

PROPOSED



Hang 10

CAR WASH

PLAT MAP 38, LOTS 158, 159 and 164

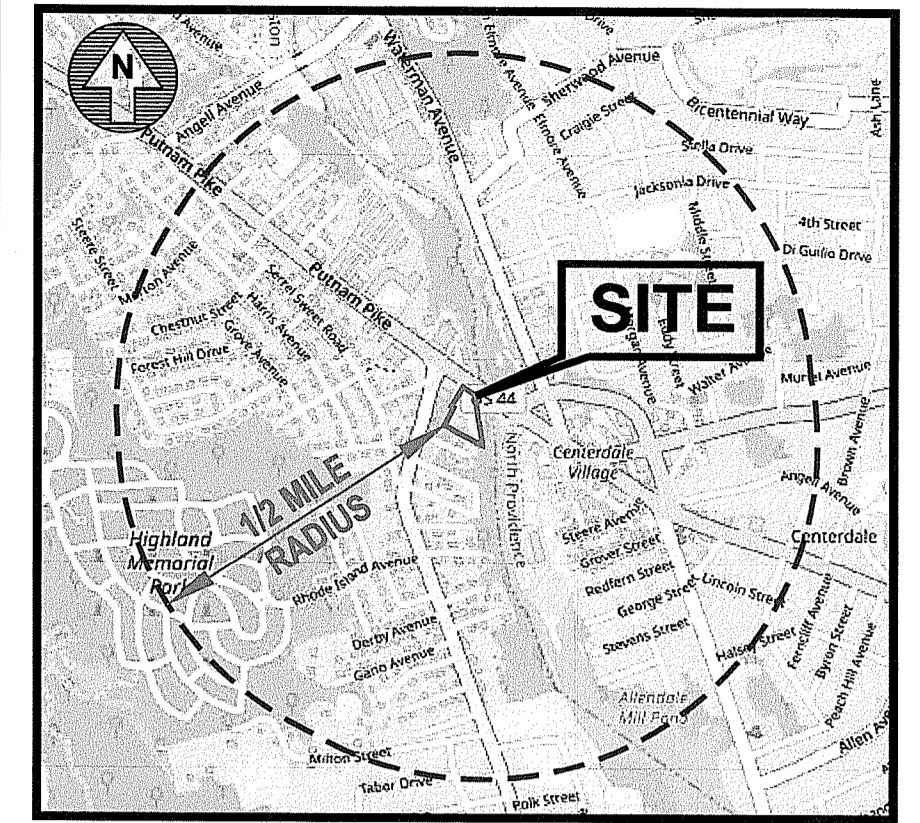
ZONING DISTRICTS:

GENERAL BUSINESS B-2 DISTRICT

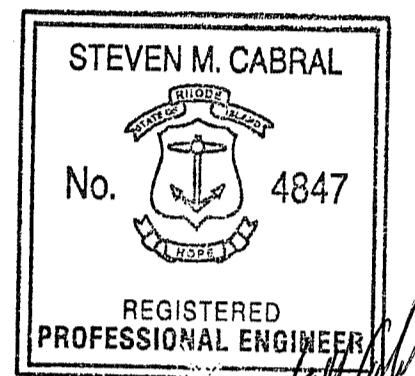
RESIDENCE R-15 DISTRICT

2-8 PUTNAM PIKE

JOHNSTON, RHODE ISLAND



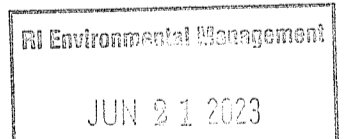
LOCATION MAP
SCALE: 1"=1,500'



Steven M. Cabral

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OWNER

CLIFFORD C. BLANCHARD III
43 BEACH PARK AVENUE
WARWICK, RI 02886

ENGINEERS



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

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Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 695-1700

Email: ce@crosmaneng.com

APPLICANT

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2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

REVISIONS

REVISION	DESCRIPTION	DATE
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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: APR 17 2023 FILE #: 23-0137
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

APRIL 2023
SHEET 1 of 17

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GENERAL NOTES

- ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON BEST AVAILABLE INFORMATION AND REPRESENT APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE AND UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE RHODE ISLAND LEGISLATURE AND BY CONTRACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY MUNICIPALITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. A MINIMUM ADVANCE NOTICE OF 72 HOURS IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- SPECIFICATIONS TO GOVERN THIS PROJECT ARE R.I.D.O.T. STANDARD INSTALLATION, SPECIFICATIONS AND DETAILS. FOR ALL EXCAVATION, PLACEMENT OF FILL, PIPE BITUMINOUS PAVEMENT, CUTTING INTO CATCHBASIN/MANHOLES, CONCRETE AND SAWCUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019 EDITION, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" ARE NOT APPLICABLE.
- THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS, SPECIFICATIONS OR PAYMENT ITEM DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE. THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.
- ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN OR OTHERWISE INSTRUCTED IN WRITING BY THE OWNER.
- CONTRACTOR SHALL EXCAVATE TEST PITS TO CONFIRM UTILITY LOCATIONS/ELEVATIONS AT POTENTIAL CONFLICT POINTS (UTILITY/DRAIN CROSSINGS).
- THE CONTRACTOR SHALL USE CARE WHEN WORKING NEAR UTILITY POLES AND WIRING SO AS TO NOT DISTURB ELECTRICAL/TELEPHONE/CABLE SERVICE TO THE CUSTOMERS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THESE SERVICES AT ALL TIMES.
- THE CONTRACTOR SHALL, AT NO ADDITIONAL EXPENSE, BRACE UTILITY POLES IF REQUIRED, AND REPAIR ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, GUARDRAILS, CURBS, PAVING, SHRUBS, TREES, STONE WALLS, LAWNS, ETC.
- CHANGE ORDERS MAY ONLY BE APPROVED FOR PAYMENT BY THE OWNER.
- ALL OPEN EXCAVATIONS SHALL BE ADEQUATELY SAFEGUARDED BY PROVIDING TEMPORARY BARRICADES, CAUTION SIGNS, LIGHTS AND OTHER MEANS TO PREVENT ACCIDENTS TO PERSONS AND DAMAGE TO PROPERTY. THE CONTRACTOR SHALL AT NO ADDITIONAL EXPENSE TO THE OWNER, PROVIDE SUITABLE AND SAFE CONDITIONS AT ALL AREAS OF THE WORK SITE AND SHALL PROVIDE SAFE VEHICULAR AND PEDESTRIAN ACCESS AROUND ALL WORK AREAS.
- CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL EXPENSE, ADEQUATE EROSION CONTROL, FRAC TANKS OR SEDIMENTATION CONTROLS SUBJECT TO THE APPROVAL OF THE OWNER AND TOWN DEPARTMENT OF PUBLIC WORKS FOR THE DISCHARGE OF ANY TRENCH DEWATERING.
- ALL STRUCTURES AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF JOHNSTON DEPARTMENT OF PUBLIC WORKS. ALL EXCAVATION, BACKFILL AND RESTORATION WORK SHALL MEET THE CITY'S SPECIFICATIONS.
- THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO REMOVAL AND/OR INSTALLATION OF UTILITIES ON SITE. THE COORDINATION IS NECESSARY FOR THE ENGINEER TO SCHEDULE SITE INSPECTIONS. INSTALLATIONS PERFORMED WITHOUT INSPECTIONS BY THE ENGINEER MAY WARRANT COMPLETE REMOVAL AND REINSTALLATION AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN DETAILED AS-BUILT INFORMATION FOR ALL UTILITY INSTALLATIONS. AS-BUILT INFORMATION MUST INCLUDE MATERIAL LIST, PIPE DEPTH AND SWING TIE LOCATIONS (2 MINIMUM) FROM NEW PIPE TO BUILDING CORNERS. ALL PIPE BEND/ELBOW LOCATIONS SHALL BE DIMENSIONED. FINAL PAYMENT WILL NOT BE MADE UNTIL SUITABLE AS-BUILT DATA IS PROVIDED.
- AS-BUILT AUTOCAD FILES AND HARD COPY PLANS SHALL BE PROVIDED UPON COMPLETION OF WORK. CONTRACTOR IS RESPONSIBLE FOR THIS INFORMATION. FINAL PAYMENT TO CONTRACTOR SHALL NOT BE PROVIDED UNTIL ACCEPTABLE AUTOCAD FILES OF THE AS-BUILTS ARE SUBMITTED AND APPROVED BY THE OWNER.

FLOOD ZONE NOTE

THE SITE IS LOCATED IN ZONE 'X', AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE MAP FOR PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 301 OF 451, MAP NUMBER 44007C0301H, EFFECTIVE DATE: OCTOBER 2, 2015.

THE SOUTHEAST CORNER OF THE SITE FALLS WITHIN AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PRTECTED BY LEVSS FROM 1% ANNUAL CHANCE FLOOD.

PROPOSED PAVEMENT STRUCTURE

- 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS 1-1
- 2 1/2" BITUMINOUS CONCRETE BASE COURSE
- 12" GRAVEL BASE

STANDARD NOTES

- ANY DAMAGE TO EXISTING PAVEMENT, BRIDGES, CULVERTS, CONDUIT, SIDEWALK, FENCES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PLACE ALL EQUIPMENT AND MATERIAL AS FAR AWAY AS POSSIBLE FROM THE EDGE OF THE TRAVEL LANE SO AS NOT TO CAUSE A SAFETY HAZARD.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE EXISTING CONDITIONS ARE NOT OBLITERATED BEFORE CONTROL POINTS ARE LOCATED AND CONSTRUCTION LAYOUT IS ESTABLISHED. THE CONSTRUCTION LAYOUT SHALL BE PROVIDED BY THE CONTRACTOR.
- ASPHALT EMULSION TACK COAT SHALL BE PLACED PRIOR TO PAVEMENT PLACEMENT ON ANY NEW COURSE WHICH HAS BEEN OPEN TO TRAFFIC, OR ANY NEW COURSE WHICH HAS BEEN EXPOSED FOR MORE THAN 3 DAYS, AND/OR AS DIRECTED BY THE ENGINEER. IT SHALL ALSO BE APPLIED TO VERTICAL PAVEMENT FACES BETWEEN ADJOINING PAVEMENT SECTIONS.
- THE LIMITS OF CLEARING AND SURFACE DISTURBANCE MUST BE STRICTLY ADHERED TO IN ALL AREAS. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND PLACING, AT HIS OWN EXPENSE, 2" MULCH IN AREAS WHICH ARE OUTSIDE OF THE PROJECT'S AREAS OF DISTURBANCE AND WHICH ARE IMPACTED BY CONSTRUCTION OPERATIONS INCLUDING THOSE AREAS WHERE VEHICLES, EQUIPMENT AND MATERIALS ARE STORED.
- CLEANING AND SWEEPING OF PAVEMENT WILL INCLUDE REMOVAL OF ALL PAVEMENT DEBRIS PRIOR TO THE PLACEMENT OF EACH BITUMINOUS PAVEMENT LIFT. ALL CLEANING AND SWEEPING SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ROADWAYS FREE OF DEBRIS RESULTING FROM THEIR CONSTRUCTION OPERATIONS. ALL DEBRIS SHALL BE REMOVED TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- NO FUEL STORAGE, VEHICLE REFUELING, OR EQUIPMENT STORAGE SHALL TAKE PLACE IN DESIGNATED WETLANDS, NOR WITHIN 100' OF ANY WATER BODY. THIS REQUIREMENT SHALL NOT SUPERSEDE ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION THAT APPLIES TO THE SAME, UNLESS THIS REQUIREMENT IS MORE STRINGENT THAN SAID LAW, ORDINANCE, RULE OR REGULATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT AT THE END OF FINAL PAVING OPERATIONS, FLOW TO EXISTING DRAINAGE STRUCTURES HAS BEEN REESTABLISHED AND THAT NO ISOLATED DEPRESSIONS REMAIN. THERE SHALL BE NO SEPARATE PAYMENT FOR THIS PROVISION; IT SHALL BE CONSIDERED INCIDENTAL TO PAVING OPERATIONS.
- ALL EMBANKMENT FILL AND TRENCH BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 12" (AFTER COMPACTION) AND SHALL BE COMPACTED AS SPECIFIED BEFORE THE NEXT LAYER IS PLACED.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS, CHANNELIZING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
- ALL SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL COVER ALL EXISTING AND/OR TEMPORARY SIGNS THAT ARE NOT RELEVANT TO THE TRAFFIC CONTROL REQUIRED DURING ANY PARTICULAR STAGE OF THE CONTRACT.
- ADVANCE FLAGPERSON SIGNS SHALL BE USED IN ADVANCE OF ANY POINT AT WHICH A POLICE OFFICER HAS BEEN STATIONED TO CONTROL TRAFFIC. WHEN NEEDED, AN APPROPRIATE DISTANCE MESSAGE MAY BE DISPLAYED ON A SUPPLEMENTAL PLATE (24"x18") BELOW THE FLAGPERSON SYMBOL SIGN. THE SIGN SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE FLAGPERSON IS NOT AT THE STATION.
- POLYETHYLENE DRUMS SHALL BE UTILIZED AS A CHANNELIZING DEVICE WHEN A TRAFFIC CONTROL SET-UP IS TO REMAIN BEYOND WORKING HOURS WHEN NO WORKERS ARE PRESENT. CONES SHALL BE UTILIZED WHEN A TRAFFIC CONTROL SET-UP IS TO REMAIN ONLY DURING WORKING HOURS AND IS SUBSEQUENTLY BROKEN DOWN AT THE END OF THE WORKDAY.
- TEMPORARY CONSTRUCTION SIGNS AND OTHER WORKZONE TRAFFIC CONTROL DEVICES THAT ARE DAMAGED OR REQUIRE RELOCATION SHALL BE REPLACED AND / OR RELOCATED UNDER THE PAY ITEM FOR "MAINTENANCE AND MOVEMENT TRAFFIC PROTECTION."
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED ON THE TRAVEL LANES OR SHOULDERS.
- TEMPORARY CONSTRUCTION SIGNS AND OTHER TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC, AND SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER APPROPRIATE.
- THE INTENDED VEHICLE PATHS THROUGH EACH WORK ZONE SHALL BE CLEARLY MARKED AT ALL TIMES.

PHASING

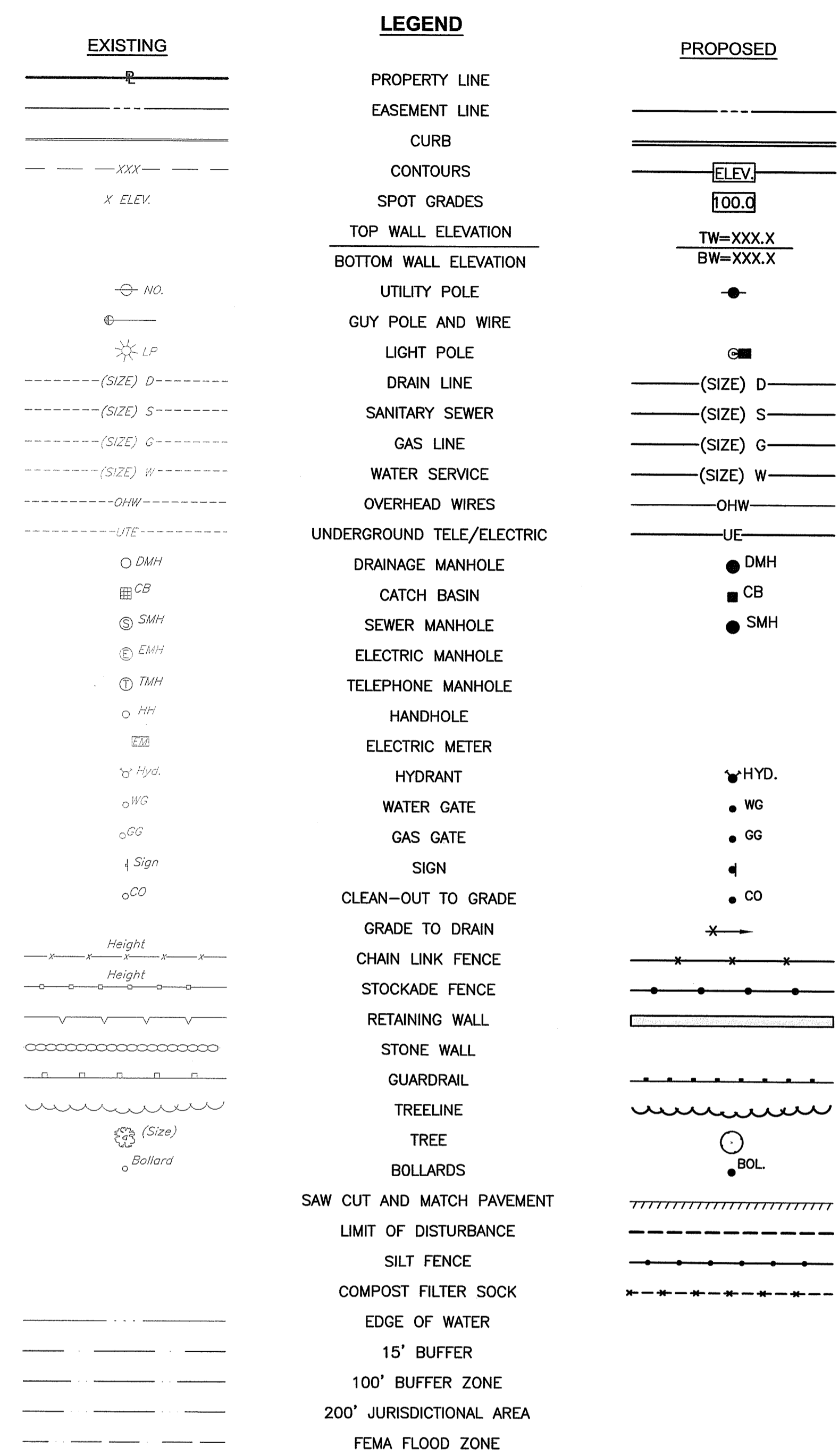
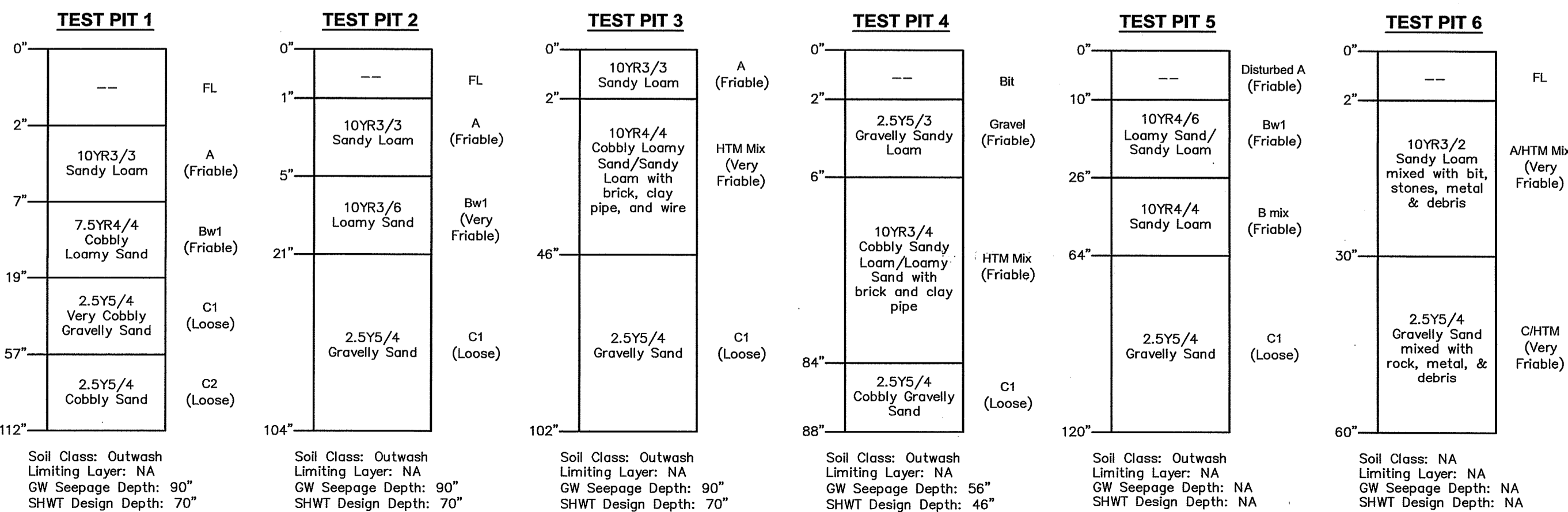
PROJECT WILL BE BUILT IN ONE (1) PHASE

IMPACTS

THE CONSTRUCTION AREA IS LIMITED TO A PREVIOUSLY DEVELOPED SITE AND CREATES NO ENVIRONMENTAL IMPACTS.

SOIL EVALUATION DATA

SOIL EVALUATIONS WERE CONDUCTED BY BRIAN KING ON FEBRUARY 24, 2023



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 17 2023 FILE #: 23-0137
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 21 2023
Office of Water Resources

CROSSMAN ENGINEERING
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Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 695-1700
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KEY PLAN

PROJECT TITLE:

PROPOSED HANG 10 CAR WASH
PLAT MAP 38, LOTS 158, 159 and 164
ZONING DISTRICTS: B-2 and R-15
GENERAL BUSINESS B-2 DISTRICT
RESIDENCE R-15 DISTRICT
2-8 PUTNAM PIKE
JOHNSTON, RHODE ISLAND

PREPARED FOR:

2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

DRAWING TITLE:

GENERAL NOTES and LEGEND

DATE: APRIL 2023 SCALE: NO SCALE

DWG. NAME: 2668.20-C01-NOTE.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
SHEET: 2 OF 17



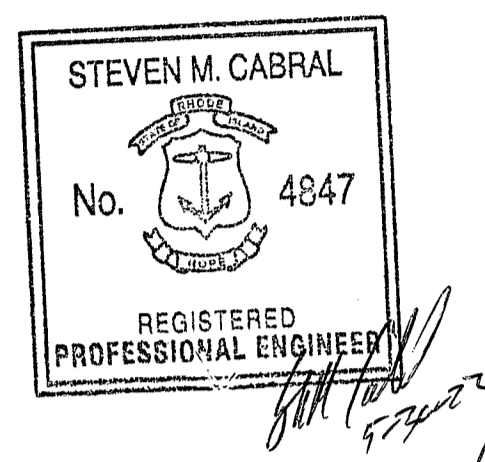
CROSSMAN ENGINEERING

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OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 17 2023 FILE #: 23-0127
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PLAT MAP 38, LOTS 158, 159 and 164
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JOHNSTON, RHODE ISLAND

PREPARED FOR:

**2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023**

DRAWING TITLE:

AERIAL MAP

DATE: APRIL 2023 SCALE: 1"=20'

DWG. NAME: 2668.20-C02-AERIAL.dwg

REVISIONS

NUMBER	REMARKS	DATE
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DRAWING NUMBER

C2

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
PUTNAM PIKE

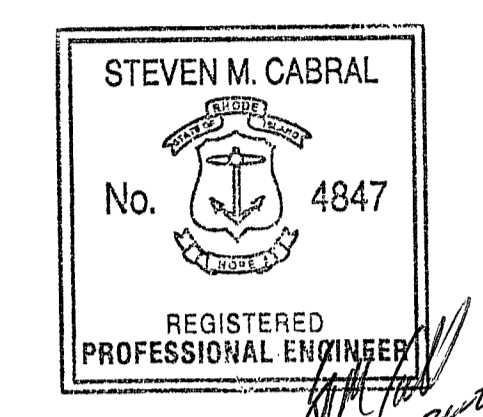
SHEET: 3 OF 17



CROSSMAN ENGINEERING

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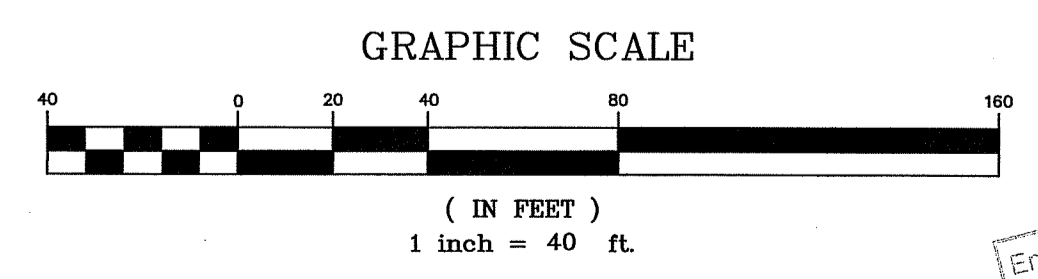
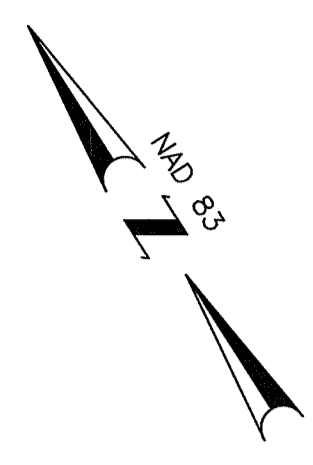
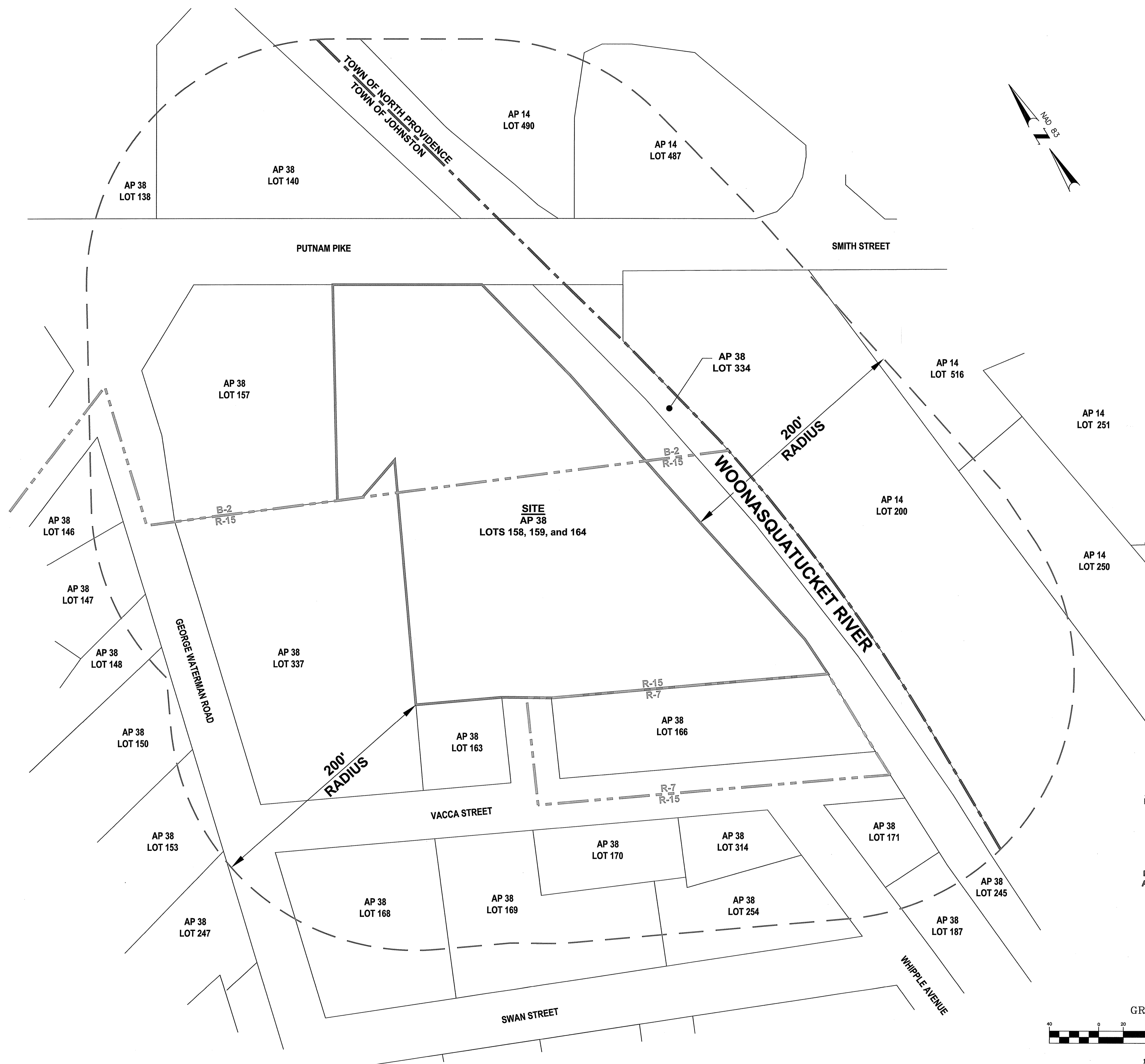
PREPARED FOR:
2-8 PUTNAM PIKE, LLC
 C/O BASS, DOHERTY and FINKS, PC
 1380 SOLDIERS FIELD ROAD
 BOSTON, MA 02135-1023

DRAWING TITLE:
RADIUS MAP

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
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REVISIONS	NUMBER	REMARKS	DATE
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DRAWING NUMBER:
C3
 SHEET: 4 OF: 17



Environmental Management
 JUN 21 2023
 Office of Water Resources

EROSION CONTROL AND SOIL STABILIZATION PROGRAM

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, ADJACENT PROPERTY, AND ROADWAYS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
- HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
- STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY FILTER SOXX, STAKED HAY BALES OR SILT FENCING.
- STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
- ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES OR LOCAL D.O.T.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
- ALL CATCH BASINS ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED BY SILT SACKS.
- ALL PROPOSED CATCH BASINS SHALL BE PROTECTED BY STAKED HAY BALES, SILT FENCING OR SILT SACKS.
- THE FILTREXX FILTER SOXX MAY BE INSTALLED ON THE EXISTING PAVEMENT /IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY, IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS, THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTREXX FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
- SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
- AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOCK UPON APPROVAL OF THE ENGINEER.

INSPECTION/MAINTENANCE NOTES

- PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTERSOXX SHALL BE PLACED INSIDE SAWCUT EDGE AND ALONG THE DOWNGRADIENT LIMIT OF DISTURBANCE TO PREVENT SEDIMENT FROM ENTERING EXISTING ROADWAY DRAINAGE SYSTEM, AND ADJUTING PROPERTIES AND THE CONTRACTOR SHALL INSTALL DRIPLINE TREE PROTECTION DEVICES ALONG THE PROPOSED TREELINE/EXISTING TREES TO REMAIN.
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM.
- ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON CONSTRUCTION PERIODS.
- ADDITIONAL FILTERSOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS. MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE TOWN, RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

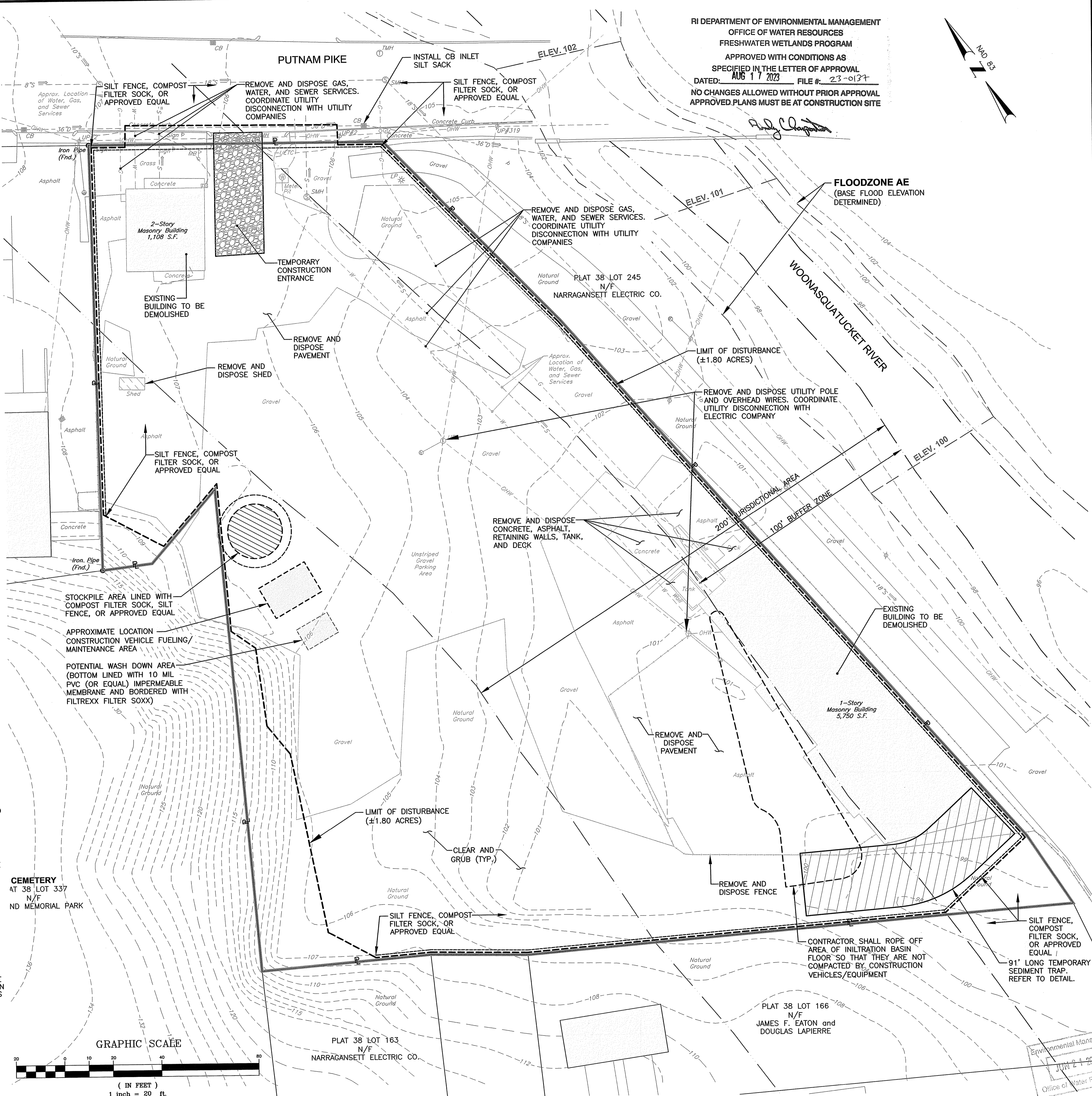
THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

GENERAL PROJECT WIDE NOTES

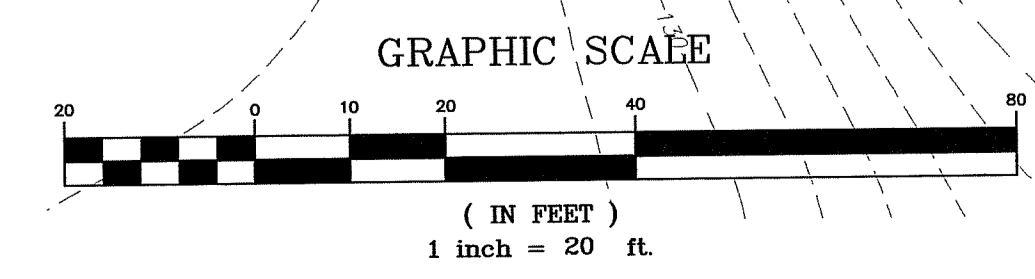
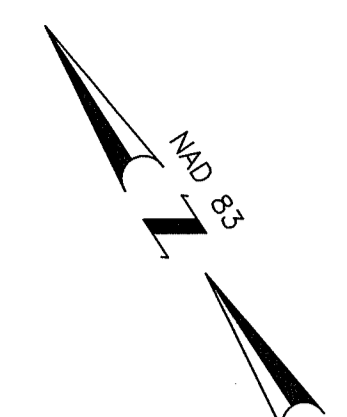
- CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENT CONTROL PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE; SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS; FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
- IF SEDIMENT IS TRACKED OR ERODED INTO THE ROADWAY, THE CONTRACTOR WILL BE REQUIRED TO SWEEP DAILY AND TO INSTALL SILT SACK OR APPROVED EQUAL UNDER ADJACENT EXISTING CATCH BASIN GRATES. REMOVE AFTER CONSTRUCTION.
- FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROLS MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
- IF EROSION OR EROSION TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY THE TOWN OR ENGINEER DURING CONSTRUCTION.
- IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
- THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTINE CLEANING AND WASTE DISPOSAL OF THESE PORTABLE SANITARY FACILITIES IS REQUIRED.

FILTREXX SOXX NOTE

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL
 DATED: AUG 17 2023 FILE #: 23-0137
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Crossman Engineering
 Rhode Island: 151 Centerville Road, Warrick, RI 02886
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763
 Phone: (401) 738-6660
 Email: ce@crossmaneng.com

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STEVEN M. CABRAL
 No. 4847
 REGISTERED PROFESSIONAL ENGINEER

PROJECT TITLE:
PROPOSED HANG 10 CAR WASH
 PLAT MAP 38, LOTS 158, 159 and 164
 ZONING DISTRICTS: B-2 and R-15
 GENERAL BUSINESS B-2 DISTRICT
 RESIDENCE R-15 DISTRICT
 2-8 PUTNAM PIKE
 JOHNSTON, RHODE ISLAND

PREPARED FOR:
 2-8 PUTNAM PIKE, LLC
 C/O BASS, DOHERTY and FINKS, PC
 1380 SOLDIERS FIELD ROAD
 BOSTON, MA 02135-1023

DRAWING TITLE:
DEMOLITION, SOIL EROSION and SEDIMENT CONTROL PLAN

DATE: APRIL 2023 SCALE: 1"=20'
 DWG. NAME: 2668.20-C05-DEMO.dwg

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER:
C5
 SHEET: 6 OF 17

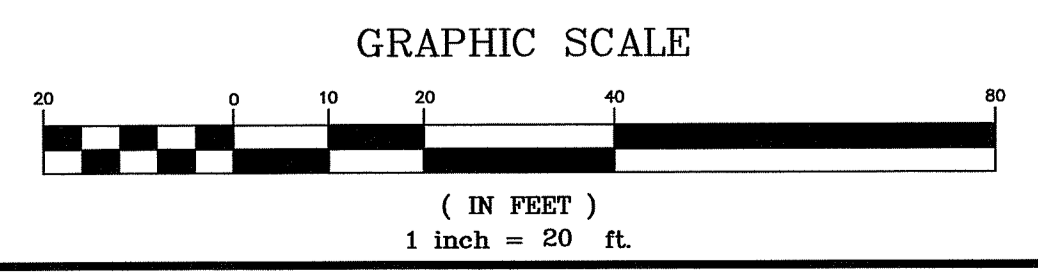
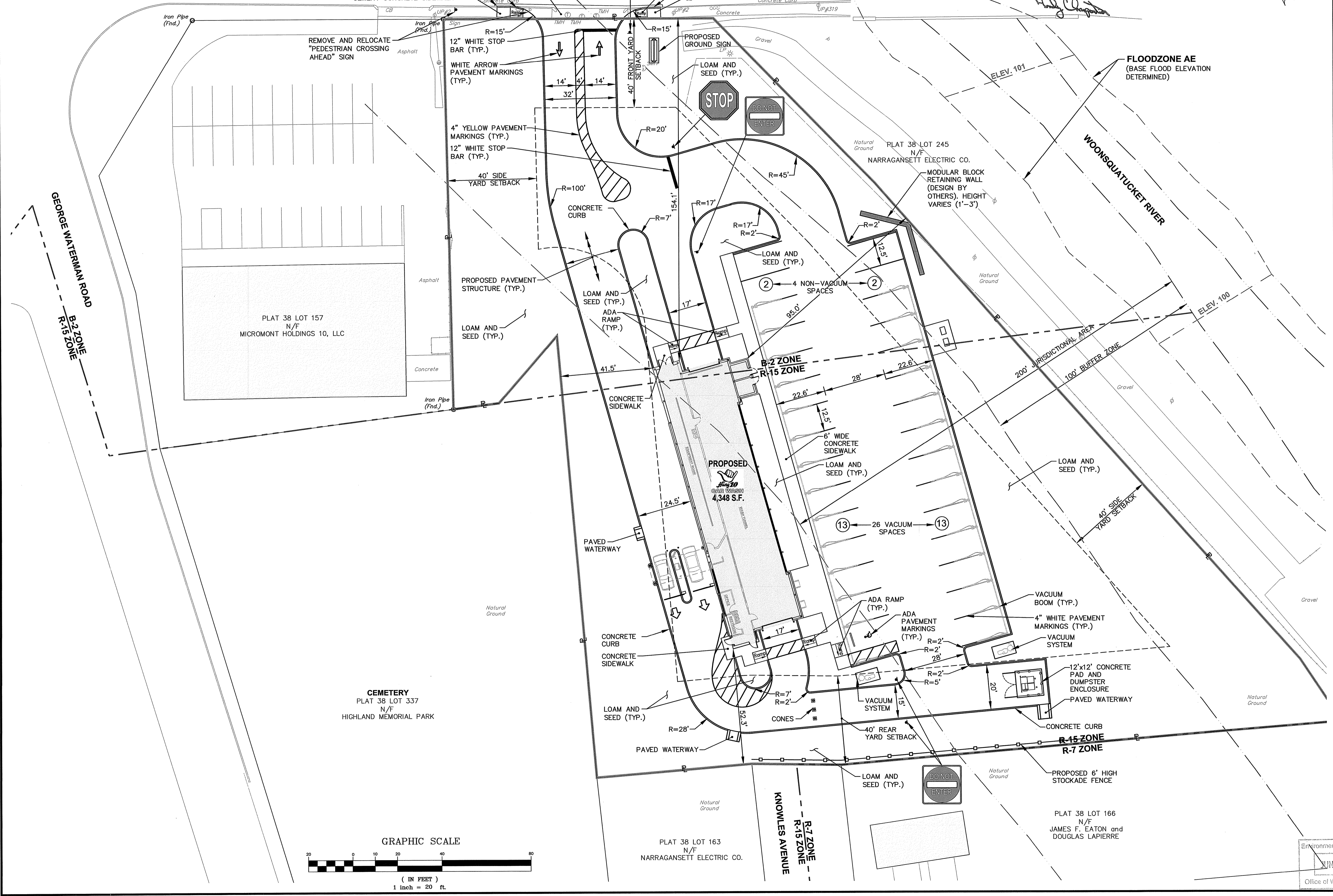
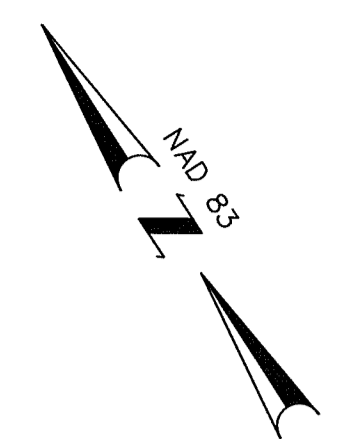
DIMENSIONAL REGULATIONS
 ZONING DISTRICT: B-2 and R-15
 (SITE TO BE REZONED B-2)

USE	REQUIRED	PROPOSED
SERVICE BUSINESS - CAR WASH		
MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE BOUNDARY:	50'	41.5'
MINIMUM FRONT YARD SETBACK:	40'	154.1'
MINIMUM SIDE YARD SETBACK:	40'	41.5'
MINIMUM REAR YARD SETBACK:	40'	52.3'
MAXIMUM BUILDING COVERAGE:	40%	±5.4%
MAXIMUM BUILDING HEIGHT:	35'	<35'



CROSSMAN ENGINEERING
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone: (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 695-1700
 Email: col@grossmaneng.com

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: AUG 17 2023 FILE #: 23-0137
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STEVEN M. CABRAL
 No. 4847
 REGISTERED PROFESSIONAL ENGINEER

KEY PLAN

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PROPOSED HANG 10 CAR WASH
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 ZONING DISTRICTS: B-2 and R-15
 GENERAL BUSINESS B-2 DISTRICT
 RESIDENCE R-15 DISTRICT
 2-8 PUTNAM PIKE
 JOHNSTON, RHODE ISLAND

PREPARED FOR:
 2-8 PUTNAM PIKE, LLC
 C/O BASS, DOHERTY and FINKS, PC
 1380 SOLDIERS FIELD ROAD
 BOSTON, MA 02135-1023

DRAWING TITLE:
SITE LAYOUT PLAN

DATE: APRIL 2023 **SCALE:** 1"=20'

DWG. NAME: 2668.20-C06-SITE.dwg

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C6
 SHEET: 7 OF 17



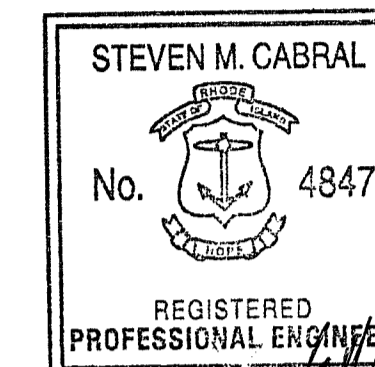
CROSSMAN ENGINEERING

Rhode Island
151 Centerville Road
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Phone: (401) 738-6860

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
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Email: cel@crossmaneng.com

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HANG 10 CAR WASH**
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RESIDENCE R-15 DISTRICT
2-8 PUTNAM PIKE
JOHNSTON, RHODE ISLAND

PREPARED FOR:

2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY AND FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

DRAWING TITLE:

**GRADING and
DRAINAGE PLAN**

DATE:

APRIL 2023

SCALE:

1"=20'

DWG. NAME:

2668.20-C07-GRADE.dwg

REVISIONS

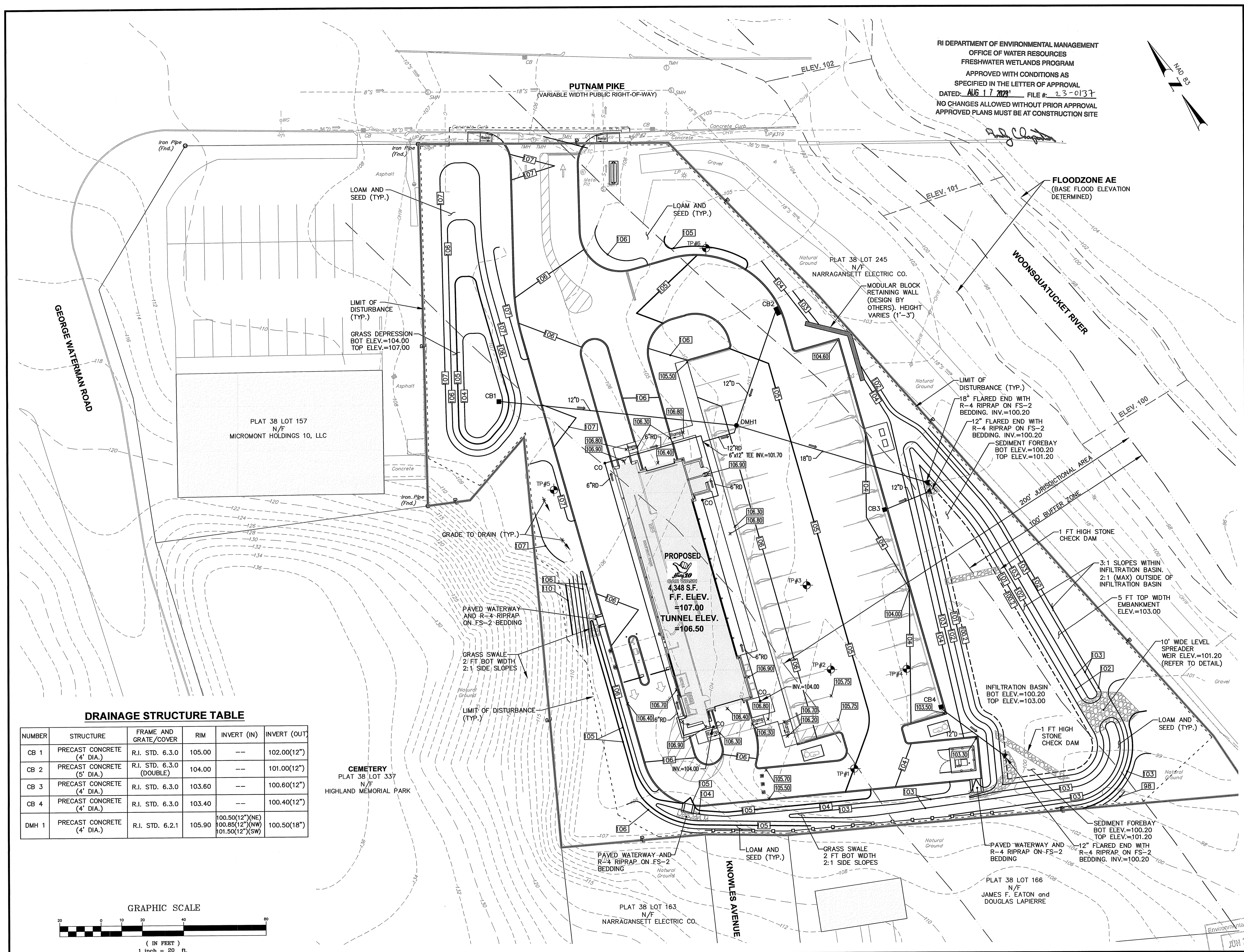
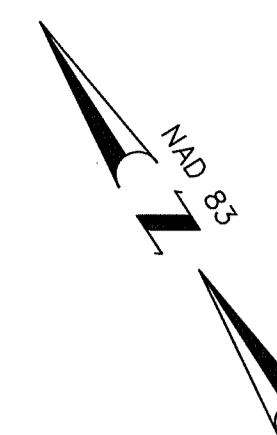
NUMBER	REMARKS	DATE

DRAWING NUMBER

C7

SHEET: 8 OF 17

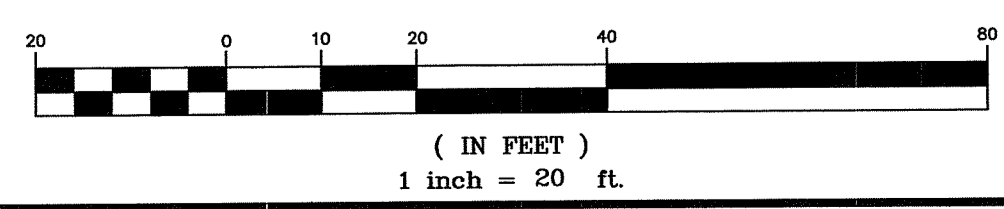
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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DRAINAGE STRUCTURE TABLE

NUMBER	STRUCTURE	FRAME AND GRATE/COVER	RIM	INVERT (IN)	INVERT (OUT)
CB 1	PRECAST CONCRETE (4' DIA.)	R.I. STD. 6.3.0	105.00	---	102.00(12")
CB 2	PRECAST CONCRETE (5' DIA.)	R.I. STD. 6.3.0 (DOUBLE)	104.00	---	101.00(12")
CB 3	PRECAST CONCRETE (4' DIA.)	R.I. STD. 6.3.0	103.60	---	100.60(12")
CB 4	PRECAST CONCRETE (4' DIA.)	R.I. STD. 6.3.0	103.40	---	100.40(12")
DMH 1	PRECAST CONCRETE (4' DIA.)	R.I. STD. 6.2.1	105.90	100.50(12")(NE) 100.85(12")(NW) 101.50(12")(SW)	100.50(18")

GRAPHIC SCALE



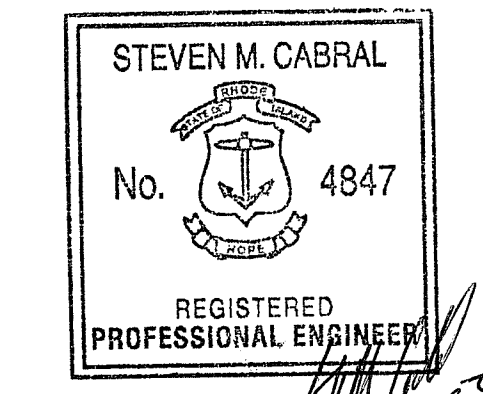


CROSSMAN ENGINEERING

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PREPARED FOR:

2-8 PUTNAM PIKE, LLC
 C/O BASS, DOHERTY and FINKS, PC
 1380 SOLDIERS FIELD ROAD
 BOSTON, MA 02135-1023

DRAWING TITLE:

UTILITY PLAN

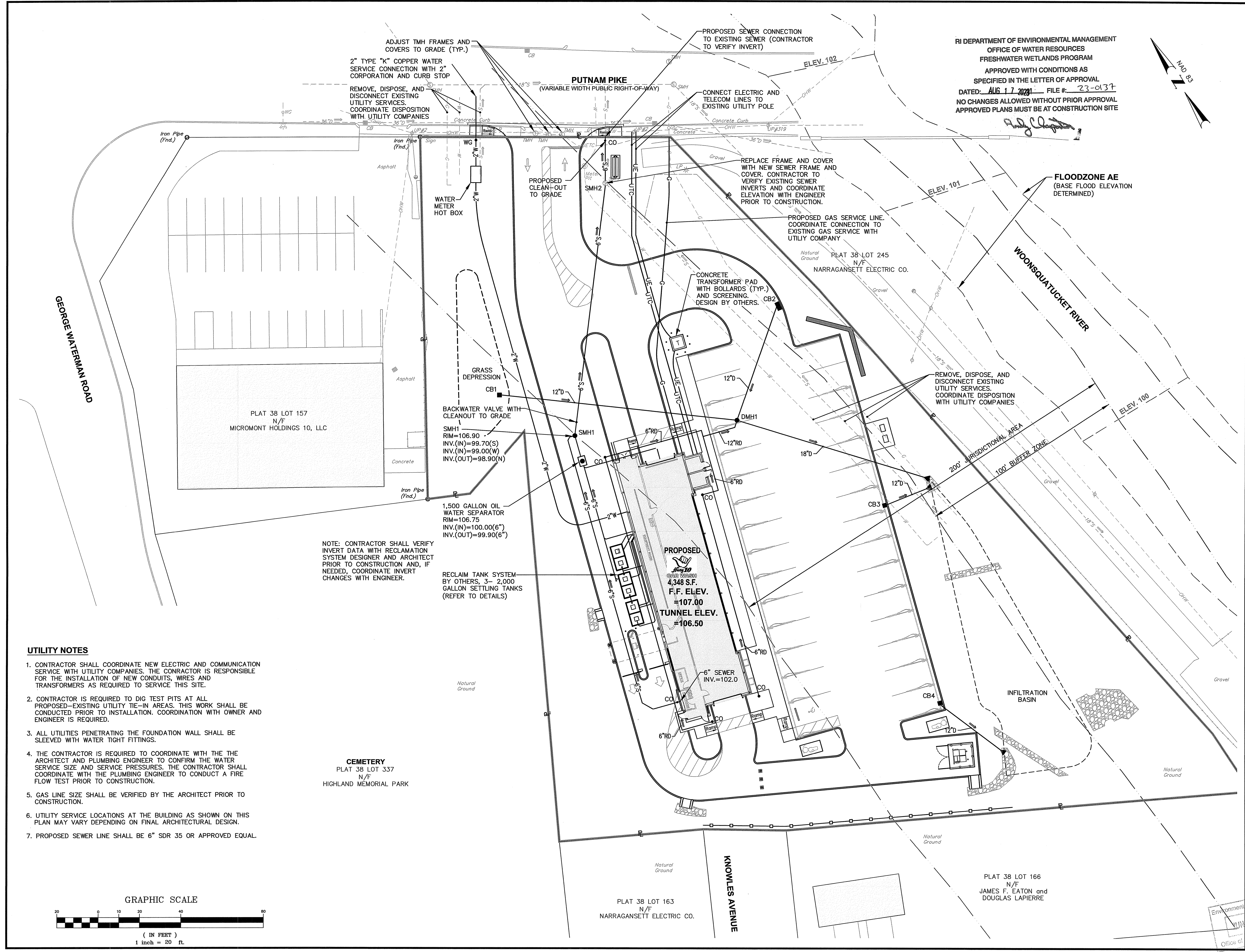
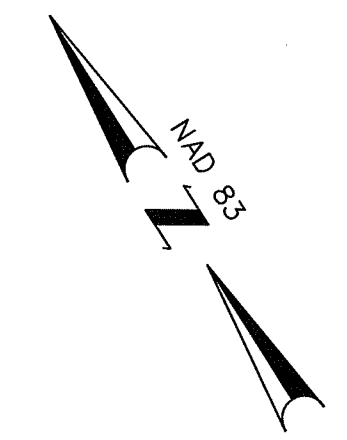
DATE: APRIL 2023 SCALE: 1"=20'

DWG. NAME: 2668.20-C08-UTILITY.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER: **C8**
 SHEET: 9 OF: 17

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
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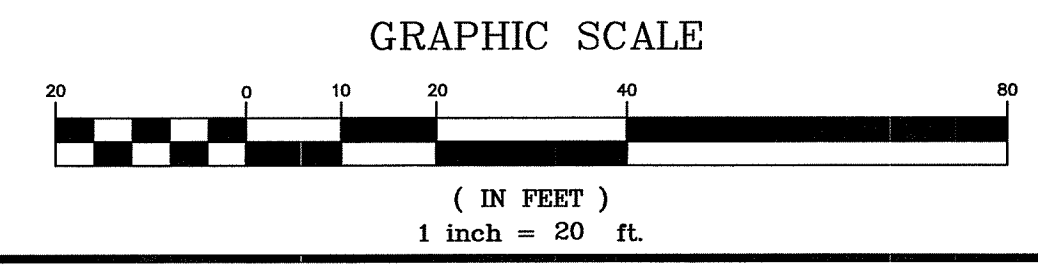
NOTE: CONTRACTOR SHALL VERIFY INVERT DATA WITH RECLAMATION SYSTEM DESIGNER AND ARCHITECT PRIOR TO CONSTRUCTION AND, IF NEEDED, COORDINATE INVERT CHANGES WITH ENGINEER.

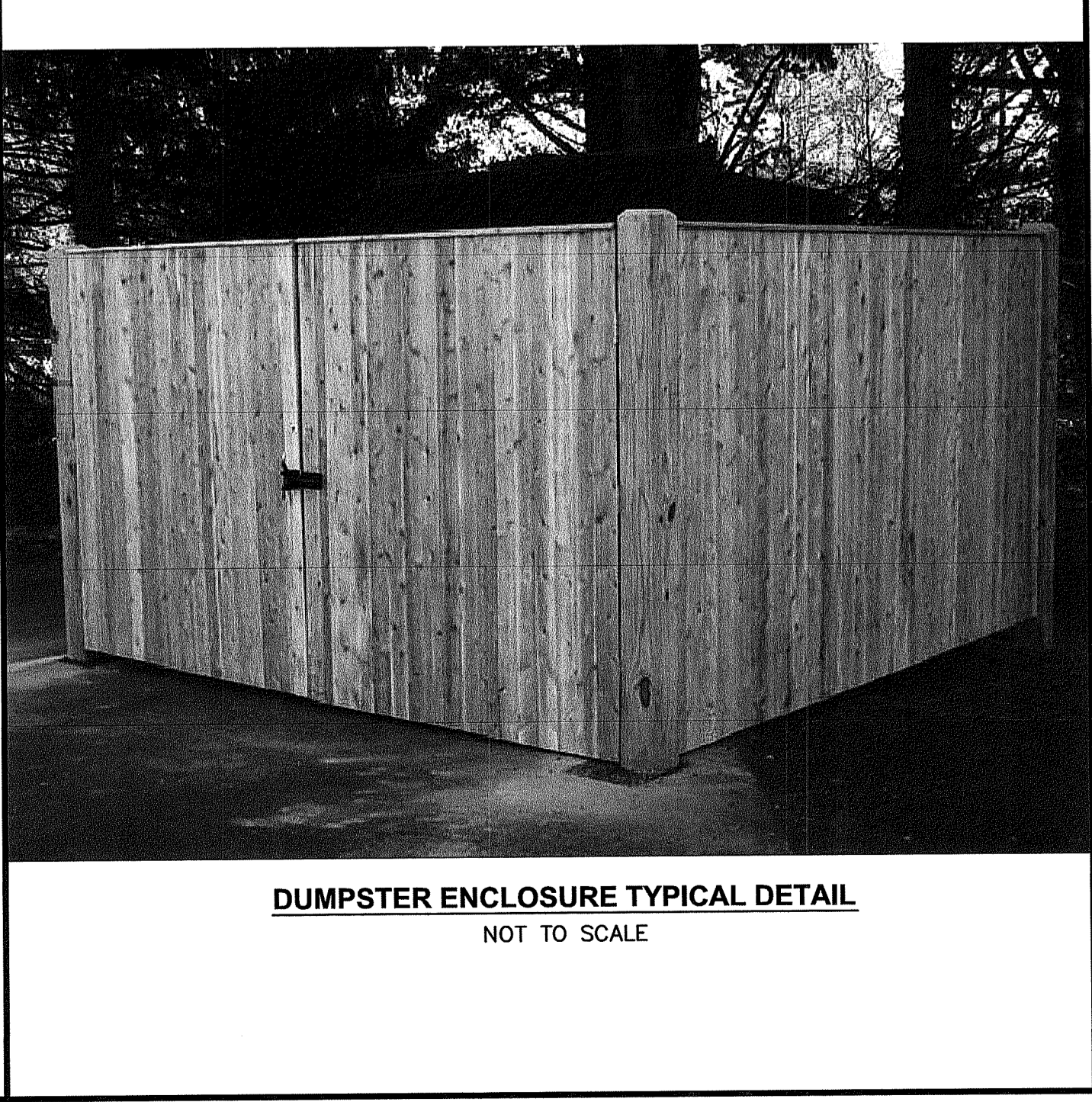
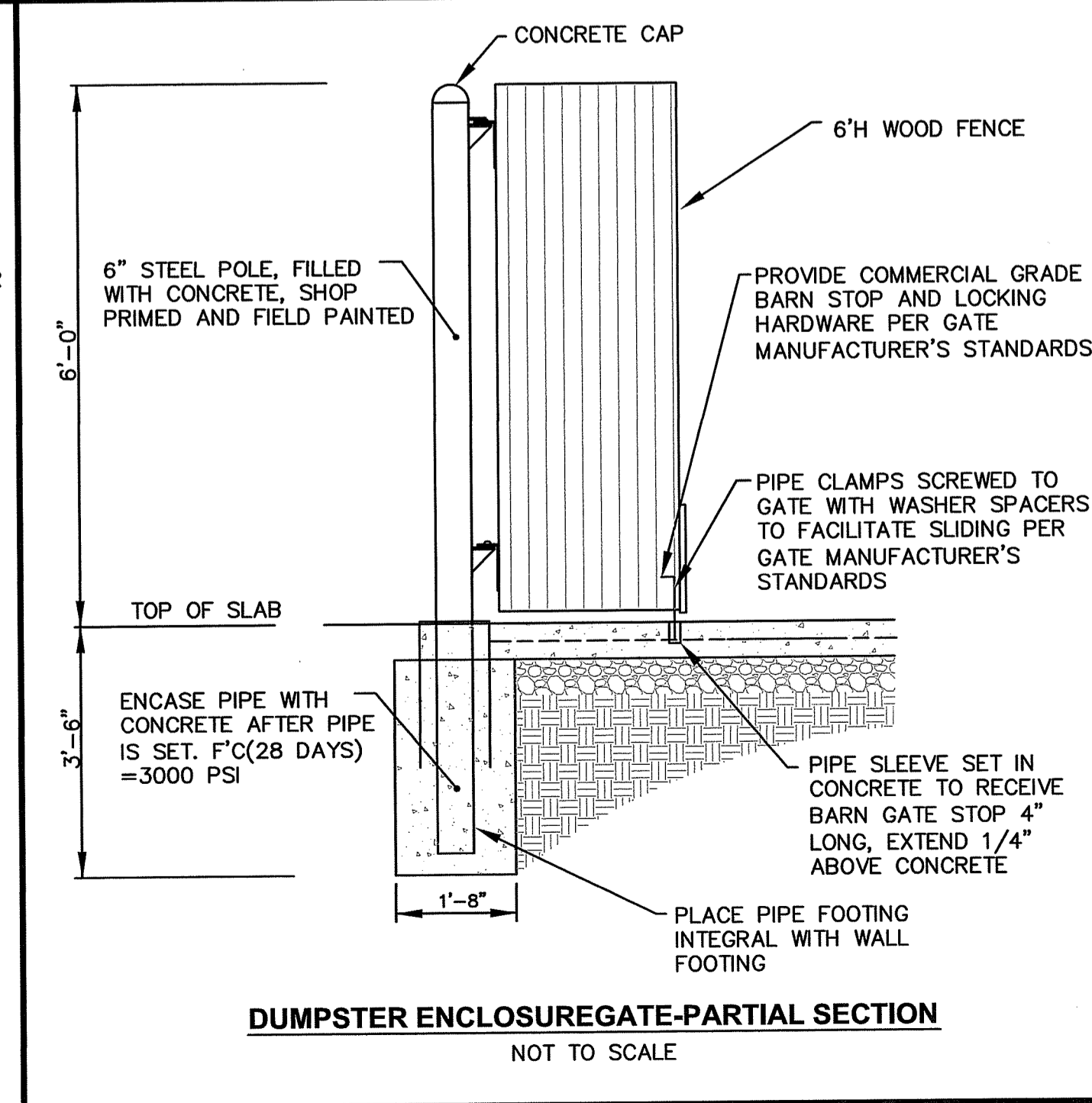
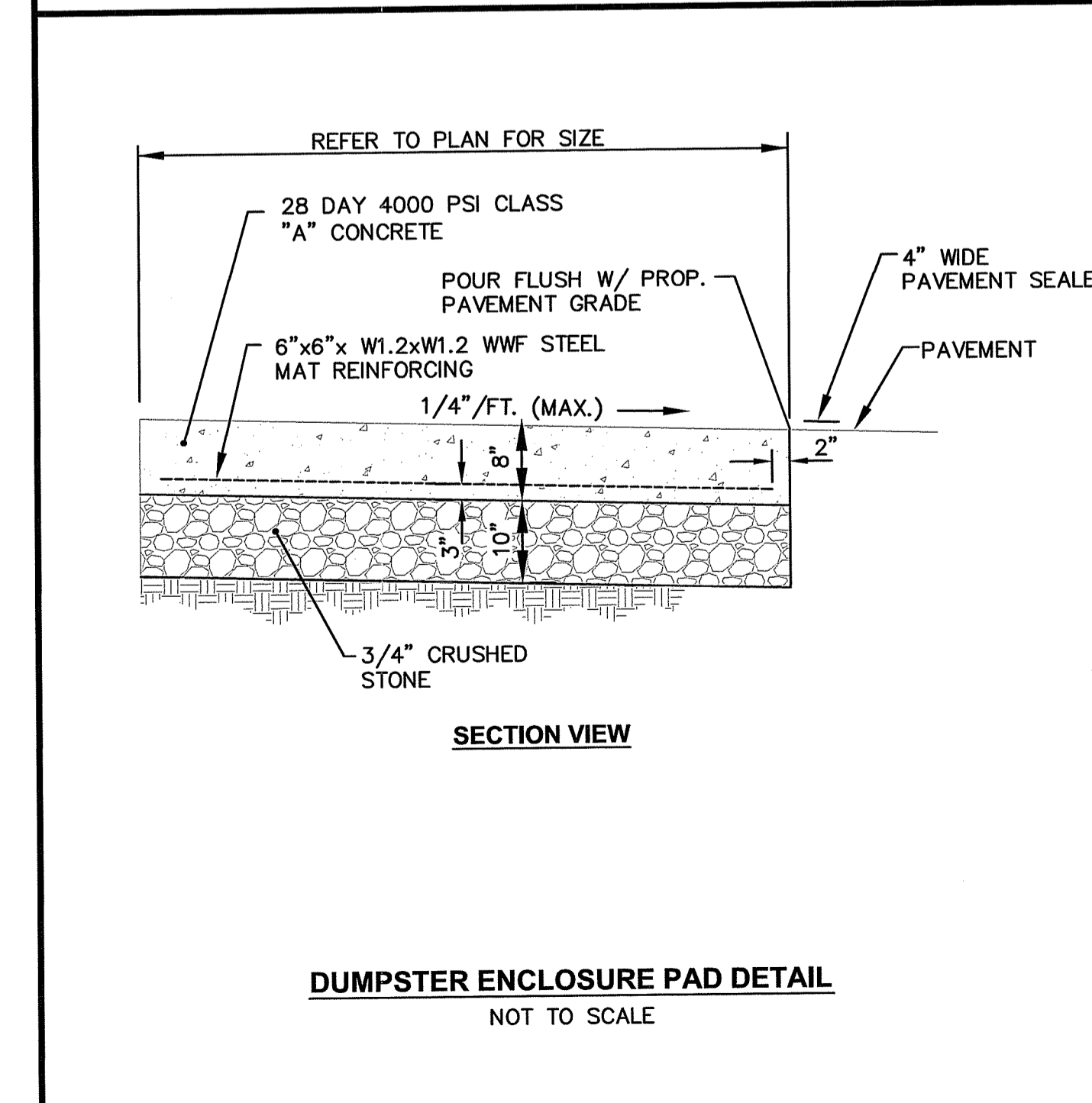
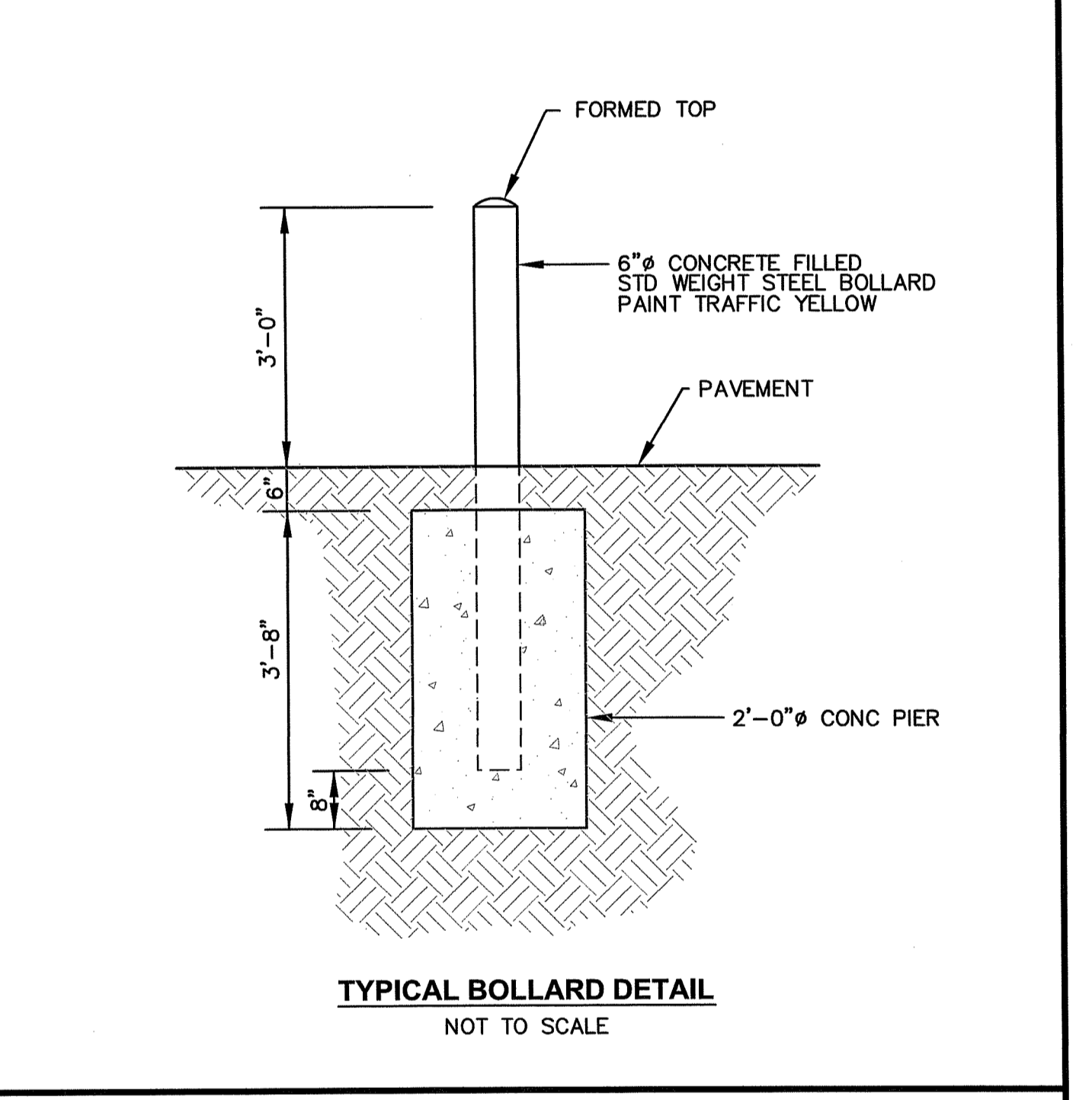
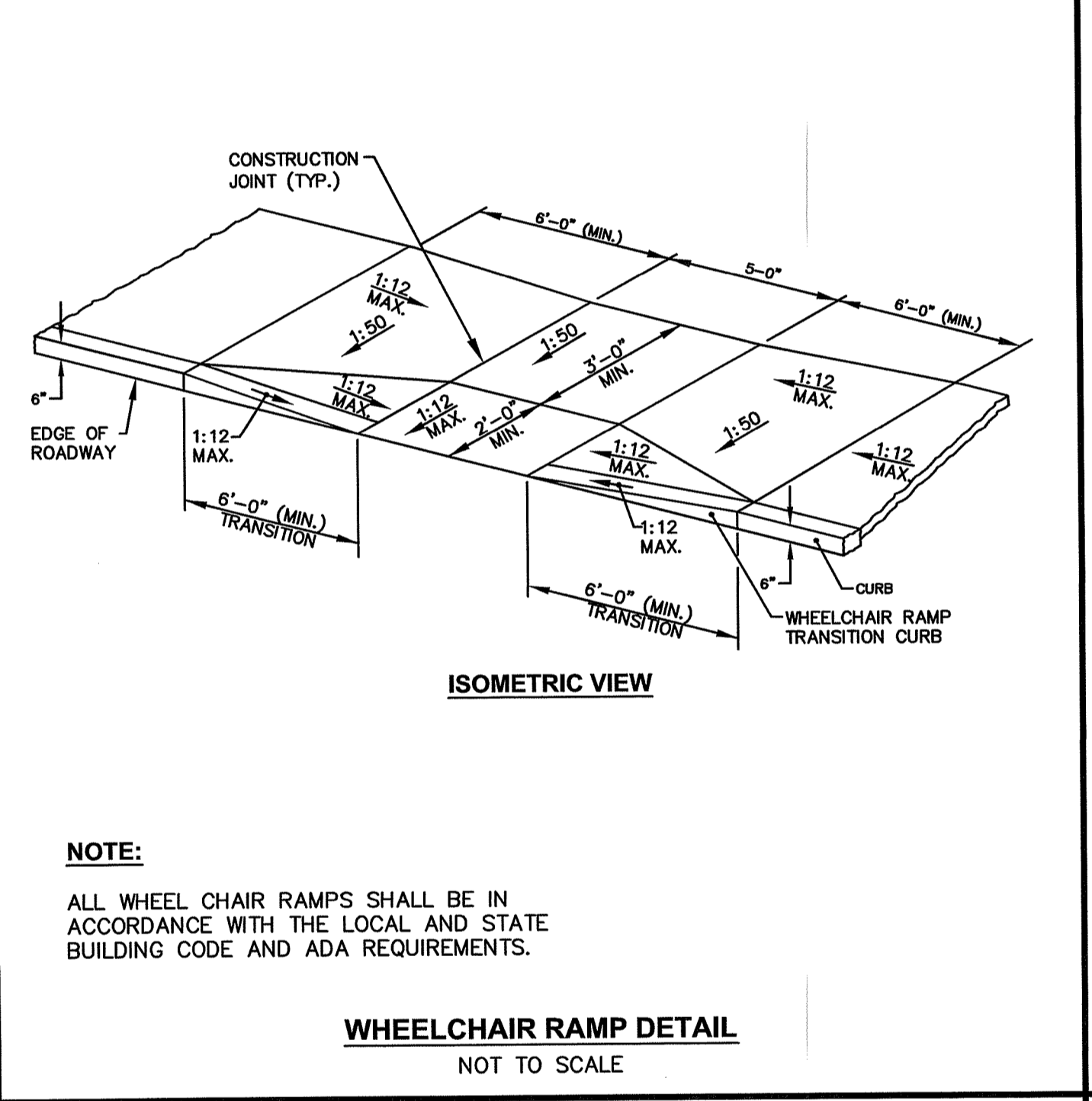
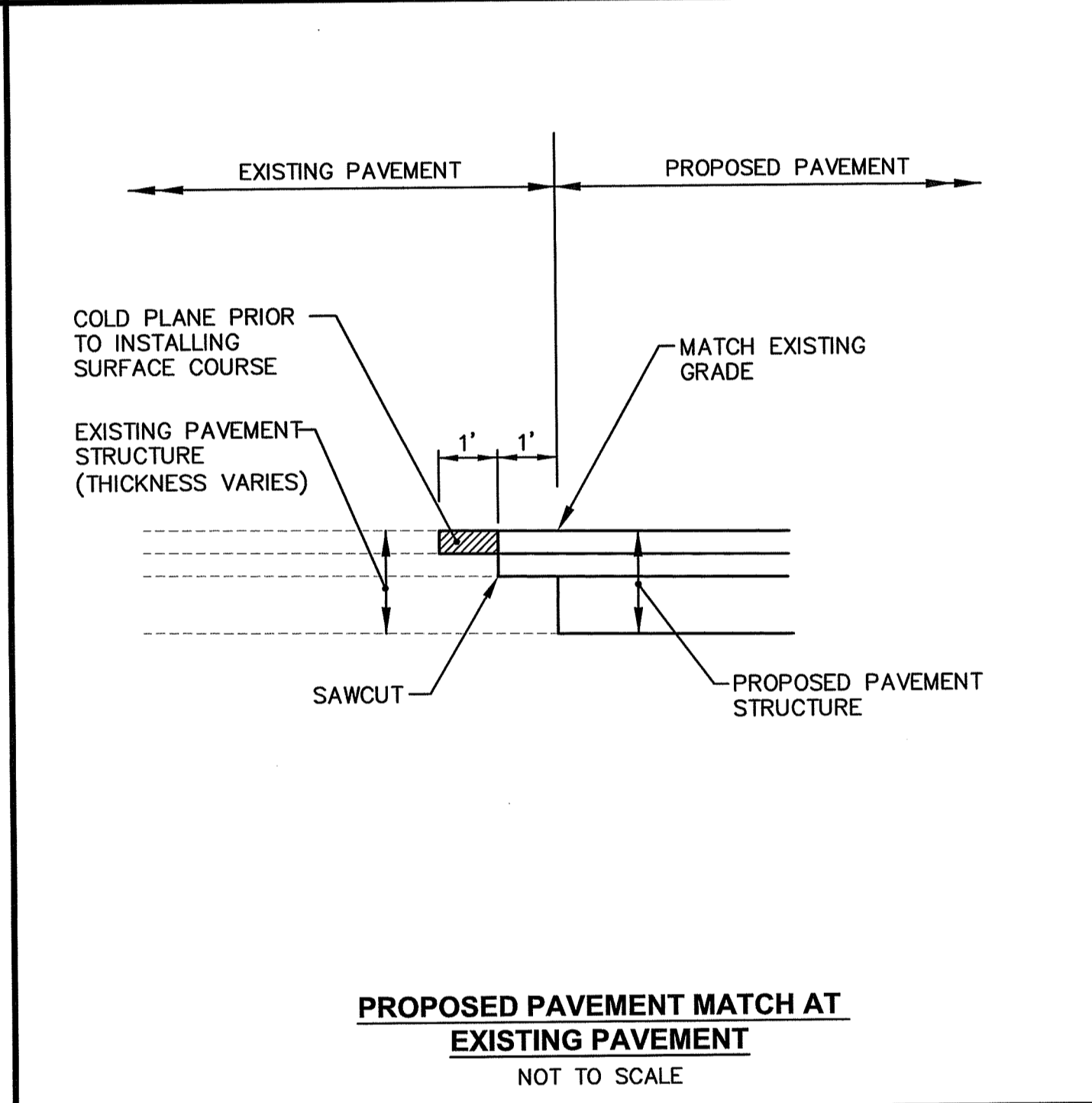
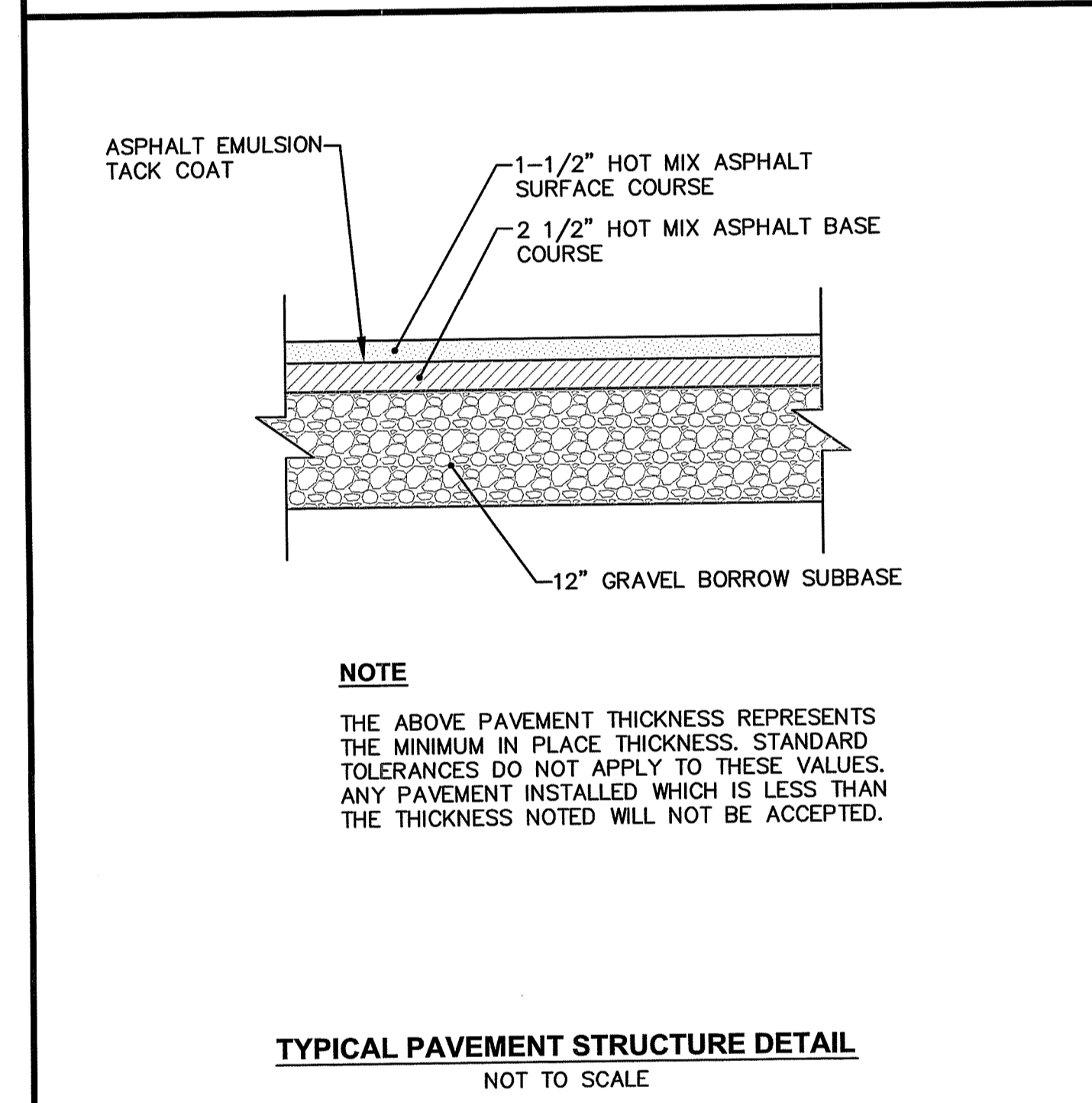
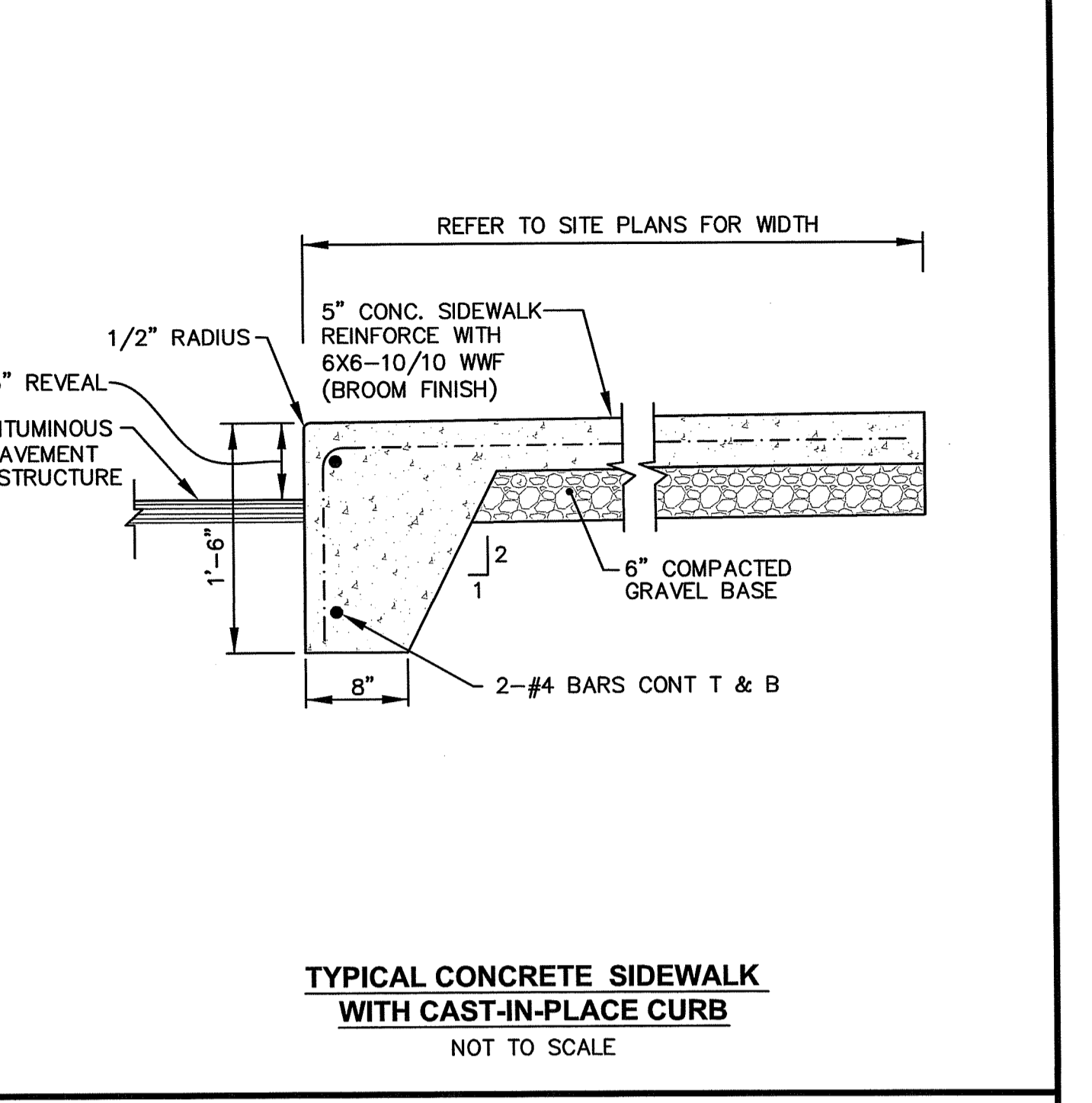
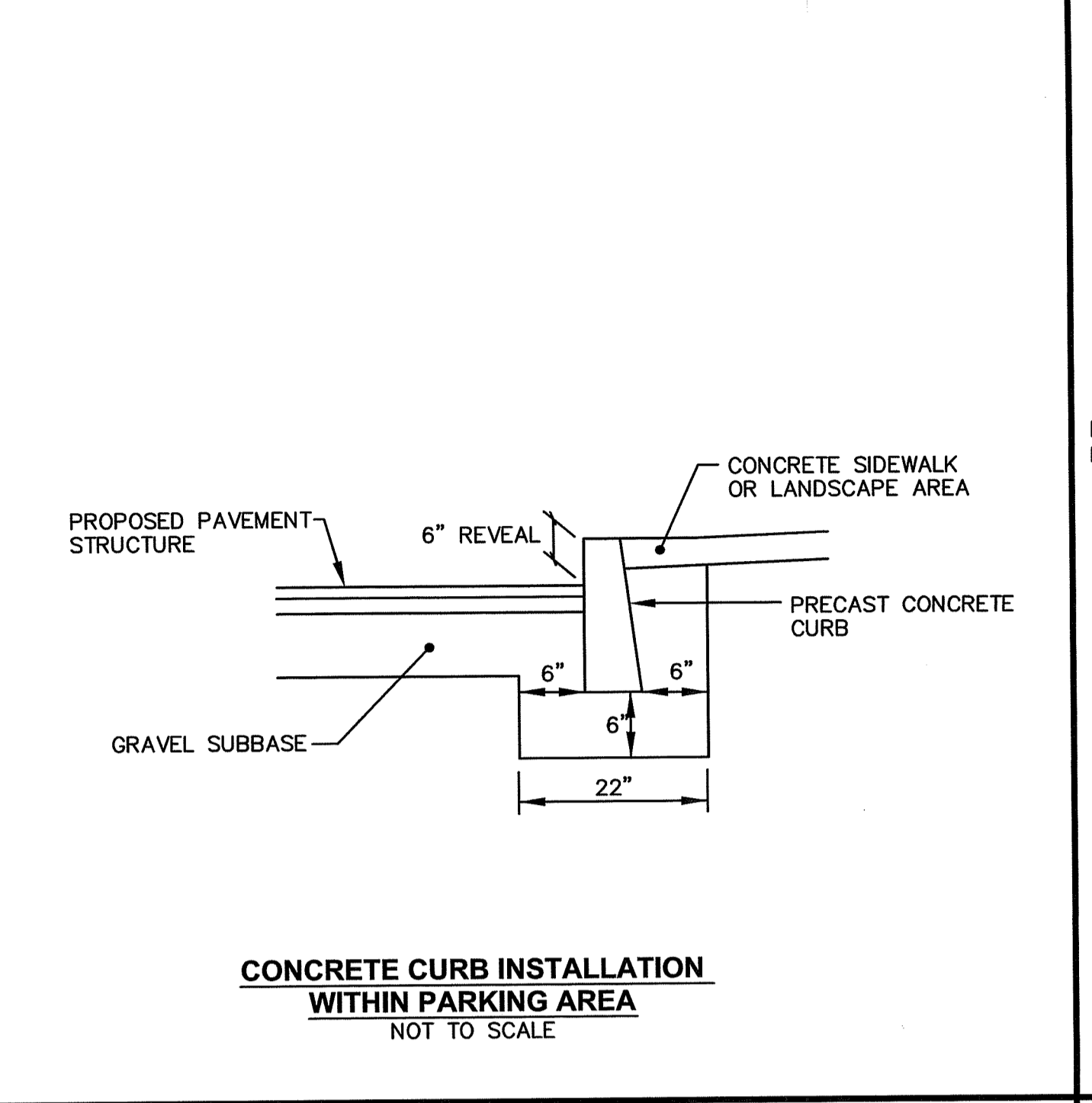
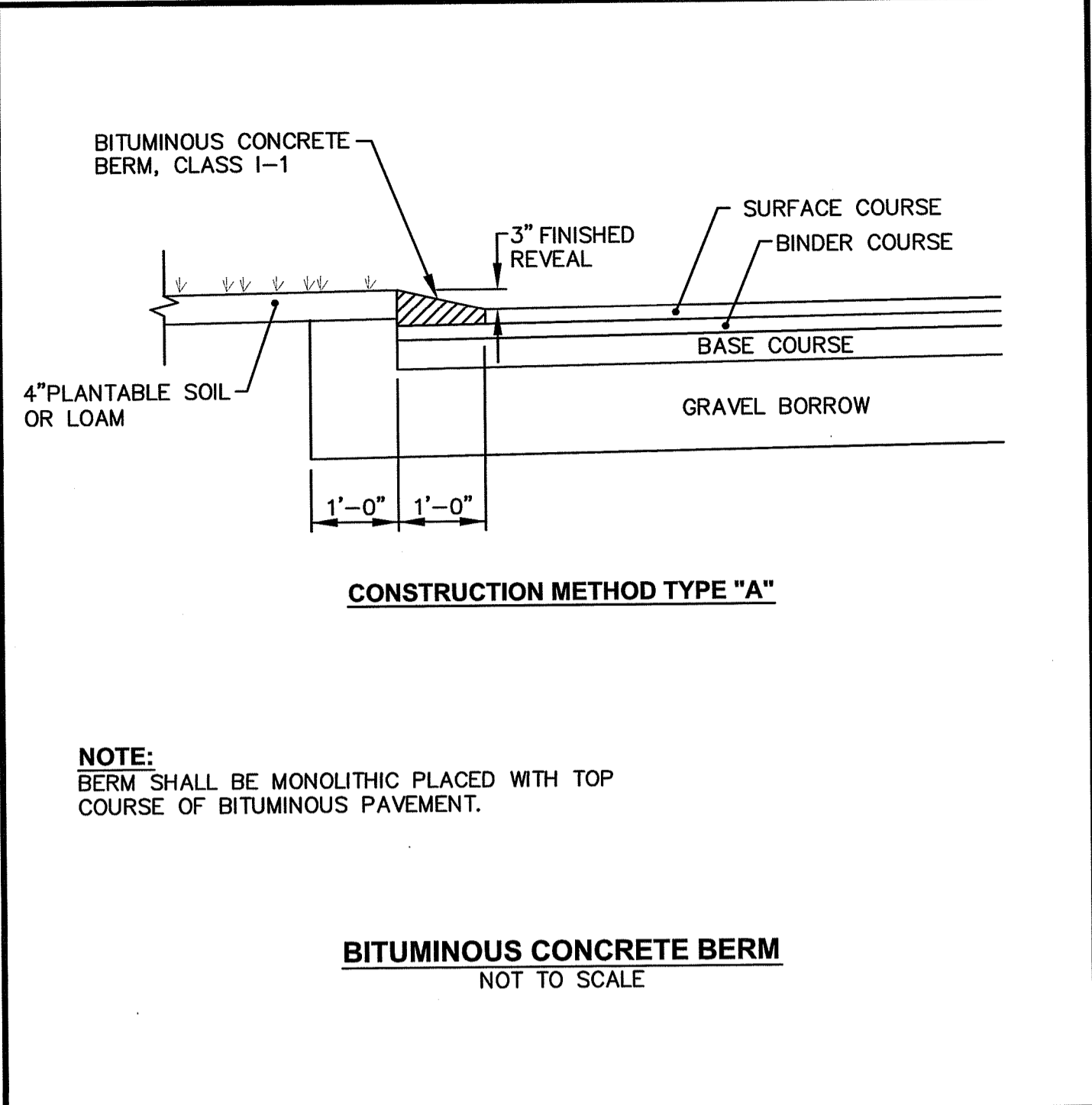
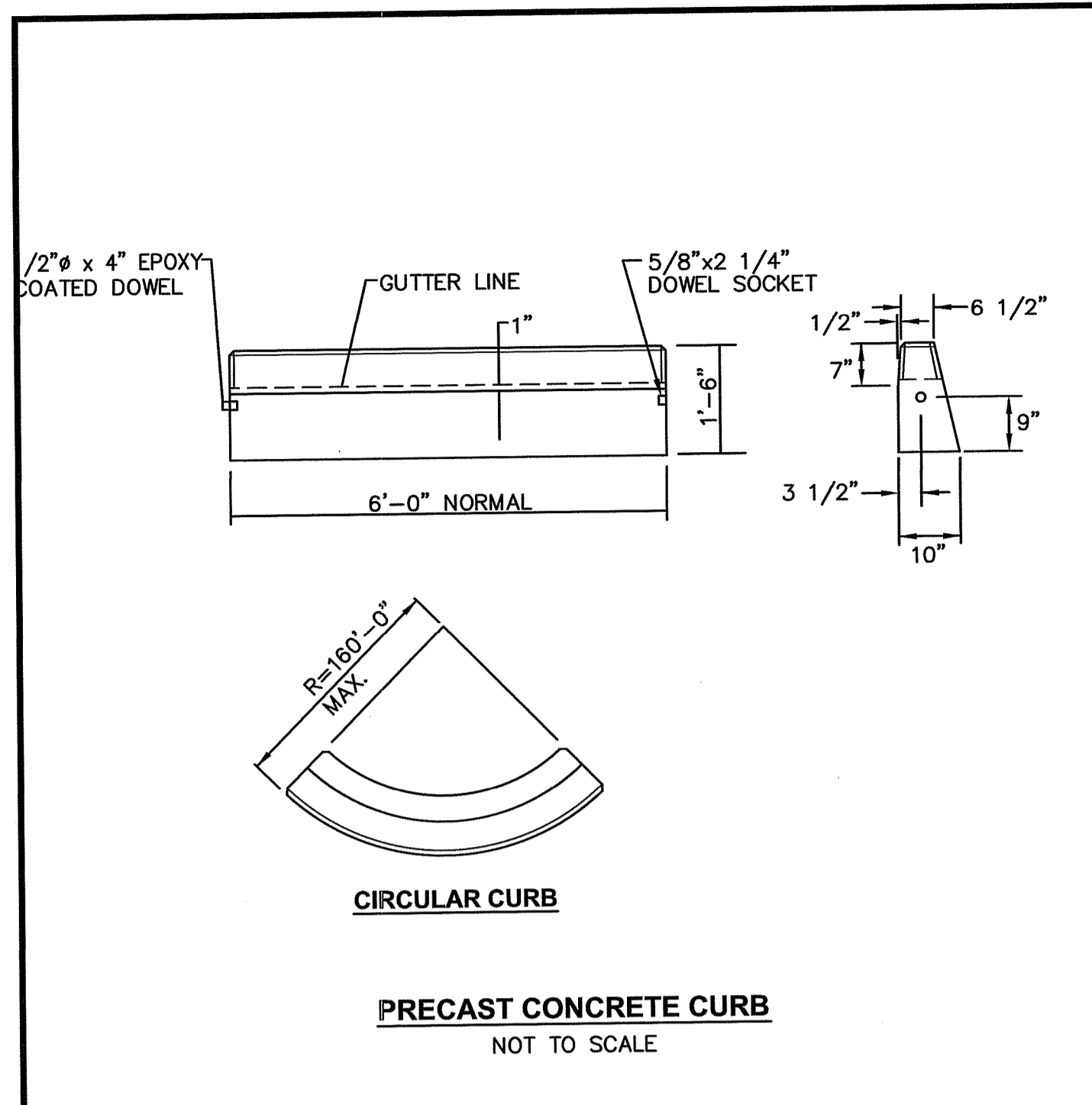
RECLAIM TANK SYSTEM BY OTHERS, 3- 2,000 GALLON SETTLING TANKS (REFER TO DETAILS)

CEMETERY
 PLAT 38 LOT 337
 N/F
 HIGHLAND MEMORIAL PARK

UTILITY NOTES

- CONTRACTOR SHALL COORDINATE NEW ELECTRIC AND COMMUNICATION SERVICE WITH UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF NEW CONDUITS, WIRES AND TRANSFORMERS AS REQUIRED TO SERVICE THIS SITE.
- CONTRACTOR IS REQUIRED TO DIG TEST PITS AT ALL PROPOSED-EXISTING UTILITY TIE-IN AREAS. THIS WORK SHALL BE CONDUCTED PRIOR TO INSTALLATION. COORDINATION WITH OWNER AND ENGINEER IS REQUIRED.
- ALL UTILITIES PENETRATING THE FOUNDATION WALL SHALL BE SLEEVED WITH WATER TIGHT FITTINGS.
- THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE ARCHITECT AND PLUMBING ENGINEER TO CONFIRM THE WATER SERVICE SIZE AND SERVICE PRESSURES. THE CONTRACTOR SHALL COORDINATE WITH THE PLUMBING ENGINEER TO CONDUCT A FIRE FLOW TEST PRIOR TO CONSTRUCTION.
- GAS LINE SIZE SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- UTILITY SERVICE LOCATIONS AT THE BUILDING AS SHOWN ON THIS PLAN MAY VARY DEPENDING ON FINAL ARCHITECTURAL DESIGN.
- PROPOSED SEWER LINE SHALL BE 6" SDR 35 OR APPROVED EQUAL.





RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Randy C. [Signature]

Environmental Management
Office of Water Resources
JUN 21 2023

C9
SHEET: 10 OF 17

CROSSMAN ENGINEERING
Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone: (401) 738-5660
Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 695-1700
Email: cel@crossmaneng.com

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KEY PLAN

PROJECT TITLE:
PROPOSED HANG 10 CAR WASH
PLAT MAP 38, LOTS 158, 159 and 164
ZONING DISTRICTS: B-2 and R-15
GENERAL BUSINESS B-2 DISTRICT
RESIDENCE R-15 DISTRICT
2-8 PUTNAM PIKE
JOHNSTON, RHODE ISLAND

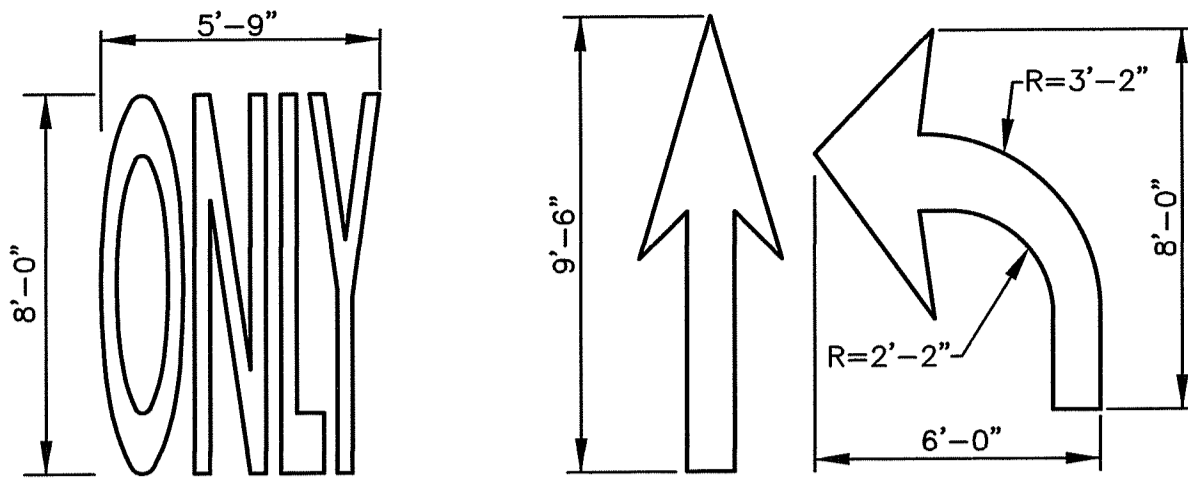
PREPARED FOR:
2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

DRAWING TITLE:
MISCELLANEOUS DETAIL PLAN No. 1

DATE: APRIL 2023 **SCALE:** AS SHOWN
DWG. NAME: 2668.20-C09-DETAIL1.dwg

REVISIONS		
NUMBER	REMARKS	DATE
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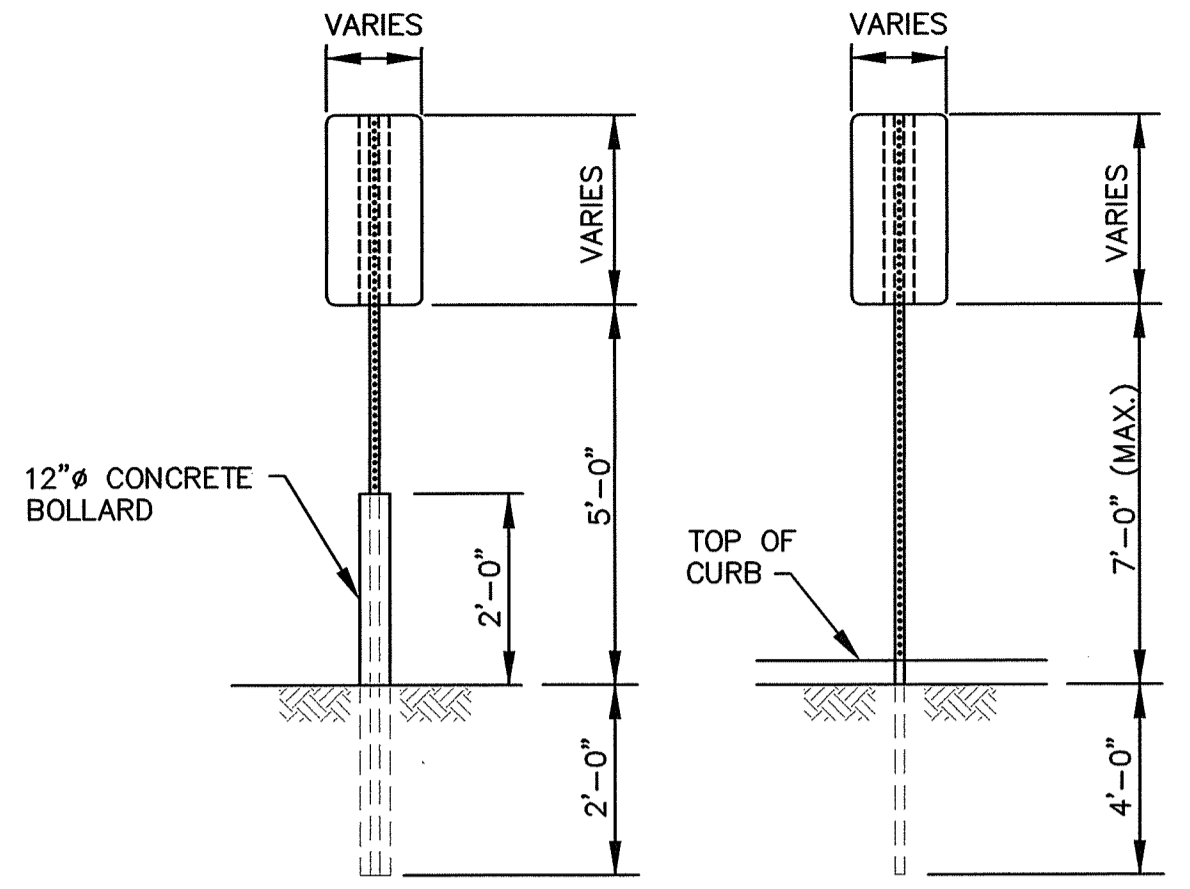
DRAWING NUMBER:
C9
SHEET: 10 OF 17



NOTES

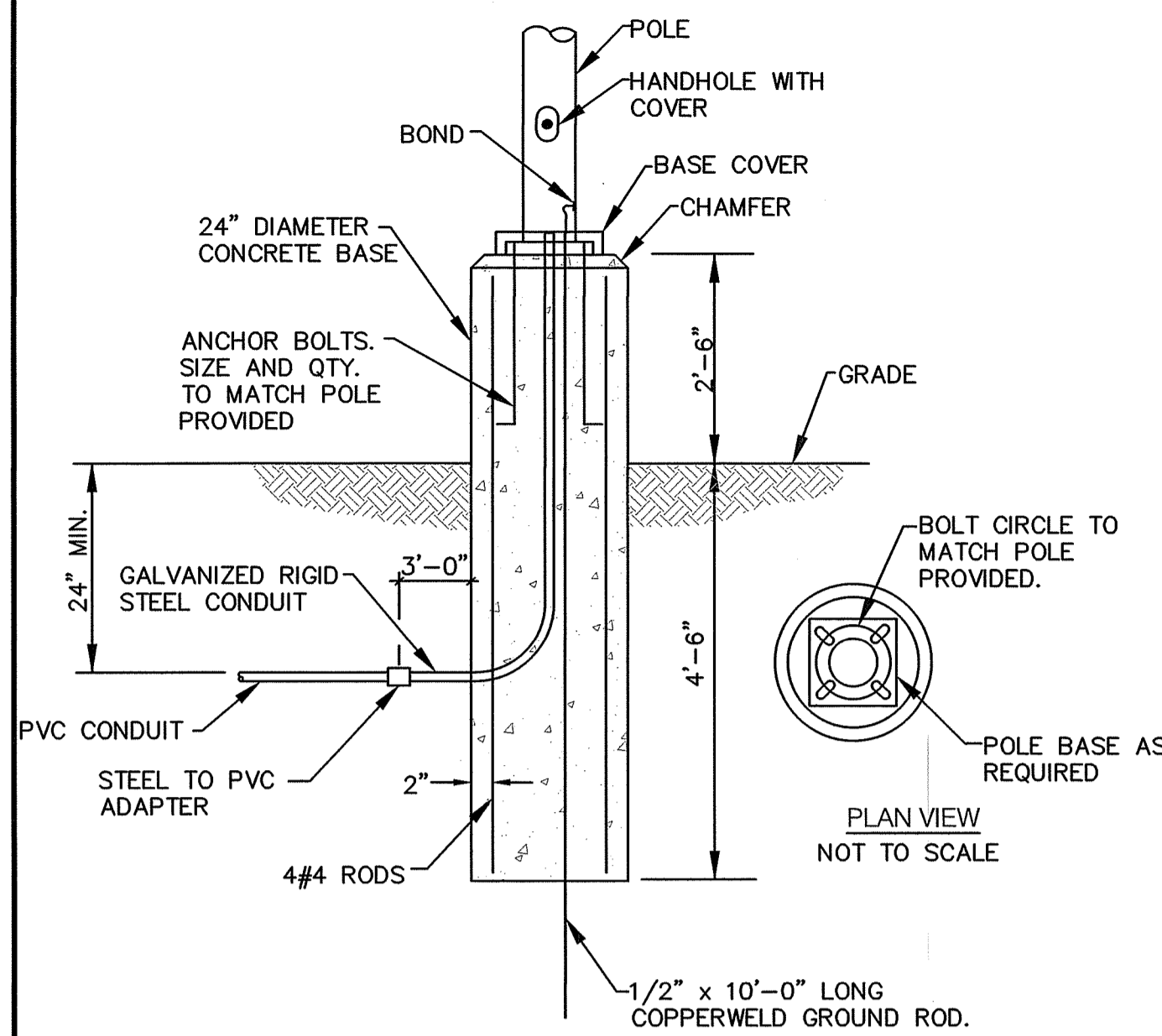
1. THE LONGITUDINAL SPACE BETWEEN LINES OR SYMBOL MESSAGES, INCLUDING ARROWS, SHOULD BE AT LEAST FOUR TIMES THE HEIGHT OF THE CHARACTER FOR LOW SPEED ROADS BUT NOT MORE THAN TEN TIMES THE HEIGHT OF THE CHARACTER UNDER ANY CONDITIONS.
2. THE SPACING OF THE PAVEMENT MARKINGS WILL BE AS SHOWN ON THE PLAN AND AS PER THE MUTCD.
3. SYMBOLS AND WORDS SHALL MEET THE REQUIREMENTS OF THE FHWA "STANDARD ALPHABET AND SYMBOLS FOR HIGHWAY PAVEMENT MARKINGS."

PAVEMENT MARKING DETAIL
NOT TO SCALE



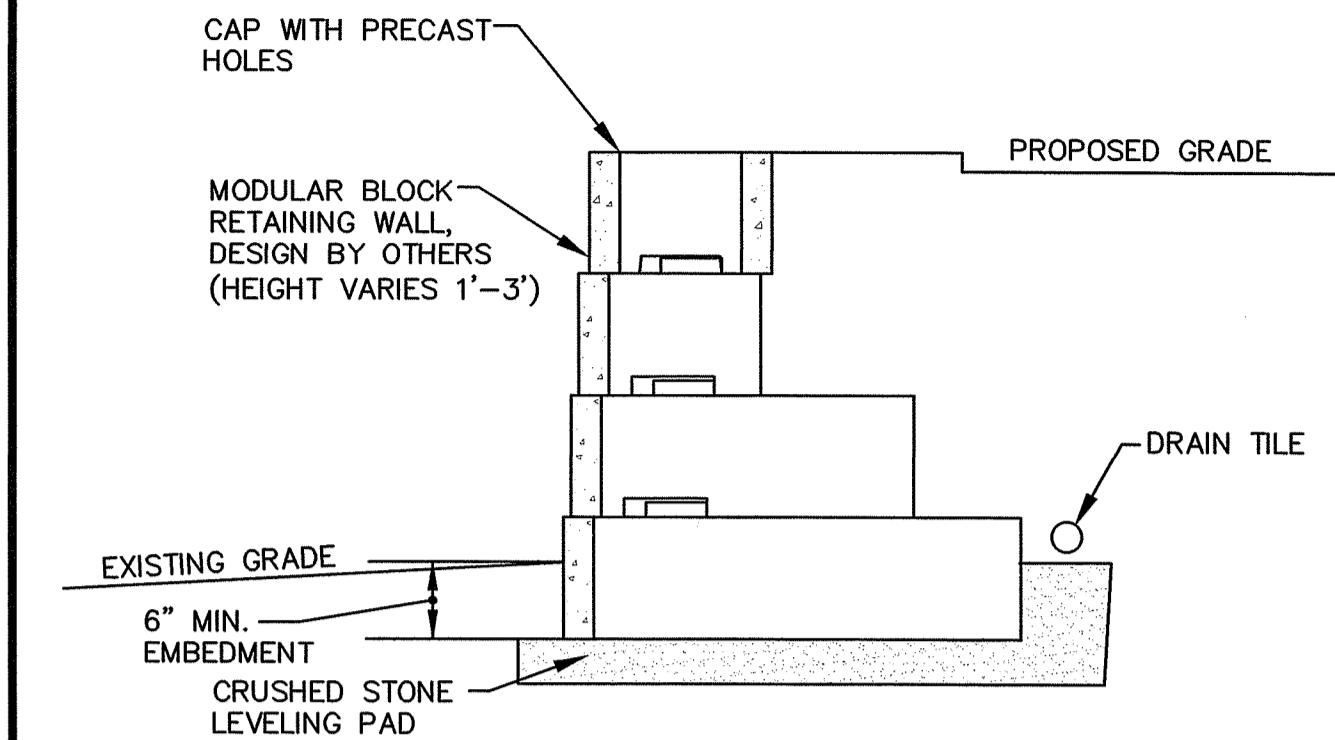
(MOUNTING DETAIL FOR SIGNS WITH NO SIDEWALK) (MOUNTING DETAIL FOR SIGNS BEHIND SIDEWALK)

SIGN MOUNTING DETAIL
NOT TO SCALE



TYPICAL POLE BASE DETAIL
NOT TO SCALE

NOTE
DETAIL IS A VISUAL DEPICTION, FINAL DESIGN BY OTHERS.



TYPICAL MODULAR BLOCK RETAINING WALL DETAIL
(FOR REFERENCE ONLY)
NOT TO SCALE



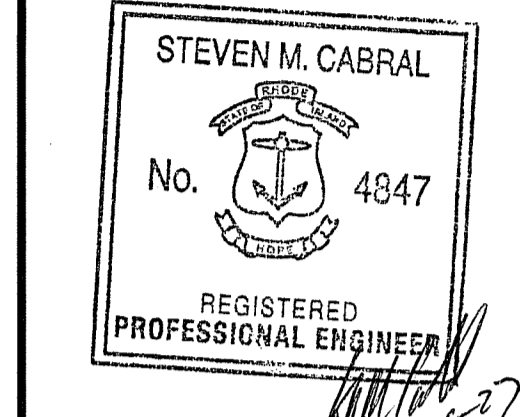
CROSSMAN ENGINEERING

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151 Centerville Road
Warwick, RI 02886
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KEY PLAN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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PROJECT TITLE:
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JOHNSTON, RHODE ISLAND

PREPARED FOR:
2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY AND FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

DRAWING TITLE:
MISCELLANEOUS DETAIL PLAN No. 2

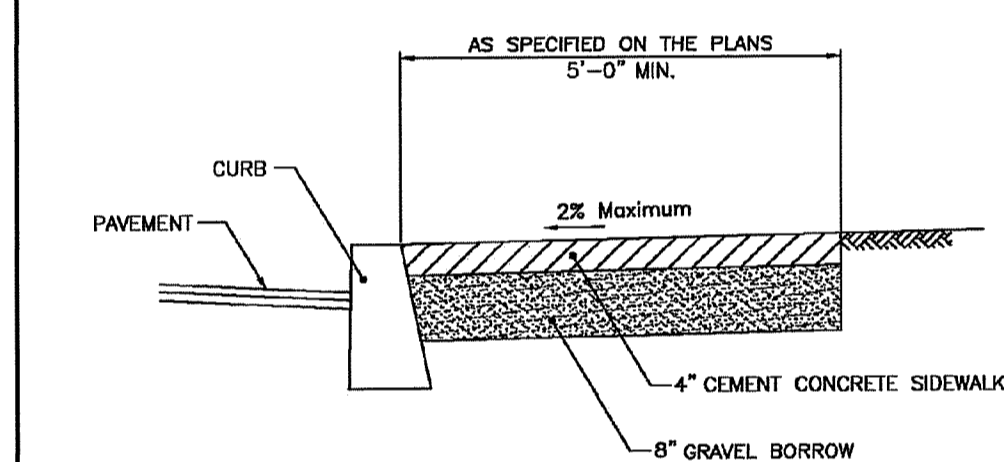
DATE: APRIL 2023 SCALE: AS SHOWN

DWG. NAME: 2668.20-C10-DETAIL2.dwg

REVISIONS

NUMBER	REMARKS	DATE
---	---	---

DRAWING NUMBER
C10
SHEET: 11 OF 17



NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

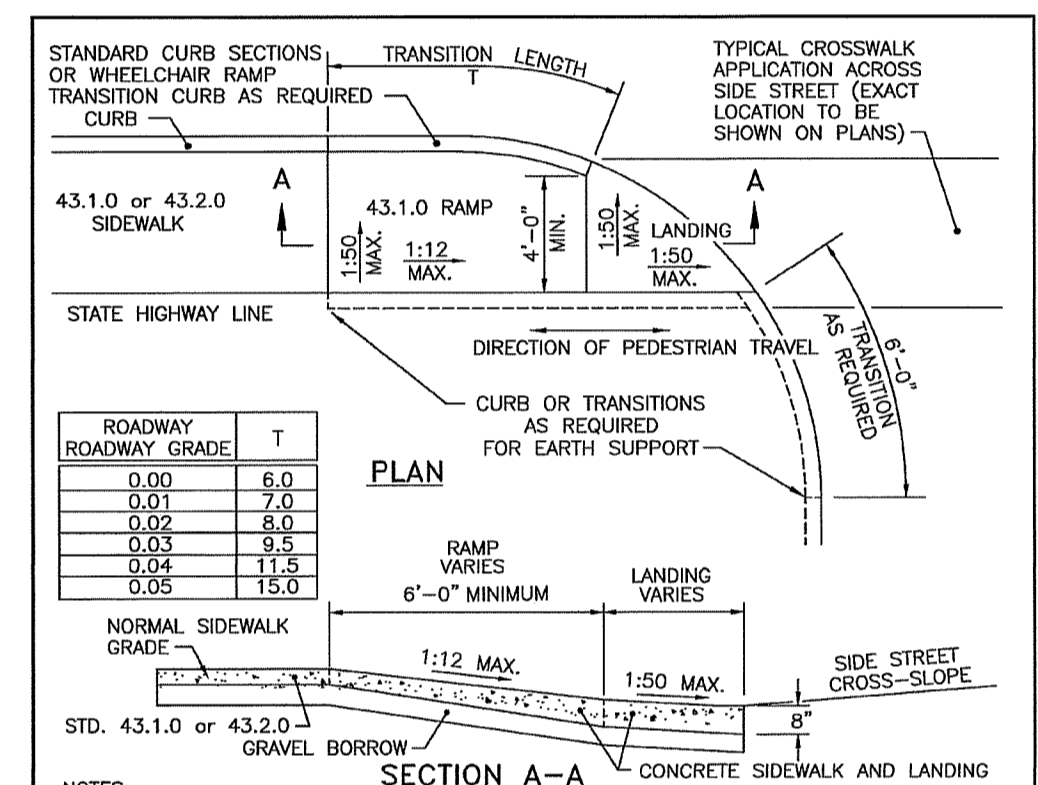
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CEMENT CONCRETE SIDEWALK

REVISIONS

NO.	BY	DATE
1	M.P.	3/17/98
2	M.P.	09/27/10

JUNE 15, 1998
R.I. STANDARD 43.3.1.0



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. THIS DETAIL IS TO BE USED ONLY WHEN STATE RIGHT-OF-WAY IS LIMITED TO BACK OF SIDEWALK AND SIDEWALK IS NARROW WITH NO PEDESTRIAN TRAFFIC FROM SIDE STREET.
 3. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, IF POSSIBLE, THE OBSTRUCTION SHALL BE PLACED SUCH THAT IT FALLS OUTSIDE OF THE RAMP.
 4. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 5. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 6. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
 7. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
 8. WHERE THE ROAD PROFILE EXCEEDS 5% THE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
 9. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
 10. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FULLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 11. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.

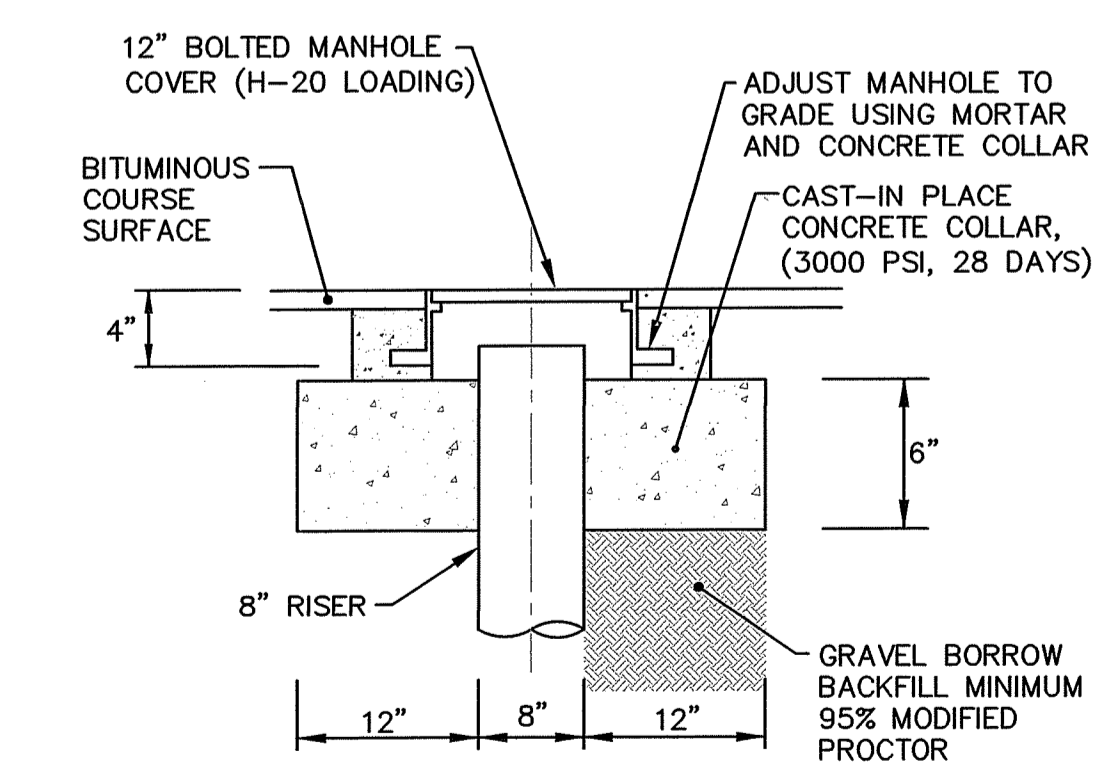
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS

REVISIONS

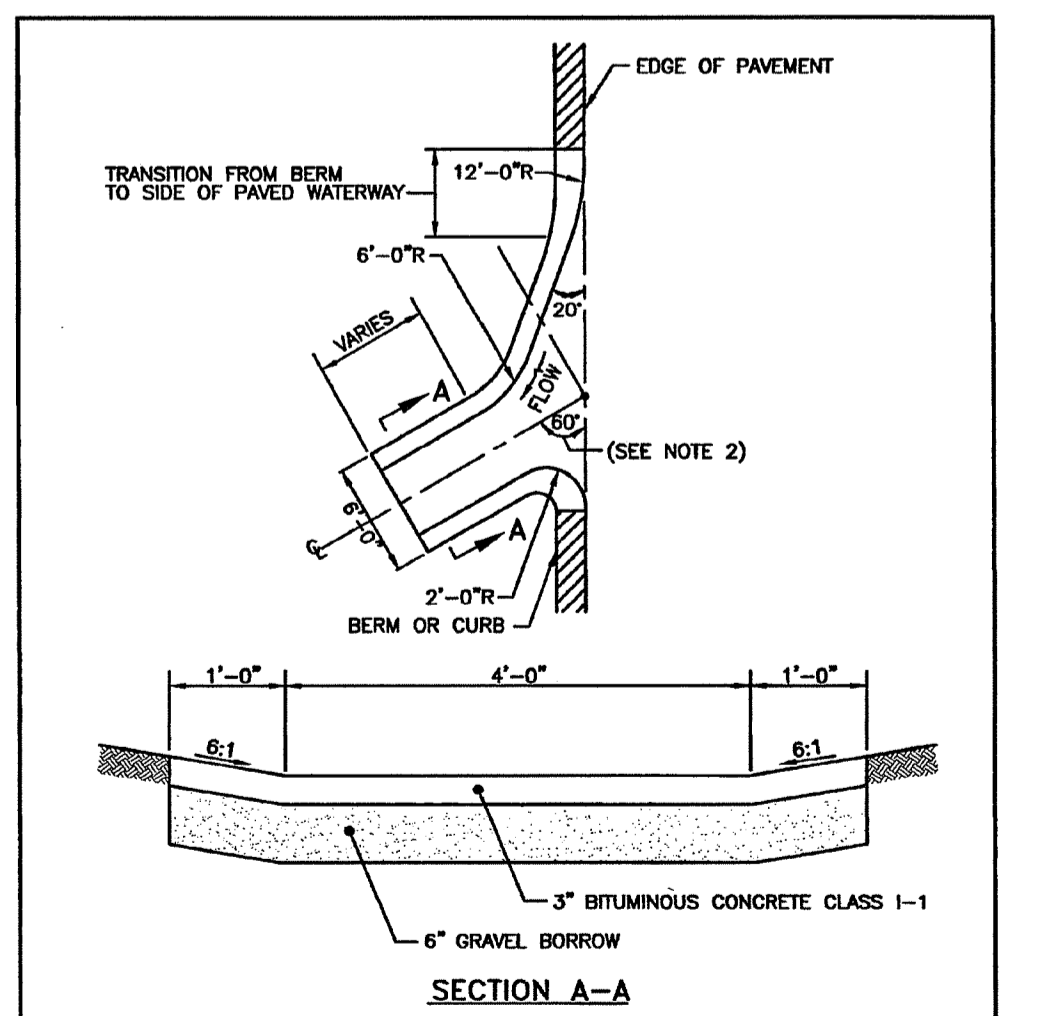
NO.	BY	DATE
1	M.P.	Dec 2009
2	M.P.	Sep 2012

JUNE 15, 1998
R.I. STANDARD 43.3.1.1



NOTE:
CONCRETE COLLAR IS NOT REQUIRED IN LANDSCAPE AREAS.

CLEAN-OUT DETAIL
NOT TO SCALE



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 711 OF THE R.I. STANDARD SPECIFICATIONS.
 2. WHEN PAVED WATERWAY IS USED AT A LOW POINT THIS ANGLE SHALL BE 90°.

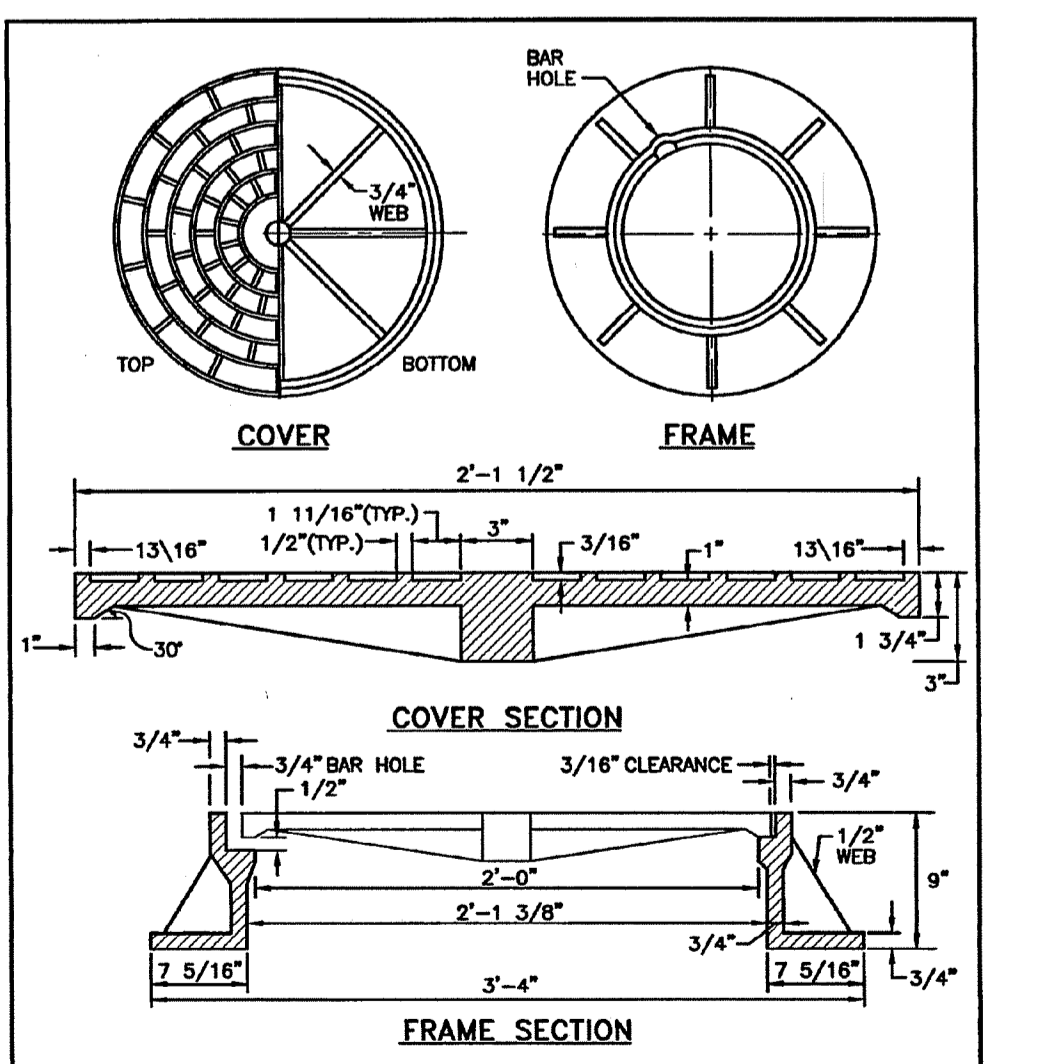
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PAVED WATERWAY

REVISIONS

NO.	BY	DATE
1	M.P.	Dec 2009
2	M.P.	Sep 2012

JUNE 15, 1998
R.I. STANDARD 8.4.0



- NOTES:
1. FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.

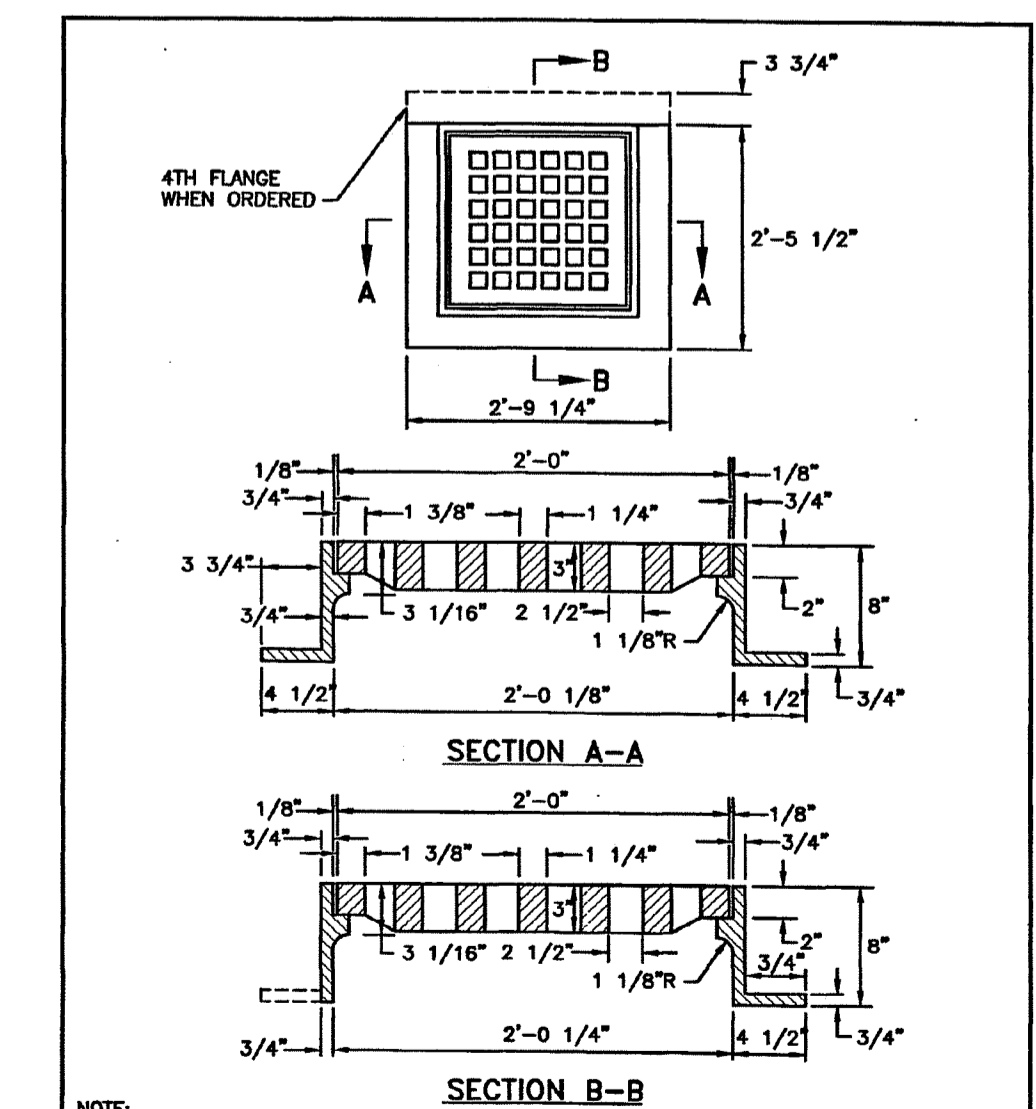
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

HEAVY-DUTY ROUND FRAME AND COVER

REVISIONS

NO.	BY	DATE
1	M.P.	Dec 2009
2	M.P.	Sep 2012

JUNE 15, 1998
R.I. STANDARD 6.2.1



- NOTE:
FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

SQUARE FRAME AND GRATE

REVISIONS

NO.	BY	DATE
1	M.P.	Dec 2009
2	M.P.	Sep 2012

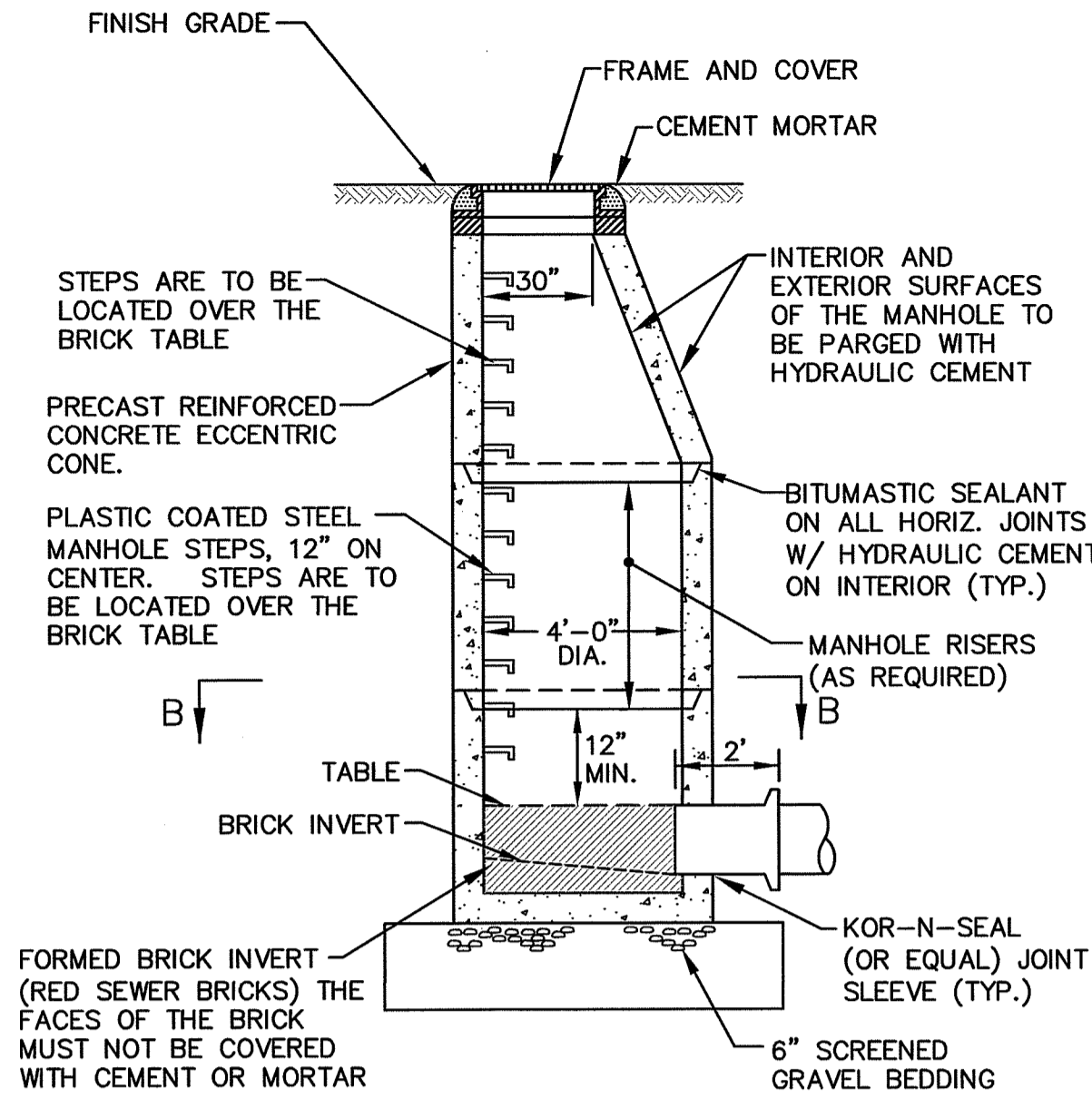
JUNE 15, 1998
R.I. STANDARD 6.3.0

GENERAL SEWER NOTES

- INSTALLATION OF THE SEWERAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE NARRAGANSETT BAY COMMISSION (NBC) SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO RECEIVING AUTHORIZATION TO CONSTRUCT, ALL MATERIALS SHALL MEET THE STANDARDS AND RECEIVE THE WRITTEN APPROVAL, BASED ON MANUFACTURER'S DRAWINGS AND OTHER DATA, FROM NBC.
- ALL SEWERAGE FACILITIES SHALL MEET TESTING AND CLEANING REQUIREMENTS PRIOR TO ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AS-BUILT LOCATIONS PRIOR TO PIPE BACKFILL. AS-BUILT DRAWINGS SHALL BE FURNISHED AS A CONDITION FOR ACCEPTANCE OF THE NEW SEWERAGE FACILITIES. PLANS SHALL INCLUDE LOCATION OF WYES.
- NO FLOW WILL BE ACCEPTED UNTIL ALL ABOVE STEPS ARE COMPLETED AND COMPLETION CERTIFICATE IS ISSUED.
- AFTER THE CONTRACTOR HAS "STAKED OUT" THE FACILITIES TO BE CONSTRUCTED AND HAS THE APPROVED MATERIALS ON THE JOB, NBC SHALL BE NOTIFIED IN ADVANCE OF CONSTRUCTION IN ORDER FOR THEM TO ARRANGE FOR THEIR INSPECTOR. THE NOTIFICATION MUST MEET NBC REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND MATERIALS. STANDARDS AND SPECIAL DETAILS, AND STANDARD SPECIFICATIONS, ANY WORK NOT MEETING THE APPROVED STANDARDS SHALL BE IMMEDIATELY REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION WITHIN THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS.
- ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER. ALL GRASSED AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE LOAMED AND SEEDDED.
- LOCATION AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY AUTHORITIES INCLUDING "DIG-SAFE" PRIOR TO STARTING WORK. ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE COST OF REPAIRS SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- RELATION TO WATER LINES:
 - HORIZONTAL SEPARATION: WHENEVER POSSIBLE, SEWERS SHOULD BE LAID AT A MINIMUM OF 10 FEET (3.0 m), HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER LINE. SHOULD LOCAL CONDITIONS PRESENT A LATERAL SEPARATION OF 10 FEET, A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER LINE IF:
 - IT IS LAID IN A SEPARATE TRENCH, OR IF
 - IT IS LAID IN THE SAME TRENCH WITH THE WATER LINE LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND IF
 - IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES (46 cm) BELOW THE BOTTOM (INVERT) OF THE WATER LINE.
 - VERTICAL SEPARATION: WHENEVER A SEWER MUST CROSS UNDER WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES (46 cm) BELOW THE BOTTOM OF THE WATER LINE. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER LINE SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET (3.0 m) ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER LINE SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL-JOINT GLENE LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT BASED ON WATER TIGHTNESS AND STRUCTURAL SOUNDNESS. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER TIGHTNESS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED IN THE SEWER INSTALLATION.
- THE PROPOSED GRAVITY SANITARY SEWER PIPE SHALL BE PVC ASTM 3034 SDR 35, UNLESS OTHERWISE SHOWN ON PLANS. PIPE SIZE TO MATCH UTILITY PLAN.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE ELEVATION OF EXISTING SEWER LINE PRIOR TO INSTALLATION.

SEWER TRENCH NOTES

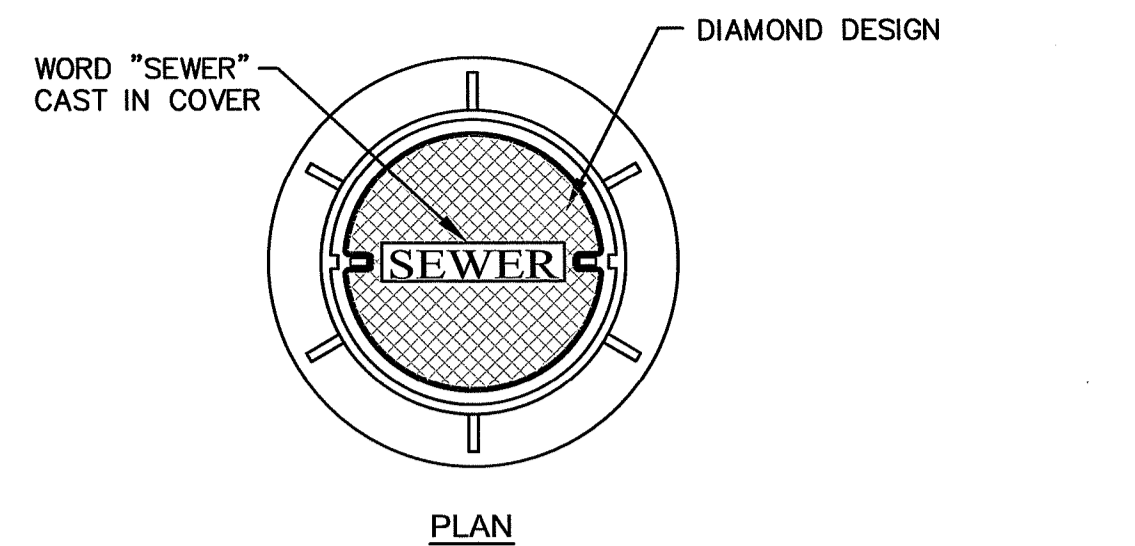
- MINIMUM WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12" EACH SIDE.
- SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR TO ATTAIN 95% MAX. DENSITY (MOD. METHOD).
- CRUSHED STONE FOUNDATION 3/4" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
- CRUSHED STONE HAUNCHING 3/4" MAXIMUM SIZE SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.



NOTES

- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I.D.O.T. STANDARD SPECIFICATIONS.
- CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
- STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
- ONE FOUR MONOLITHIC BASE SECTION.
- ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
- STEPS SHALL CONFORM TO R.I.D.O.T. STD. 5.3.0 (OR AS SPECIFIED IN THE CONTRACT) AND SHALL BE INSTALLED AT THE CASTING PLANT.
- ALTERNATE FLAT TOP SLAB CAN BE USED WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
- ALTERNATE FLAT TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE R.I.D.O.T. STD. 4.7.2).
- ALL JOINTS AND PINHOLES TO BE PLUGGED INSIDE AND OUTSIDE WITH HYDRAULIC CEMENT.
- EXTERIOR OF MANHOLE SHALL HAVE A BITUMINOUS COATING.

SANITARY MANHOLE DETAIL - TYPICAL

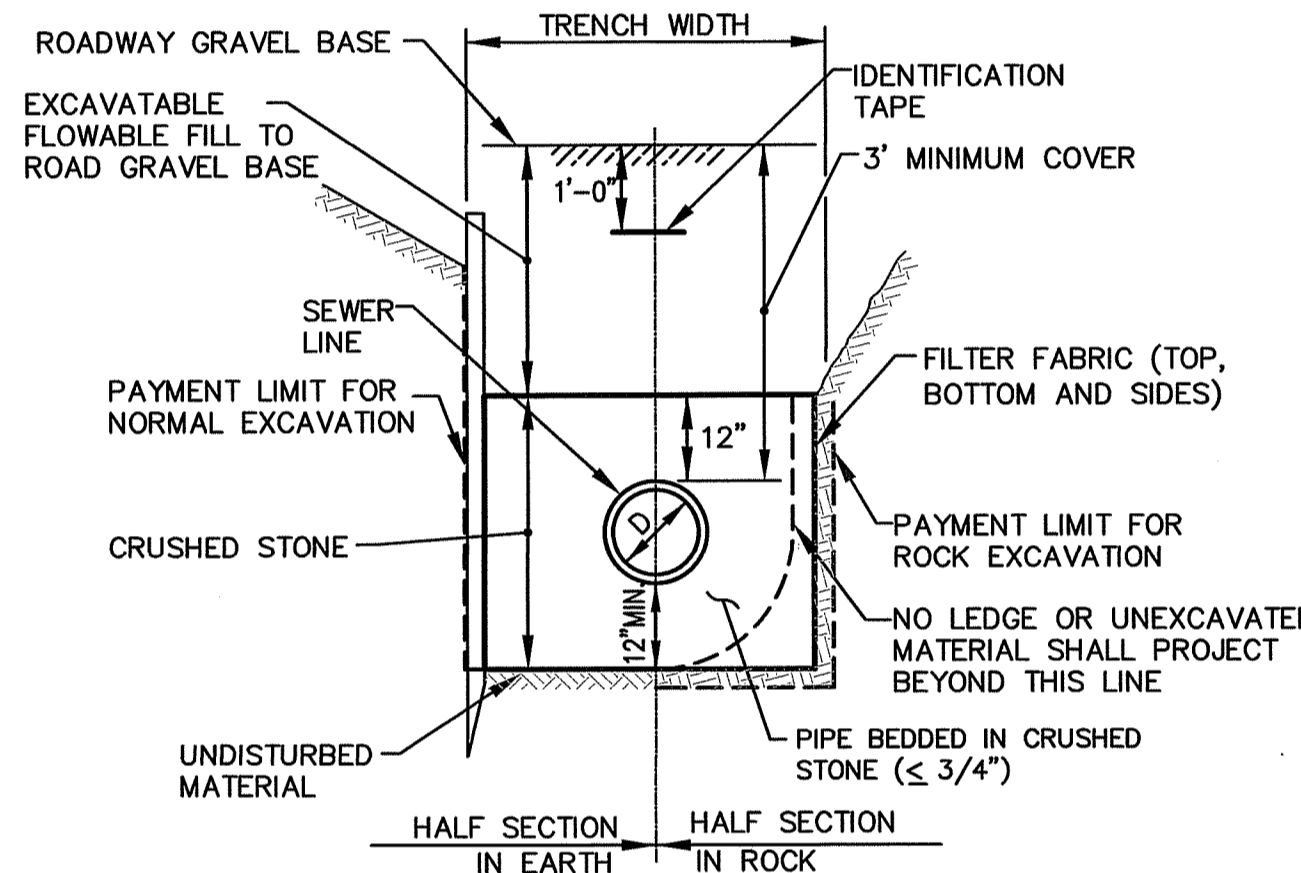


NOTES

- FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.
- THE WORD "SEWER" SHALL BE CAST IN THE COVER.
- VENTILATION HOLES OF ANY SIZE ARE NOT ALLOWED.

SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

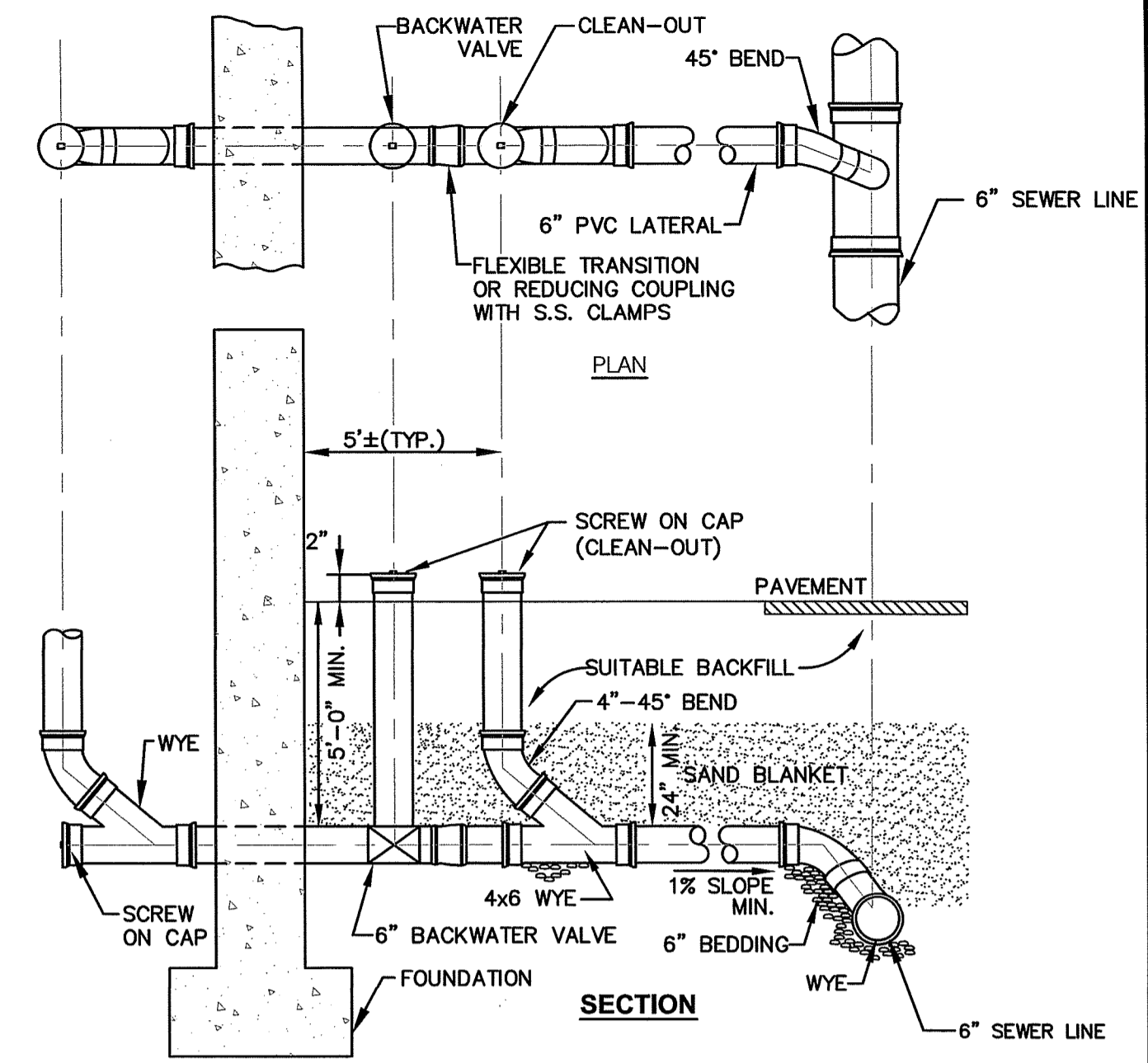


SEWER TRENCH NOTES

- MINIMUM WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12" EACH SIDE.
- SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR TO ATTAIN 95% MAX. DENSITY (MOD. METHOD).
- CRUSHED STONE FOUNDATION 3/4" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
- A CRUSHED STONE BLANKET SHALL BE BROUGHT 12" ABOVE THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.
- FILTER FABRIC (MARI-F No. 140N OR EQUAL) SHALL BE PLACED ON TOP, BOTTOM AND SIDES OF CRUSHED STONE LAYER.

TYPICAL SEWER LINE TRENCH DETAIL

NOT TO SCALE



STANDARD BUILDING CONNECTION DETAIL

NOT TO SCALE

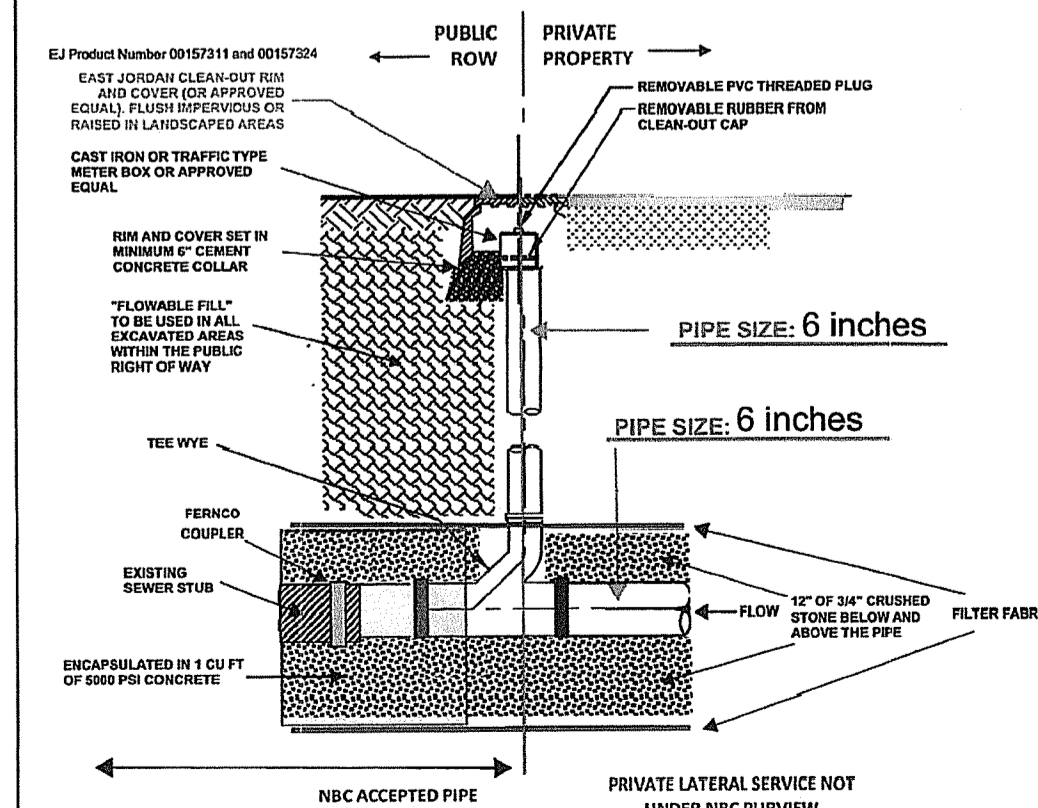
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: **AUG 17 2023** FILE # **23-0137**
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Randy Clapton

MINIMUM SLOPE ALLOWED IS 0.26% (1/32" DROP EVERY 12")
MAXIMUM SLOPE ALLOWED IS 0.3% (3/4" DROP EVERY 12")
PIPE MATERIAL MUST BE SDR 35 PVC PIPE OR APPROVED EQUAL
MINIMUM COVERAGE IS 4 FEET FROM CROWN OF CONNECTION PIPE TO GRADE
CLEAN-OUT PIPE SIZE CANNOT BE BIGGER THAN INLET PIPE SIZE
MINIMUM 4" CLEAN-OUT
CLEAN-OUT MUST BE WITHIN THE PUBLIC RIGHT OF WAY AT THE PROPERTY LINE
CLEAN-OUT SHALL BE ACCESSIBLE AT ALL TIMES
FLOWABLE FILL IS NOT NEEDED IN LANDSCAPED AREAS
FERROUS COUPLER AND ENCASEMENT IN CONCRETE IS NOT REQUIRED FOR PVC TO PVC RIGID CONNECTIONS

If signing these drawings, I am the responsible party and will comply with the specifications set forth in this document.

Signature: *[Signature]* DATE: **4/19/23**

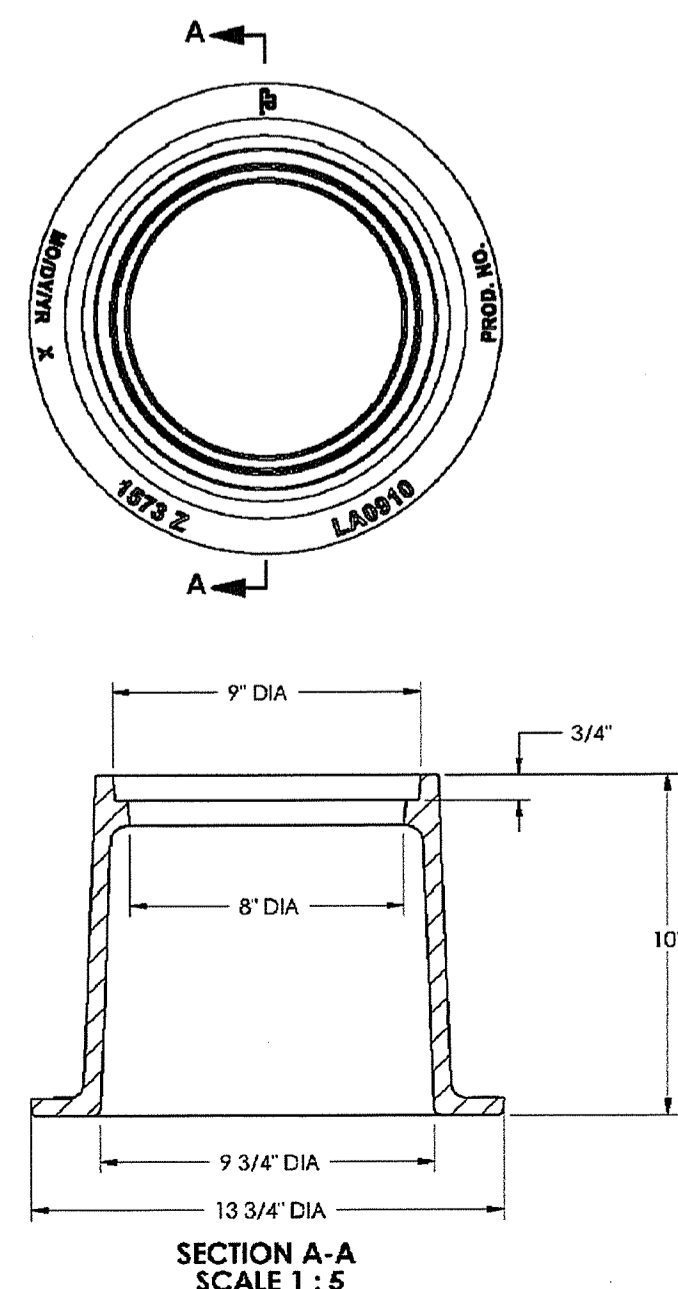


CONSTRUCTION DETAIL
SEWER SERVICE
CLEAN-OUT

APRIL 2023
NOT TO SCALE

CS-0001

1573 Cleanout/Monument Box Frame



Product Number
00157311

Design Features
-Materials
-Gray Iron (CL35B)
-Design Load
-Heavy Duty
-Open Area
-no
-Coating
-Unplugged
-Designates Machined Surface
-Weight: 51 lbs

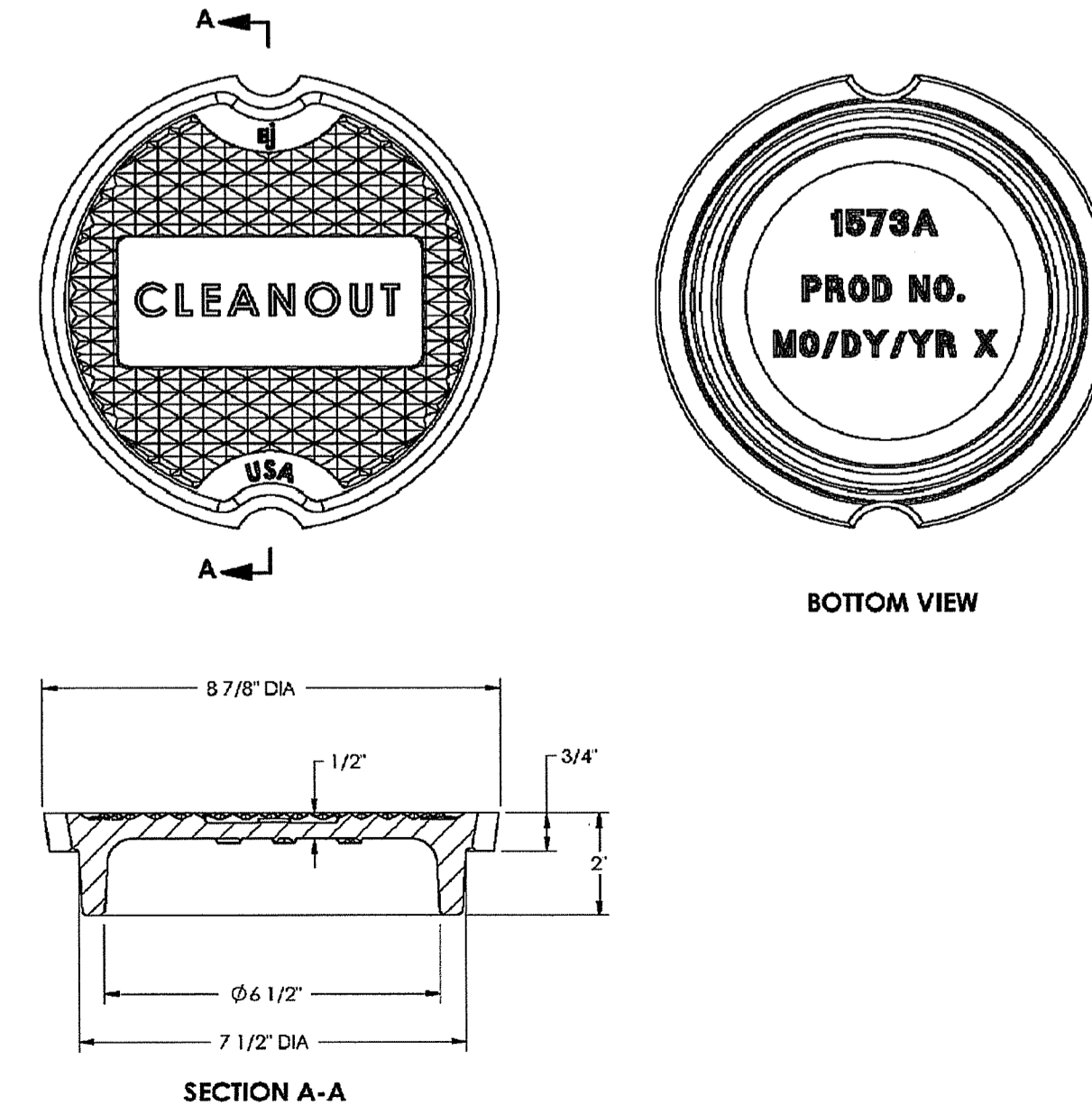
Certification
-ASTM A48
-ASTM A53-A
-HS 20 LOADING
-Country of Origin: USA

Drawing Revision
1/25/17/22 Designer: ALP
5/19/2019 Revised By: DAE

Disclaimer
The drawings are the property of the designer and are not to be used for any other purpose without the written consent of the designer. The drawings are not to be used for any other purpose without the written consent of the designer.

Contact
800 628 4653
ejec.com

1573A Cleanout/Monument Box Cover



Product Number
00157324

Design Features
-Materials
-Cast Iron (CL35B)
-Design Load
-Heavy Duty
-Open Area
-no
-Coating
-Unplugged
-Designates Machined Surface

Certification
-ASTM A48
-Country of Origin: USA

Drawing Revision
8/20/2006 Designer: DEW
07/27/2017 Revised By: DAE

Disclaimer
The drawings are the property of the designer and are not to be used for any other purpose without the written consent of the designer. The drawings are not to be used for any other purpose without the written consent of the designer.

Contact
800 628 4653
ejec.com

CROSSMAN ENGINEERING

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Email: ce@crossmaneng.com

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STEVEN M. CABRAL
No. 4847
REGISTERED PROFESSIONAL ENGINEER

KEY PLAN

PROJECT TITLE:
PROPOSED HANG 10 CAR WASH
PLAT MAP 38, LOTS 158, 159 and 164
ZONING DISTRICTS: B-2 and R-15
GENERAL BUSINESS B-2 DISTRICT
RESIDENCE R-15 DISTRICT
**2-8 PUTNAM PIKE
JOHNSTON, RHODE ISLAND**

PREPARED FOR:
**2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY AND FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023**

MISCELLANEOUS DETAIL PLAN No. 4

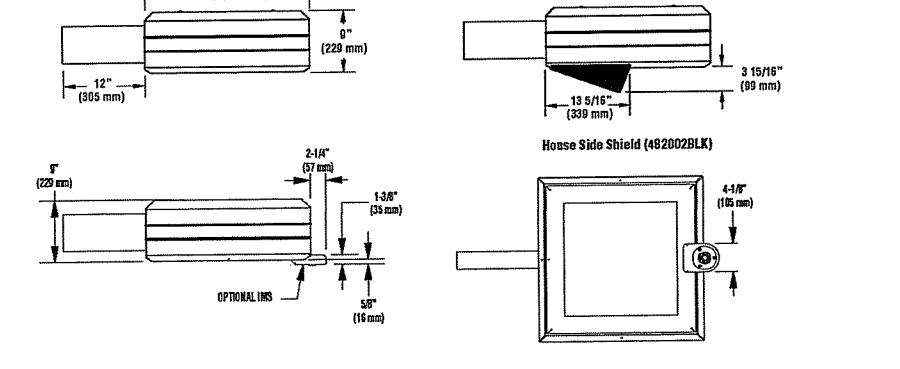
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REVISIONS:	<table border="1"> <thead> <tr> <th>NUMBER</th> <th>REMARKS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>			NUMBER	REMARKS	DATE	---	---	---
NUMBER	REMARKS	DATE							
---	---	---							
DRAWING NUMBER	C12								
SHEET	13	OF	17						

LED AREA LIGHTS - (XGBM)

Part	Description	Qty	LED	LW	CW	UE	BLK
SL-1	LSI Lighting	6	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - SINGLE				
SL-2	LSI Lighting	1	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - D180°				
WL-1	LSI Lighting	8	MCOWP-43K-45K-BZ-PC120 / 15 FT MTG				

ALUMINUM SQUARE POLES (SOFT CORNER)

Part	Description	Qty	Material	Height	Spacing	Notes
AP-1	Aluminum Square Pole	1	6061-T6 Aluminum	14	14	Soft Corner



Project Name: _____
 Drawing No: _____

ALUMINUM SQUARE POLES (SOFT CORNER)

Part	Description	Qty	Material	Height	Spacing	Notes
AP-1	Aluminum Square Pole	1	6061-T6 Aluminum	14	14	Soft Corner

LED AREA LIGHTS - (XGBM)

Part	Description	Qty	LED	LW	CW	UE	BLK
SL-1	LSI Lighting	6	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - SINGLE				
SL-2	LSI Lighting	1	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - D180°				
WL-1	LSI Lighting	8	MCOWP-43K-45K-BZ-PC120 / 15 FT MTG				

MCOWP43W
 43 Watt LED Medium Cut-Off Wall Pack

LSI Wall Lights feature traditional housings that provide familiar design with known applications. These features make the switch from Metal Halide to LED easy. Mid-power LEDs provide glare-free white light.

Features & Specifications

Performance	4500K	4000K
Delivered Lumens	5,366	5,366
Efficacy	130.2	130.2
Wattage	41.20	41.20

Optical System

- Optical system designed to provide high efficiency and to target the beam exactly to the desired lighting requirements.
- Positioning of the LED results in the light being directed to desired locations, minimizing glare and excessive light.
- 4500K color temperature.
- Mid-power LED array.

Electrical

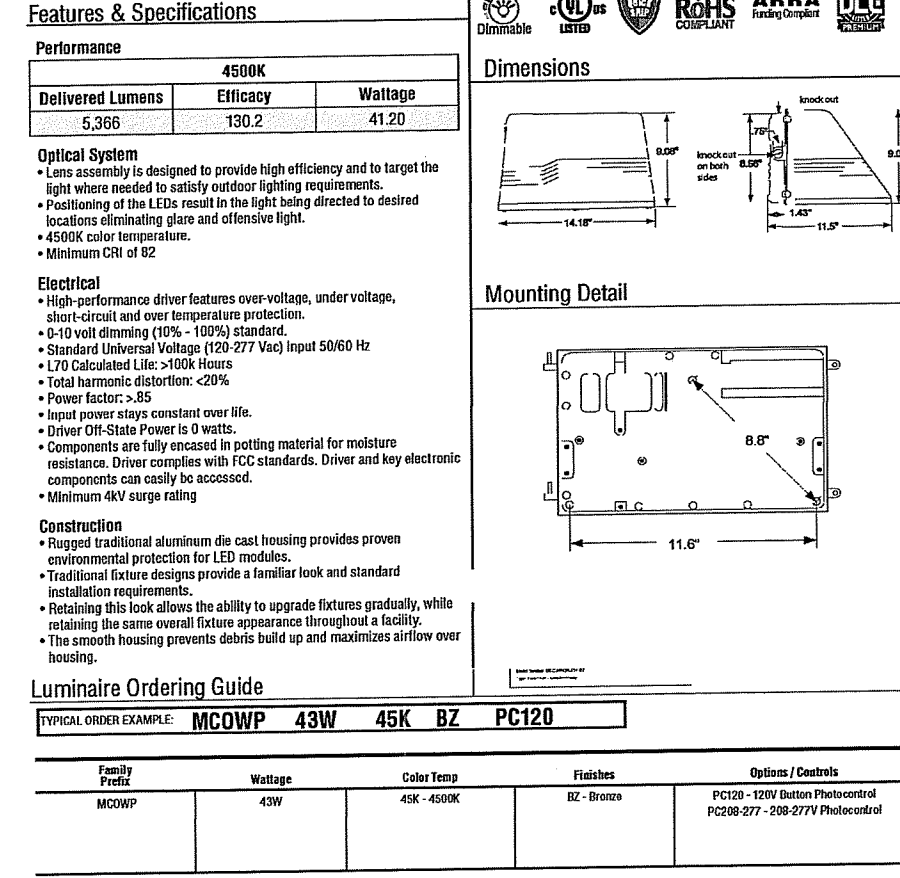
- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- UL listed driver.
- Standard UL Listed Voltage (120-277 Volt Input 50/60 Hz).
- UL Listed for use in wet locations.
- Total harmonic distortion <25%.
- Power factor >0.9.
- Heat sink array mounted over LEDs.
- Clear PC Lens Protects LEDs.
- Components are fully enclosed in cooling material for maximum protection. Driver includes safety features. Power and LED components can easily be accessed.
- Minimum 60" surge safety.

Construction

- Support structure aluminum die cast housing provides precise environmental protection for LED modules.
- Light fixture design includes a hinged lid and standard installation requirements.
- Housing lid has a gasket to provide a weather-tight seal, ensuring the case remains dry and protected from moisture.
- The mounting bracket provides a secure hold for the fixture and allows for easy installation.

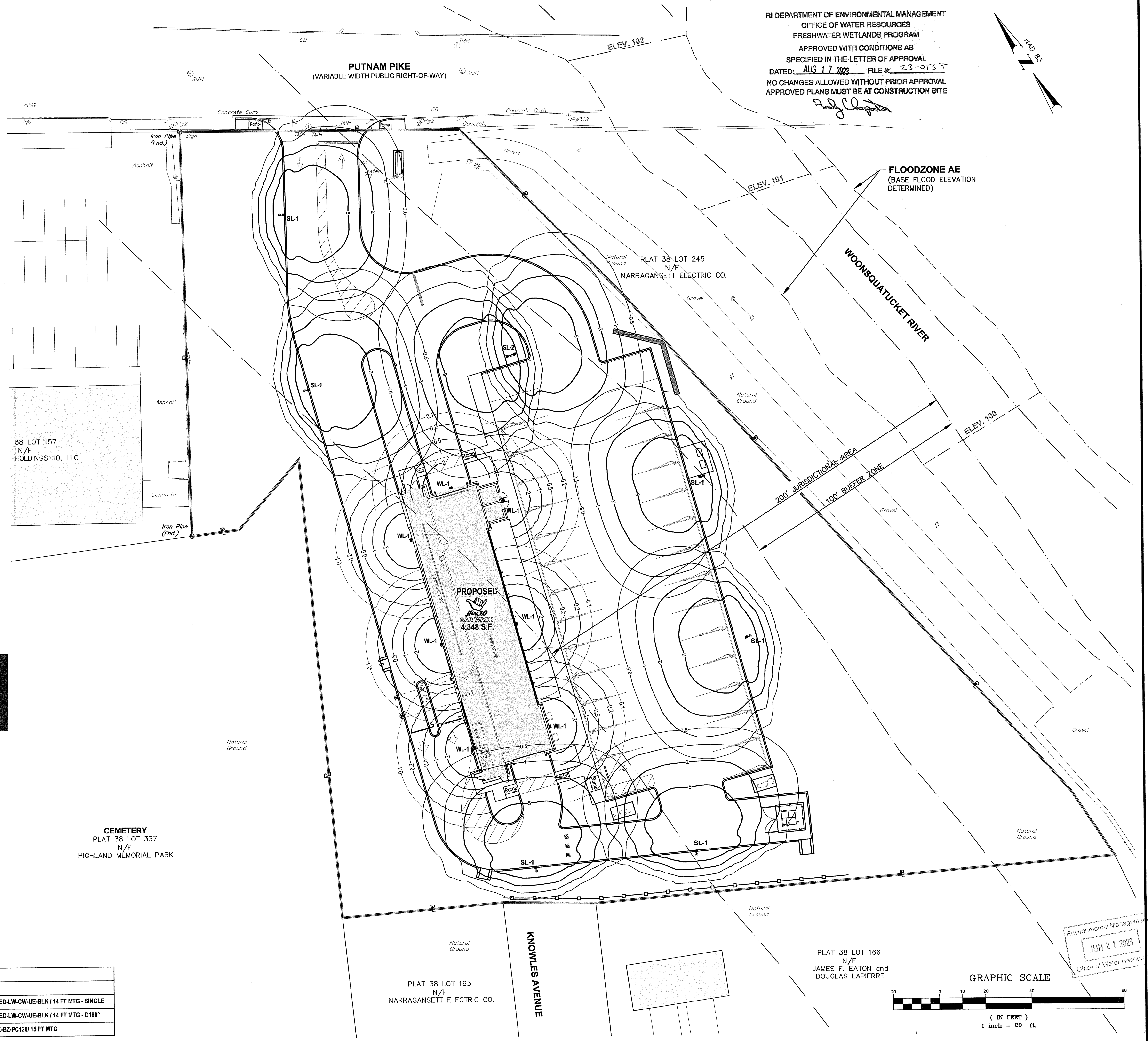
Luminaire Ordering Guide

Part	Wattage	Color Temp	Finish	Options / Details
MCOWP	43W	45K	BZ	PC120 120V Input/50/60Hz/50/60Hz/50/60Hz/50/60Hz

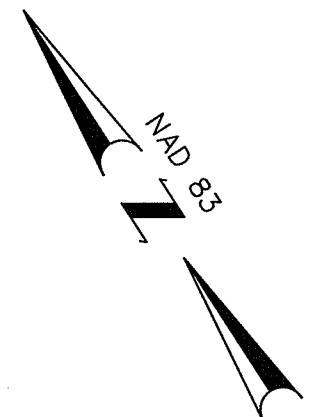


SITE LIGHTING

Symbol	Qty	Label	Manufacture	Description
SL-1	6	SL-1	LSI Lighting	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - SINGLE
SL-2	1	SL-2	LSI Lighting	XGMB-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - D180°
WL-1	8	WL-1	LSI Lighting	MCOWP-43K-45K-BZ-PC120 / 15 FT MTG



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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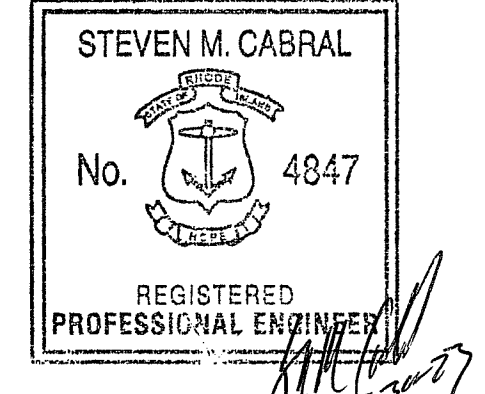
CROSSMAN ENGINEERING

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 151 Centerville Road
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PROPOSED HANG 10 CAR WASH
 PLAT MAP 38, LOTS 158, 159 and 164
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 RESIDENCE R-15 DISTRICT
 2-8 PUTNAM PIKE
 JOHNSTON, RHODE ISLAND

PREPARED FOR:

2-8 PUTNAM PIKE, LLC
 C/O BASS, DOHERTY and FINKS, PC
 1380 SOLDIERS FIELD ROAD
 BOSTON, MA 02135-1023

DRAWING TITLE:

LIGHTING PLAN

DATE: APRIL 2023 **SCALE:** 1"=20'

DWG. NAME: 2668.20-E01-LIGHT.dwg

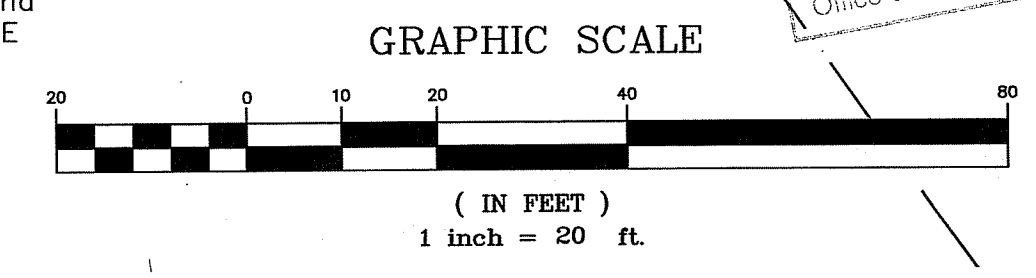
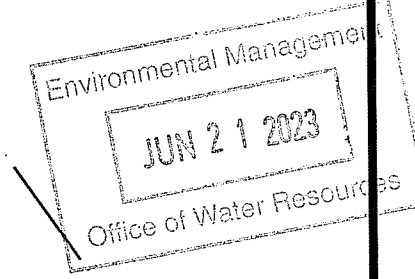
REVISIONS

NUMBER	REMARKS	DATE
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DRAWING NUMBER:

E1

SHEET: 15 OF 17



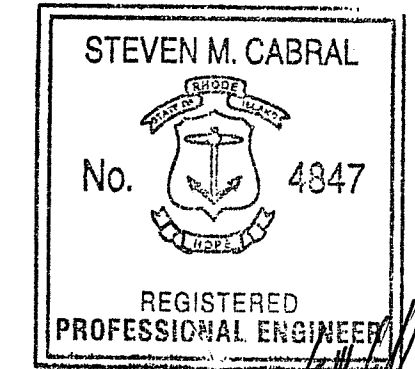


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2-8 PUTNAM PIKE
JOHNSTON, RHODE ISLAND

PREPARED FOR:

2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD
BOSTON, MA 02135-1023

DRAWING TITLE:

LANDSCAPE PLAN

DATE: APRIL 2023 SCALE: 1"=20'

DWG. NAME: 2668.20-L01-LAND.dwg

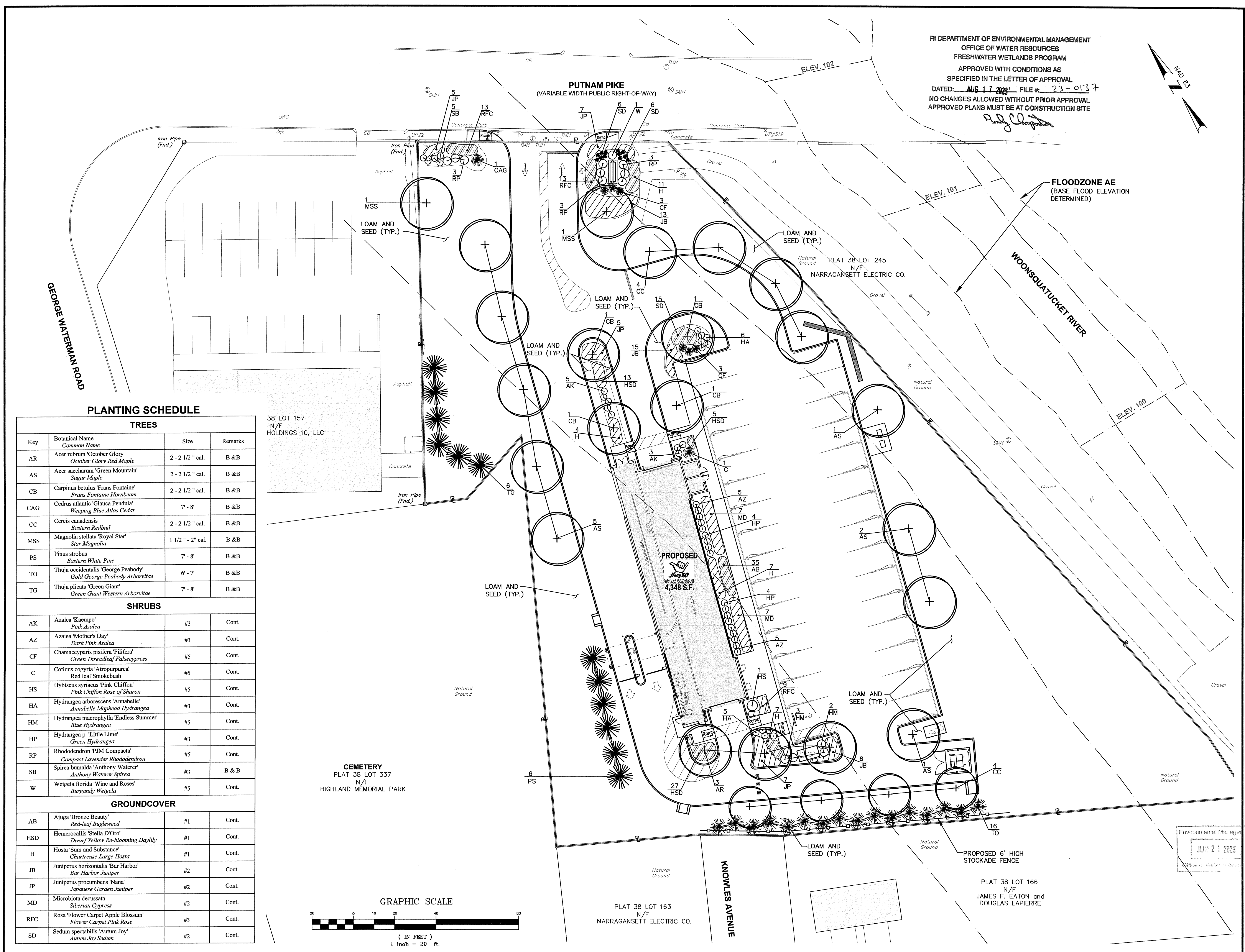
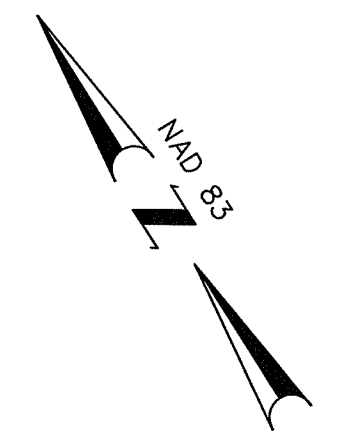
REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

L1

SHEET: 16 OF 17

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 17 2023 FILE #: 23-0137
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

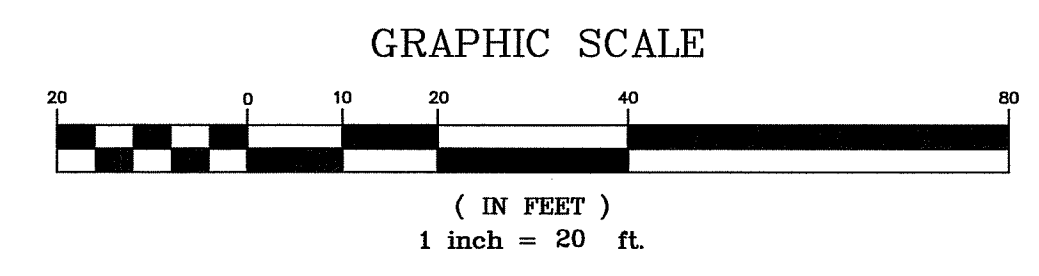


PLANTING SCHEDULE

TREES			
Key	Botanical Name Common Name	Size	Remarks
AR	Acer rubrum 'October Glory' October Glory Red Maple	2 - 2 1/2" cal.	B & B
AS	Acer saccharum 'Green Mountain' Sugar Maple	2 - 2 1/2" cal.	B & B
CB	Carpinus betulus 'Frans Fontaine' Frans Fontaine Hornbeam	2 - 2 1/2" cal.	B & B
CAG	Cedrus atlantic 'Glauca Pendula' Weeping Blue Atlas Cedar	7' - 8'	B & B
CC	Cercis canadensis Eastern Redbud	2 - 2 1/2" cal.	B & B
MSS	Magnolia stellata 'Royal Star' Star Magnolia	1 1/2" - 2" cal.	B & B
PS	Pinus strobus Eastern White Pine	7' - 8'	B & B
TO	Thuja occidentalis 'George Peabody' Gold George Peabody Arborvitae	6' - 7'	B & B
TG	Thuja plicata 'Green Giant' Green Giant Western Arborvitae	7' - 8'	B & B
SHRUBS			
AK	Azalea 'Kaempfer' Pink Azalea	#3	Cont.
AZ	Azalea 'Mother's Day' Dark Pink Azalea	#3	Cont.
CF	Chamaecyparis pisifera 'Filifera' Green Threadleaf Falsecypress	#5	Cont.
C	Cotinus cogyria 'Atropurpurea' Red leaf Smokebush	#5	Cont.
HS	Hybiscus syriacus 'Pink Chiffon' Pink Chiffon Rose of Sharon	#5	Cont.
HA	Hydrangea arborescens 'Annabelle' Annabelle Mophead Hydrangea	#3	Cont.
HM	Hydrangea macrophylla 'Endless Summer' Blue Hydrangea	#5	Cont.
HP	Hydrangea p. 'Little Lime' Green Hydrangea	#3	Cont.
RP	Rhododendron 'PJM Compacta' Compact Lavender Rhododendron	#5	Cont.
SB	Spirea bumalda 'Anthony Waterer' Anthony Waterer Spirea	#3	B & B
W	Weigela florida 'Wine and Roses' Burgandy Weigela	#5	Cont.
GROUND COVER			
AB	Ajuga 'Bronze Beauty' Red-leaf Bugleweed	#1	Cont.
HSD	Hemerocallis 'Stella D'Oro' Dwarf Yellow Re-blooming Daylily	#1	Cont.
H	Hosta 'Sum and Substance' Chartreuse Large Hosta	#1	Cont.
JB	Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper	#2	Cont.
JP	Juniperus procumbens 'Nana' Japanese Garden Juniper	#2	Cont.
MD	Microbiota decussata Siberian Cypress	#2	Cont.
RFC	Rosa 'Flower Carpet Apple Blossum' Flower Carpet Pink Rose	#3	Cont.
SD	Sedum spectabilis 'Autum Joy' Autum Joy Sedum	#2	Cont.

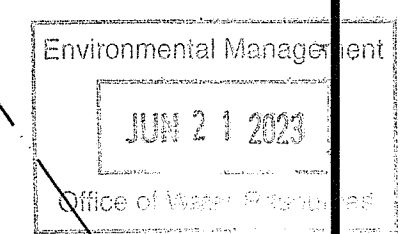
38 LOT 157
N/F
HOLDINGS 10, LLC

CEMETERY
PLAT 38 LOT 337
N/F
HIGHLAND MEMORIAL PARK



PLAT 38 LOT 163
N/F
NARRAGANSETT ELECTRIC CO.

PLAT 38 LOT 166
N/F
JAMES F. EATON and
DOUGLAS LAPIERRE



SEEDING NOTES

1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
5. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:
 SPRING SEEDING: MARCH 15 TO MAY 31
 FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.
 - E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
 - F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
 - G. SEED:
 - a. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

SEED MIX No. 1

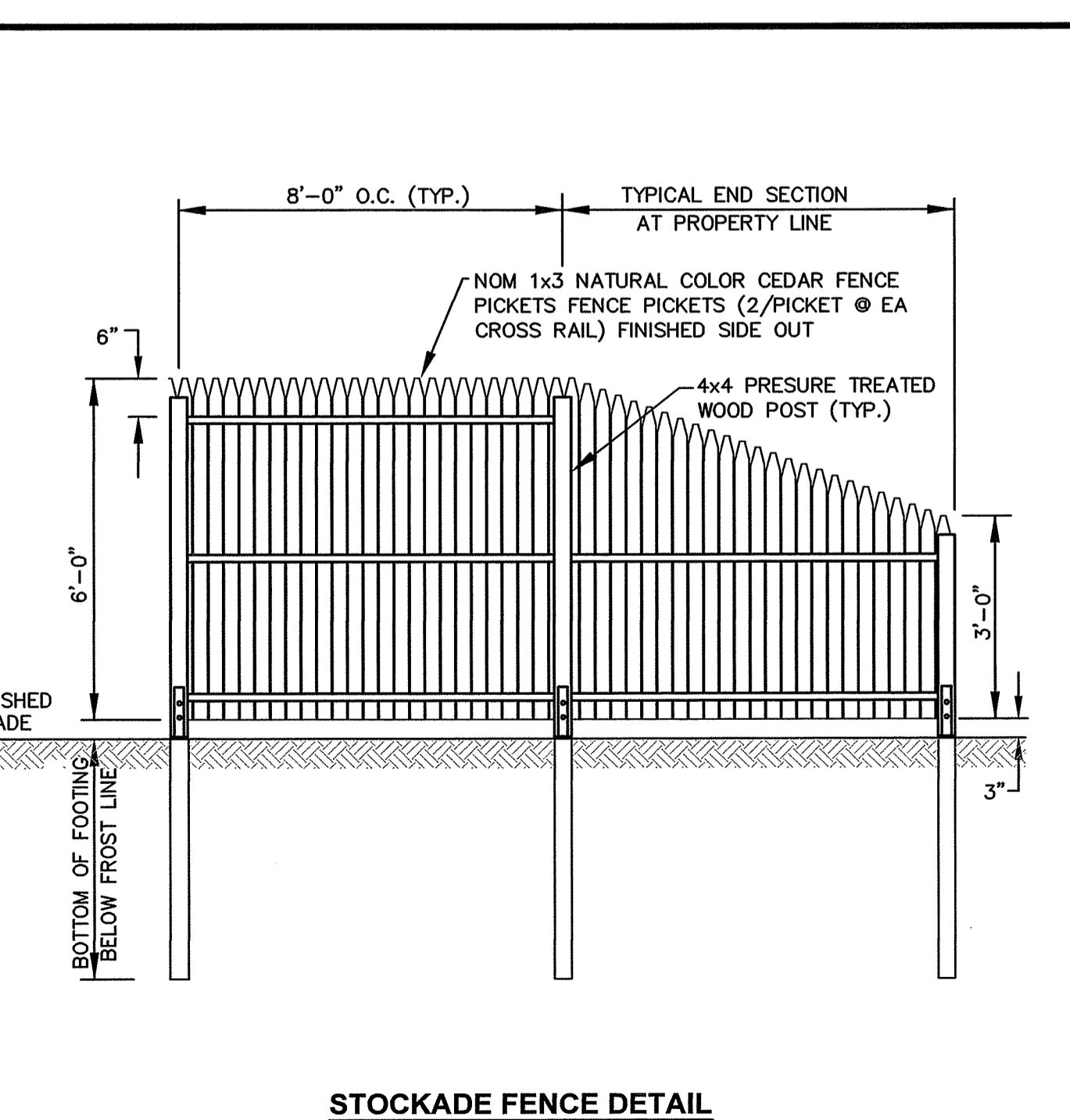
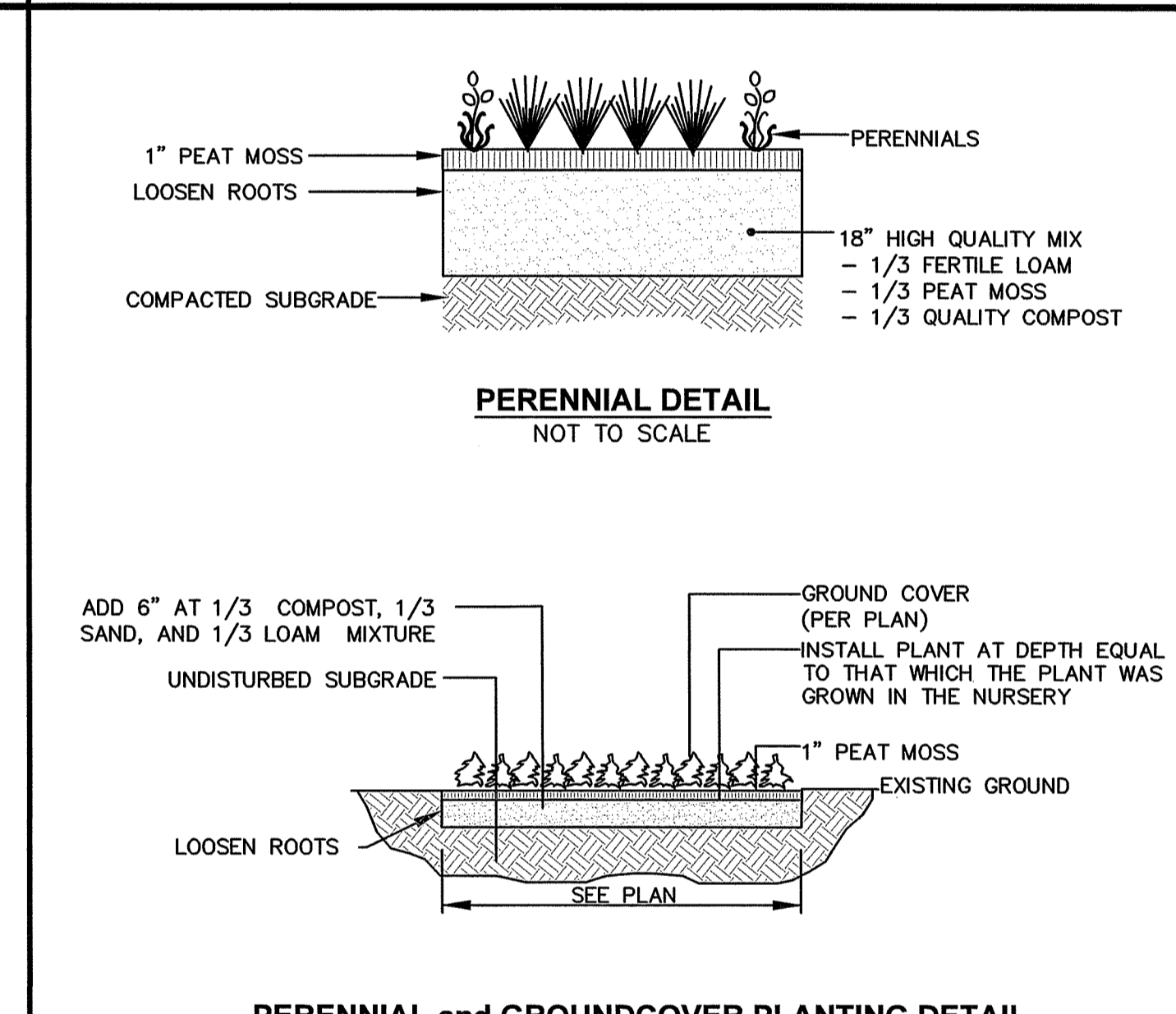
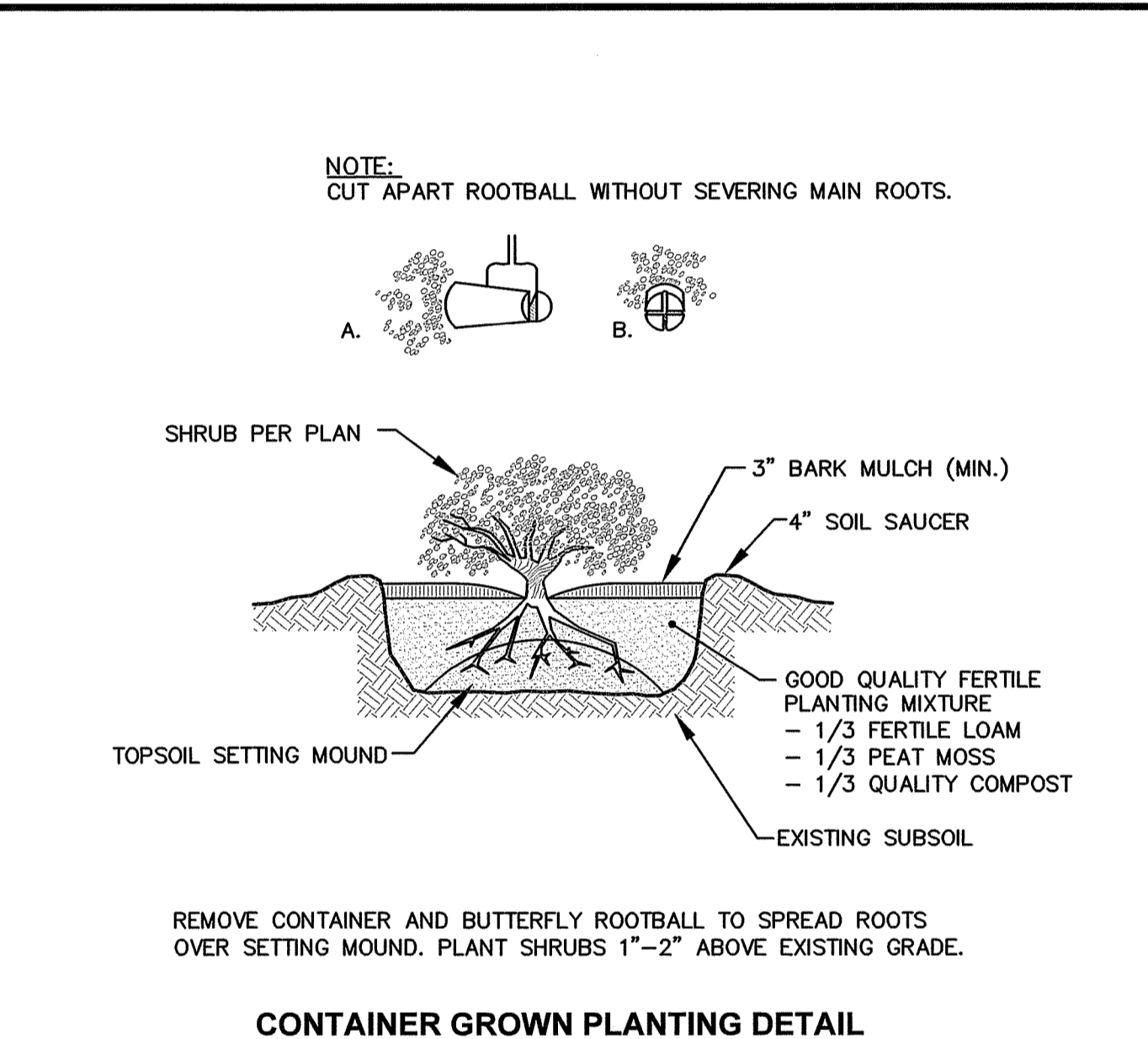
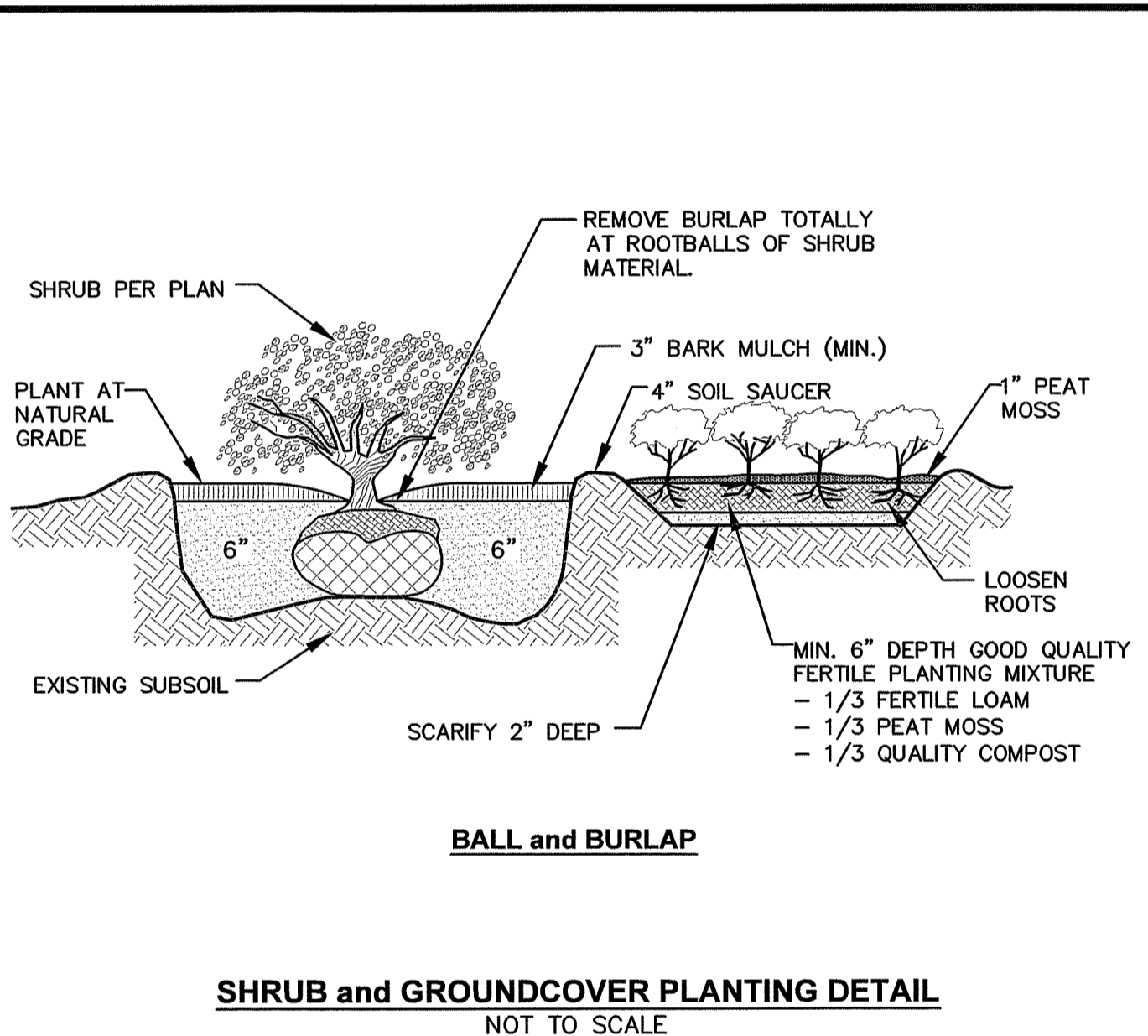
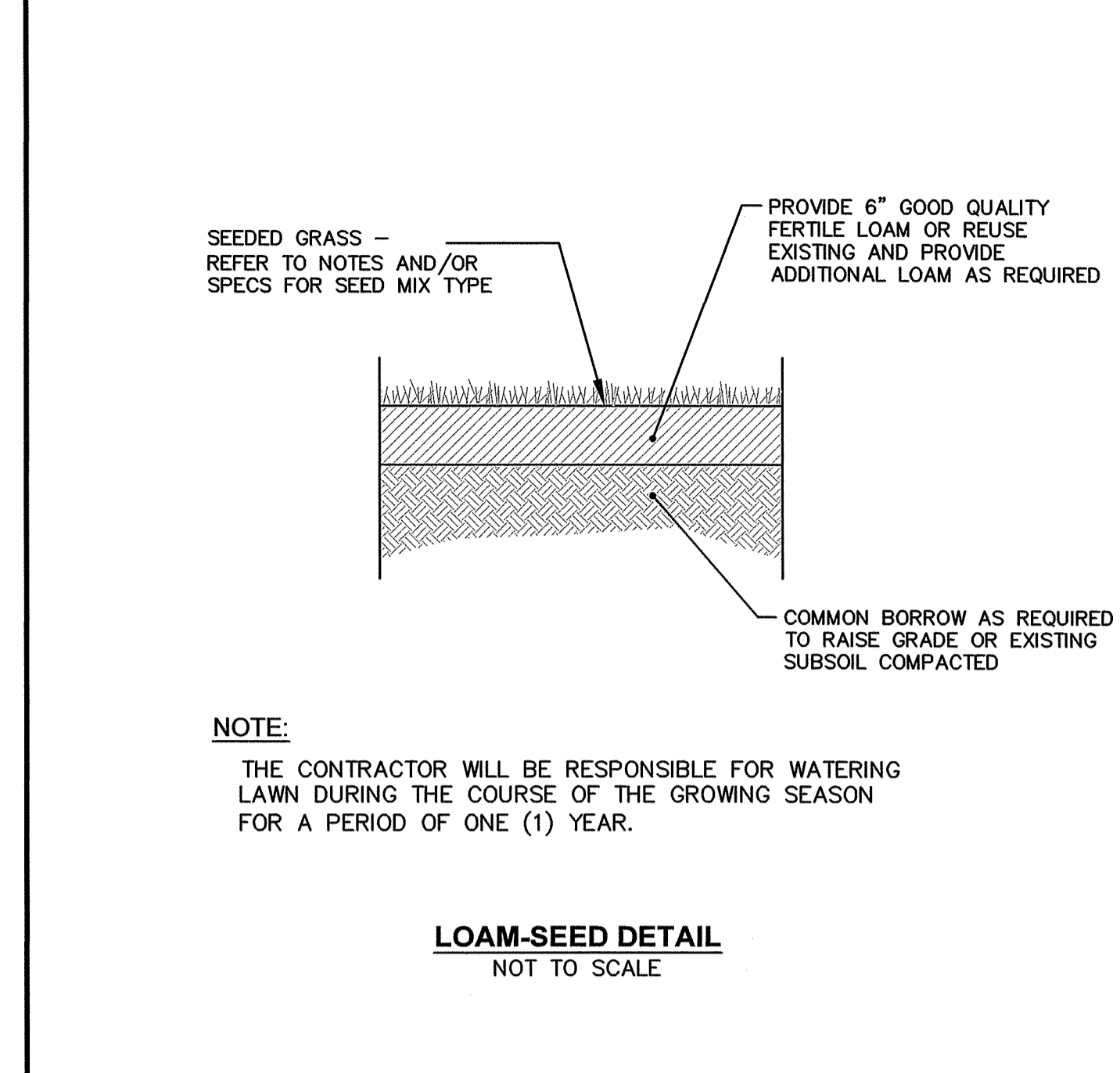
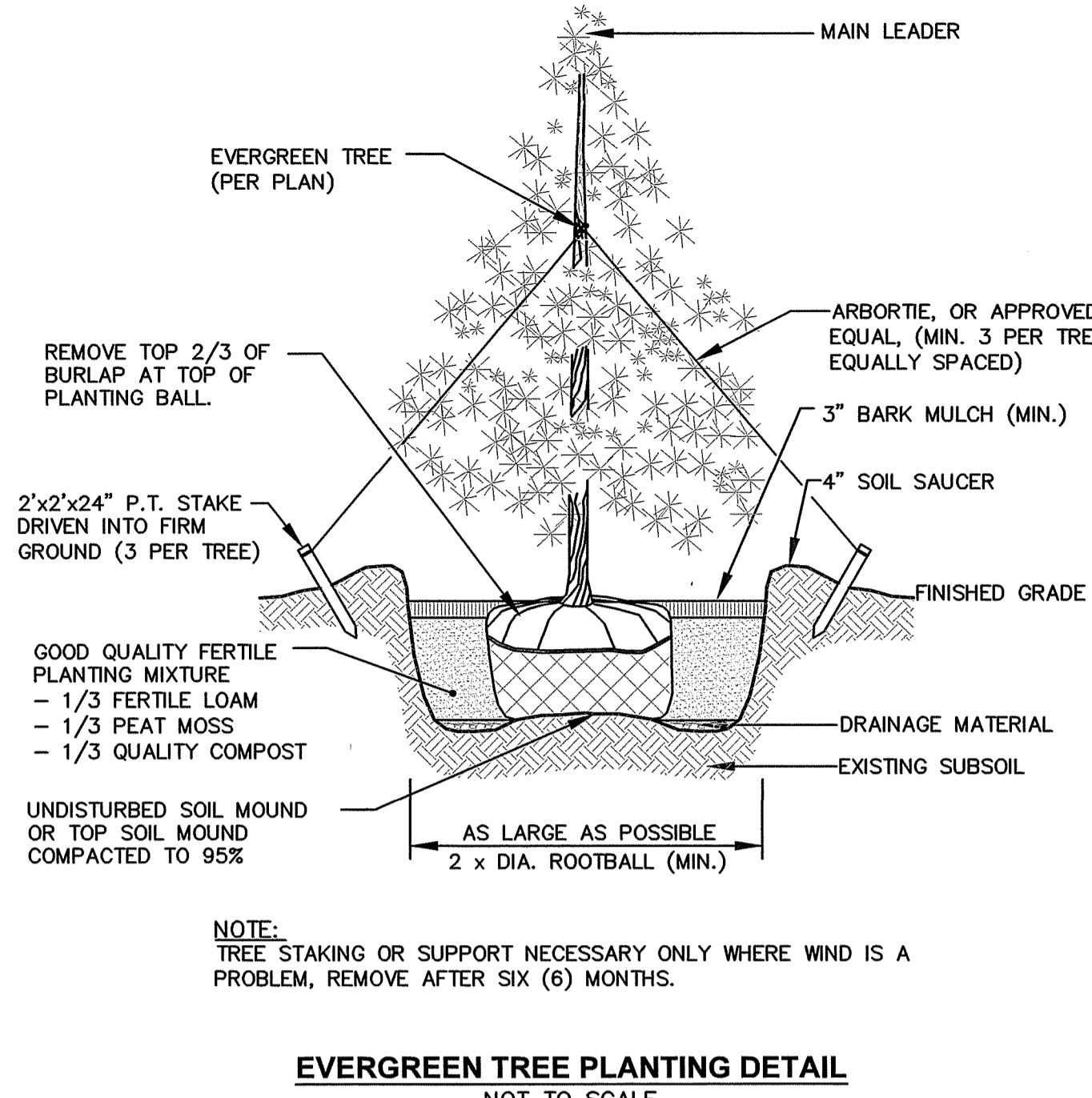
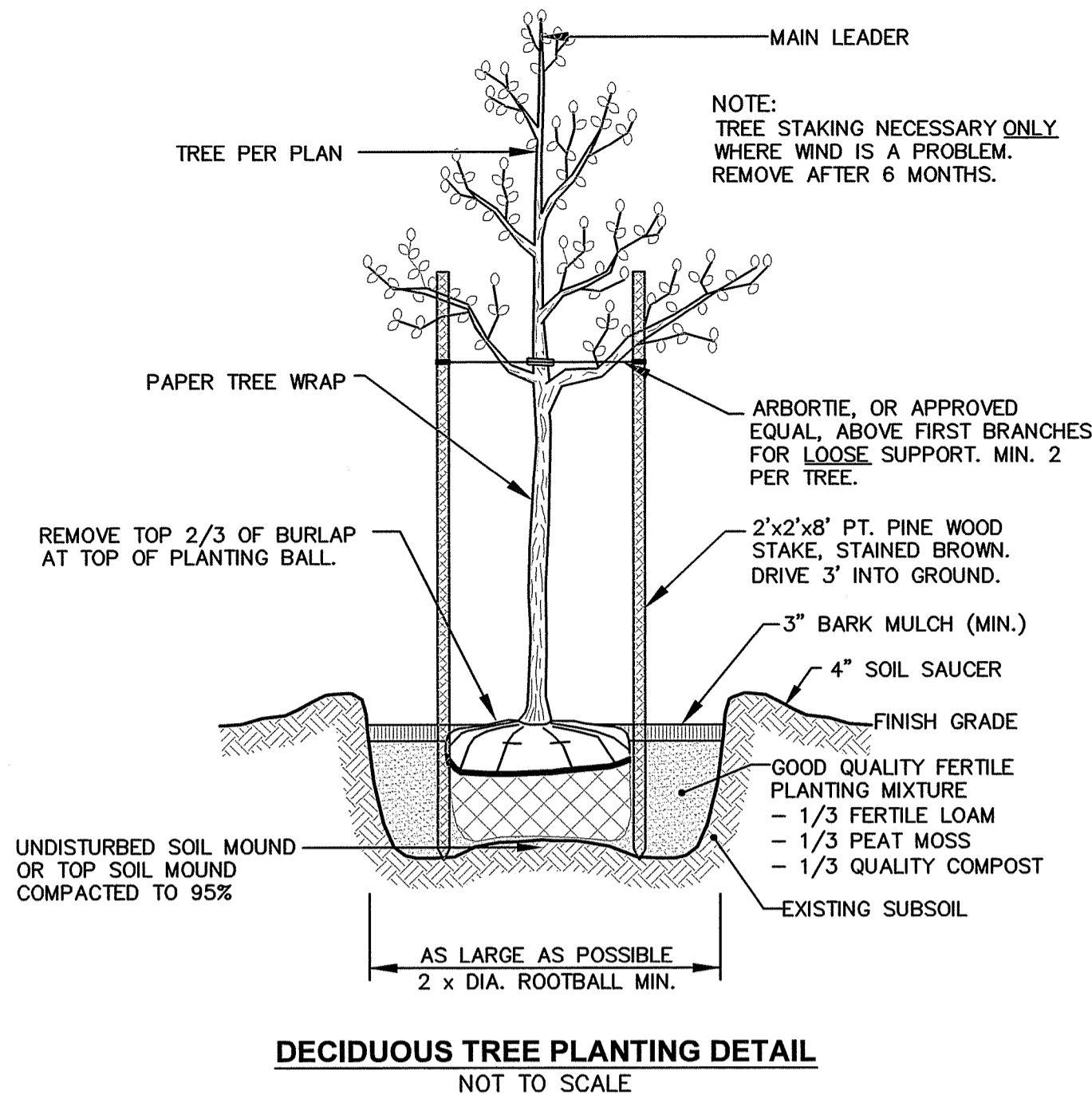
ENDOPHYTE ENHANCED MIX (MOWED AREAS)

TYPE	BY WEIGHT
IMPROVED PER. RYE	30%
TURF TYPE TALL FESCUE	30%
CHEWINGS FESCUE	30%
KY. BLUEGRASS 98/85	10%

APPLICATION RATE = 200 lbs. / ACRE

LANDSCAPE CONSTRUCTION NOTES

1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. LOAM TO BE SCREENED, GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 6" OVER ALL PLANTED AREAS.
3. BIO-RETENTION AREAS-PLANTING SOIL AND MULCH: LOAMY SAND TO A SANDY LOAM-80% SAND <20% SILT, <2% CLAY. WELL AGED GRADED COMPOST (25% OF SOIL MIX), WELL AGED, AERATED DARK BROWN HARD-WOOD MULCH (AGED 6 MONTHS).
4. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
5. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS, WILL BE ACCEPTED.
6. CALIPER MEASUREMENTS FOR ALL NEW PLANT STOCK SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES AND TWELVE (12) INCHES ABOVE GRADE FOR TREES OVER FOUR (4) INCHES.
7. ALL TREES SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE WHEN TREES ARE LOCATED WITHIN VEHICULAR AND PEDESTRIAN TRAVEL WAYS.
8. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMPING. FORM SAUCERS, CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
9. STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
10. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING. IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETED. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING.
11. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE STEM COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PAINT CUTS OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
12. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-10-10 FERTILIZER BROADCAST PER MANUFACTURER'S RATE. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AS PER MANUFACTURER'S INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF A SIX (6) WEEK PERIOD (WITH AVERAGE RAINFALL).
13. LIMING: ADD POWDERED LIME EVERY SIX MONTHS - OR SLOW RELEASE GRANULAR LIME-AS PER MANUFACTURER'S INSTRUCTION.
14. MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTED AREAS WITH TRIFLAN HERBICIDE OR EQUIVALENT GRANULAR PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS COVER WITH 3" DEPTH OF NATURAL BROWN SHREDDED BARK MULCH. NO RED OR DYED MULCH IS TO BE USED. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM.
15. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 17 2023 FILE # 23-0137
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Chappin

Environmental Management
JUN 21 2023
Office of Water Resources

DRAWING NUMBER
L2
SHEET: 17 OF 17

CROSSMAN ENGINEERING
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STEVEN M. CABRAL
No. 4847
REGISTERED PROFESSIONAL ENGINEER

KEY PLAN

PROJECT TITLE:
PROPOSED HANG 10 CAR WASH
PLAT MAP 38, LOTS 158, 159 and R-15 ZONING DISTRICTS: B-2 and R-15 GENERAL BUSINESS B-2 DISTRICT RESIDENCE R-15 DISTRICT
2-8 PUTNAM PIKE JOHNSTON, RHODE ISLAND

PREPARED FOR:
2-8 PUTNAM PIKE, LLC
C/O BASS, DOHERTY and FINKS, PC
1380 SOLDIERS FIELD ROAD BOSTON, MA 02135-1023

DRAWING TITLE:
LANDSCAPE DETAIL PLAN

DATE: APRIL 2023 SCALE: AS SHOWN
DWG. NAME: 2668.20-L02-LNDET.dwg

REVISIONS	NUMBER	REMARKS	DATE
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