HIGHLANDS AT
HOPKINS HILL CONDOMINIUM

HOPKINS HILL ROAD

PINE HILL
CONDOMINIUM

GRANITE HILL
CONDOMINIUM

DHL

NEIGHBOR CARE

EXISTING
STORMWATER
FACILITY

COVENTRY
WEST GREENWICH

COMMERCIAL
CONDOMINIUMS

VILLAGE GREEN
CONDOMINIUM

BASIN-3

BASIN-4

BASIN-2

BASIN-1

6-A

6-1

WAL-MART
SUPERCENTER

HOME DEPOT

EXISTING RETAIL

EXISTING
BASIN-4

ARNOLD

BJ's WHOLESALE
CLUB

FAIRFIELD INN & SUITES

RANDOLPH SAVINGS BANK

TELECOMMUNICATIONS
TOWER

ARNOLD ROAD

HAMPTON INN
& SUITES

TURNPIKE

COVENTRY
EAST GREENWICH

CENTRE   OF   NEW   ENGLAND   BOULEVARD

HORIZON BAY
ASSISTED LIVING
FACILITY

RETAIL "D"

RETAIL "C"

EXISTING SIGNAL

SITE

WENDY'S

EXISTING SIGNAL

APPLEBEE'S

LONDON

WEST GREENWICH
EAST GREENWICH

CRACKER BARREL

INTERSTATE 95

NEW

RESIDENCE INN
MARRIOTT

THE VILLAGE SHOPPES AT
CENTRE OF NEW ENGLAND

DENNY'S CLASSIC
DINER

CHILDREN'S CENTRE
OF NEW ENGLAND

GRANDEVILLE AT
GREENWICH

AERIAL IMAGE

NTS

WATER LINE SEPARATION CHART:

CROSSING	GROUND	WATER LINE SIZE	DEPTH OF COVER	OTHER UTILITY SIZE	DEPTH OF COVER	SEPARATION
A	320.02	8" DIP	5.0'	T&C DUCT	2.5' (1)	1.8' ±
B	320.18	8" DIP	5.0'	8" GAS	2.5' (1)	1.8' ±
C	321.49	8" DIP	5.0'	15" ADS	4.4'	1.5' (2)
D	320.63	8" DIP	5.0'	24" ADS	2.2'	1.5' (2)
E	321.31	8" DIP	5.0'	6" PVC	9.1'	3.6'
F	321.73	8" DIP	5.0'	24" ADS	2.6'	1.5' (2)
G	319.90	8" DIP	5.0'	8" PVC	7.6'	2.6' (2)
H	321.27	8" DIP	5.0'	8" SFM	6.3' (3)	1.3' (2)

(1) CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION
(2) INSTALL VERTICAL RELOCATION PER KENT COUNTY WATER AUTHORITY DETAIL
(3) WATER IS TO BE INSTALLED ABOVE SFM, SLEEVE WATER MAIN
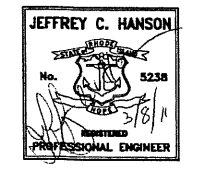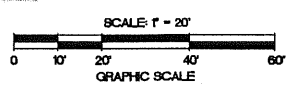(DIP: DUCTILE IRON PIPE)

LEGEND:

- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING TELECOMMUNICATION MANHOLE
- EXISTING HYDRANT
- SLOPE
- EXISTING EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING TELECOMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING TOE OF SLOPE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED SITE LIGHTING

- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED TELECOMMUNICATION LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTING LOT LINE
- TOWN LINE
- PROPOSED CURB
- PROPOSED BUILDING
- UTILITY CONFLICT LOCATION
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED CLEAN OUT
- LIMITS OF BED

WATER INFRASTRUCTURE:

LENGTH OF PROPOSED 8" DIP WATER MAIN: 330'±
LENGTH OF PROPOSED 6" DIP WATER MAIN: 16'±
LENGTH OF PROPOSED 8" DIP WATER SERVICE: 30'±

BID NOTE:

CONTRACTOR IS RESPONSIBLE FOR SITE IMPROVEMENTS IN AREA INDICATED ON THE PLANS (PROPOSED FIRESTONE LOT ONLY). THE SELLER SHALL PROVIDE SITE GRADED TO WITHIN ONE-HALF FOOT (½') OF FINISHED SUBGRADE ELEVATION. SELLER SHALL PROVIDE CONNECTION POINTS FOR DOMESTIC WATER, FIRE SERVICE, SANITARY SEWER AND STORM SEWER AT THE PROPOSED PROPERTY LINE. CONTRACTOR IS RESPONSIBLE FOR UTILITY CONNECTIONS AT THOSE POINTS.

CENTRE OF NEW ENGLAND BOULEVARD
(88' PUBLIC R.O.W - BITUMINOUS CONCRETE)

COVENTRY
WEST GREENWICH

16" X 8" TAPPING SLEEVE AND VALVE

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITY PRIOR TO CONSTRUCTION

VERTICAL RELOCATION, IF REQUIRED (SEE DETAIL)

CORE INTO EXISTING SMH NEW INV.=310.70 SEAL WITH KOR-N-SEAL REFORM INVERT TO ACCEPT NEW CONNECTION

SAW CUT AND MATCH EXISTING PAVEMENT

EX. SMH RIM=318.29 INV=309.9

8" GATE VALVE

EX. SMH RIM=320.25 INV=311.4

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITY PRIOR TO CONSTRUCTION

SLEEVE WATER LINE

BID LIMIT IS BACK OF WALK (TYP)

LIMITS OF BID (TYP)

CONNECT TO EX. T&C CONDUIT. (CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION)

CONNECT TO EX. GAS LINE (CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION)

VERTICAL RELOCATION (SEE DETAIL)

8"X6" WYE INV.=311.01

26'-6" PVC S=0.01

STUB 8" SEWER INV.=311.27

STUB UTILITIES

CONNECTION POINT TO BE PROVIDED BY SELLER

8" DIP WATER CONNECTION

8"X8"X8" TEE

VERTICAL RELOCATION (SEE DETAIL)

CONNECTION POINT TO BE PROVIDED BY SELLER

PROPOSED FIRESTONE 7,653 SF FF=322.5

SEE ARCHITECTURAL DRAWINGS FOR UTILITY CONNECTION

SEE ARCHITECTURAL DRAWINGS FOR UTILITY CONNECTION

BID LIMIT IS BACK OF WALK (TYP)

6" PVC CONNECT TO 4" PVC. INV.=319.94 SEE ARCHITECTURAL DRAWINGS

6" PVC CONNECT TO 4" PVC. INV.=318.57 SEE ARCHITECTURAL DRAWINGS

10'-6" PVC S=0.01

500 GALLON OIL/WATER SEPARATOR, SEE DETAIL INV IN=318.47 INV OUT=318.22

19'-6" PVC S=0.01

6" WYE INV=318.14

MATCH LINE

8"X6" WYE INV.=311.54

STUB GAS LINE

SMH-1 RIM=321.66 INV. IN=311.75 INV. OUT=311.65

"CLEAN CHECK" BACKWATER VALVE

STUB 8" SEWER INV.=311.99

VERTICAL RELOCATION (SEE DETAIL)

SMH-3 (DROP MH) RIM=322.23 INV.IN=318.03 INV. OUT=312.06

238'-8" PVC S=0.004

52'-6" PVC S=0.01

59'-8" PVC S=0.004

STUB UTILITIES

8"X6" WYE INV.=311.91

8"X6" WYE INV.=311.93

8"X8"X6" TEE

TEMPORARY BLOW-OFF ASSEMBLY

SMH-2 RIM=322.08 INV.=311.97

LIMITS OF BID (TYP)

MATCH LINE

INTERSTATE 95 (ON RAMP)

EXISTING DRAINAGE EASEMENT

I-95 PIPE 15" CORRUGATED STEEL

12" RCP

REFERENCES:

1. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY; BISMARCK REAL ESTATE PARTNERS; CENTRE OF NEW ENGLAND BOULEVARD; PART OF LOT 4-3, PLAT 1; TOWN OF WEST GREENWICH; KENT COUNTY, RHODE ISLAND" BY CONTROL POINT ASSOCIATES, INC., DATED 5-27-10, SHEET 3 OF 3.

2. PLANS ENTITLED "PLANS FOR APPROVAL FROM THE KENT COUNTY WATER AUTHORITY FOR A PROPOSED FIRESTONE DEVELOPMENT; ASSESSOR'S PLAT 1, LOT 4-3; CENTRE OF NEW ENGLAND BOULEVARD; WEST GREENWICH, RHODE ISLAND" PREPARED FOR BISMARCK REAL ESTATE PARTNERS; PREPARED BY JOHN P. CAITO CORPORATION, DATED DECEMBER 2010; SHEETS 1-11 OF 11.

SCALE: 1" = 20'

0   10'   20'   40'   60'
GRAPHIC SCALE

JEFFREY C. HANSON
No. 5238
REGISTERED
PROFESSIONAL ENGINEER

UTILITY PLAN

PROPOSED FIRESTONE

A.P. 1, LOT 4-3
755 CENTRE OF NEW ENGLAND BLVD.
WEST GREENWICH, RI

PREPARED FOR:
BISMARCK REAL ESTATE PARTNERS

1" = 20'
FEBRUARY 14, 2011

Drawn By: B.J.C.
Checked By: J.C.H.
Sheet

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of 14

FILE NO.: 11.21.25

LEGEND:

Symbol	Description	Symbol	Description
	EXISTING UTILITY POLE		EXISTING BUILDING
	EXISTING WATER VALVE		EXISTING LIGHTING
	EXISTING GAS VALVE		PROPOSED CATCH BASIN
	EXISTING CATCH BASIN		PROPOSED DRAIN MANHOLE
	EXISTING SEWER MANHOLE		PROPOSED SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE		PROPOSED DRAIN LINE
	EXISTING TELECOMMUNICATION MANHOLE		PROPOSED SEWER LINE
	EXISTING HYDRANT		PROPOSED WATER LINE
	SLOPE		PROPOSED TELECOMMUNICATION LINE
	EXISTING EASEMENT		PROPOSED GAS LINE
	EXISTING WATER LINE		PROPOSED ELECTRIC LINE
	EXISTING SANITARY SEWER FORCE MAIN		PROPERTY LINE
	EXISTING TELECOMMUNICATION LINE		PROPOSED PROPERTY LINE
	EXISTING GAS LINE		ABUTTING LOT LINE
	EXISTING SEWER LINE		TOWN LINE
	EXISTING EDGE OF PAVEMENT		PROPOSED BUILDING
	EXISTING TOE OF SLOPE		PROPOSED ACCESS EASEMENT
			LIMITS OF BID

ZONE DATA:

EXISTING ZONE: EXIT 7 SPECIAL MANAGEMENT DISTRICT (SMD)
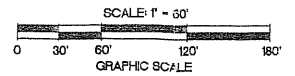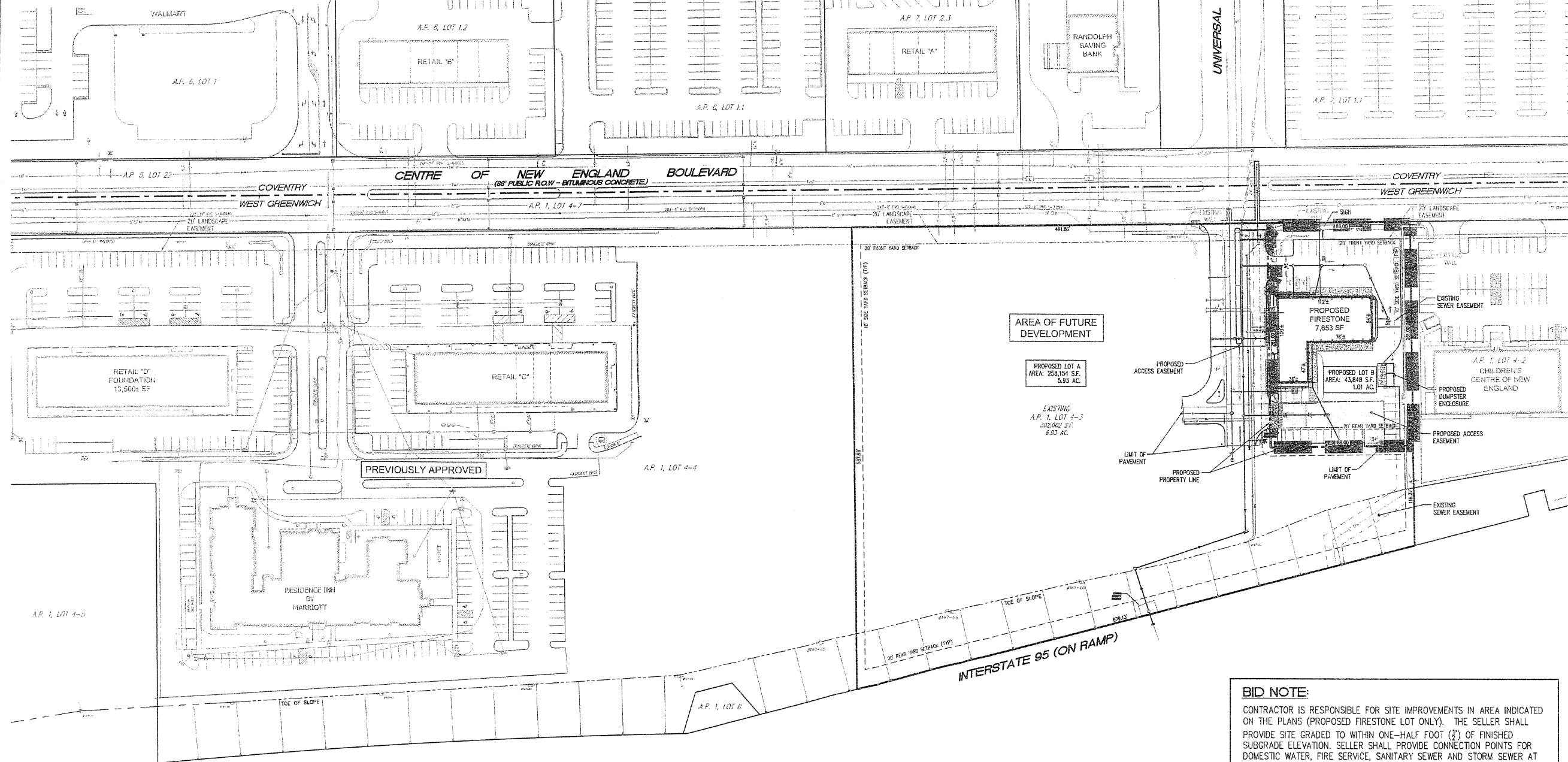USE: 553 – TIRE, BATTERY AND ACCESSORY DEALER.
633 – AUTOMOBILE REPAIR SHOPS.

MULTI-FAMILY / COMMERCIAL LAND DEVELOPMENT PROJECTS	REQUIRED/ ALLOWED	PROVIDED LOT A	PROVIDED LOT B
MINIMUM LOT SIZE – MULTI-FAMILY RESIDENTIAL	5 ACRES	N/A	N/A
MINIMUM LOT SIZE – COMMERCIAL	1 ACRE	5.93 ACRES	1.01 ACRES
MINIMUM YARD DIMENSIONS			
FRONT (DEPTH)	20 FT.	20 FT.	86 FT.
SIDE (WIDTH)	10 FT.	10 FT.	10 FT.
REAR (DEPTH)	20 FT.	20 FT.	75 FT.
MINIMUM SEPARATION BETWEEN BUILDINGS	25 FT.	N/A	N/A
MAXIMUM % LOT BUILDING COVERAGE	60 %	N/A	18 %±
MAXIMUM IMPERVIOUS AREA	90 %	7 %±	82 %±
MAXIMUM BUILDING HEIGHT [2]	60 FT.	N/A	< 60 FT.
HOTELS [2]	90 FT.	N/A	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	40 FT.	N/A	N/A
BUILDINGS / PARCEL	2 OR MORE	N/A	1

NOTES:
1. USE CATEGORIES 553 AND 633 ARE ALLOWED BY SPECIAL USE PERMIT GRANTED BY THE WEST GREENWICH ZONING BOARD OF REVIEW ON 9/21/2010.

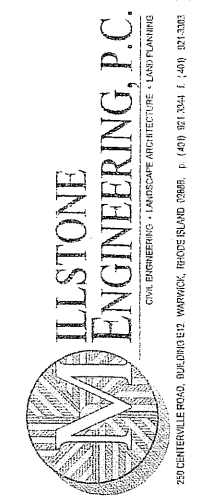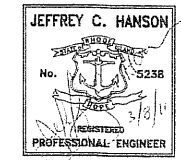2. GABLES AND OTHER ARCHITECTURAL ELEMENTS MAY EXCEED THESE DIMENSIONS.

REFERENCES:

1. PLAN ENTITLED – "SITE LAYOUT PLAN PROPOSED VILLAGE SHOPPES—PHASE 3A ASSESSOR'S PLAT 1, LOT 4–4 CENTRE OF NEW ENGLAND" CENTRE OF NEW ENGLAND BOULEVARD WEST GREENWICH, RHODE ISLAND PREPARE FOR UNIVERSAL PROPERTIES GROUP, INC. PREPARED BY JOHN P. CAITO CORPORATION DATE: JANUARY 2007 SHEET 4 OF 12 SCALE 1"=40'.

2. PLAN ENTITLED – "RESIDENCE INN 100–UNITS, 4–STORIES", WEST GREENWICH, RHODE ISLAND, PREPARED FOR CLUB VISTA HOLDING, INC., PREPARED BY LIGHTOWLER JOHNSON ASSOCIATES, DATE: SEPTEMBER 9, 2006, REVISED: JANUARY 15, 2007, SCALE; 1=30'.

3. PLANS ENTITLED "PLANS FOR APPROVAL FROM THE KENT COUNTY WATER AUTHORITY FOR A PROPOSED FIRESTONE DEVELOPMENT; ASSESSOR'S PLAT 1, LOT 4–3; CENTRE OF NEW ENGLAND BOULEVARD; WEST GREENWICH, RHODE ISLAND" PREPARED FOR BISMARCK REAL ESTATE PARTNERS; PREPARED BY JOHN P. CAITO CORPORATION, DATED DECEMBER 2010; SHEETS 1–11 OF 11.

B.J.'S WHOLESALE CLUB

A.P. 7, LOT 2.1
A.P. 7, LOT 2
A.P. 7, LOT 2.2
A.P. 7, LOT 2.3
A.P. 7, LOT 1.1
A.P. 6, LOT 1.2
RETAIL "B"
A.P. 6, LOT 1
A.P. 6, LOT 1.1
RETAIL "A"
RANDOLPH SAVING BANK

UNIVERSAL BOULEVARD

WALMART

A.P. 5, LOT 22
COVENTRY / WEST GREENWICH

CENTRE OF NEW ENGLAND BOULEVARD
(66' PUBLIC R.O.W – BITUMINOUS CONCRETE)
A.P. 1, LOT 4-7

COVENTRY
WEST GREENWICH

RETAIL "D" FOUNDATION 15,500± SF
RETAIL "C"
RESIDENCE INN BY MARRIOTT
A.P. 1, LOT 4-5
A.P. 1, LOT 4-4
A.P. 1, LOT B

PREVIOUSLY APPROVED

AREA OF FUTURE DEVELOPMENT

PROPOSED LOT A
AREA: 258,154 S.F.
5.93 AC.

EXISTING
A.P. 1, LOT 4-3
302,002 S.F.
6.93 AC.

PROPOSED FIRESTONE
7,653 SF

PROPOSED ACCESS EASEMENT
PROPOSED LOT B
AREA: 43,848 S.F.
1.01 AC.
PROPOSED DUMPSTER ENCLOSURE
EXISTING SEWER EASEMENT
A.P. 1, LOT 4-2
CHILDREN'S CENTRE OF NEW ENGLAND

LIMIT OF PAVEMENT
PROPOSED PROPERTY LINE
LIMIT OF PAVEMENT
PROPOSED ACCESS EASEMENT
EXISTING SEWER EASEMENT

INTERSTATE 95 (ON RAMP)

TOE OF SLOPE

SCALE: 1" = 30'				
0	30'	60'	120'	180'

GRAPHIC SCALE

BID NOTE:

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NO.	DATE	REVISION
1	8/08/11	ADDENDUM 1

JEFFREY C. HANSON
No. 5238
REGISTERED PROFESSIONAL ENGINEER

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
251 CENTERVILLE ROAD, BUILDING 5, WARWICK, RHODE ISLAND 02886 p. (401) 921-1304 f. (401) 921-3301

OVERALL SITE PLAN

PROPOSED FIRESTONE

A.P. 1, LOT 4-3
755 CENTRE OF NEW ENGLAND BLVD.
WEST GREENWICH, RI

PREPARED FOR:
BISMARCK REAL ESTATE PARTNERS

1" = 60'
FEBRUARY 14, 2011

Drawn By:	B.J.C.
Checked By:	J.C.H.

Sheet

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