

UNITY PARK

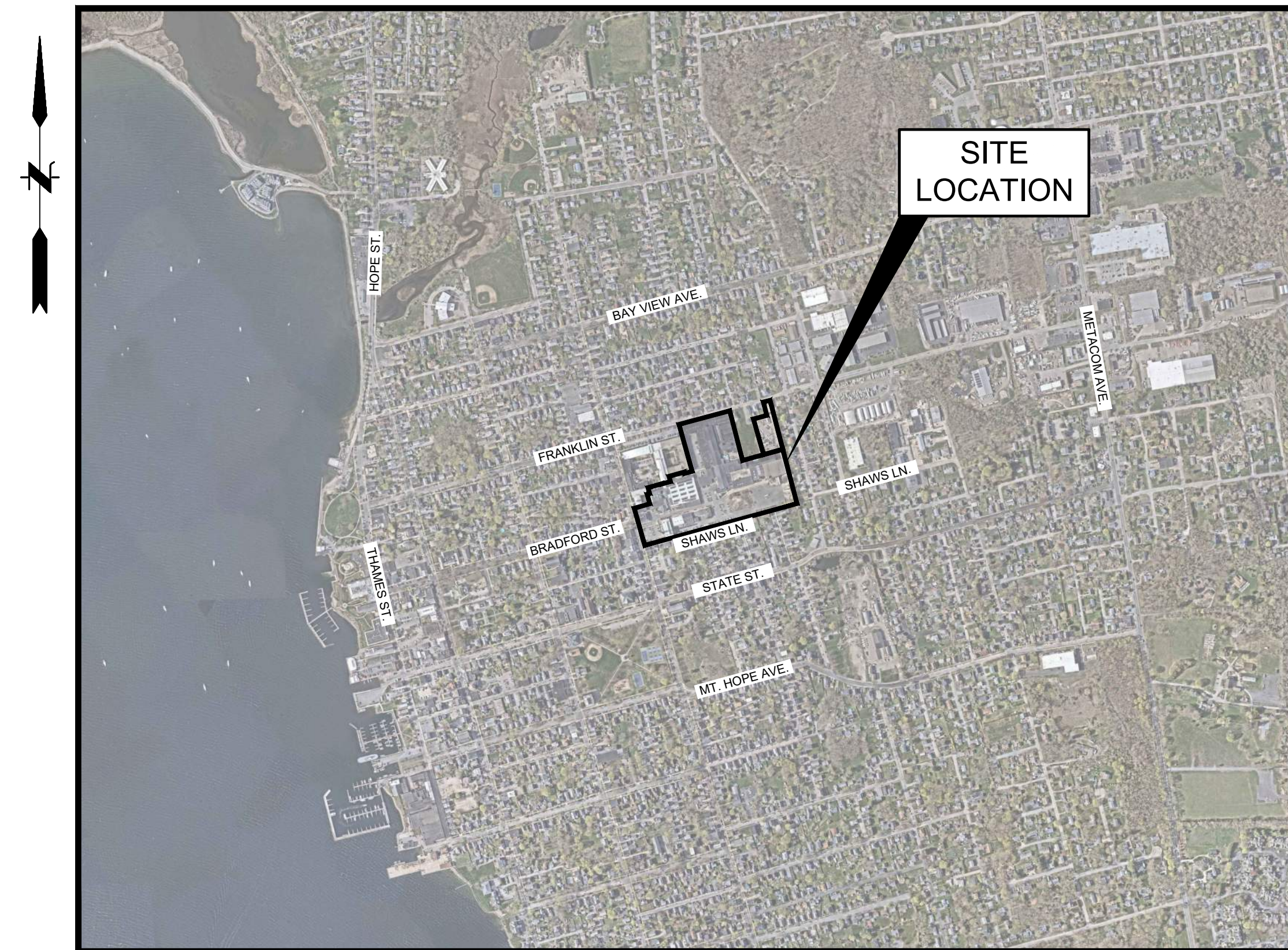
500 WOOD STREET · BRISTOL · RHODE ISLAND

PRELIMINARY PLAN

OCTOBER 3, 2025

SHEET INDEX

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CS-101 - CS-102	SITE PLAN
CG-101 - CG-102	GRADING & DRAINAGE PLAN
CD-501 - CD-505	DETAILS



LOCATION MAP

SCALE: 1" = 800'

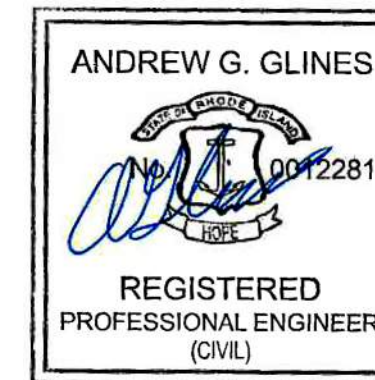
PREPARED BY

**FUSS &
O'NEILL**

3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
www.fando.com

PREPARED FOR

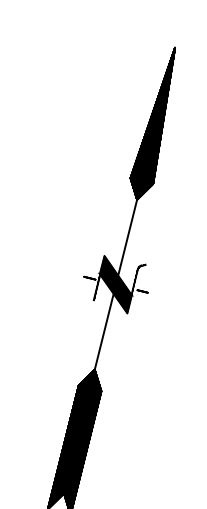
UNITY PARK, LLC.
500 WOOD STREET
BRISTOL, RI 02809



NOT FOR CONSTRUCTION

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

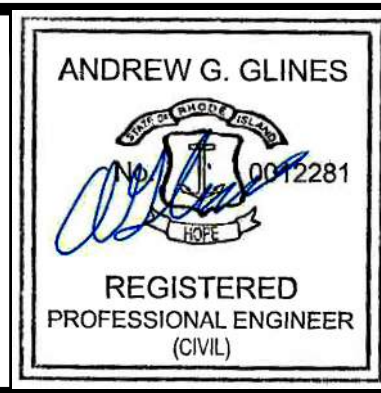
GI-001



PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

SEAL



SCALE:	
HORIZ.:	1" = 50'
VERT.:	-
DATUM:	
HORIZ.:	-
VERT.:	-
	
GRAPHIC SCALE	

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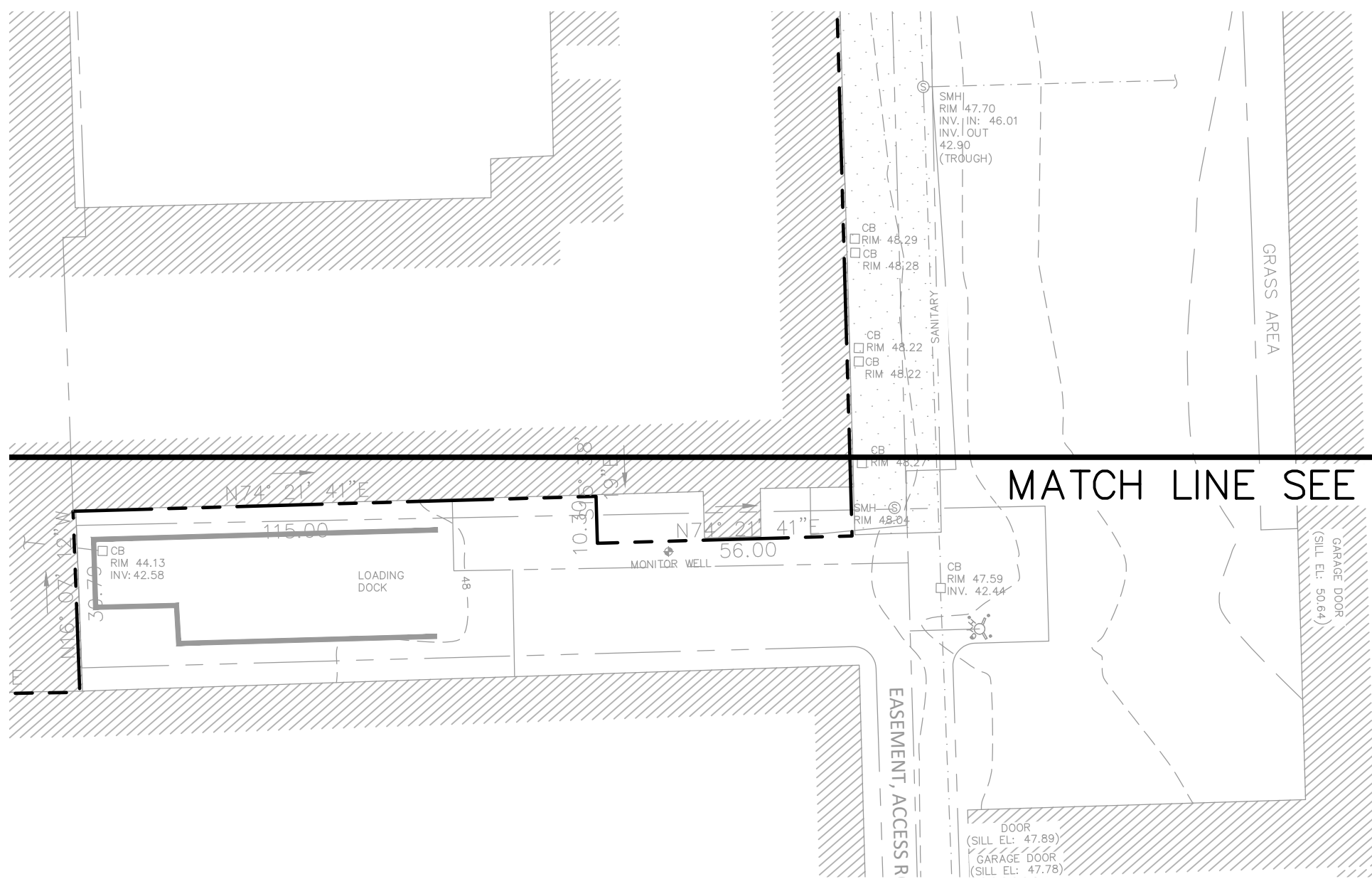
UNITY PARK, LLC.
INDEX PLAN
UNITY PARK
1

500 WOOD STREET - PLAT 29, LOT 1

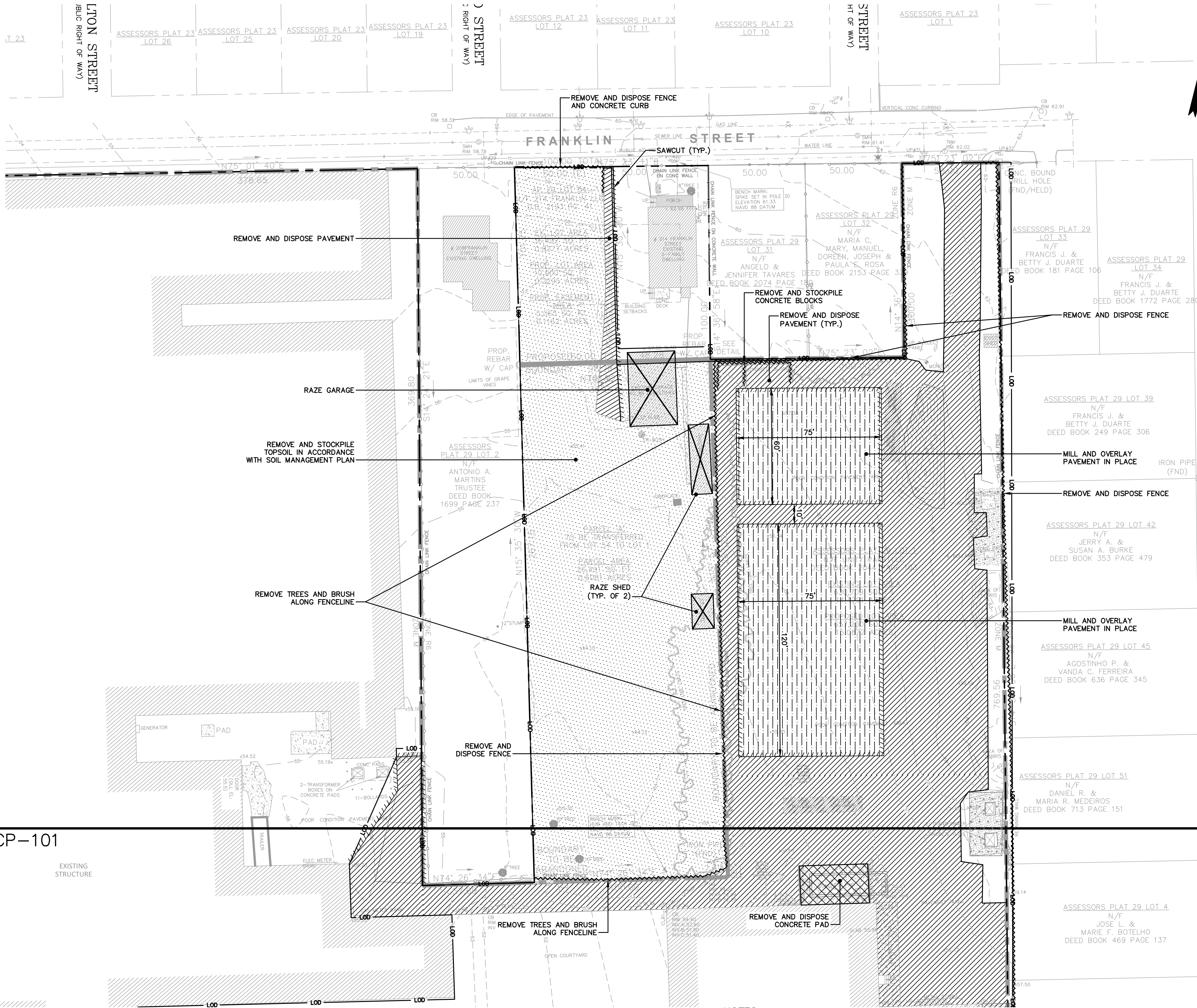
BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CN-101



MATCH LINE SEE SHEET CP-101



- NOTES:**
- SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
 - CONTRACTOR SHALL COORDINATE WITH OWNER TO ESTABLISH WORK AREAS TO LIMIT TENANT IMPACTS FROM PROJECT.
 - WITHIN SELECTIVE CLEARING AREAS, ALL EXISTING SPECIMEN TREES OVER 6" CALIPER SHALL REMAIN AND BE PROTECTED WHILE CLEARING AND GRUBBING.
 - CLEAN AND FLUSH ALL PHASE 3 CATCH BASINS, DRAIN MANHOLES, AND PIPES. REMOVE AND DISPOSE OF SEDIMENT AND DEBRIS.

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

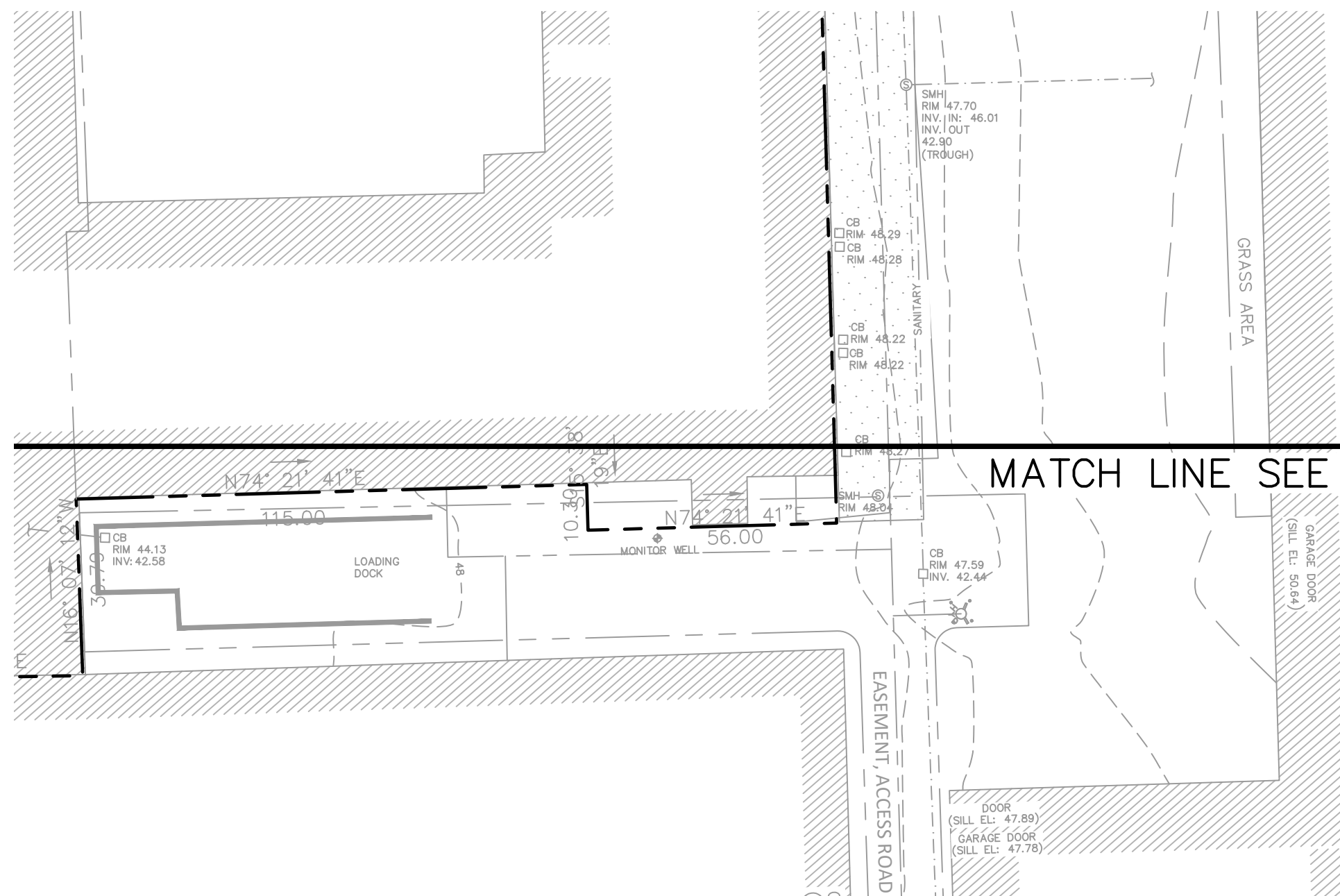


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HORZ.: 1" = 30'
VERT.: -
DATUM:
HORZ.: -
VERT.: -
GRAPHIC SCALE
0 15' 30' 60'

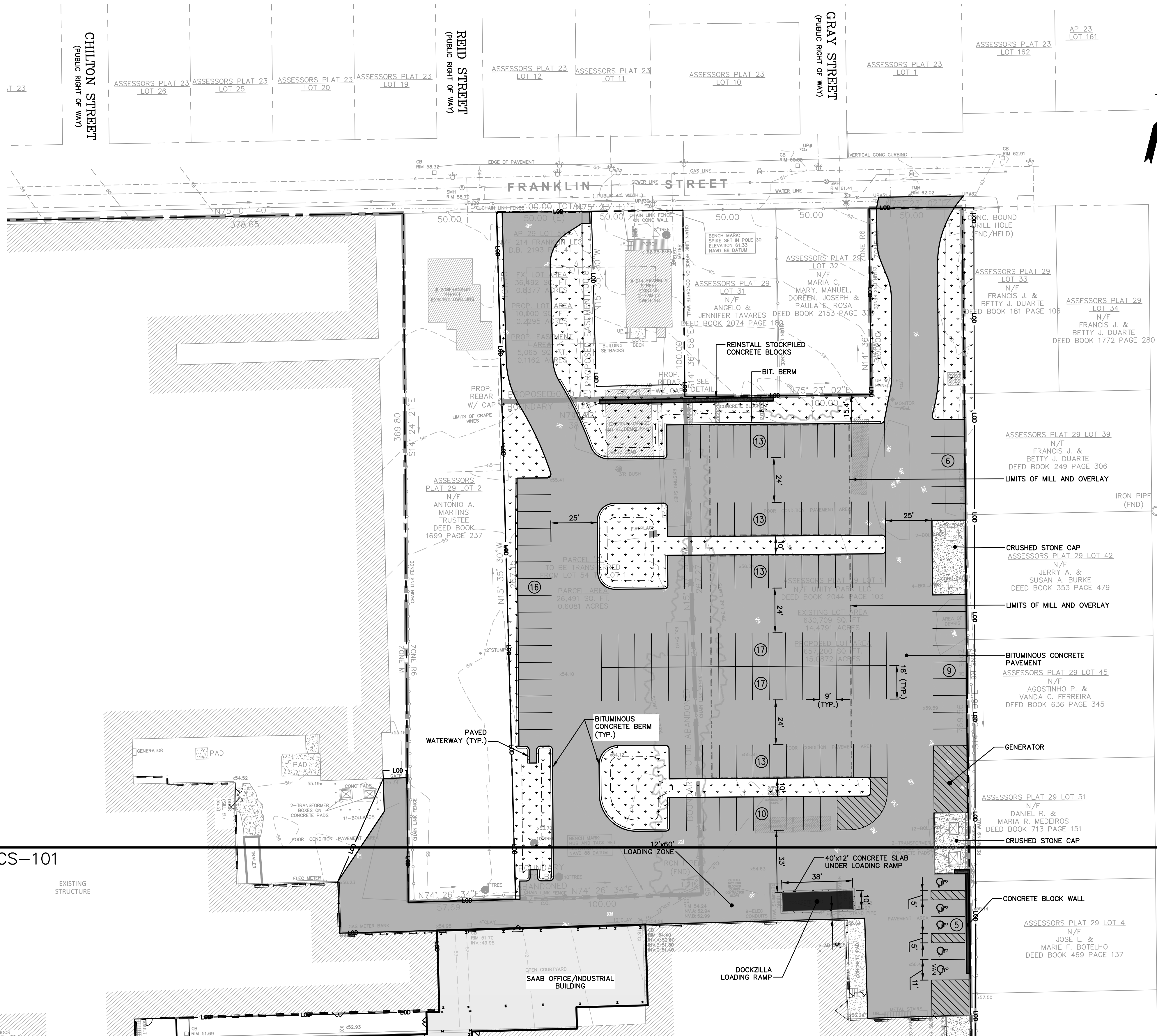
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UNITY PARK, LLC.
SITE PREPARATION PLAN
UNITY PARK
500 WOOD STREET - PLAT 29, LOT 1
BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025
CP-102



MATCH LINE SEE SHEET CS-101

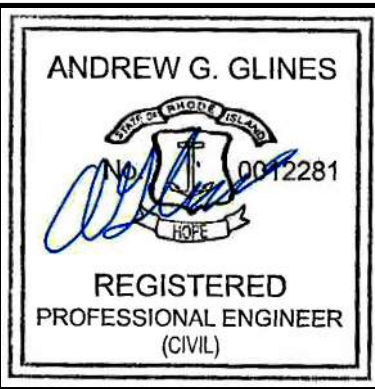


- NOTES:**
1. SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
 2. UNLESS OTHERWISE NOTED, ALL EXISTING SPECIMEN TREES OVER 6" CALIPER SHALL REMAIN AND BE PROTECTED WHILE INSTALLING CAP IN LANDSCAPE BUFFER.
 3. ALL EXISTING UTILITY STRUCTURE FRAME AND GRATES MUST BE RAISED TO FINISH GRADE.

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL



SCALE:

HORIZ.: 1" = 30'

VERT.: -

DATUM:

HORIZ.: -

VERT.: -

0 15' 30' 60'

GRAPHIC SCALE

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SITE PLAN

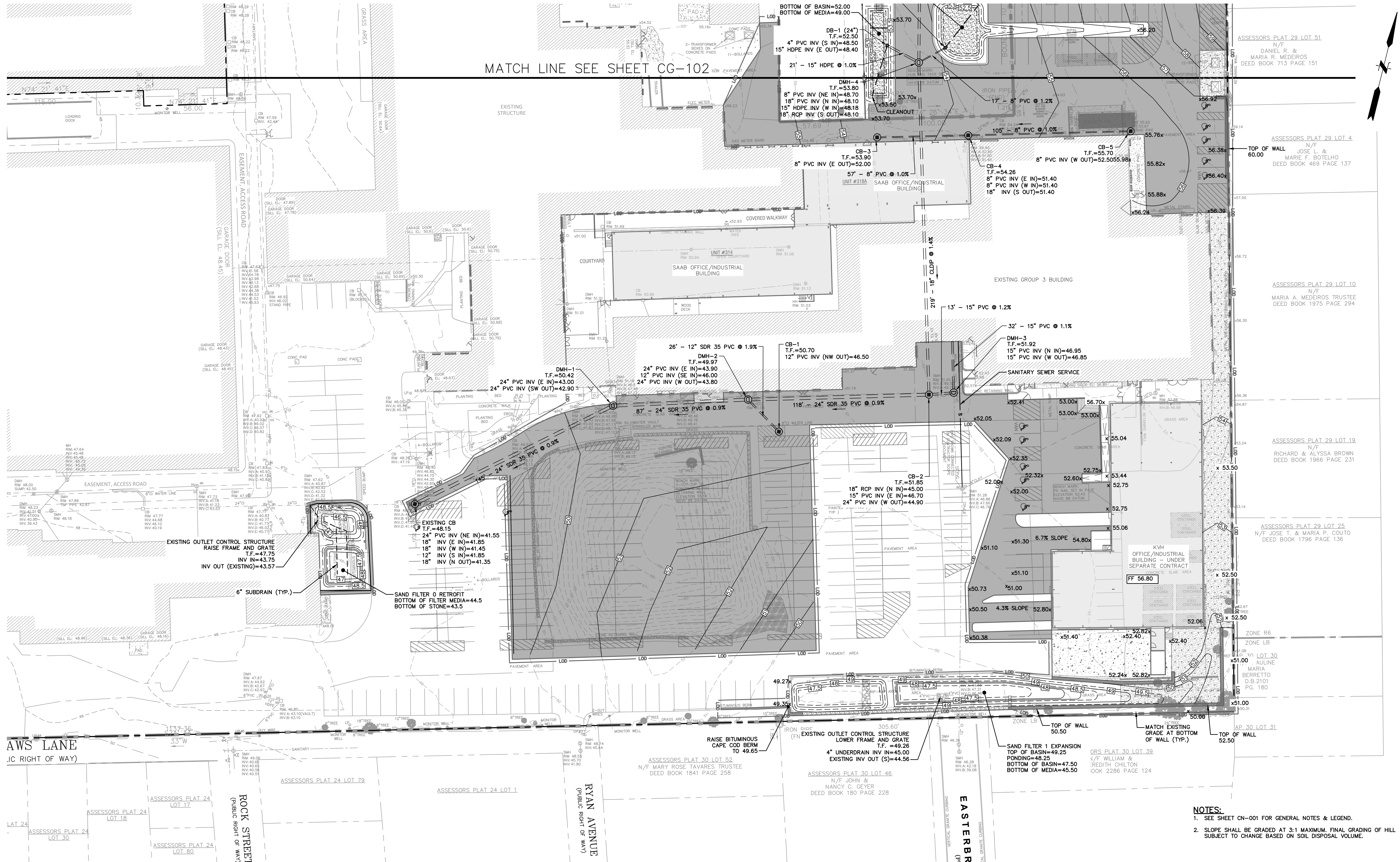
UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1

BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CS-102



- NOTES:
- SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
 - SLOPE SHALL BE GRADED AT 3:1 MAXIMUM. FINAL GRADING OF HILL SUBJECT TO CHANGE BASED ON SOIL DISPOSAL VOLUME.

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SCALE:

HORIZ.: 1" = 30'

VERT.: -

DATUM:

HORIZ.: -

VERT.: -

0 15' 30' 60'

GRAPHIC SCALE

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GRADING & DRAINAGE PLAN

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1

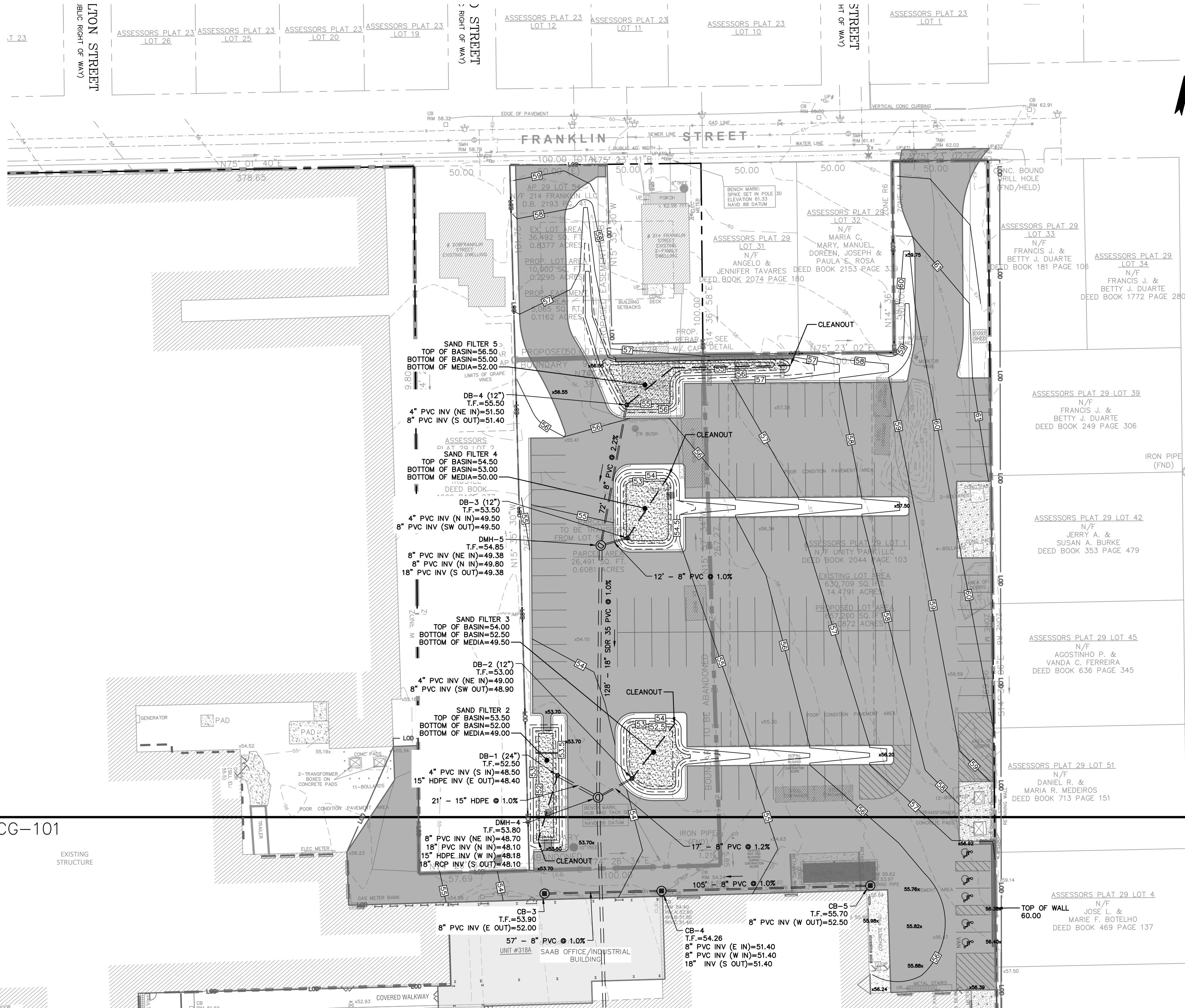
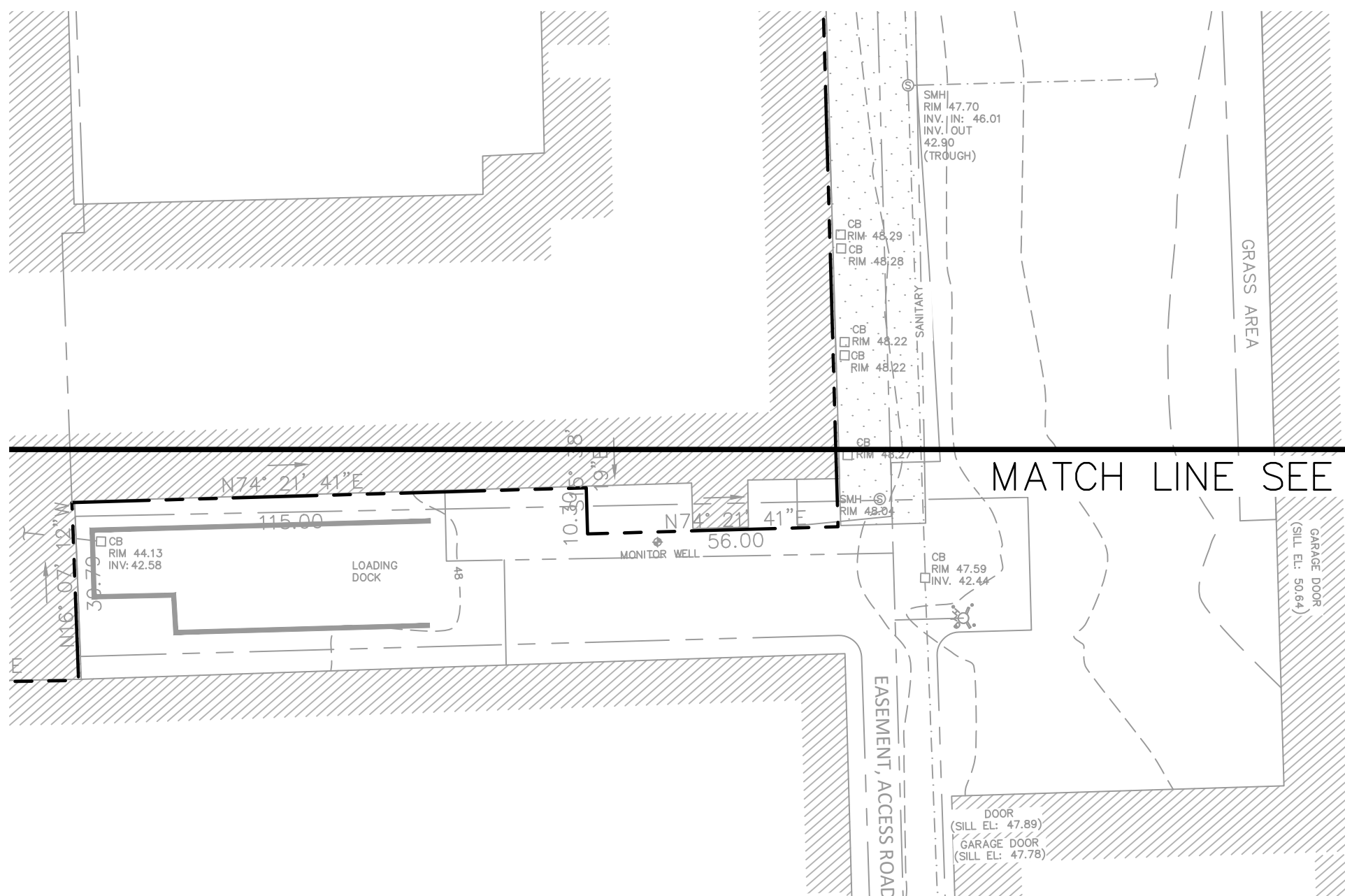
BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10

DATE: OCTOBER 3, 2025

CG-101

File: J:\DWG\2009\1428\10\Civil\Plan\2009\1428D10_GRA01.dwg Layout: CG-102 Plotted: 2025-10-02 8:26 PM Saved: 2025-10-02 7:40 PM User: Andy Glines
PC3: AUTOCAD PDF (GENERAL DOCUMENTATION) PC3: STE/CTB: FO STB
MS VIEW: LAYER STATE:



- NOTES:**
1. SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
 2. ALL EXISTING SPECIMEN TREES OVER 6" CALIPER SHALL REMAIN AND BE PROTECTED WHILE INSTALLING CAP IN LANDSCAPE BUFFER.
 3. ALL EXISTING UTILITY STRUCTURE FRAME AND GRATES MUST BE RAISED TO FINISH GRADE.

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0 15' 30' 60'

GRAPHIC SCALE

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GRADING & DRAINAGE PLAN

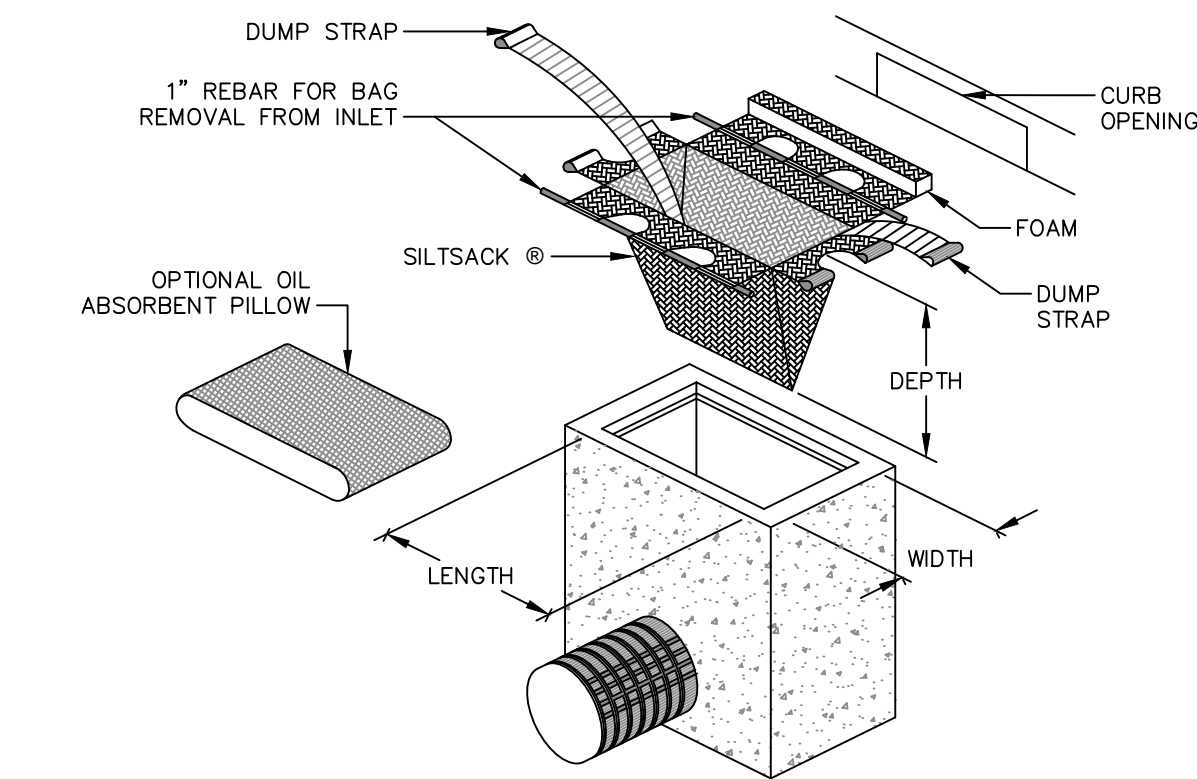
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500 WOOD STREET - PLAT 29, LOT 1

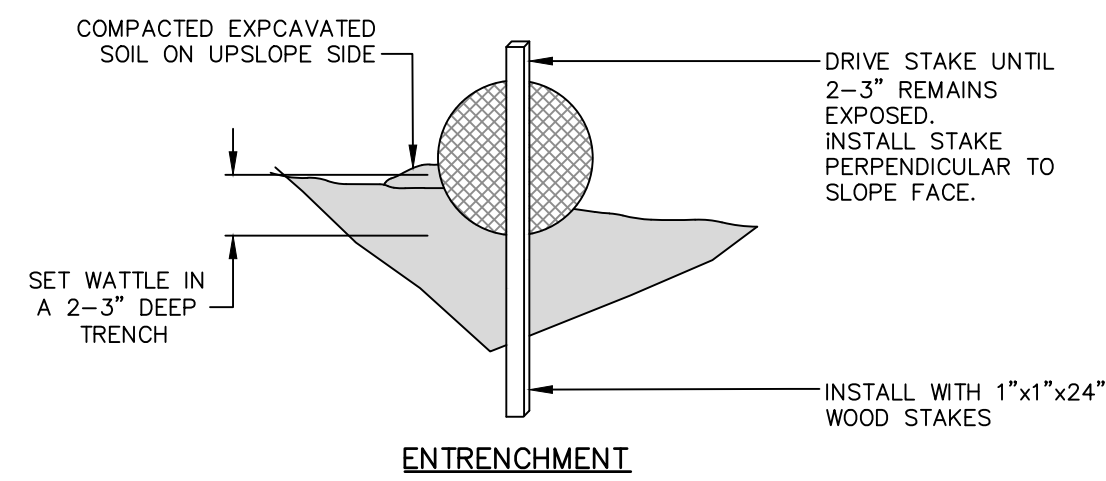
BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CG-102

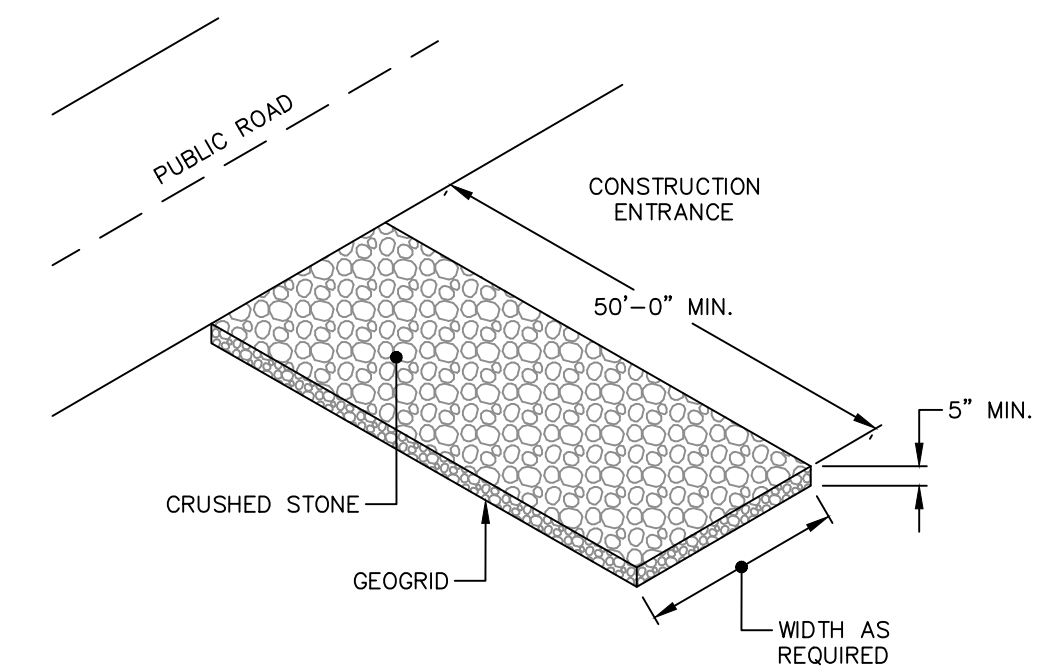


NOT TO SCALE

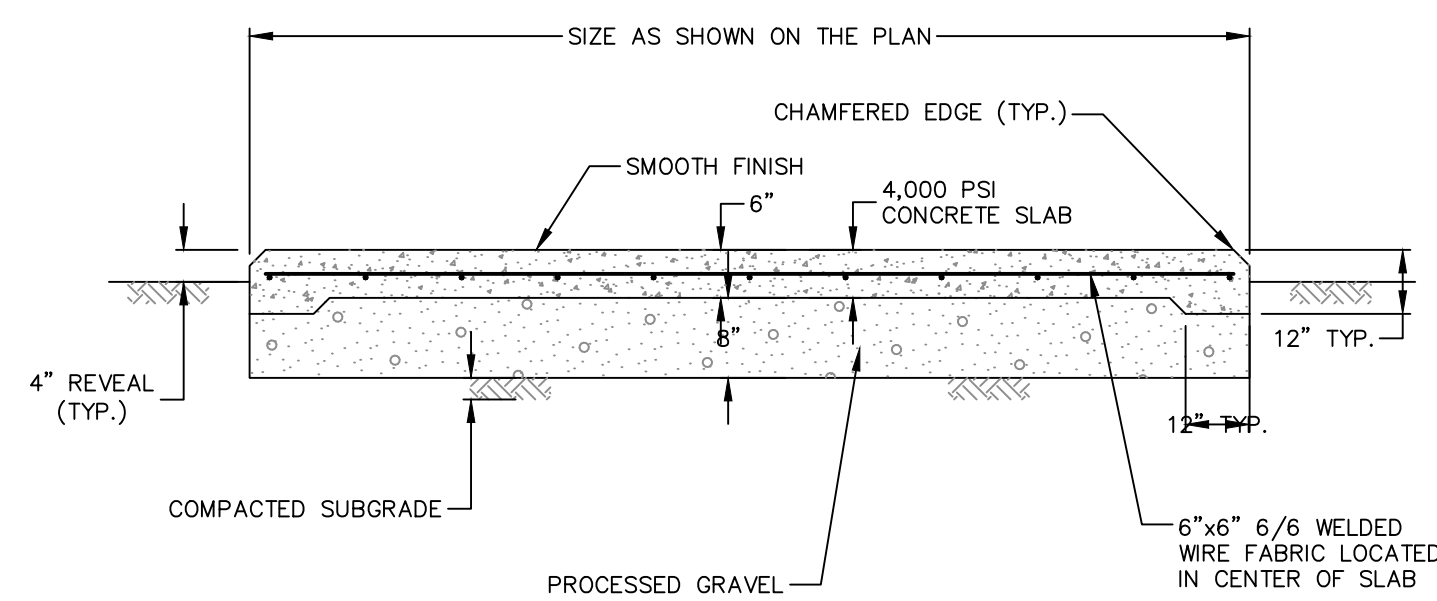


NOT TO SCALE

- NOTES:**
1. WATTLÉS SHALL BE INSTALLED AT LOCATIONS AS INDICATED ON THE DRAWINGS.
 2. WATTLÉS SHALL BE TRENCHED APPROXIMATE 2-3 INCHES AND STAKED SUCH THAT WATTLÉS DIRECTLY CONTACT SOIL AND PRECLUDE UNDERMINING OR BLOWOUTS. THE TRENCH SHALL BE APPROXIMATELY 9 INCHES WIDE. STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE WATTLE AT A SPACING OF 3-4 FEET ON CENTER AND NO GREATER THAN 6" FROM THE EACH END OF THE TRENCH. COMPACT SOIL EXCAVATED TO CREATE TRENCH ON UPHILL SIDE.
 3. ENDS OF ADJACENT WATTLÉS SHALL BE TIGHTLY BUTTED OR OVERLAPPED SO THAT NO OPENING EXISTS FOR WATER TO PASS THROUGH. WATTLÉS SHALL BE FREE OF DAMAGE OR DEFECTS WHEN DELIVERED TO THE SHIPPER. NO VEHICLES SHALL BE DRIVEN OVER WATTLÉS.
 4. WATTLÉS SHALL BE 12-INCH SEDIMAX-SW12M[®] MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.



NOT TO SCALE



- NOTE:**
1. TYPICAL SLAB SECTION APPLIES TO DUMPSTER AND MISC. MECHANICAL PADS UP TO 12'x12'. SEE PLANS FOR PAD SIZE AND LOCATION.
 2. VERIFY PAD SIZE WITH MEP PLANS AND SPECIFICATIONS.

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

ANDREW G. GLINES



REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

SCALE:	
	HORZ.: AS NOTED
	VERT.:
DATUM:	
	HORZ.: -
	VERT.: -

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DETAILS

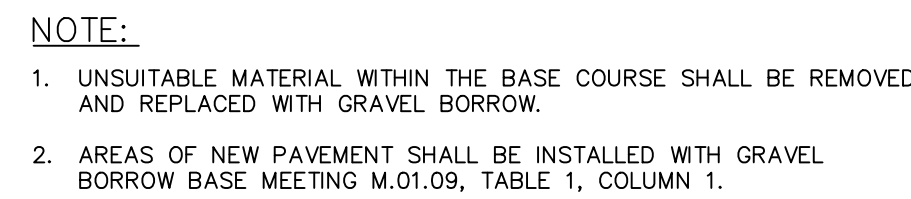
UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1

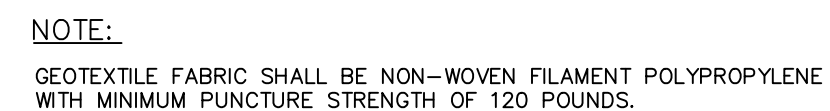
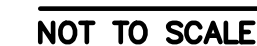
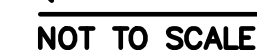
BRISTOL, RHODE ISLAND

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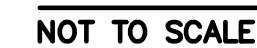
CD-501



NOT TO SCALE



NOT TO SCALE



CONCRETE SHALL BE CLASS XX IN ACCORDANCE WITH RIDOT STANDARD SPECIFICATIONS.

NOT TO SCALE



GEOMEMBRANE SHALL BE 30 MILS, ULTRAVIOLET RESISTANT.

NOT TO SCALE



1. GEOTEXTILE FABRIC SHALL BE NON-WOVEN FILAMENT POLYPROPYLENE WITH A MINIMUM PUNCTURE STRENGTH OF 120 POUNDS.
2. CRUSHED STONE SHALL BE WASHED 1-2" DIAMETER STONE.
3. REUSE STOCKPILED CLEAN CRUSHED STONE.

NOT TO SCALE



SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

NOT TO SCALE



1. DELEGATED-DESIGN BY CONTRACTOR.
2. 3.5' MAX HEIGHT OF WALL.
3. WALL ESTHETICS SHALL BE APPROVED BY OWNER.

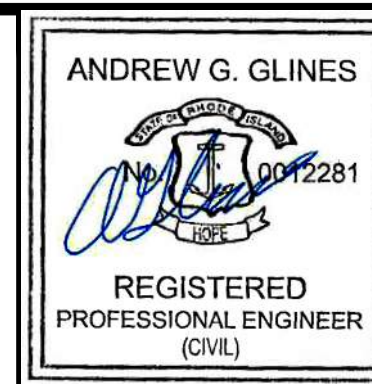
NOT TO SCALE



PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

SEAL



SCALE:

HORZ.: AS NOTED

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HORZ.:

VERT.:

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DETAILS

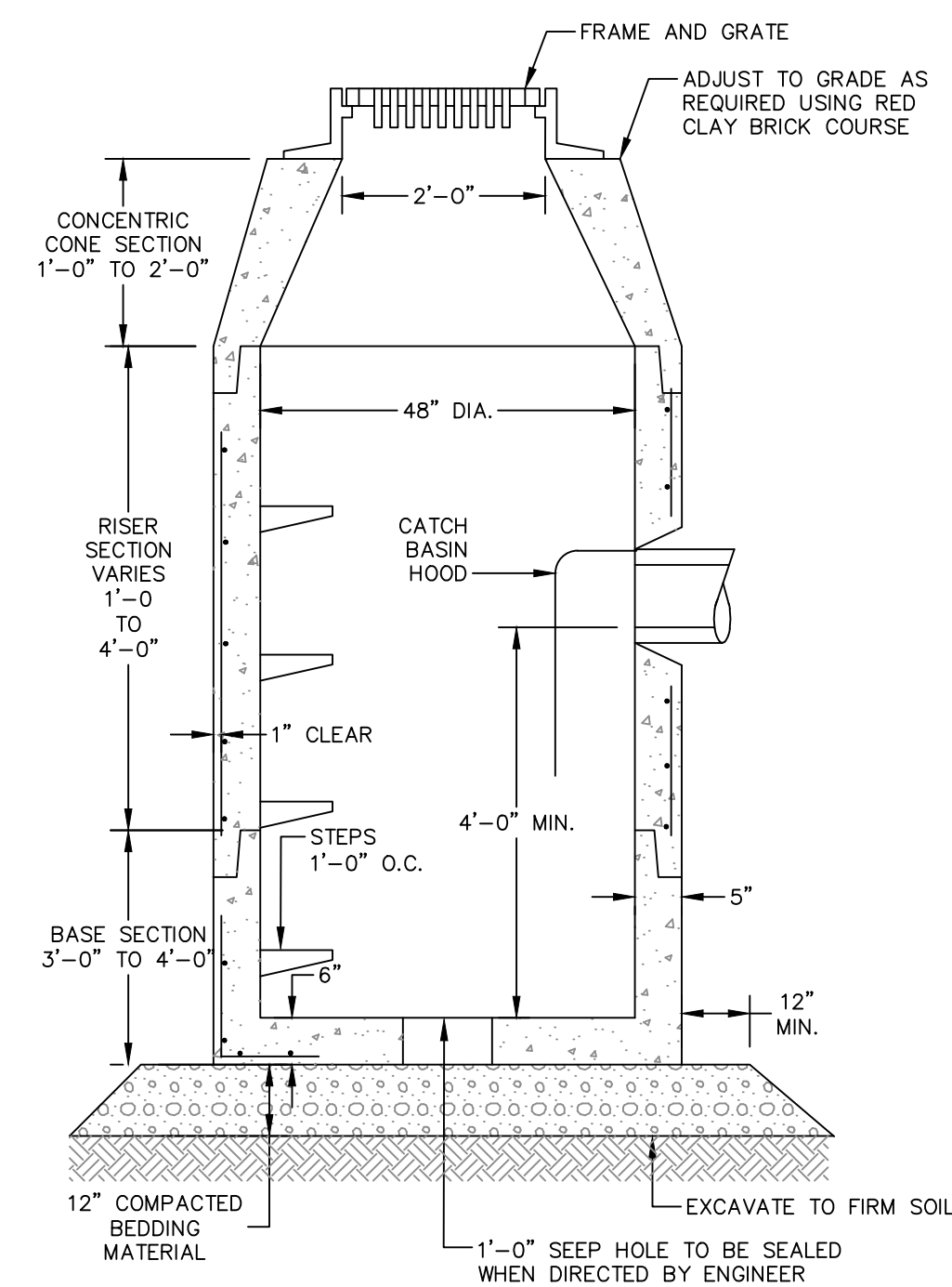
UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1

BRISTOL, RHODE ISLAND

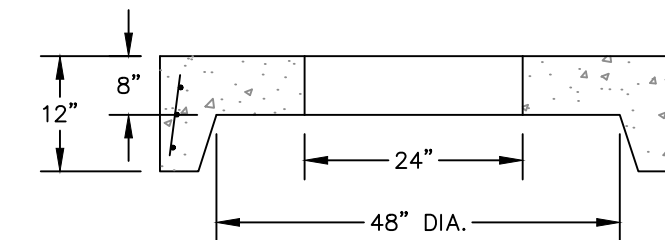
PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CD-502



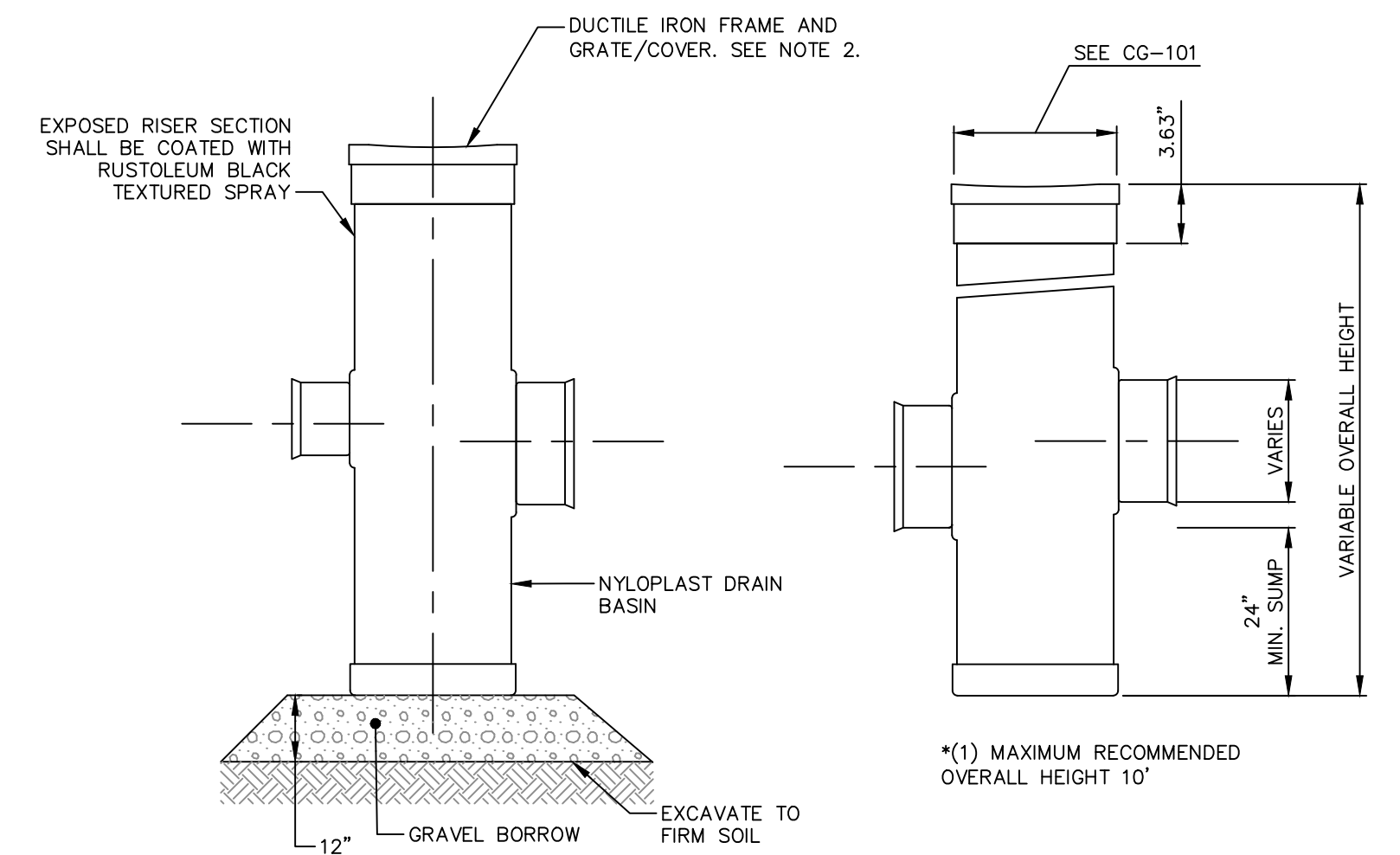
CATCH BASIN

NOT TO SCALE



ALTERNATE TOP SLAB
(STEEL REINFORCED FOR HS-25 LOADING)

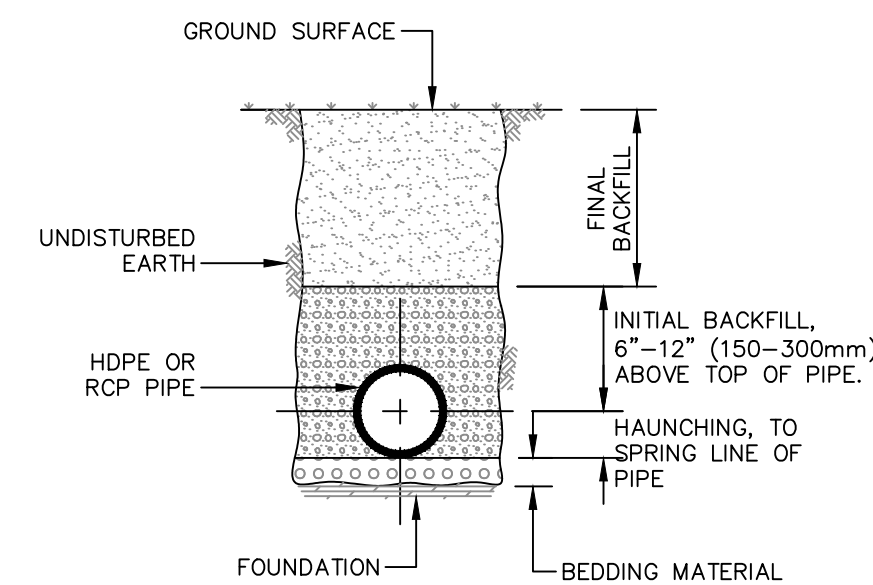
1. FRAME AND GRATE SHALL BE R.I. STD. 6.3/0 OR APPROVED EQUAL.
2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS AND MORTAR.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-185:
 - 0.12 SQ. IN./LIN. FT. CIRCUMFERENTIAL
 - 0.18 SQ. IN./FT. (BOTH WAYS)
 - BASE BOTTOM
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH 4,000 PSI TYPE II CEMENT.
5. ONE FOUR MONOLITHIC BASE SECTION.
6. PROVIDE "Y" KNOTOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO KNOCKOUT OF PIPE. MORTAR ALL PIPE CONNECTIONS.
7. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
8. CATCH BASIN DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTION.
9. CATCH BASIN STEPS SHALL BE ASTM A 615/A615M, DEFORMED, 1/2-INCH STEEL REINFORCED RODS EMBEDDED IN ASTM D 4101, POLYPROPYLENE PLASTIC. THE VENTILATION OF OPENING MUST BE WITHIN 2'-0" FROM STEPS.
10. 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.



- NOTES:**
1. SEE DRAINAGE AND GRADING PLAN FOR DRAIN DIAMETER, PIPE SIZE, PIPE, MATERIAL, AND INVERTS.
 2. SEE GRADING AND DRAINAGE PLAN FOR GRATE/COVER TYPE.
 - SOLID COVER SHALL BE H-20 RATED, WITH LETTERING "RAIN"
 3. GRAVEL BORROW SHALL BE COMPACTED TO 95-PERCENT MODIFIED PROCTOR.

DRAIN BASIN

NOT TO SCALE

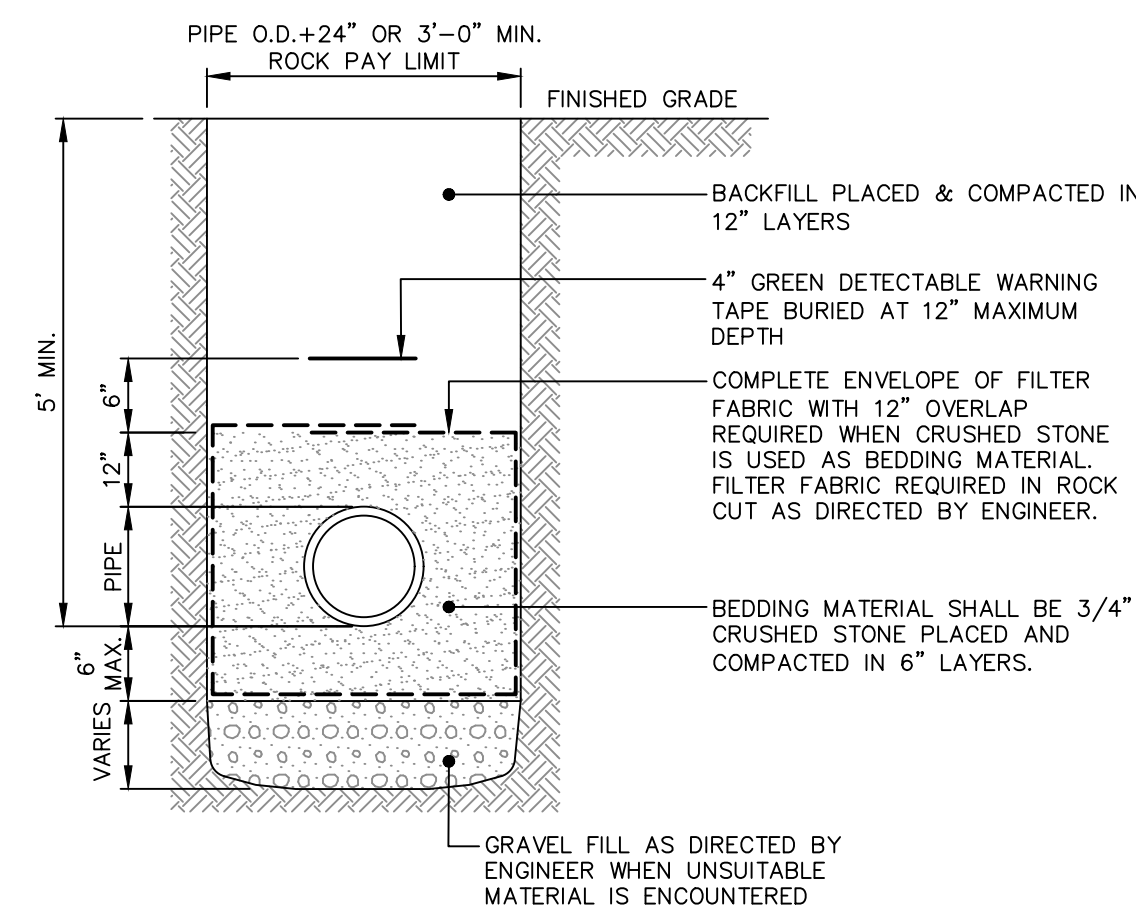


- NOTES:**
1. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D3321. STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
 2. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D3321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 42"–24" (1050–600MM) AND 42"–48" (1050–1200MM) CORRUGATED POLYETHYLENE PIPE (PEP); 6" (150MM) FOR 30"–36" (750–900MM) PEP.
 3. **HAUNCHING AND INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D3321, LATEST EDITION.
 4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL ϕ	MIN. TRENCH RECOMMENDED WIDTH,
in (mm)	in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

STORM DRAIN TRENCH

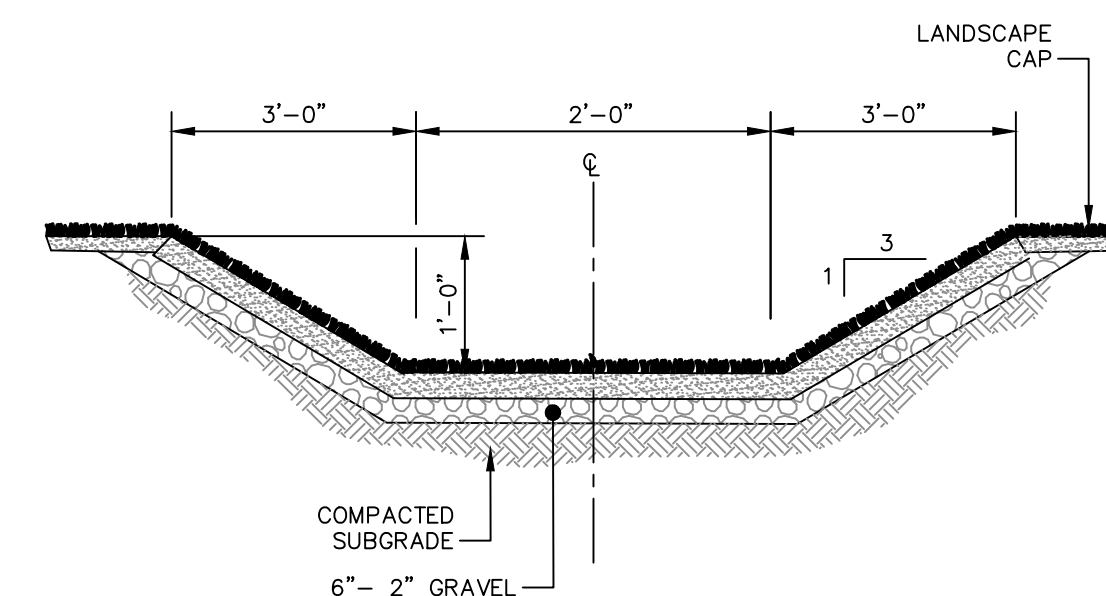
NOT TO SCALE



- NOTES:**
1. SEWER TO BE INSULATED WITH 2" RIGID FOAM WHEN LESS THAN 4' COVER IS PROVIDED.
 2. IN AREAS OF WETLAND INSTALLATION, THE FOLLOWING IS REQUIRED TO MINIMIZE WETLAND DISTURBANCE:
 - ALL EQUIPMENT AND MATERIALS SHALL BE KEPT A MINIMUM OF 10 FEET OUTSIDE OF WETLAND AREAS.
 - EQUIPMENT STAGING AREAS, LAUNCH PITS, AND RECEIVING PITS SHALL BE LOCATED A MINIMUM OF 10 FEET OUTSIDE OF ALL WETLAND AREAS.
 - BEDDING MATERIAL SHALL NOT BE USED IN WETLAND AREAS.
 - THE SEWER LINE SHALL BE SLEEVED IN CONTINUOUS HDPE PIPE TO EASE PIPELINE MAINTENANCE

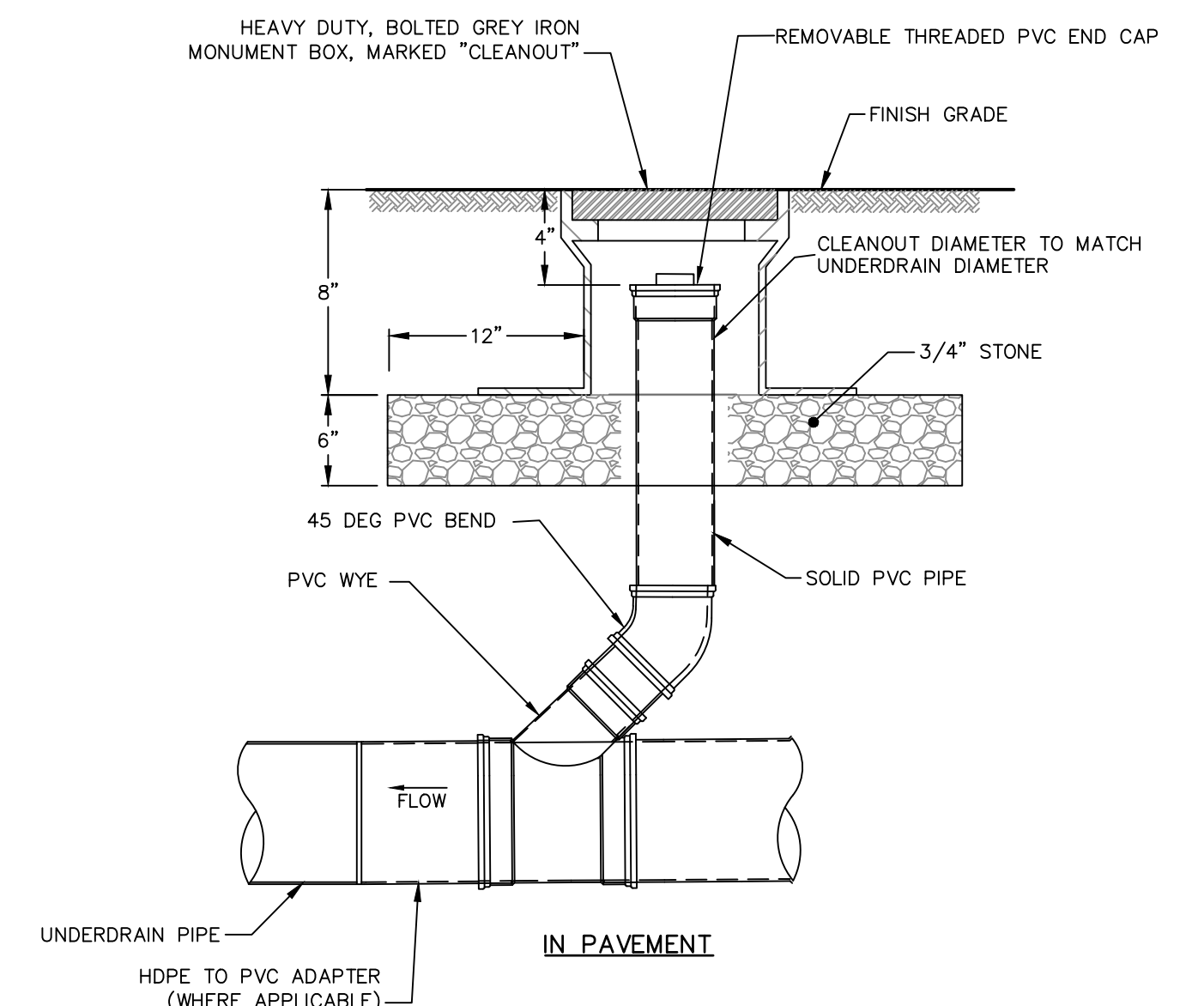
TYPICAL SEWER TRENCH

NOT TO SCALE



GRASS CHANNEL

NOT TO SCALE



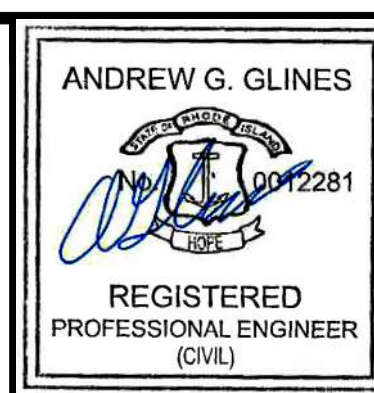
UNDERDRAIN CLEANOUT

NOT TO SCALE

PRELIMINARY PLAN

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SEAL



SCALE:	
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500 WOOD STREET - PLAT 29, LOT 1

UNITY PARK, LLC.

DETAILS

UNITY PARK

BRISTOL, RHODE ISLAND

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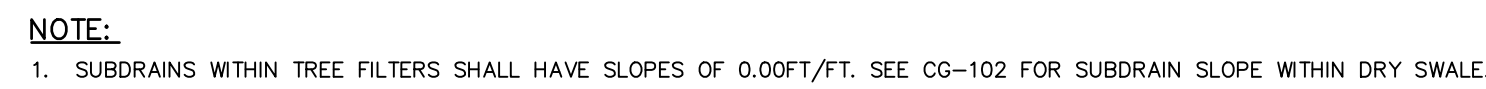
TE: OCTOBER 3, 2025

CD-503

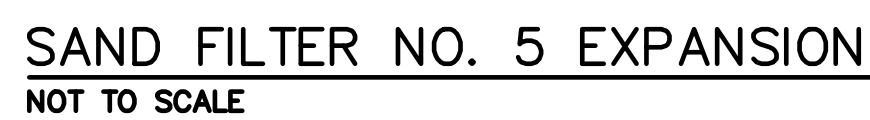


NOTES:

1. SEE GRADING AND DRAINAGE PLAN FOR RIM ELEVATION, PIPE SIZES, AND INVERTS.
2. CONCRETE SAND SHALL CONFORM TO ASTM C-33
3. CRUSHED STONE SHALL BE 3/8" DIA., CLEAN, WASHED STONE.
4. RIPRAP SHALL BE NSA R-2, IN ACCORDANCE WITH SECTION M.10.03.2 OF THE RIDOT STANDARD SPECIFICATIONS.
5. EROSION CONTROL BLANKETING SHALL BE SINGLE-NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL BLANKET, ECS-2B, MANUFACTURER BY ACF ENVIRONMENTAL.
6. GEOMEMBRANE SHALL BE 30 MILS, ULTRAVIOLET RESISTANT.
7. GEOTEXTILE FABRIC SHALL BE NON-WOVEN FILAMENT POLYPROPYLENE WITH MINIMUM PUNCTURE STRENGTH OF 120 POUNDS.



SUBDRAIN
NOT TO SCALE



PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

ANDREW G. GLINES



REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

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CD-504