVERALL DISTRICT PLAN FOR
 CRANSTON CROSSING**
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
 SITUATED AT
**1000 NEW LONDON AVENUE
 CRANSTON, RI**
 PREPARED FOR
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1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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 CHECKED BY: SSH
 APPROVED: SBG
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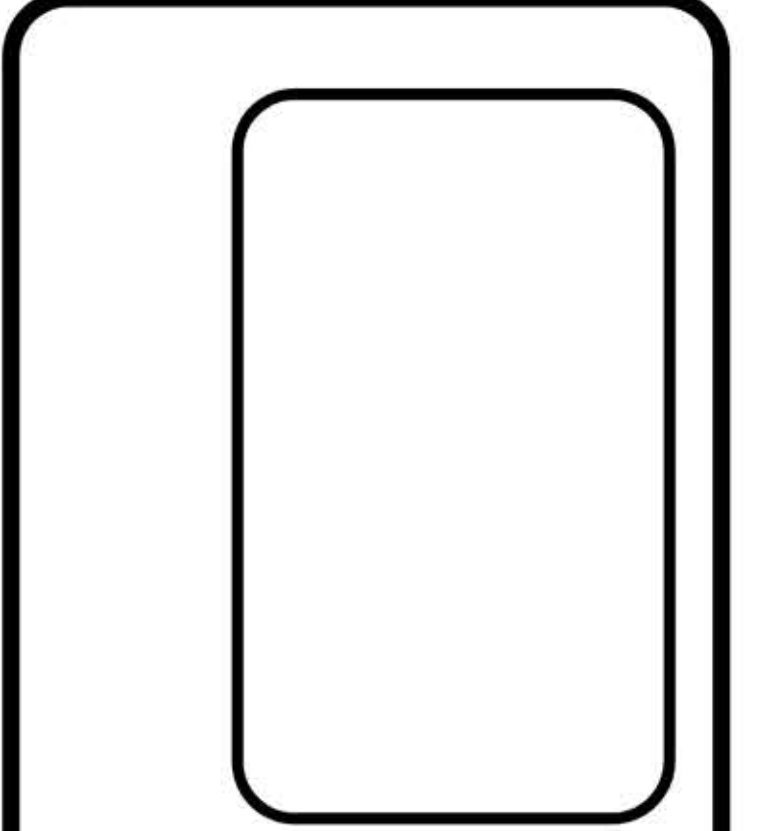
C-102
 6 OF 15 SHEETS

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BUFFER PLAN
 FOR
 FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
 SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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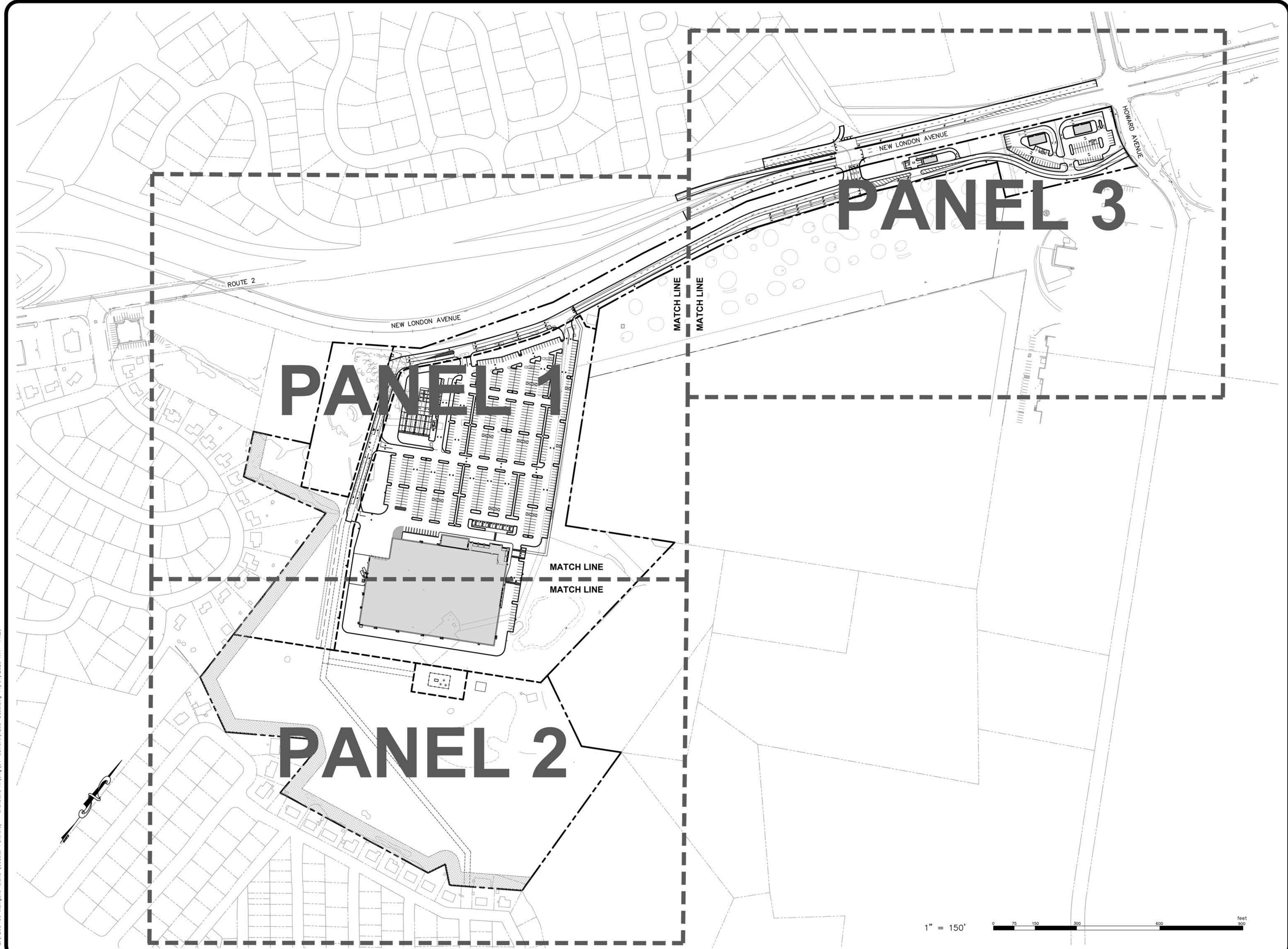
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	DATE: JULY 17, 2020

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C-103
 7 OF 15 SHEETS

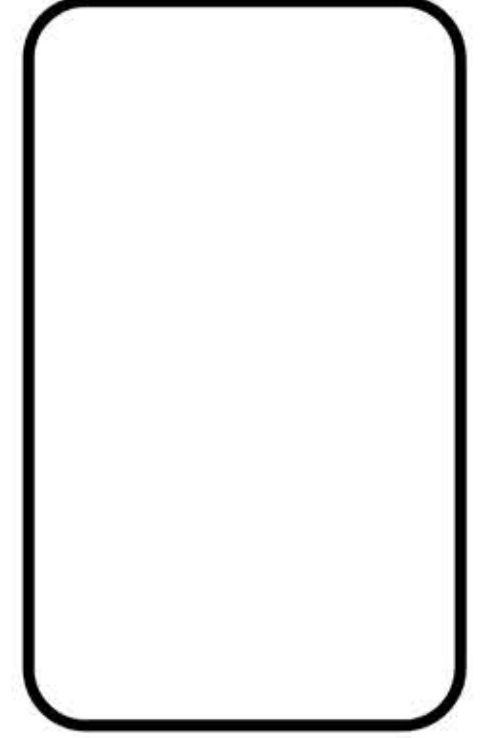
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SITE LAYOUT KEY PLAN
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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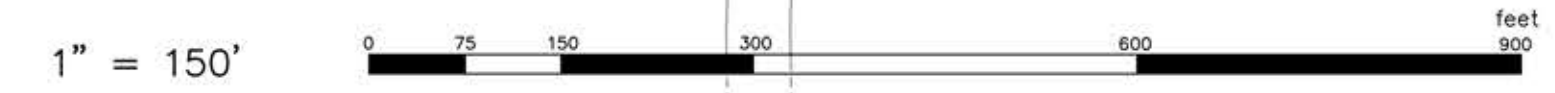
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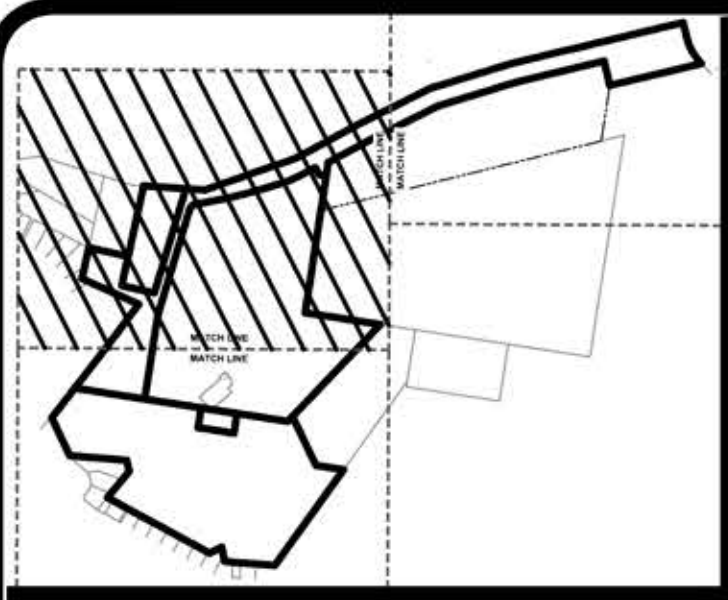
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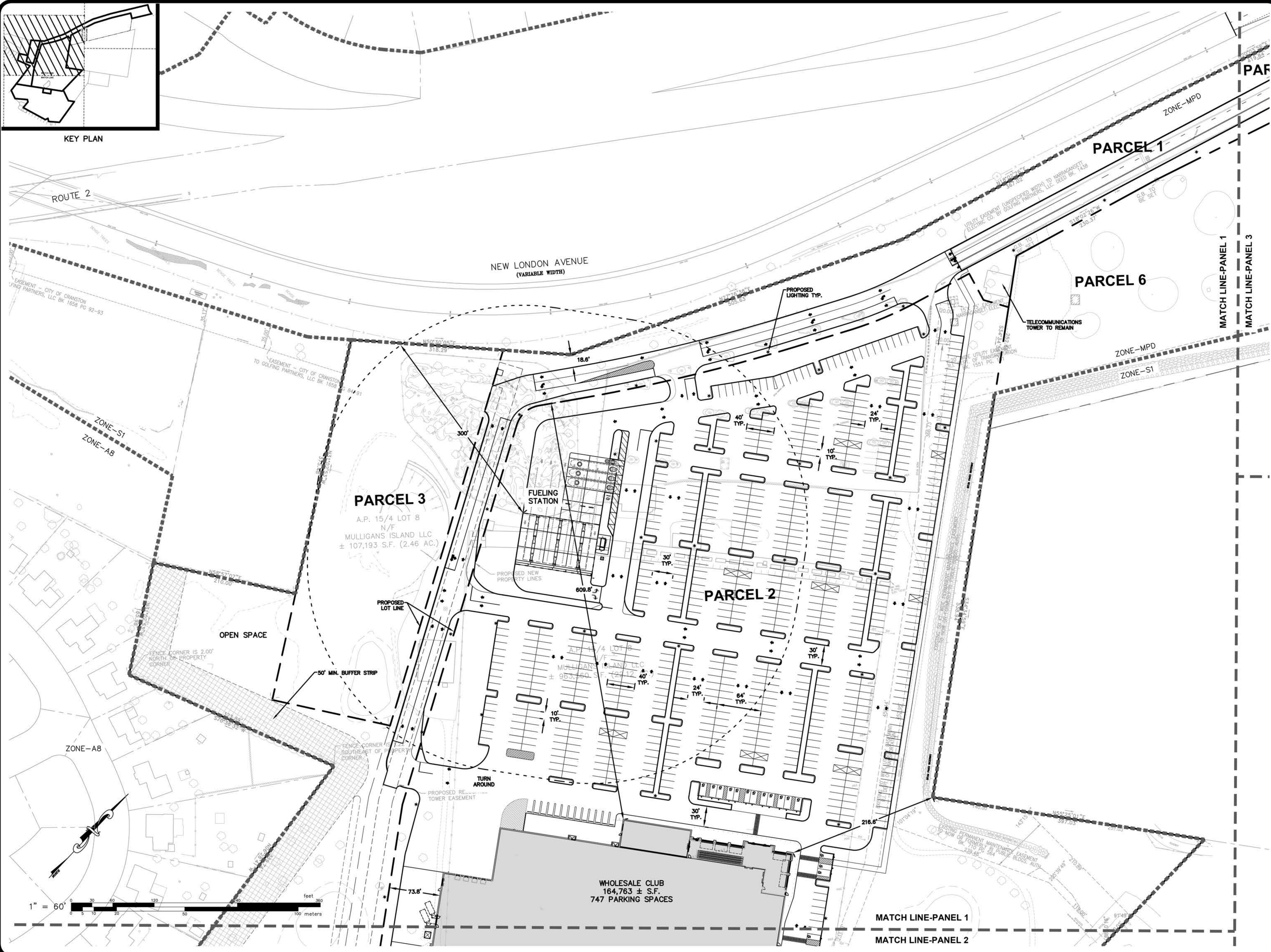
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SCALE: 1"=150'	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-200





KEY PLAN



SITE LAYOUT PANEL - 1
 FOR
**FINAL OVERALL DISTRICT PLAN FOR
 CRANSTON CROSSING**
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
 SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	TOWER SETBACK	KYY	08/06/20
2	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20

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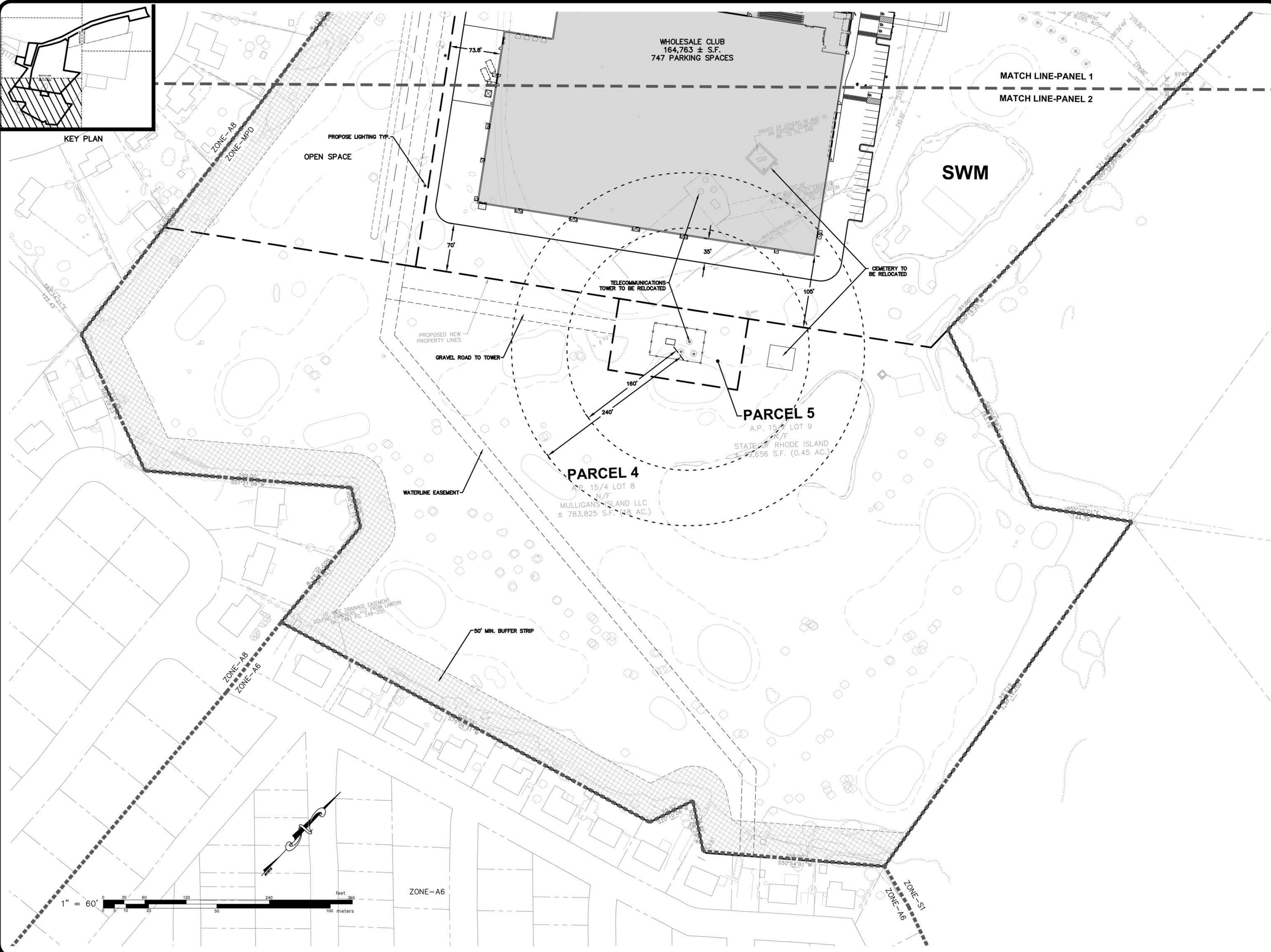
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DWG. NO. 7268-00-Base.dwg	CHECKED BY: SSH
SCALE: AS SHOWN	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-201
 9 OF 15 SHEETS

LV:7268-00 Mulligans Island (Coastal Partners) - Cranston, RI.dwg\01-Current\7268-Base.dwg 11/04/2020 KYY 11:25



SITE LAYOUT PANEL - 2
 FOR
 FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
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1000 NEW LONDON AVENUE
CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	TOWER SETBACK	KYY	08/06/20
2	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20

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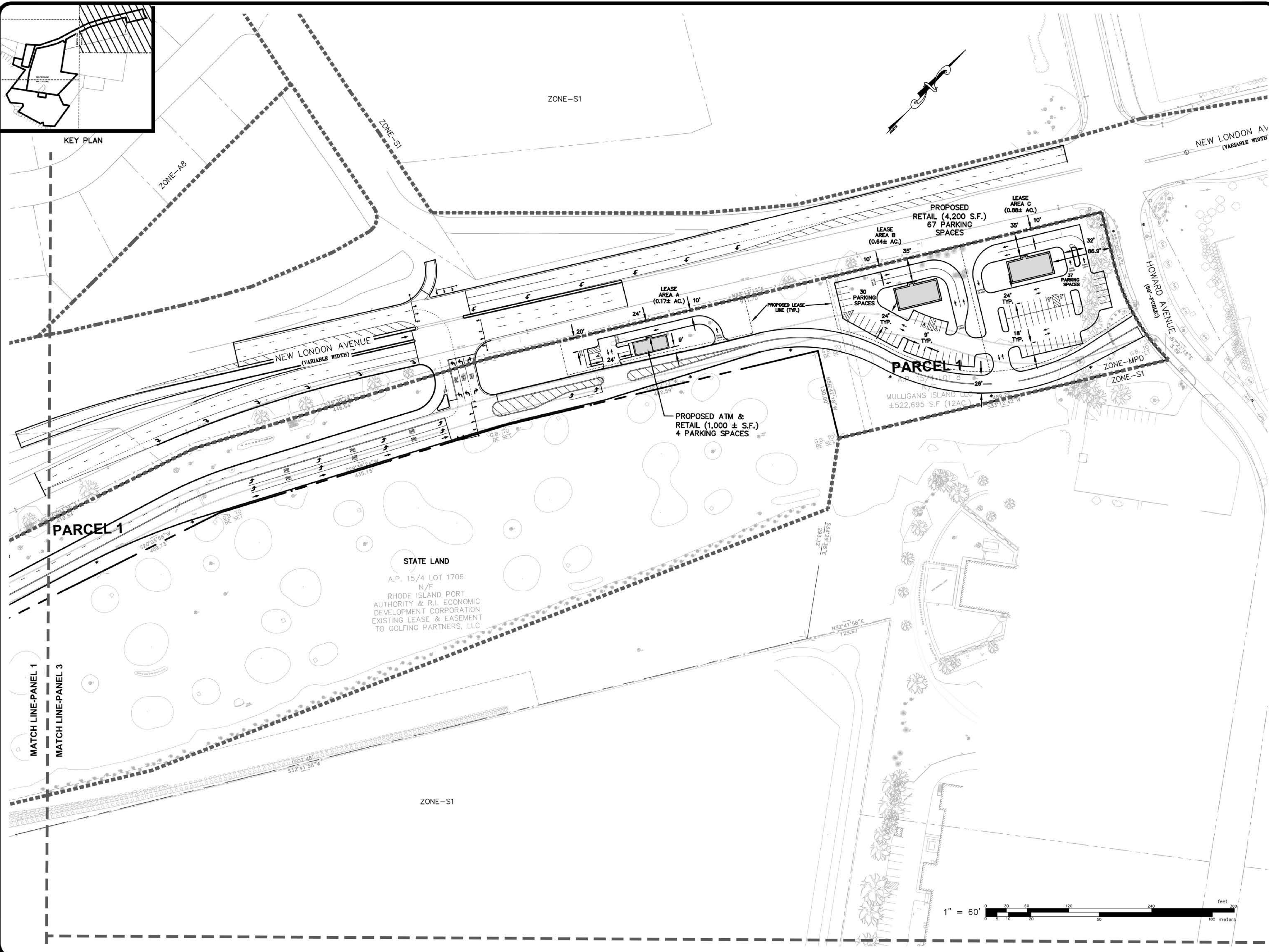
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DWG. NO. 7268-00-Base.dwg	CHECKED BY: SSH
SCALE: AS SHOWN	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-202
 10 OF 15 SHEETS

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L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI\dwg\01-Current\7268-Base.dwg 11/04/2020 KTY 11:23

SITE LAYOUT PANEL - 3
 FOR
 FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
 SITUATED AT
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CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
2	ENTRANCE UPDATE	KYY	10/16/20
3	GENERAL UPDATE	KYY	11/06/20



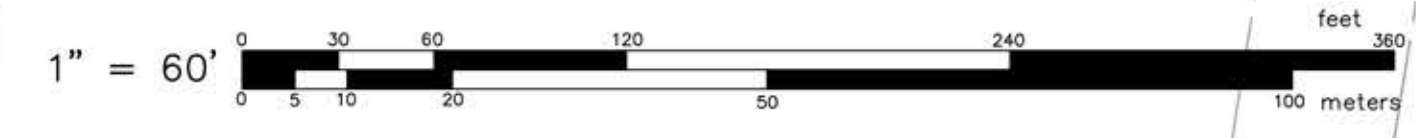
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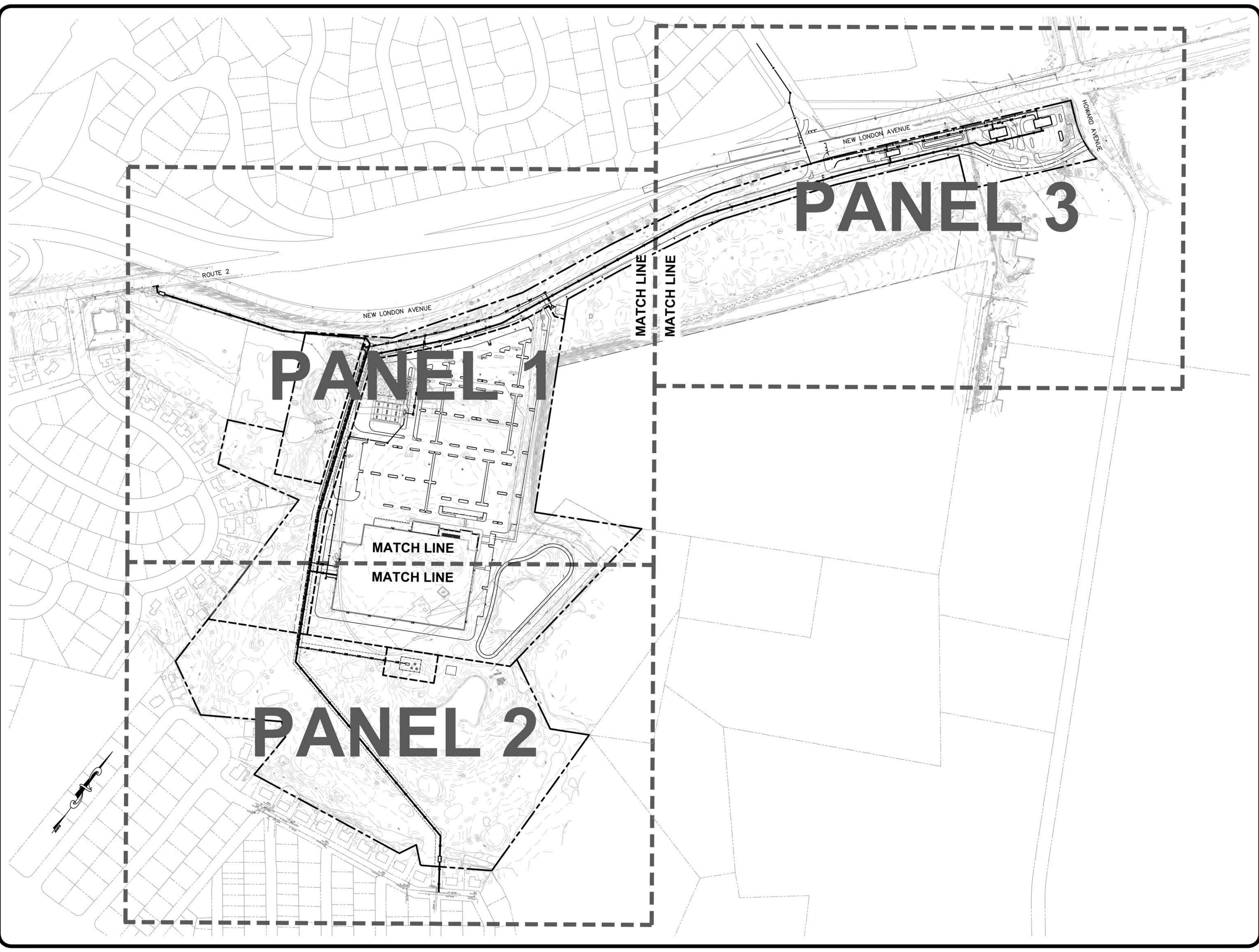
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DWG. NO. 7268-00-Base.dwg	CHECKED BY: SSH
SCALE: AS SHOWN	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-203
 11 OF 15 SHEETS



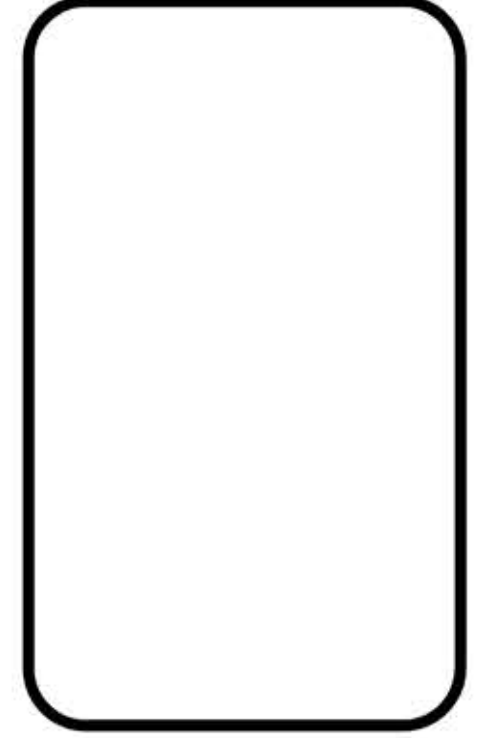
L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI\dwg\01-Current\7268-Grading & Utility.dwg 11/04/2020 KY 11:17



**GRADING & UTILITY
KEY PLAN**

FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P.15-1, LOT 9 AND A.P.15-4, LOT 8)
SITUATED AT
**1000 NEW LONDON AVENUE
CRANSTON, RI**
PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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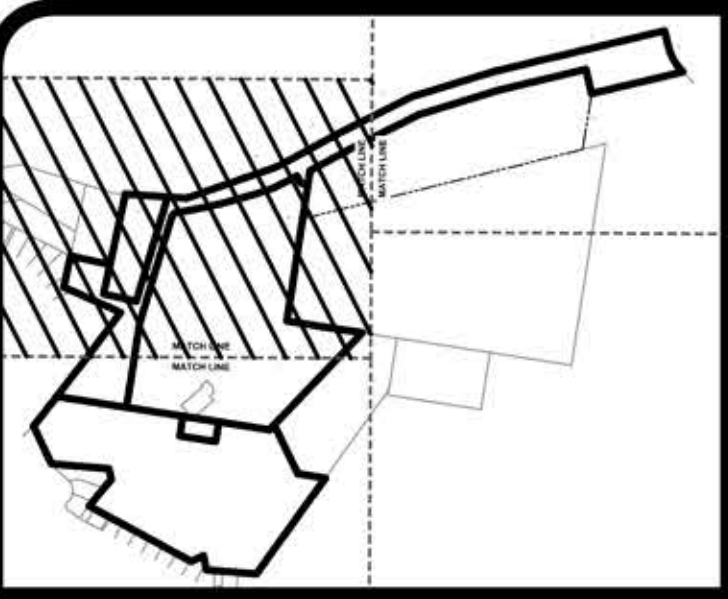
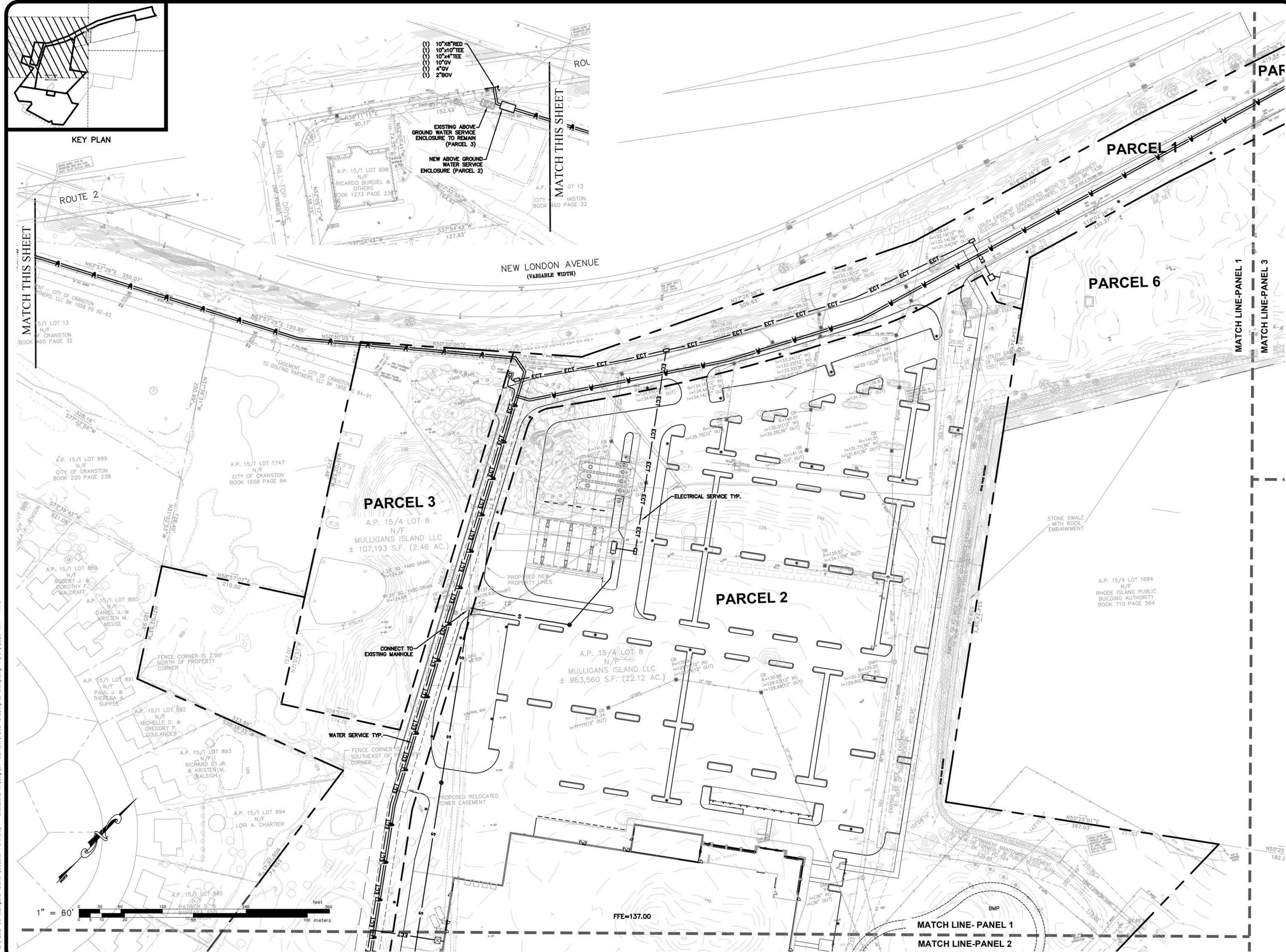
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JOB NO. 7268-00	DRAWN BY: KYY
DWG. NO. 7268-00-GRADING & UTILITY.DWG	CHECKED BY: SSH
SCALE: AS SHOWN	APPROVED: SGB
	DATE: JULY 17, 2020

SHEET
C-300
12 OF 15 SHEETS

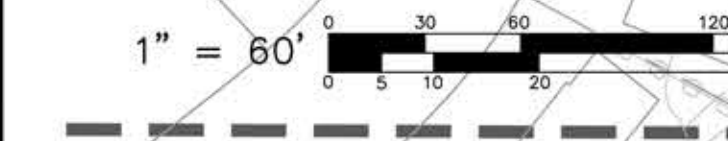


KEY PLAN

MATCH THIS SHEET

MATCH THIS SHEET

MATCH LINE-PANEL 1
MATCH LINE-PANEL 3



1" = 60'

GRADING & UTILITY - PANEL 1
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOT 8)
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20

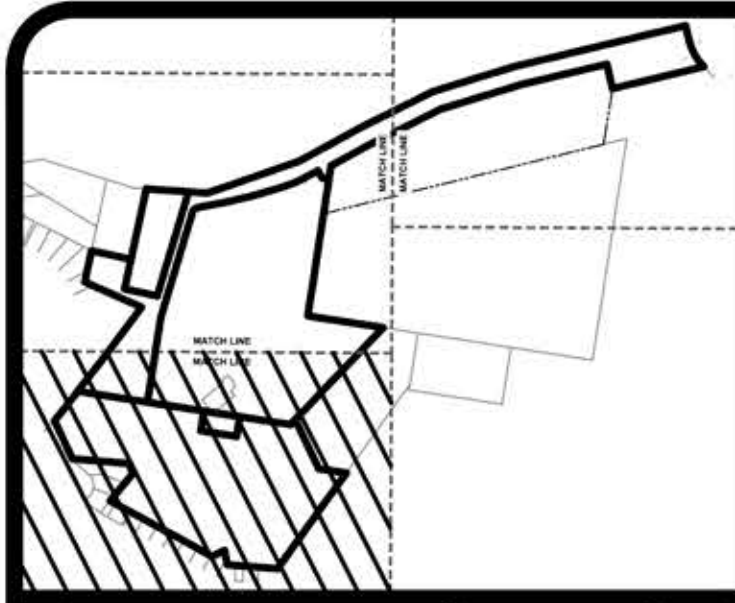
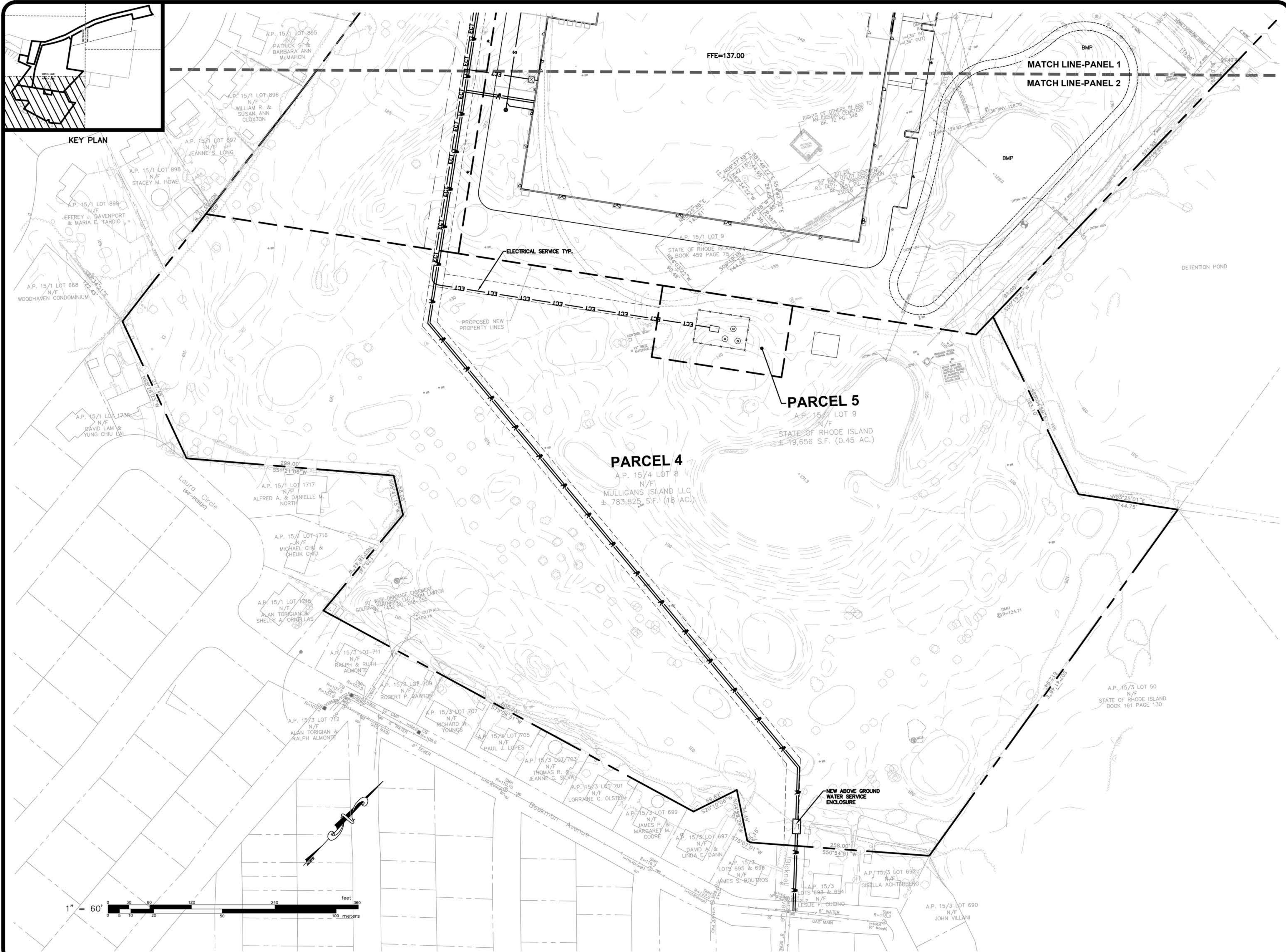
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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TEL. 401-273-6000

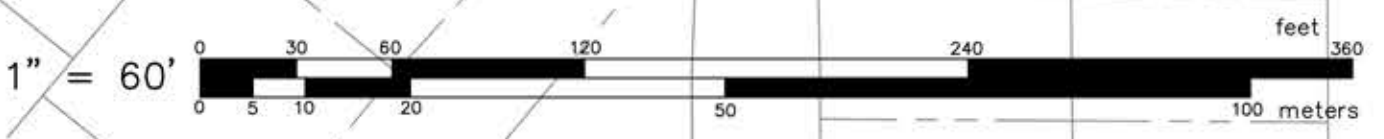
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JOB NO. 7268-00	DRAWN BY: KYY
DWG. NO. 7268-00-GRADING & UTILITY.dwg	CHECKED BY: SSH
SCALE: AS SHOWN	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-301
13 OF 15 SHEETS



KEY PLAN



GRADING & UTILITY - PANEL 2

FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
 (A.P. 15-1, LOT 9 AND A.P. 15-4, LOT 8)
 SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
 PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
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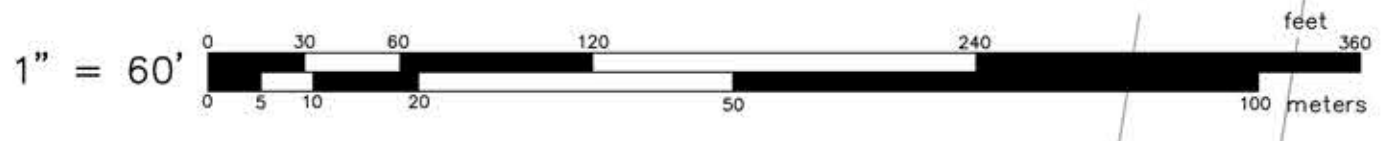
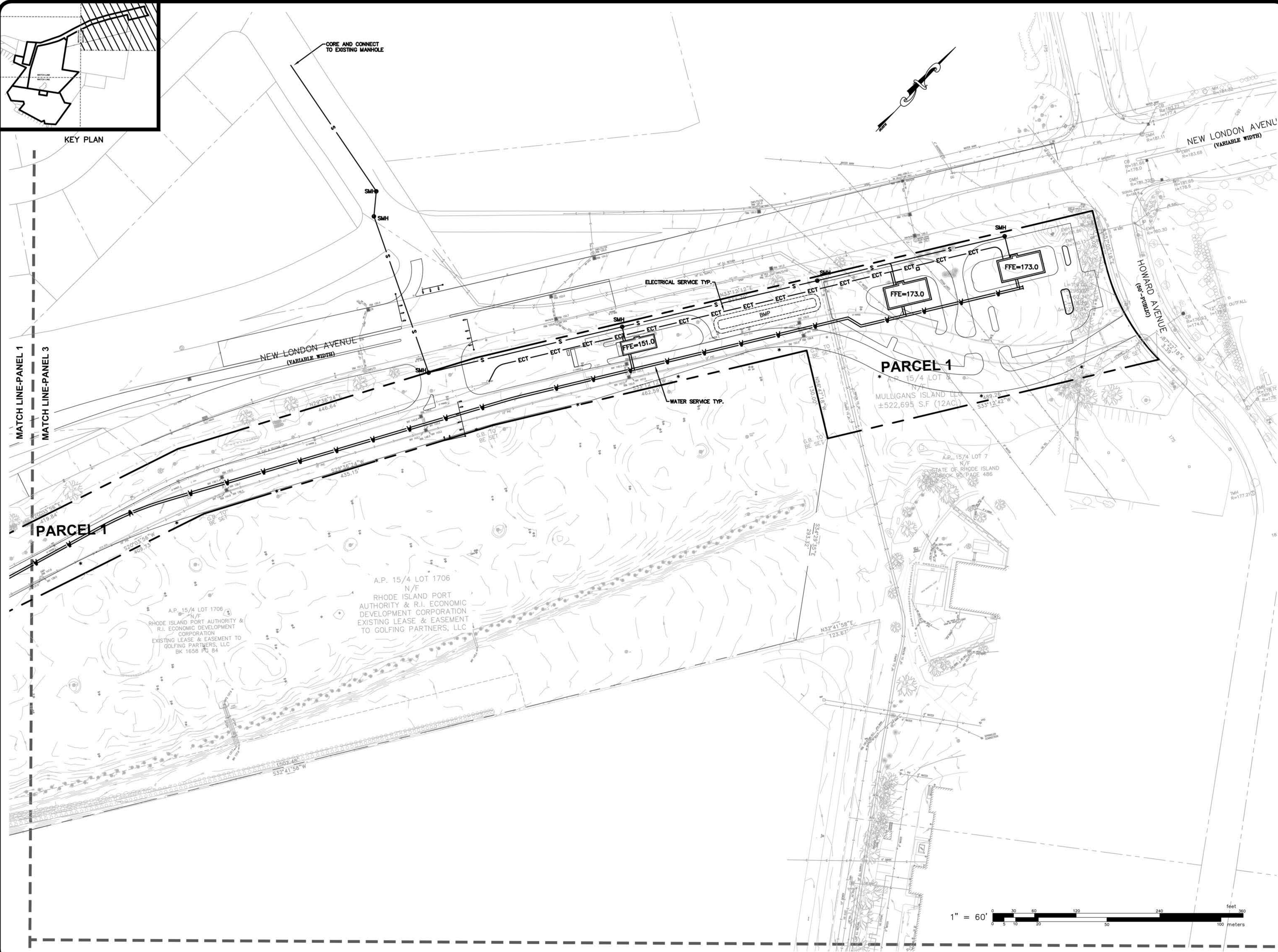
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SCALE: AS SHOWN	APPROVED: SBG
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SHEET

C-302

14 OF 15 SHEETS

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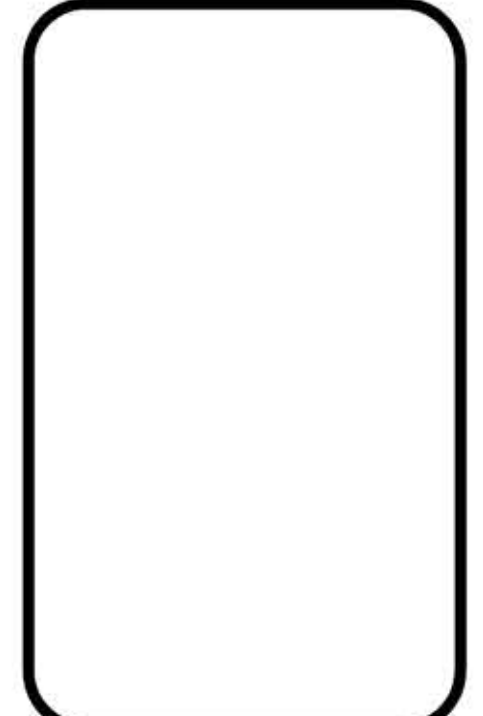


GRADING & UTILITY - PANEL 3

FOR
**FINAL OVERALL DISTRICT PLAN FOR
 CRANSTON CROSSING**
 (A.P. 15-1, LOT 9 AND A.P. 15-4, LOT 8)
 SITUATED AT
**1000 NEW LONDON AVENUE
 CRANSTON, RI**

PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE
1	LAYOUT UPDATE PER CLIENT	KYY	09/25/20
3	GENERAL UPDATE	KYY	11/06/20



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JOB NO. 7268-00	DRAWN BY: KYY
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	DATE: JULY 17, 2020

SHEET

C-303

15 OF 15 SHEETS

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