

FINAL OVERALL DISTRICT PLAN

FOR

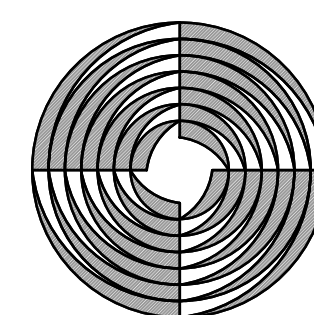
CRANSTON CROSSING

AP 15-1, LOT 9 AND
A.P. 15-4, LOTS 8 & 1706
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RHODE ISLAND

PREPARED FOR:

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

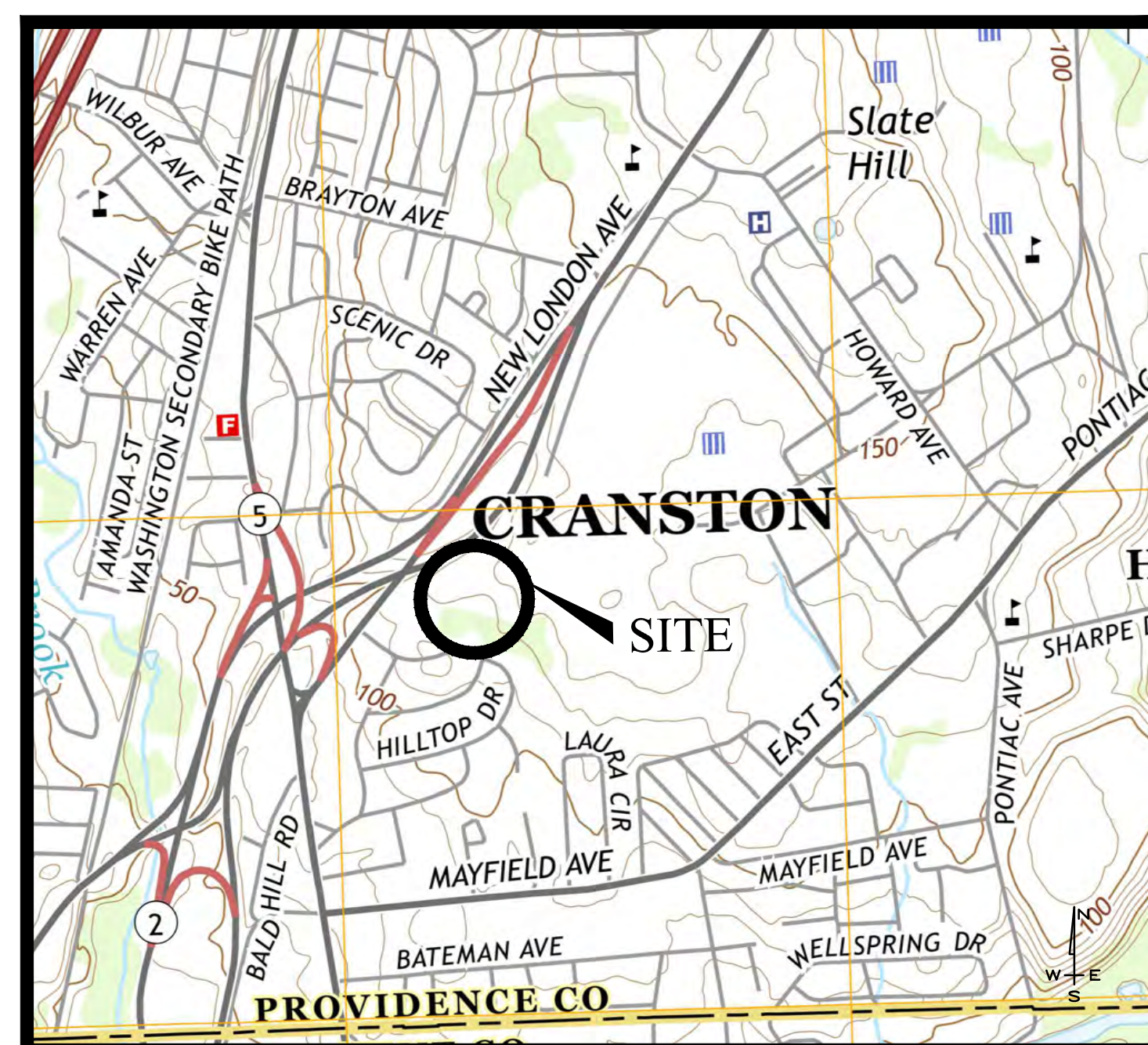
PREPARED BY:



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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



LOCUS MAP
NOT TO SCALE

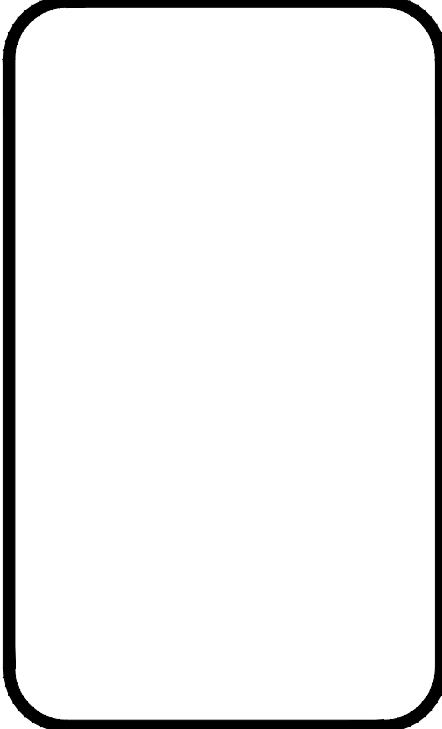
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VICINITY MAP
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)
SITUATED AT
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CRANSTON, RI
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JOB NO. 7268-00	DRAWN BY TEH
DWG. NO. 7268-VICINITY	CHECKED BY SSH
SCALE: 1"=800'	APPROVED SBG
	DATE: JULY 17, 2020

SHEET
G-001
2 OF 15 SHEETS



RADIUS MAP
FOR
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CRANSTON CROSSING
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JOB NO. 7268-00	DRAWN BY: KYK
DWG. NO. 7268-VICINITY	CHECK BY: SSH
SCALE: 1"=200'	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
G-002
3 OF 15 SHEETS



LEGEND & ABBREVIATIONS

	ELECTRIC LINE		UTILITY POLE
	SEWER LINE		GUY POLE
	WATER LINE		SINGLE POST SIGN
	GAS LINE		DOUBLE POST SIGN
	DRAINAGE LINE		HANDICAP PARKING STRIPING
	LOCUST PROPERTY LINE		LIGHT POST
	ASSESSOR LINE		BOLLARD
	EASEMENT LINE		CURB INLET
	STATE HIGHWAY LINE		CATCH BASIN CURB INLET
	CHAIN LINK FENCE		CONCRETE
	TREE LINE		BITUMINOUS
	TELEPHONE MANHOLE		NOW/FORMERLY
	UNKNOWN MANHOLE		ASSESSOR'S PLAN
	SEWER MANHOLE		INVERT
	DRAIN MANHOLE		CHAIN LINK FENCE
	ELECTRIC MANHOLE		HANDICAPPED
	ELECTRIC HANDHOLE		LIGHT POLE
	CATCH BASIN		SLOPED GRANITE CURB
	GAS GATE		VERTICAL GRANITE CURB
	WATER GATE/SHUT OFF		VERTICAL CONCRETE CURB
	HYDRANT		BITUMINOUS SLOPED CURB
	IRRIGATION CONTROL VALVE		SLOPED CONCRETE CURB
	CONCRETE or GRANITE BOUND		EDGE OF PAVEMENT
	DRILL HOLE		GRANITE BOUND/DRILL HOLE
	IRON PIN or PIPE		IRON PIN or PIPE
			FOUND
			SQUARE FEET
			ACRES
			CORRUGATED PLASTIC PIPE
			POLYETHYLENE
			HIGH-DENSITY POLYETHYLENE
			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

GENERAL NOTES:

- 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.
- 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.
- ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'.
- 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).
- 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.
- 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.
- 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, LOTS 8 & 1706)

SITUATED AT

1000 NEW LONDON AVENUE
CRANSTON, RI

PREPARED FOR

COASTAL PARTNERS LLC

GAROFALO

GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET

P.O. BOX 6145

PROVIDENCE, R.I. 02940

TEL. 401-273-6000

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JOB NO.
7268-00
DWG. NO.
7268-ECS.DWG

SCALE:
1"=150'

SHEET

DRAWN BY: M.J.C.

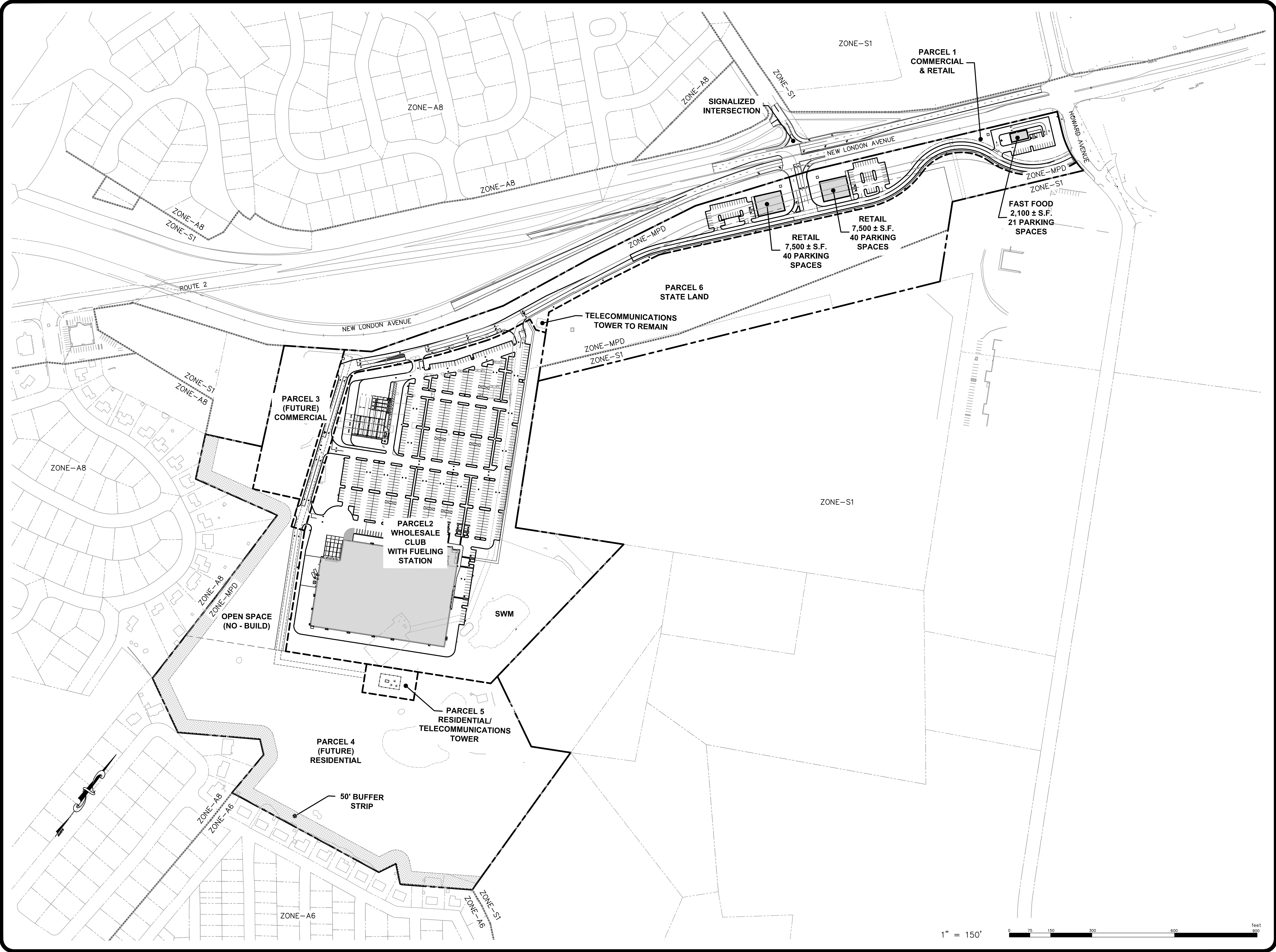
CHECKED BY: S.A.W.

APPROVED: S.A.W.

DATE:
MARCH 30, 2007

C-100

L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI.dwg\01-Current\7268-base.dwg 07/17/2020 KYK 11:08



1" = 150'



DEVELOPMENT PLAN
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
PREPARED FOR
COASTAL PARTNERS LLC

NO.	REVISION	BY	DATE

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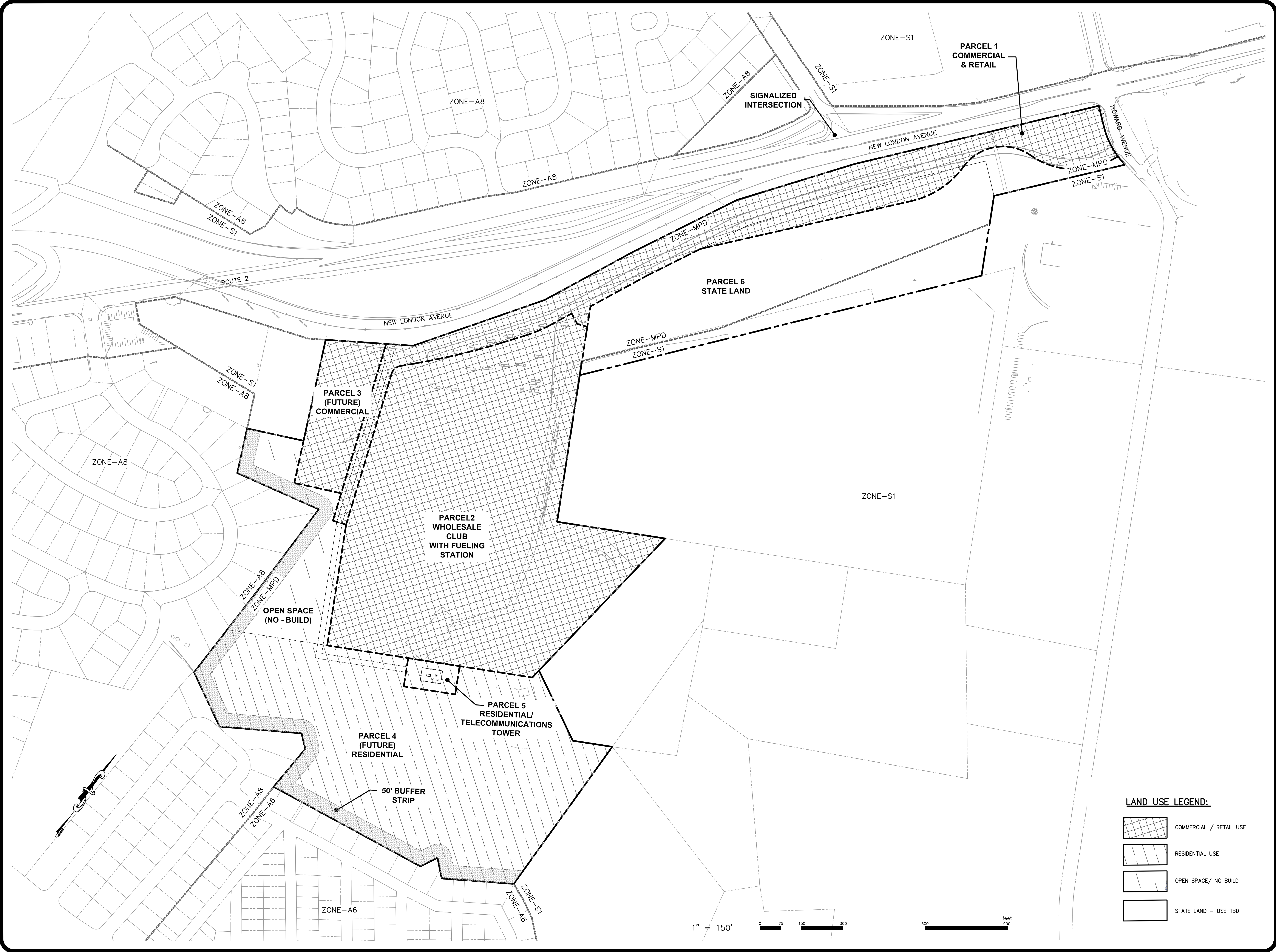
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TEL. 401-273-6000

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

SHEET

C-101

L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI\dwg\01-Current\7268-base.dwg 07/17/2020 KYK 11:09



LAND USE LEGEND:

- COMMERCIAL / RETAIL USE
- RESIDENTIAL USE
- OPEN SPACE/ NO BUILD
- STATE LAND - USE TBD

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DWG. NO.

7268-00-Base.dwg

SCALE:

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APPROVED: SBG

DATE:

JULY 17, 2020

SHEET

C-102

6 OF 15 SHEETS

LAND USE PLAN

FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)

SITUATED AT

**1000 NEW LONDON AVENUE
CRANSTON, RI**

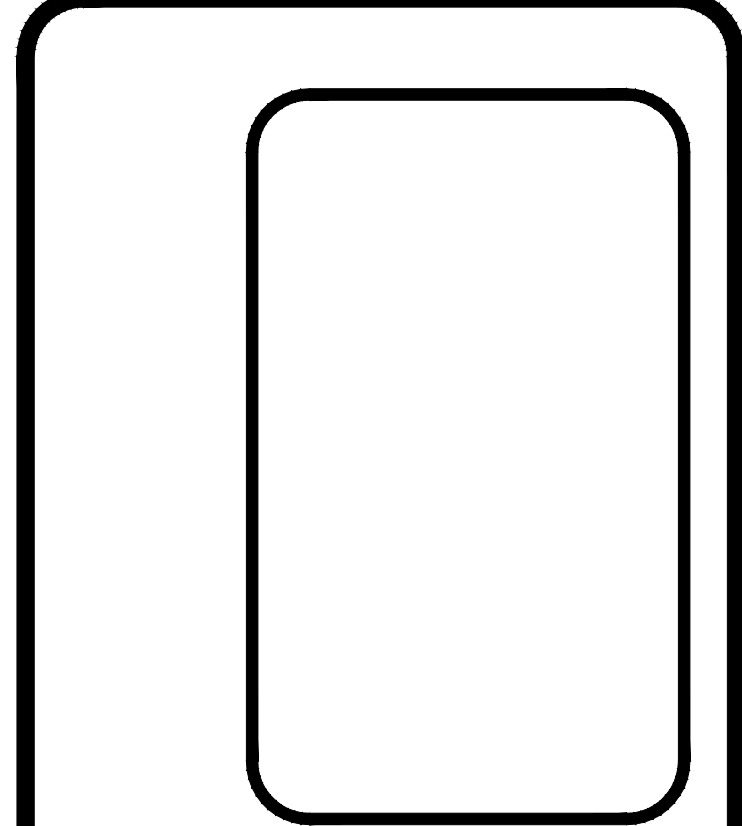
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COASTAL PARTNERS LLC



BUFFER PLAN
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P.15-1, LOT 9 AND A.P.15-4, LOTS 8 & 1706)
SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI
PREPARED FOR
COASTAL PARTNERS LLC

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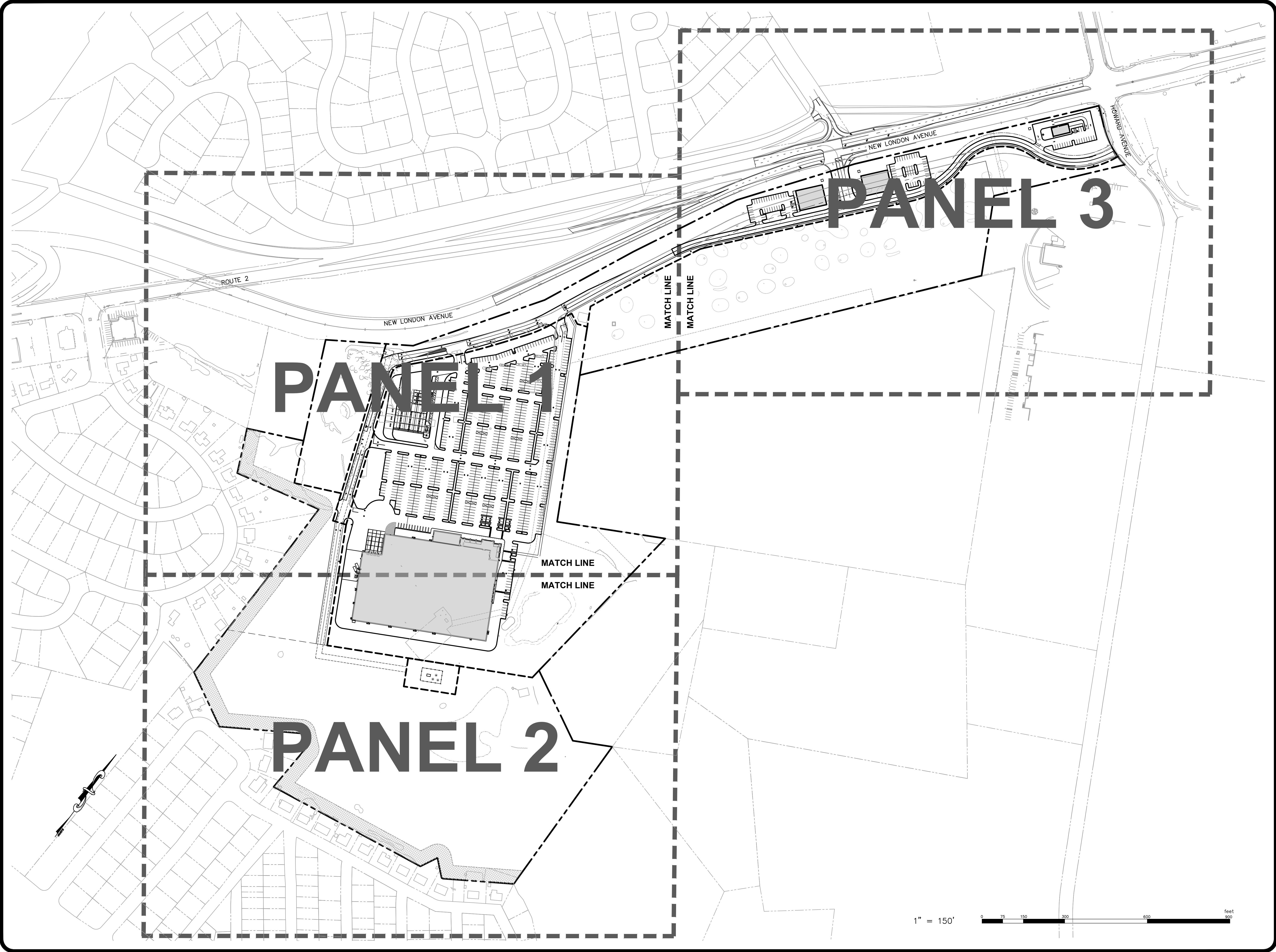
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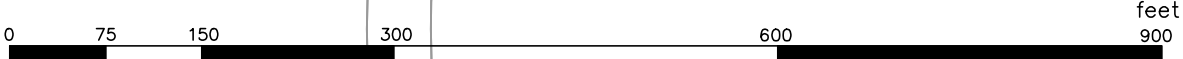
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SCALE: AS SHOWN	APPROVED: SBG
	DATE: JULY 17, 2020

SHEET
C-103
7 OF 15 SHEETS

L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI\dwg\01-Current\7268-base.dwg 07/17/2020 KYK 11:10



1" = 150'



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SCALE:
1"=150'

DATE:
JULY 17, 2020

SHEET

C-200

8 OF 15 SHEETS

SITE LAYOUT KEY PLAN

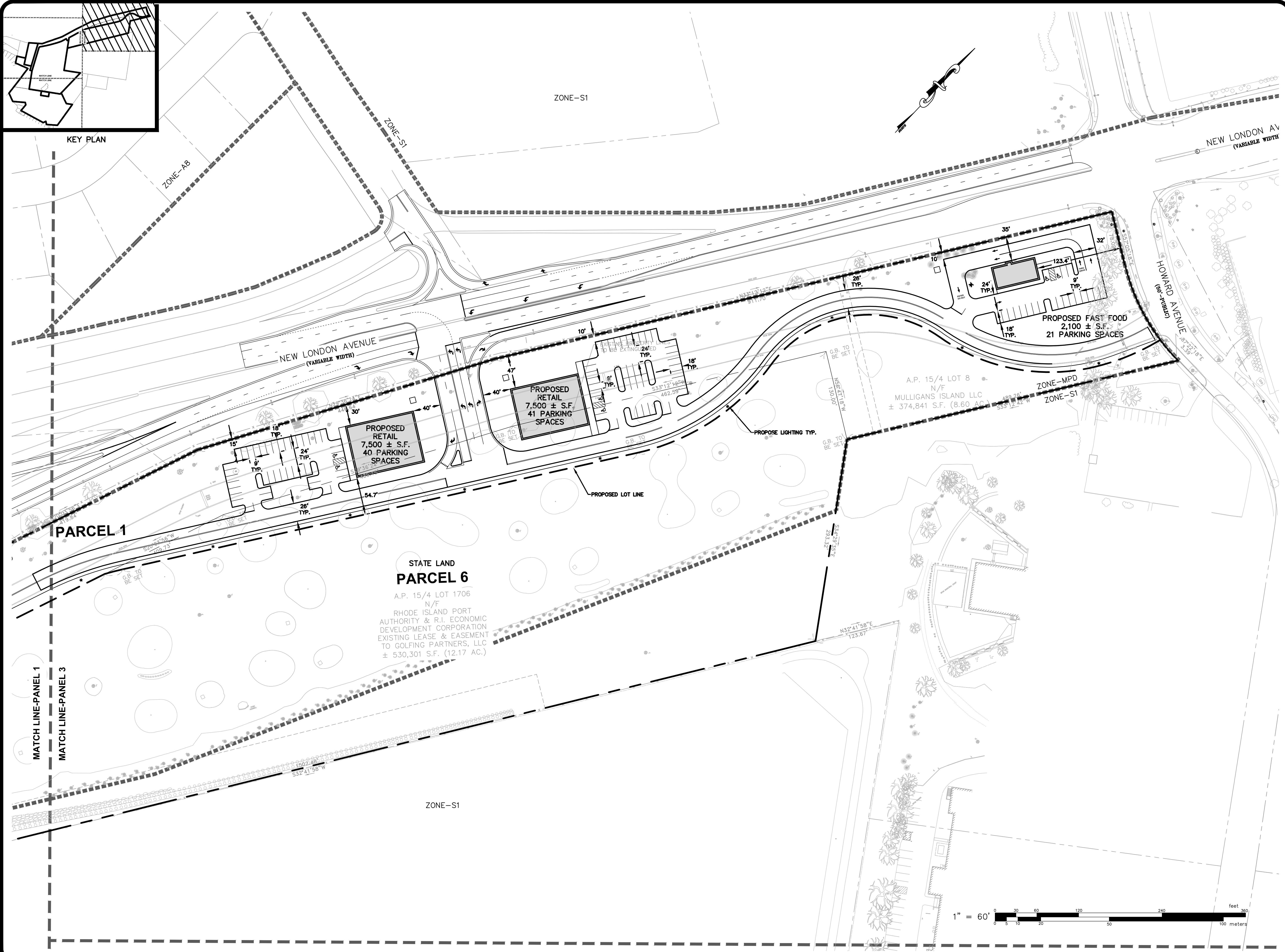
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)

SITUATED AT
1000 NEW LONDON AVENUE
CRANSTON, RI

PREPARED FOR
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SITE LAYOUT PANEL - 3
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)
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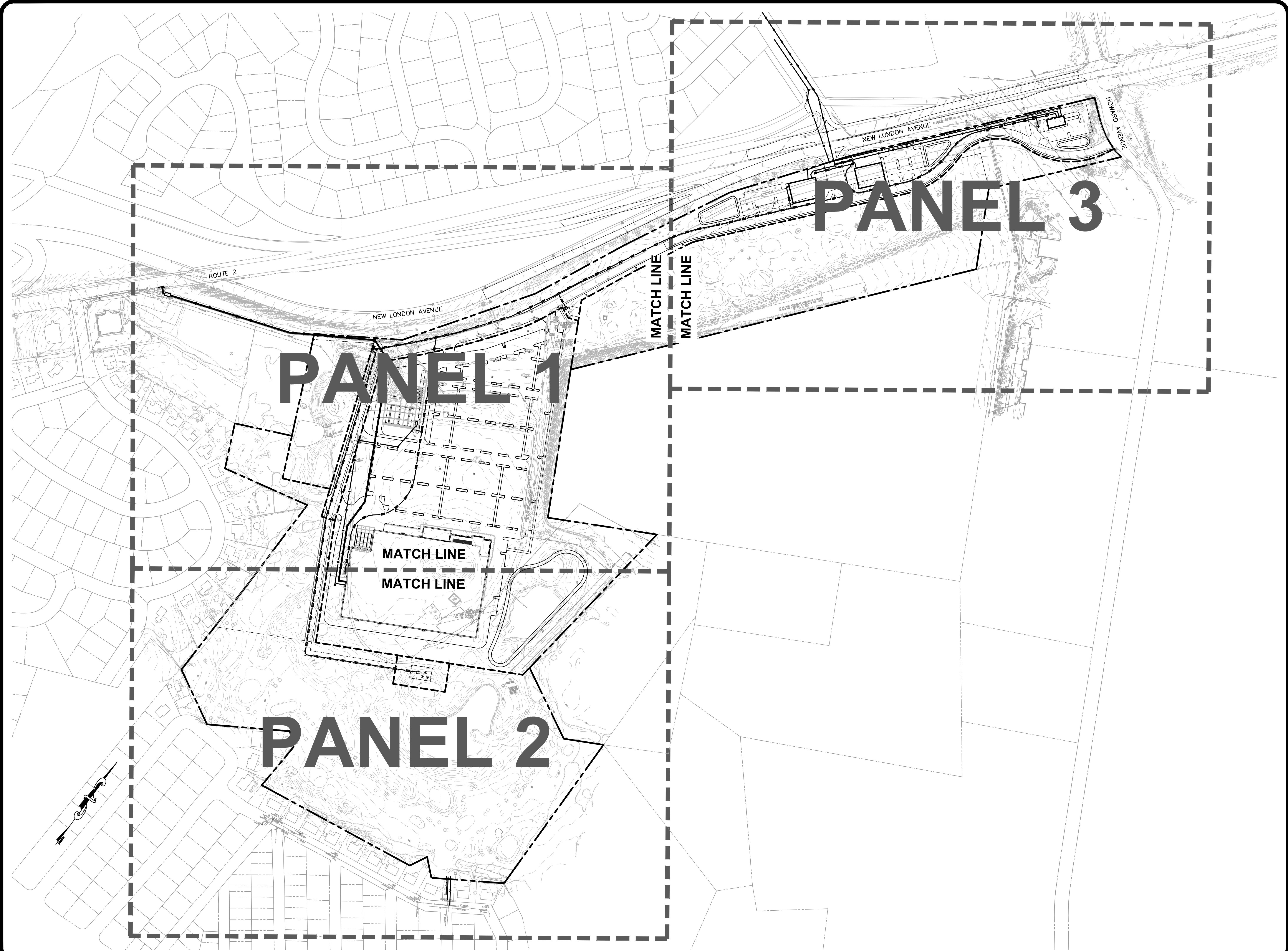
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APPROVED: SBG
DATE:
JULY 17, 2020

SHEET
C-203
11 OF 15 SHEETS

L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI.dwg\01-Current\7268-Grading & Utility.dwg 07/17/2020 KYK 11:15



GRADING & UTILITY
KEY PLAN
FOR
FINAL OVERALL DISTRICT PLAN FOR
CRANSTON CROSSING
(A.P. 15-1, LOT 9 AND A.P. 15-4, LOTS 8 & 1706)
SITUATED AT
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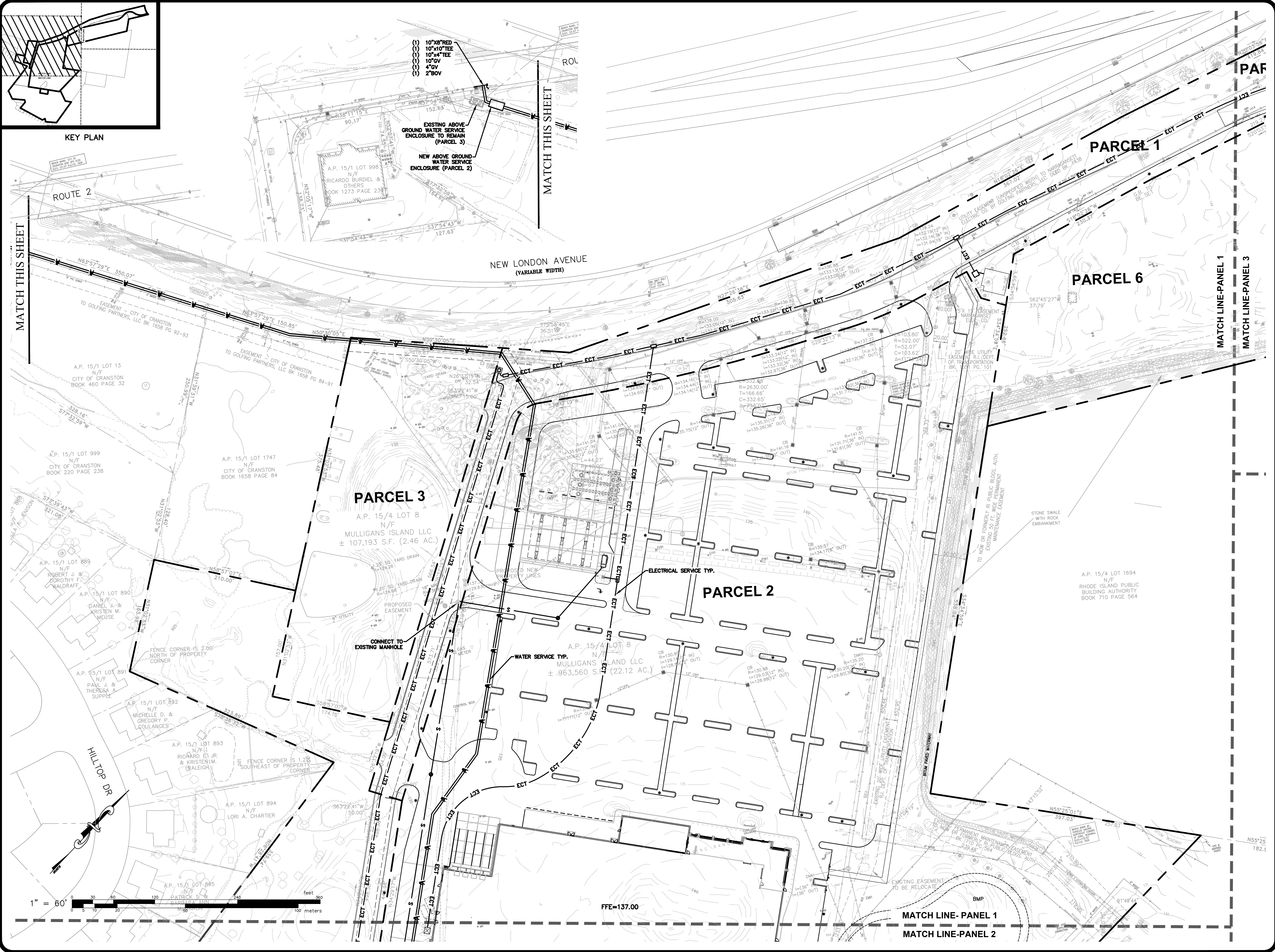
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DWG. NO.
7268-00-GRADING
& UTILITY.DWG

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

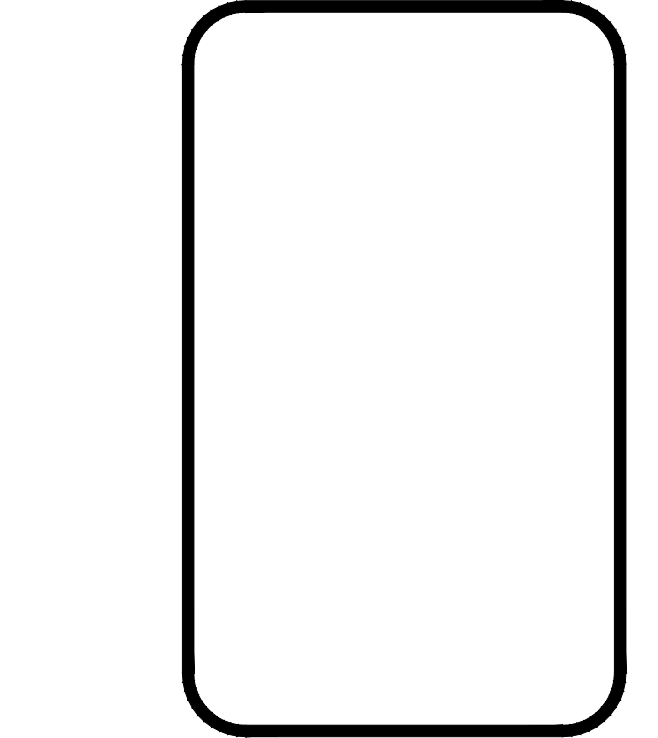
SHEET
C-300
12 OF 15 SHEETS



GRADING & UTILITY - PANEL 1

FOR
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JOB NO.

7268-00

DWG. NO.

7268-00-GRADING
& UTILITY.dwg

SCALE:

AS SHOWN

DRAWN BY:

KYY

CHECKED BY:

SSH

APPROVED:

SBG

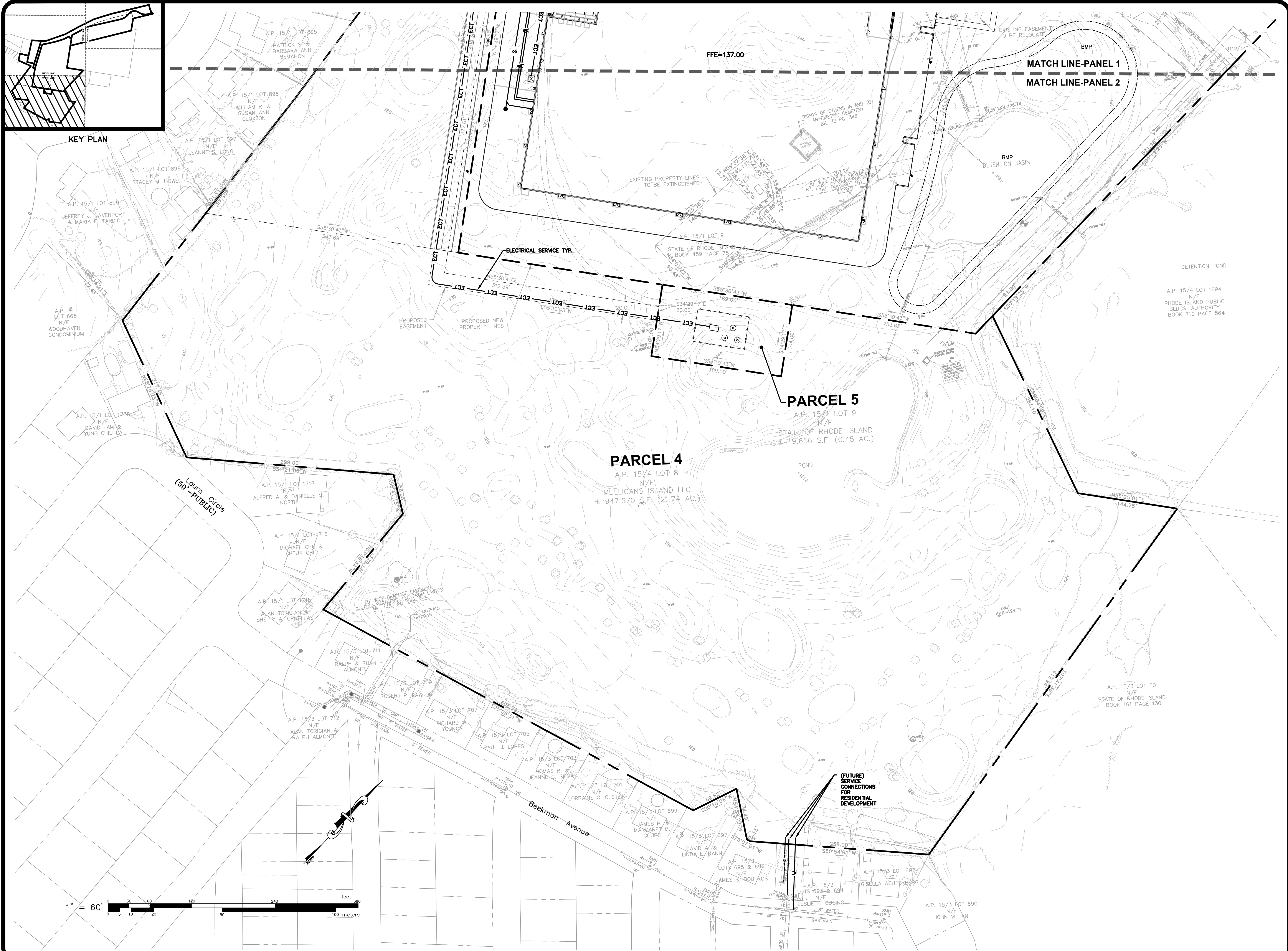
DATE:

JULY 17, 2020

SHEET

C-301

L:\7268-00 Mulligans Island (Coastal Partners) - Cranston, RI.dwg 01/17/2020 KYK 11:17



GRADING & UTILITY - PANEL 2

FOR
FINAL OVERALL DISTRICT PLAN FOR
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7268-00-GRADING
& UTILITY.dwg

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CHECKED BY: SSH

APPROVED: SBG

DATE:
JULY 17, 2020

SHEET

C-302

