

# REQUEST FOR PRELIMINARY DETERMINATION

07-0436

FOR

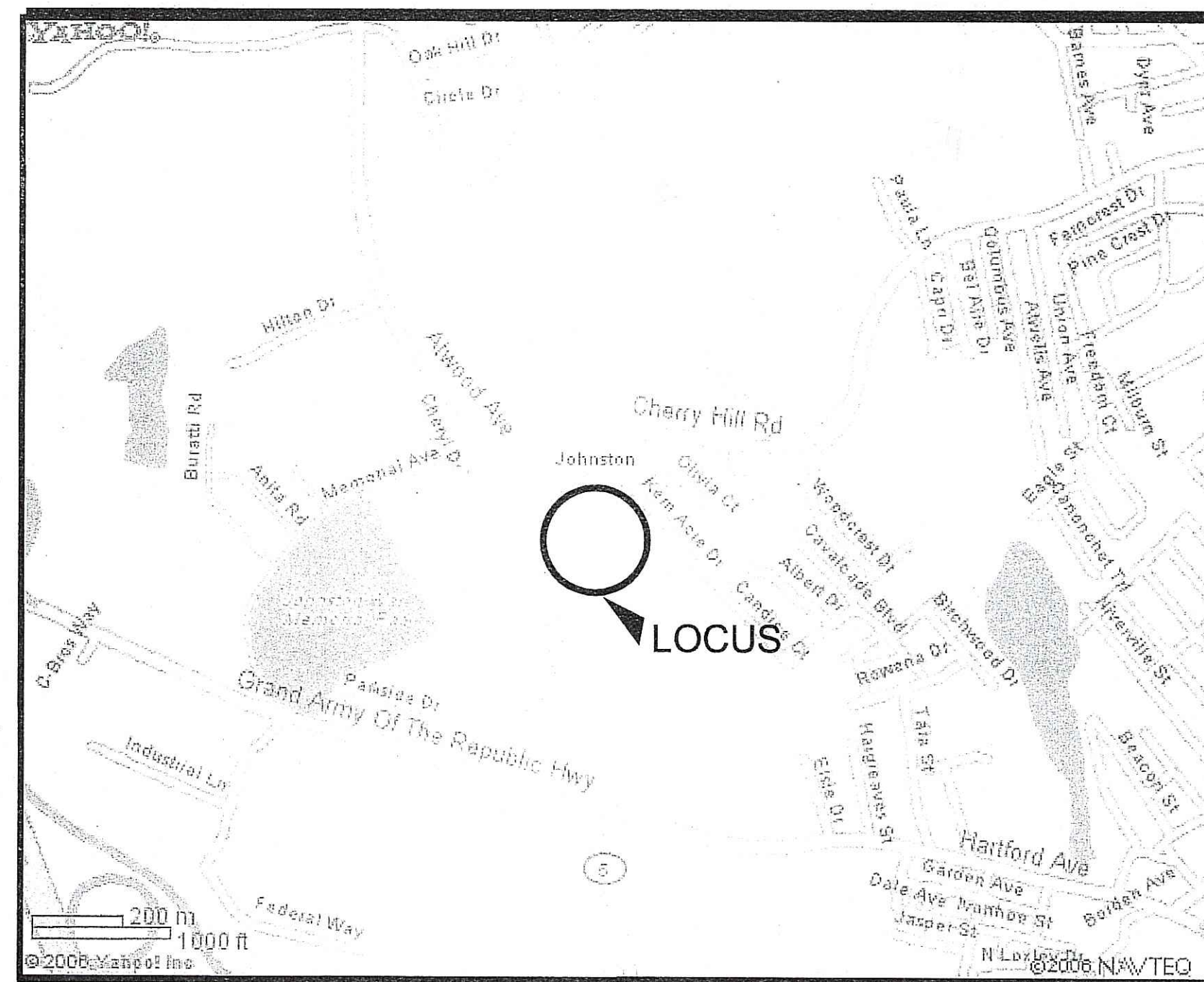
# THE CENTRE AT CHERRY HILL

SITUATED AT:

**A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284**

**A.P. 20-2, LOTS 58 & 280**

**ATWOOD AVENUE & CHERRY HILL ROAD  
JOHNSTON, RHODE ISLAND**



**LOCATION PLAN**  
SCALE: 1"=1,000'

SUBMITTED TO:  
**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

OFFICE OF WATER RESOURCES / FRESHWATER WETLANDS  
235 PROMENADE STREET  
PROVIDENCE, RI 02903  
(TEL): 401-222-6820

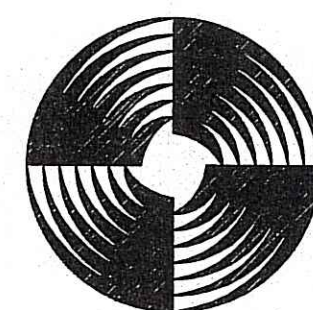
APPLICANT:  
**CHURCHILL & BANKS COMPANIES, LLC**

10 GREENE STREET  
PROVIDENCE, RI 02903  
(TEL): 401-273-8010

OWNER:  
**AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE**

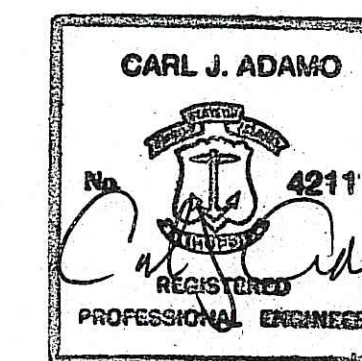
946 CENTERVILLE ROAD  
WARWICK, RI 02886  
(TEL): 401-822-2900

PREPARED BY:



**GAROFALO**

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



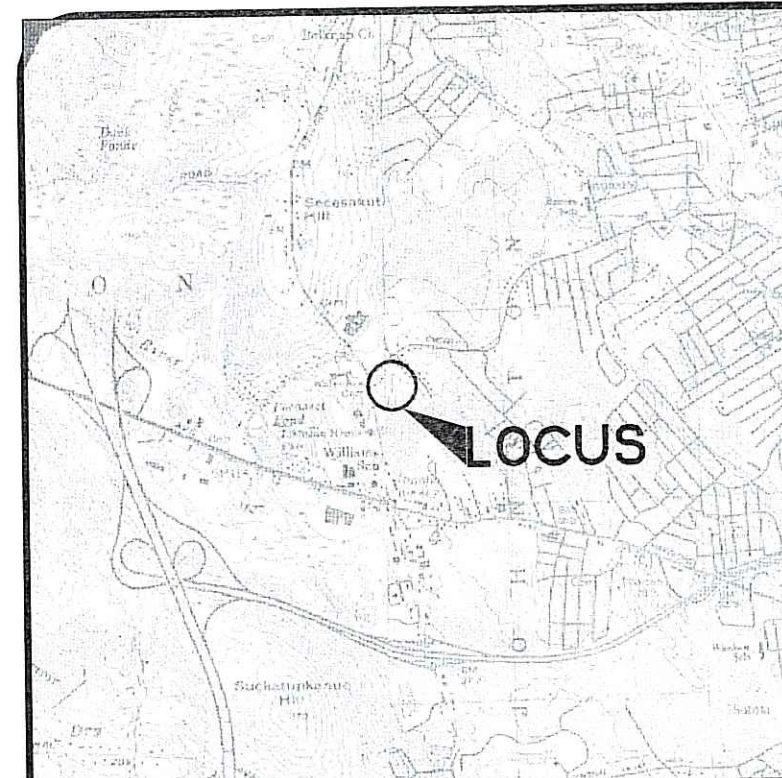
*Charles A. Harkin*

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**JOB NUMBER: 6063-00**  
**NOVEMBER 2, 2007**  
**REVISED: FEBRUARY 25, 2008**

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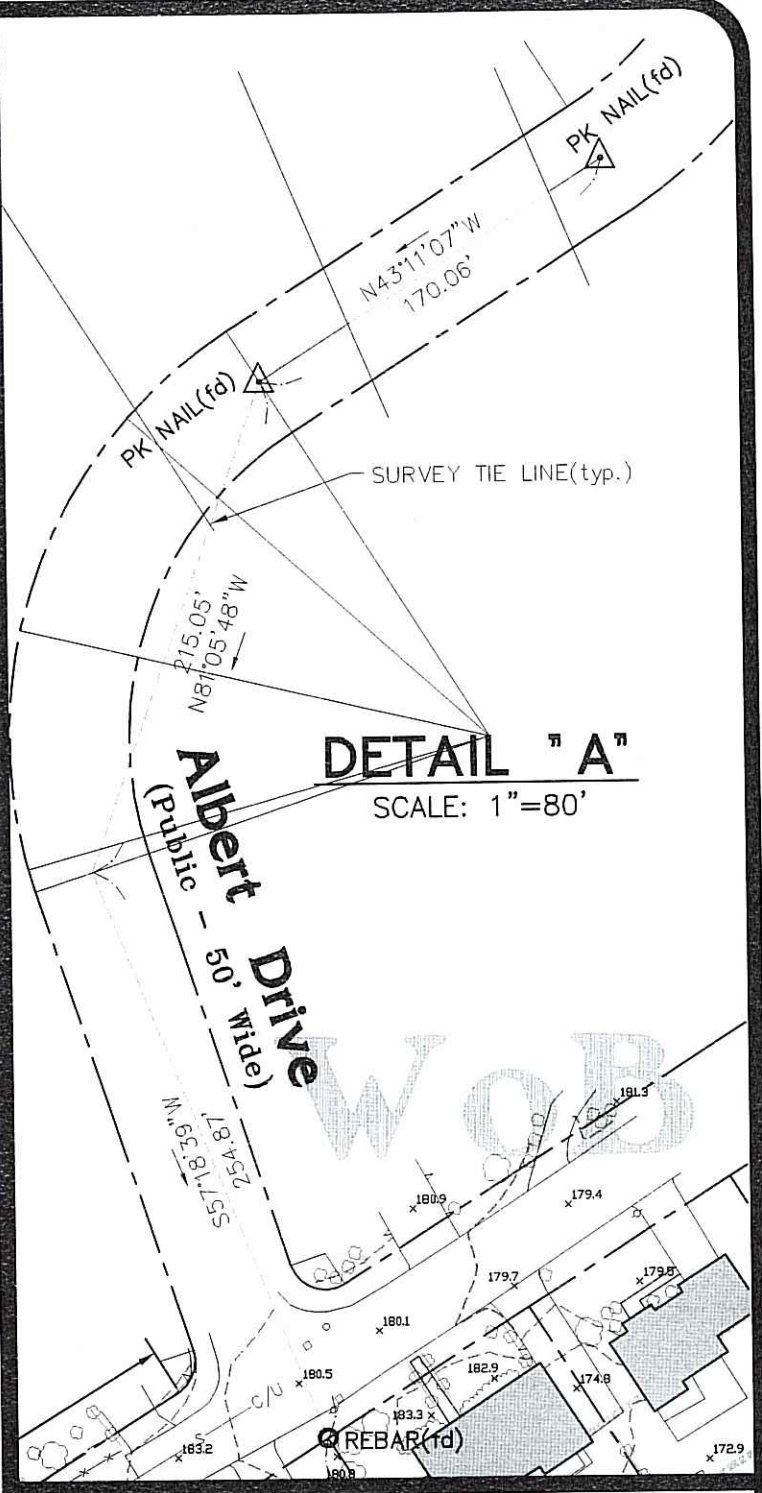
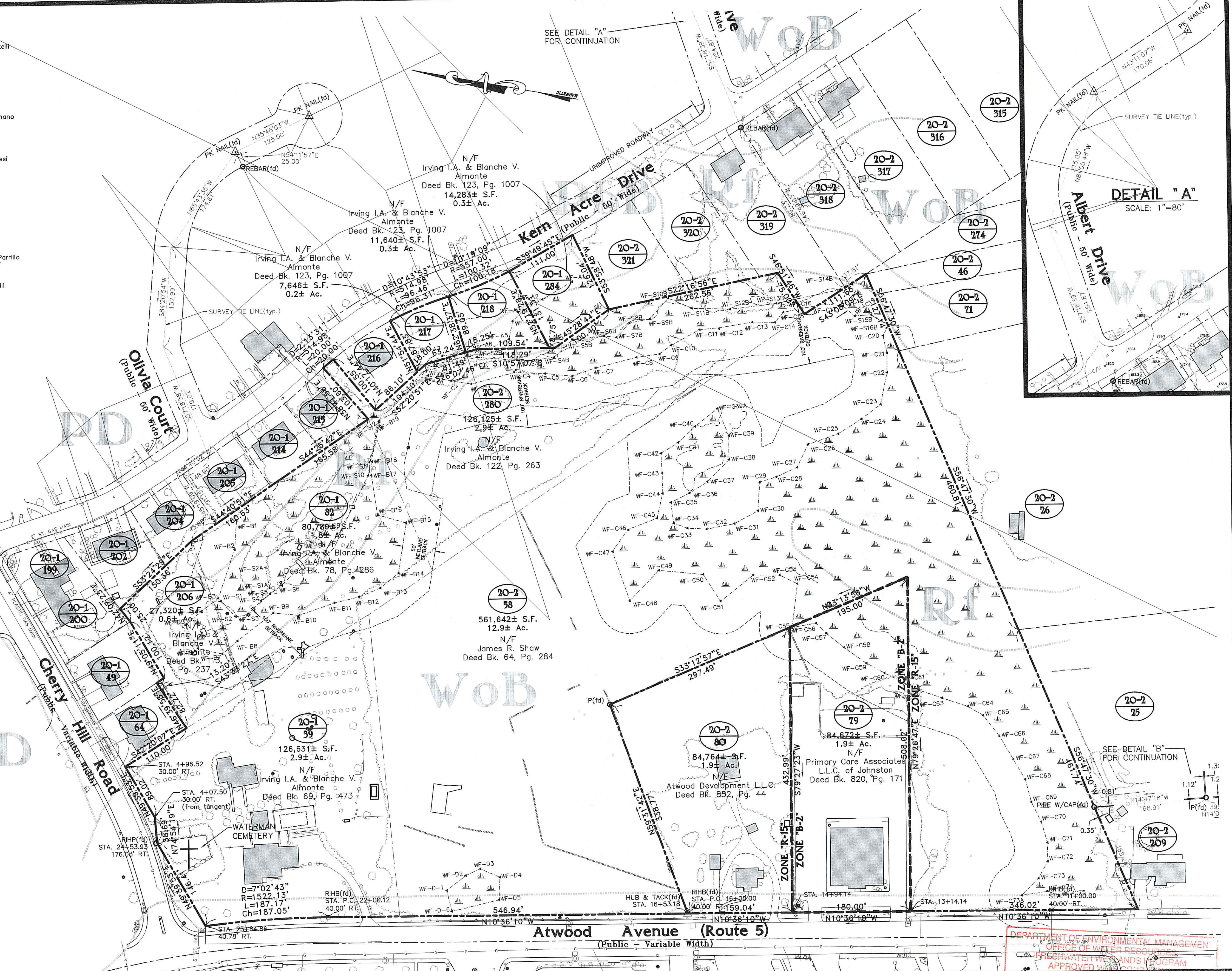


**LOCUS MAP**  
NOT TO SCALE

- ABUTTERS LIST:**  
**A.P. 20-1:**  
 Lot 49 - David E. & Paul R. Muscatelli  
 Deed Bk. 303, Pg. 31  
 Lot 64 - Benedetto Zanni  
 Deed Bk. 153, Pg. 1015  
 Lot 199 - Lillian Fusco  
 Deed Bk. 965, Pg. 3  
 Lot 200 - Lillian Fusco  
 Deed Bk. 965, Pg. 3  
 Lot 202 - Jeffrey M. Corrao  
 Deed Bk. 174, Pg. 428  
 Lot 204 - Bernice J. & Carol J. Romano  
 Deed Bk. 166, Pg. 26  
 Lot 205 - Paul & Ann Belisle  
 Deed Bk. 195, Pg. 636  
 Lot 214 - Leo E. Gerardo  
 Deed Bk. 800, Pg. 43  
 Lot 215 - Donald J. & Kathleen Rossi  
 Deed Bk. 463, Pg. 44  
 Lot 216 - Amy L. Wheeler  
 Deed Bk. 937, Pg. 311  
**A.P. 20-2:**  
 Lot 25 - Winfield Realty, Inc.  
 Deed Bk. 132, Pg. 183  
 Lot 26 - Winfield Realty, Inc.  
 Deed Bk. 132, Pg. 183  
 Lot 46 - Michael A. Grieco  
 Deed Bk. 1310, Pg. 64  
 Lot 71 - Michael A. Grieco  
 Deed Bk. 1310, Pg. 64  
 Lot 209 - Albert T. & Dolores M. Parrillo  
 Deed Bk. 1324, Pg. 137  
 Lot 274 - Donald C. Parrillo  
 Deed Bk. 680, Pg. 116  
 Lot 317 - Jean E. & Paula Martelli  
 Deed Bk. 379, Pg. 129  
 Lot 318 - Louis Dicitofano  
 Deed Bk. 385, Pg. 63  
 Lot 319 - Catherine E. Sanky  
 Deed Bk. 878, Pg. 144  
 Lot 320 - Robert W. Pizzo  
 Deed Bk. 589, Pg. 218  
 Lot 321 - ADP Associates, Inc.  
 Deed Bk. 243, Pg. 3

PARCEL DATA	
A.P. 20-1, LOT 39	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 69, PG. 473 126,630.9± S.F. or 2.9± Ac.
A.P. 20-1, LOT 82	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 78, PG. 286 80,789.7± S.F. or 1.8± Ac.
A.P. 20-1, LOT 206	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 113, PG. 237 27,319.7± S.F. or 0.6± Ac.
A.P. 20-1, LOT 217	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 123, PG. 1007 7,646.0± S.F. or 0.2± Ac.
A.P. 20-1, LOT 218	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 123, PG. 1007 11,639.8± S.F. or 0.3± Ac.
A.P. 20-2, LOT 217	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 123, PG. 1007 7,646.0± S.F. or 0.2± Ac.
A.P. 20-1, LOT 284	N/F IRVING I.A. & BLANCHE V. ALMONTE DEED BK. 122, PG. 263 14,283.5± S.F. or 0.3± Ac.
A.P. 20-2, LOT 58	N/F JAMES R. SHAW DEED BK. 64, PG. 284 561,642.4± S.F. or 12.9± Ac.
A.P. 20-2, LOT 80	N/F ATWOOD DEVELOPMENT L.L.C. DEED BK. 852, PG. 44 84,764.3± S.F. or 1.9± Ac.
TOTAL COMBINED LOT AREA: 1,040,824.0± S.F. or 23.9± Ac.	

ZONING DATA	
<b>R-15</b>	SETBACKS: FRONT - 25' SIDE - 20' PLUS 2' FOR EACH 5' OF BLDG. HEIGHT OVER 25' REAR - 45' MAX. BLDG. HEIGHT - MAIN - 30' ACCESSORY - 15' MIN. LOT AREA - 15,000 S.F. MIN. LOT WIDTH - 100' MAX. LOT COVERAGE - - 25%(BUILDING)
<b>B-1</b>	SETBACKS: FRONT - 20' SIDE - 20'(a) REAR - 35'(a) MAX. BLDG. HEIGHT - 30'(b) MIN. DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE BOUNDARY - 40' MAX. LOT COVERAGE - - 40%(BUILDING)
(g)-MIN. SIDE YARD WIDTH AND MIN. REAR YARD DEPTH MAY BE DECREASED TO ZERO WHERE ADJACENT LOTS OR LAND PARCELS ARE TO BE COMBINED FOR THE PURPOSE OF SIMULTANEOUS DEVELOPMENT OF ONE LARGE STRUCTURE OR OF INTERCONNECTED STRUCTURES AS PART OF A PLANNED INTEGRATED COMMERCIAL OR INDUSTRIAL DEVELOPMENT.	
(h)-TOWERS, CHIMNEYS AND SIMILAR VERTICAL ELEMENTS MAY EXCEED THE MAX. HEIGHT SPECIFIED FOR THE DISTRICT, PROVIDED THAT ANY SUCH VERTICAL ELEMENT SHALL BE SETBACK FROM ANY LOT LINE ONE ADDITIONAL FOOT FOR EACH FOOT BY WHICH IT EXCEEDS THE MAX. BUILDING HEIGHT LIMIT FOR THE DISTRICT.	
REFER TO TOWN OF JOHNSTON ZONING ORDINANCE FOR FURTHER INFORMATION.	

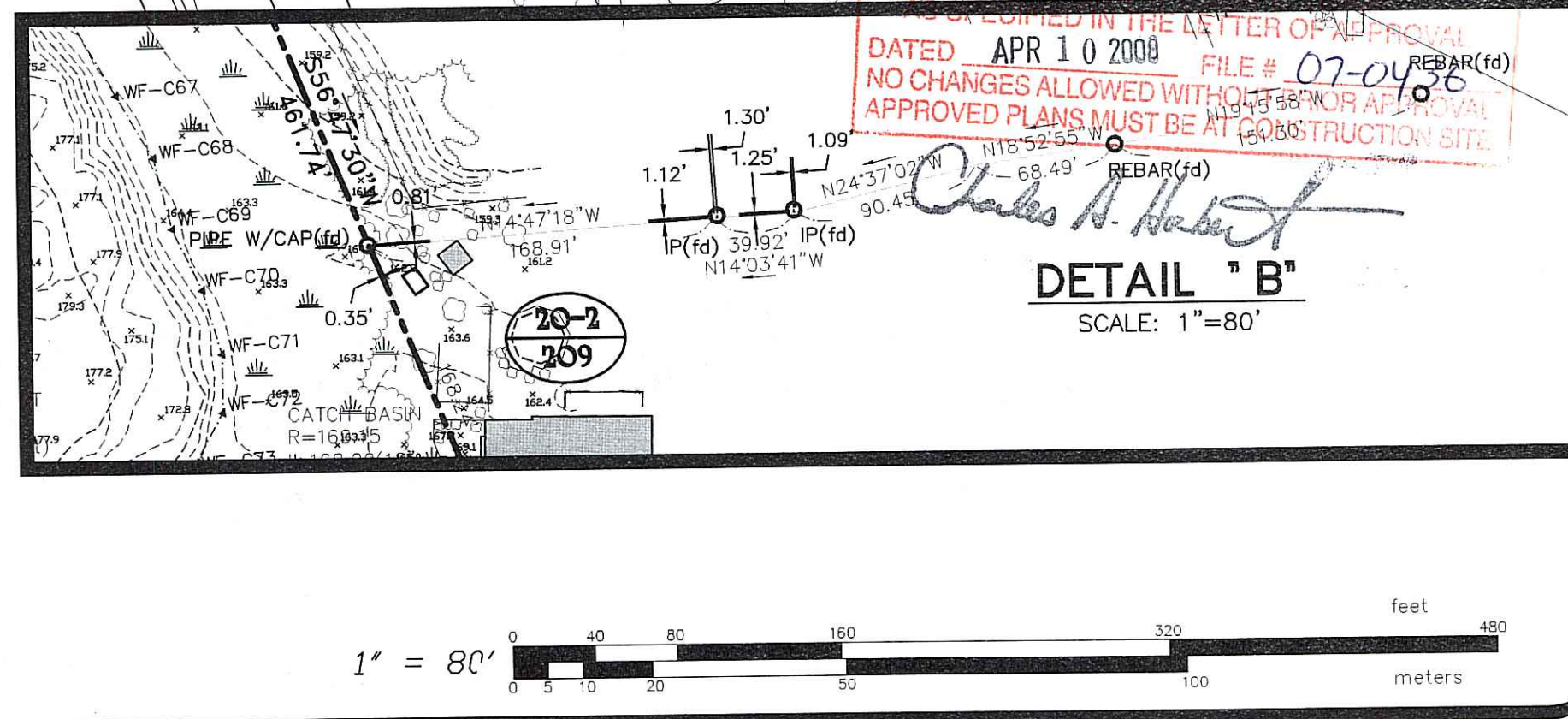


**BOUNDARY SURVEY**  
FOR  
**A.P. 20-1, LOTS 39, 82, 206,  
217, 218 & 284**  
SITUATED ON  
**A.P. 20-2, LOTS 58, 79, 80 & 280**  
**ATWOOD AVENUE &  
KERN ACRE DRIVE**  
JOHNSTON, RHODE ISLAND  
PREPARED FOR  
**CHURCHILL & BANKS**

NO.	REVISION	BY	DATE

**CERTIFICATION:**  
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING  
CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND  
BOARD OF REGISTRATION FOR PROFESSIONAL LAND  
SURVEYORS.  
BOUNDARY SURVEY - CLASS I  
BY: \_\_\_\_\_ REG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

- PLAN REFERENCES**
- RANDY BROOK MANOR SECTION B, JOHNSTON, RI, BY K.W. ANTHONY, DATED FEBRUARY, 1964, SCALE: 1"=40', P.C. 162.
  - RANDY BROOK MANOR SECTION A, JOHNSTON, RI, BY KENNETH W. ANTHONY, DATED DECEMBER, 1961, SCALE: 1"=40', P.C. 151.
  - CEDAR HILL ESTATES, JOHNSTON, RI BELONGING TO JBN ENTERPRISES BY N. VELTRI SURVEY, INC., DATED SEPTEMBER, 1986, SCALE: 1"=80', P.C. 250.
  - CEDAR HILL ESTATES REPLAT OF LOTS 3-5, 8, 9, 13, 14, 19, 20, 21, 23, 24 & 36, JOHNSTON, RI, BELONGING TO JBN ENTERPRISES BY N. VELTRI SURVEY, INC., SCALE: 1"=80', DATED SEPTEMBER, 1986, LATEST REVISION JANUARY, 1990, P.C. 271.
  - ADMINISTRATIVE SUBDIVISION PLAN, A.P. 20, LOTS 29, 70, 271 & 274, HARTFORD AVENUE, JOHNSTON, RI BY SEVEN TWENTY ONE ASSOCIATES, DATED FEBRUARY 8, 2000, SCALE: 1"=50', P.C. 1245.
  - PLAT OF LAND IN JOHNSTON, RI, KNOWN AS THE JOSHUA TOWNE FARM SHOWING DIVISION BY G. PARRILLO AND V. PARRILLO, SURVEYED AND PLATTED OCTOBER, 1908 BY S.K. LUTHER, SCALE: 1"=80', P.C. 79.
  - ADMINISTRATIVE SUBDIVISION PLAN, THE FERRANTE PLAT, ASSESSORS PLAT 20, LOTS 77, 78 & 209, ATWOOD AVENUE, JOHNSTON, RI BY SEVEN TWENTY ONE ASSOCIATES, DATED MARCH 10, 2003, LAST REVISED SEPTEMBER 4, 2003.
  - PROPOSED SITE PLAN, A.P. 20, LOT 79, #1539 ATWOOD AVENUE, RI ROUTE 5, PREPARED FOR PRIMA CARE ASSOCIATES BY WATERMAN ENGINEERING CO., DATED JULY 21, 2000, SCALE: 1"=20'.
  - STATE HIGHWAY PLATS 1609, 90, 907 & 614.

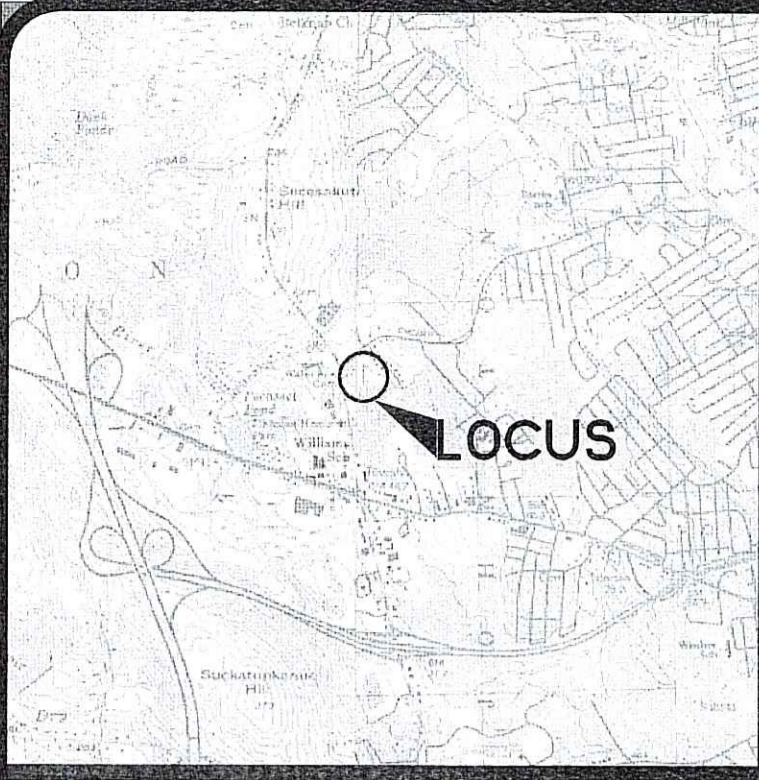


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
PROTECTIVE WATERS PROGRAM  
APPROVED UNDER PERMIT  
NO. 07-0406  
DATED APR 10 2008  
NO CHANGES ALLOWED WITHOUT WRITTEN APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
Charles N. Haber

**JOB NO.** 6063-00  
**DWG. NO.** 6063-BOUNDARY.DWG  
**SCALE:** 1"=80'  
**SHEET**  
**JOB NO.** 6063-00  
**DRAWN BY** M.J.C.  
**CHECKED** S.A.W.  
**APPROVED** S.A.W.  
**DATE:** DECEMBER 9, 2004

**S1**  
2 OF 39 SHEETS

**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS  
65 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL. 401-273-6000



**LOCUS MAP**  
NOT TO SCALE

**NOTES:**

- TOPOGRAPHIC INFORMATION TAKEN FROM AERIALS PROVIDED BY COL-EAST, INC.
- CONTROL FOR THIS SURVEY IS AS FOLLOWS:  
HORIZONTAL - NAD 83  
VERTICAL - NAVD 88
- WETLANDS WERE FLAGGED BY NATURAL RESOURCE SERVICES, INC., AND LOCATED BY GAROFALO & ASSOCIATES, INC.
- THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X"(AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND, COMMUNITY PANEL NO.'S 440018-0010C AND 440018-0020C, HAVING EFFECTIVE DATES OF NOVEMBER 17, 1983.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- SOILS DATA TAKEN FROM STATE OF RHODE ISLAND SOIL SURVEY. SITE IS MOSTLY LOCATED WITHIN "wob"(WOODBIDGE, VERY STONY FINE SANDY LOAM, 0-8% SLOPES), AND HAS AREAS OF "r1"(RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS), "pd"(PAXTON-URBAN LAND COMPLEX), "pbb"(PAXTON VERY STONY FINE SANDY LOAM, 0-8% SLOPES) AND "u"(URBAN LAND).



**CERTIFICATION:**

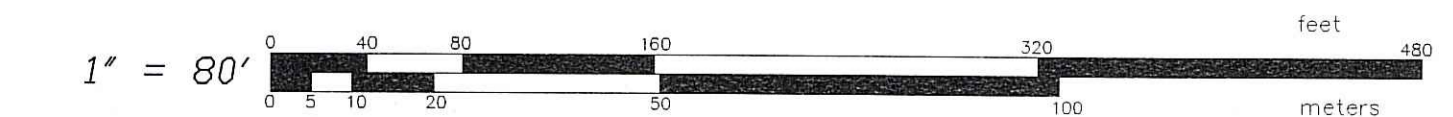
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

TOPOGRAPHIC SURVEY - CLASS III

BY: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR REG. NO. DATE

SEAL OF THE SURVEYOR  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS DIVISION  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Habert*



**EXISTING CONDITIONS SURVEY**  
FOR  
A.P. 20-1, LOTS 39, 82, 206,  
217, 218 & 284  
A.P. 20-2, LOTS 58, 79, 80 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
KERN ACRE DRIVE**  
JOHNSTON, RHODE ISLAND  
PREPARED FOR  
**CHURCHILL & BANKS**

NO.	REVISION	BY	DATE

**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS' SURVEYORS  
LAND PLANNERS' ENVIRONMENTAL SCIENTISTS  
85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL. 401-273-6000

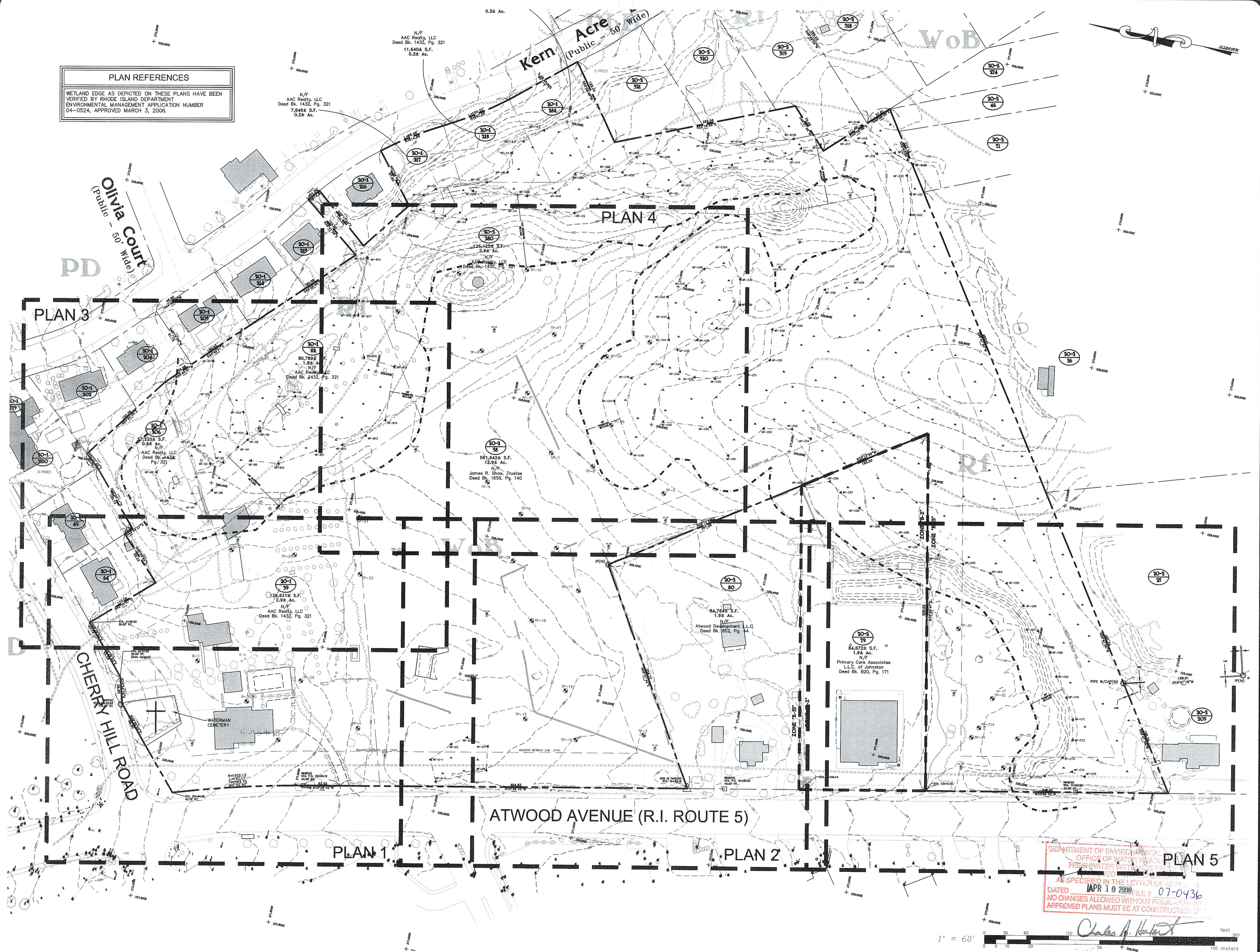
**JOB NO.** 6063-00  
**DWG. NO.** 6063-BOUNDARY.DWG  
**SCALE:** 1"=80'  
**DATE:** DECEMBER 9, 2004

**DRAWN BY** M.J.C.  
**CHECKED** S.A.W.  
**APPROVED** S.A.W.

**SHEET**  
**52**  
3 OF 39 SHEETS

**PLAN REFERENCES**

WETLAND EDGE AS DEPICTED ON THESE PLANS HAVE BEEN VERIFIED BY RHODE ISLAND DEPARTMENT ENVIRONMENTAL MANAGEMENT APPLICATION NUMBER 04-0524, APPROVED MARCH 3, 2006.



**REQUEST FOR PRELIMINARY DETERMINATION OVERALL EXISTING CONDITIONS KEY PLAN FOR THE CENTRE AT CHERRY HILL**

A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

REV 27 2008

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

Garofalo & Associates ©  
These drawings are the property of the Engineer/Surveyor and have been prepared for the project at this site and is not to be used for any other purpose, without the written consent of this owner or one of its directors.

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

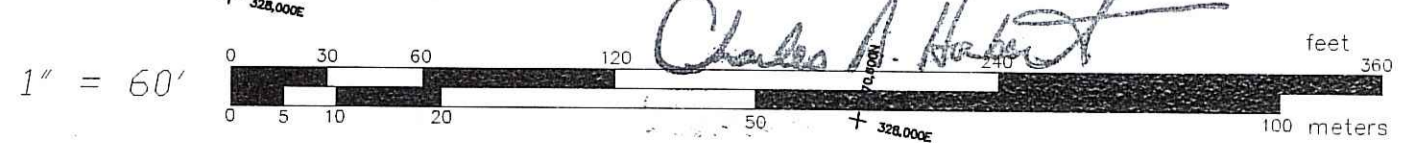
JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=60'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

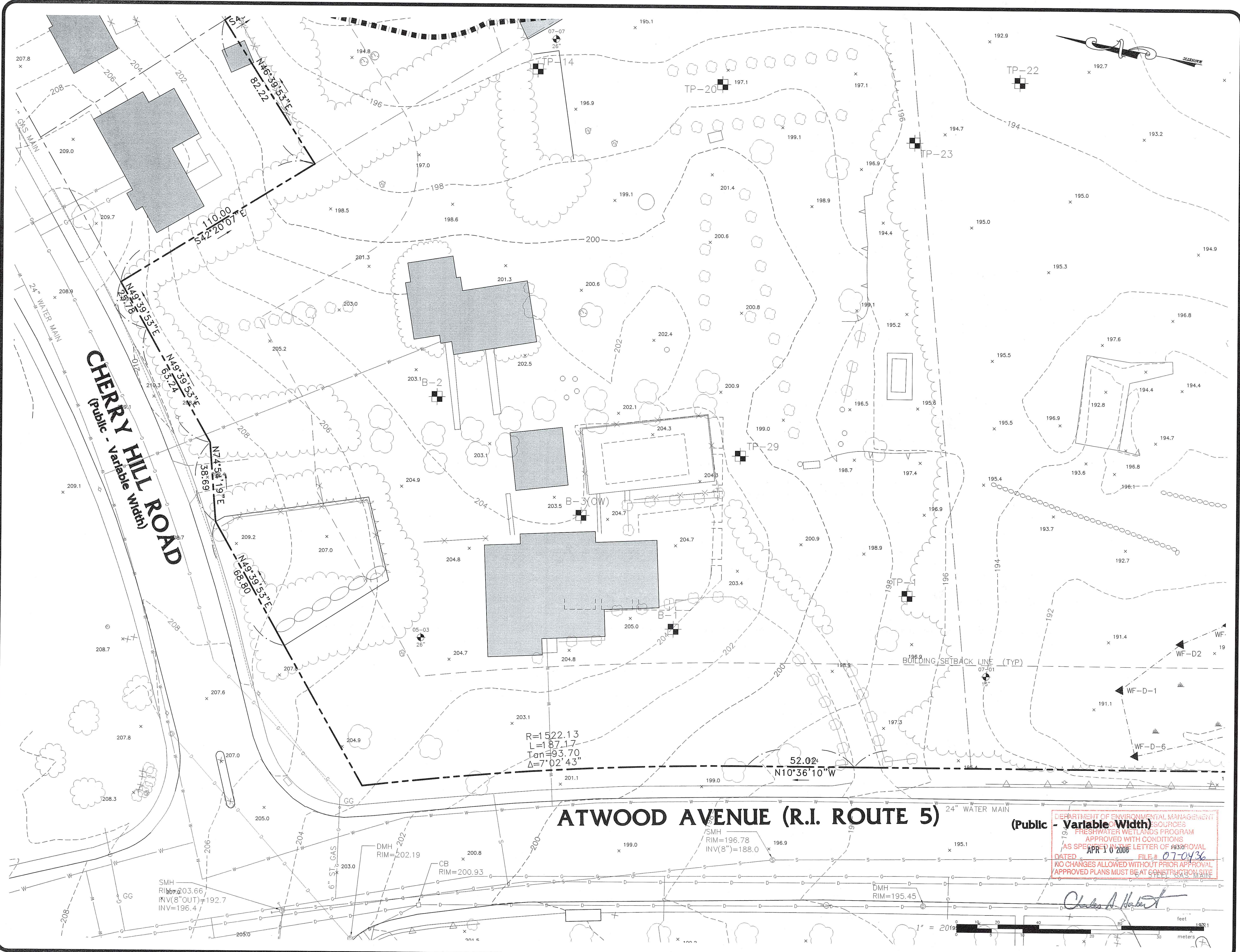
SHEET  
**S001**  
4 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS  
RECEIVED

AS SPECIFIED IN THE LETTER OF APPROVAL DATED APR 10 2008 FILE # 07-0436  
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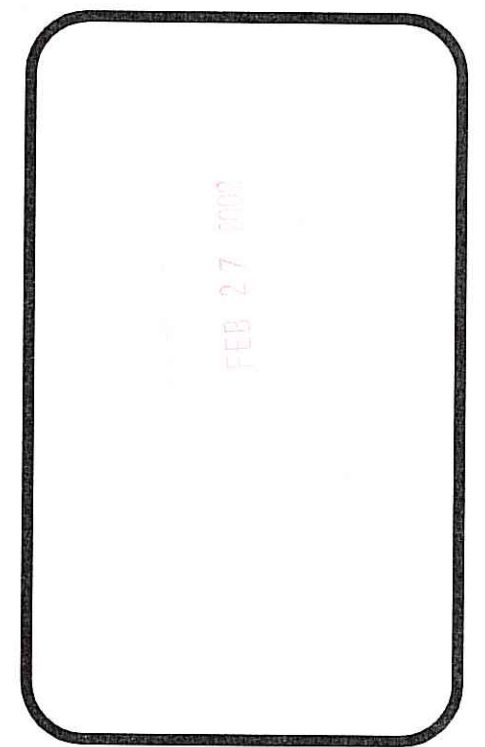
Charles A. Hartnett





**REQUEST FOR PRELIMINARY DETERMINATION  
EXISTING CONDITIONS PLAN 1**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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

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use only for the project, location,  
location or owner without written  
consent of this owner or one of its  
creditors.

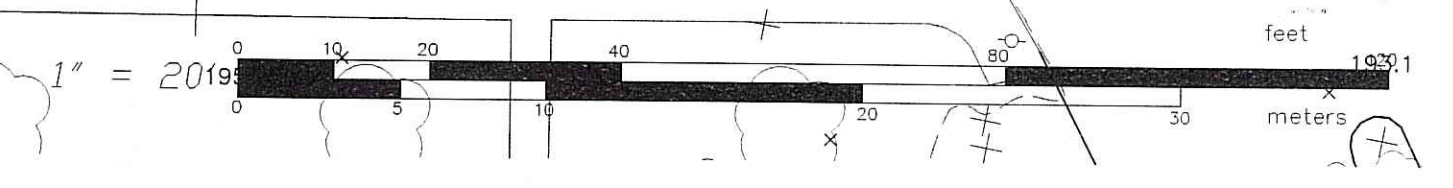
85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL. 401-273-6000

JOB NO. 6063-00	DRAWN BY R.P.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**S101**  
9 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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*Charles A. Harte*



R=1522.13  
L=187.17  
Tan=93.70  
Δ=7°02'43"

52.02'  
N10°36'10"W

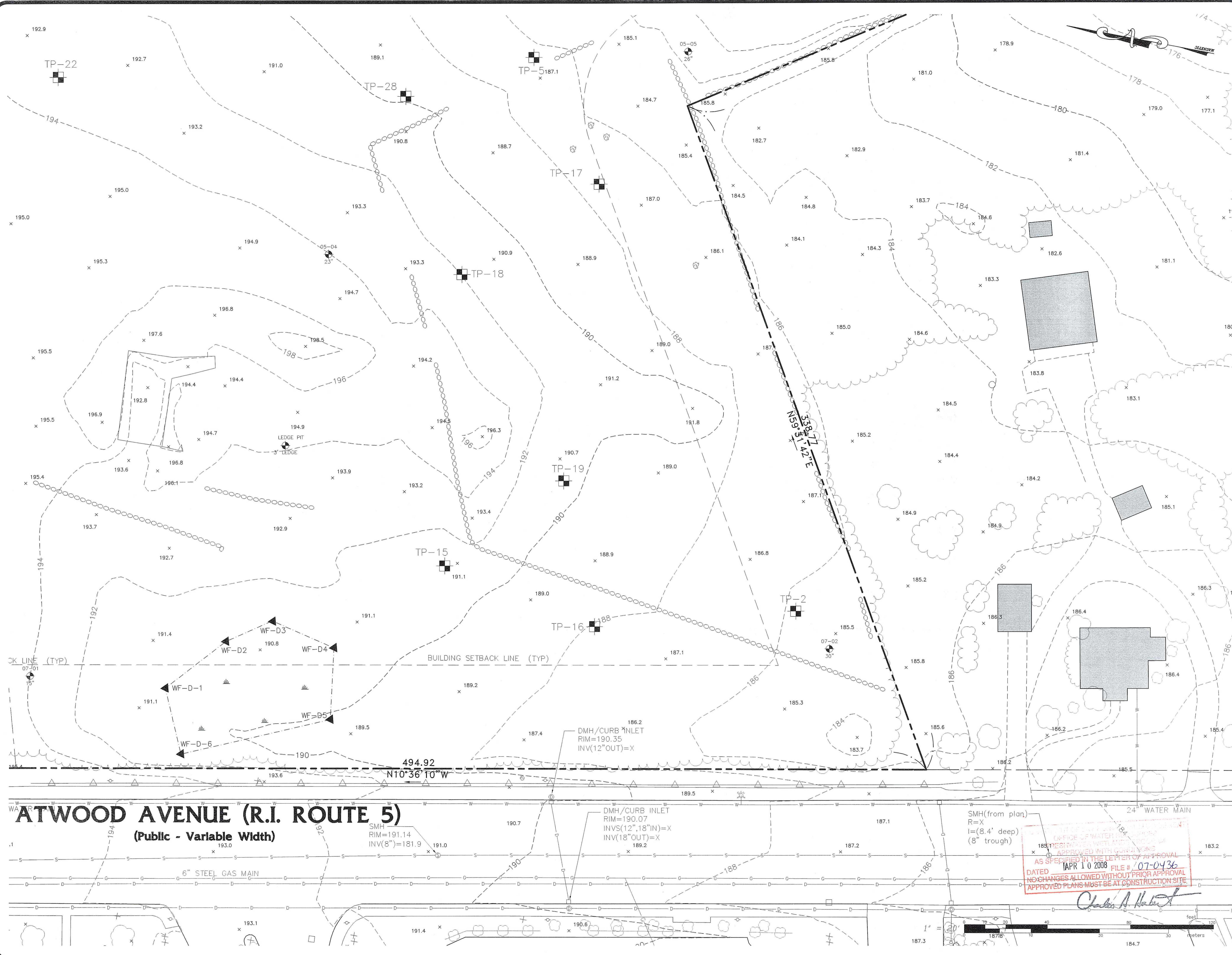
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INV=196.4

DMH  
RIM=202.19

CB  
RIM=200.93

SMH  
RIM=196.78  
INV(8")=188.0

DMH  
RIM=195.45



**ATWOOD AVENUE (R.I. ROUTE 5)**  
 (Public - Variable Width)

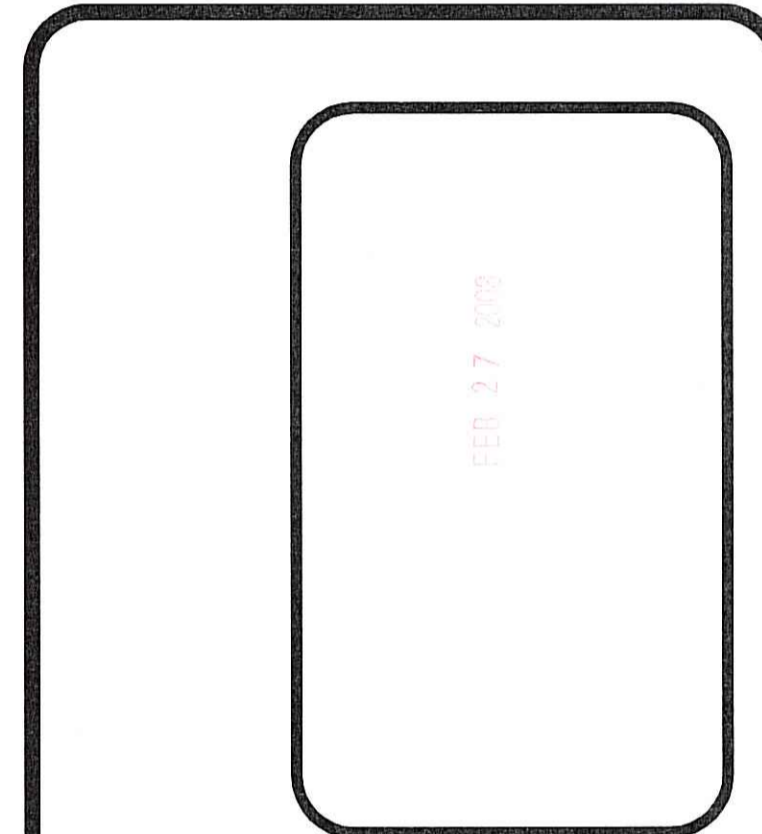
OFFICE OF WATER AND WASTE  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
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*Charles A. Hallett*



**REQUEST FOR PRELIMINARY DETERMINATION  
 EXISTING CONDITIONS PLAN 2**  
 FOR  
**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280  
 SITUATED ON  
**ATWOOD AVENUE &  
 CHERRY HILL ROAD**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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 PROVIDENCE, R.I. 02940  
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 consultants.

JOB NO. 6063-00  
 DWG. NO. 6063-BASE.DWG  
 SCALE: 1"=20'  
 DRAWN BY R.R.D.  
 CHECKED R.P.H.  
 APPROVED S.B.G.  
 DATE: NOVEMBER 2, 2007

SHEET  
**S102**  
 6 OF 39 SHEETS



**REQUEST FOR PRELIMINARY DETERMINATION  
EXISTING CONDITIONS PLAN 3**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

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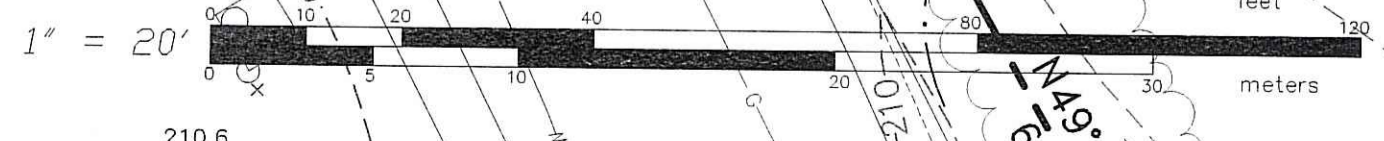
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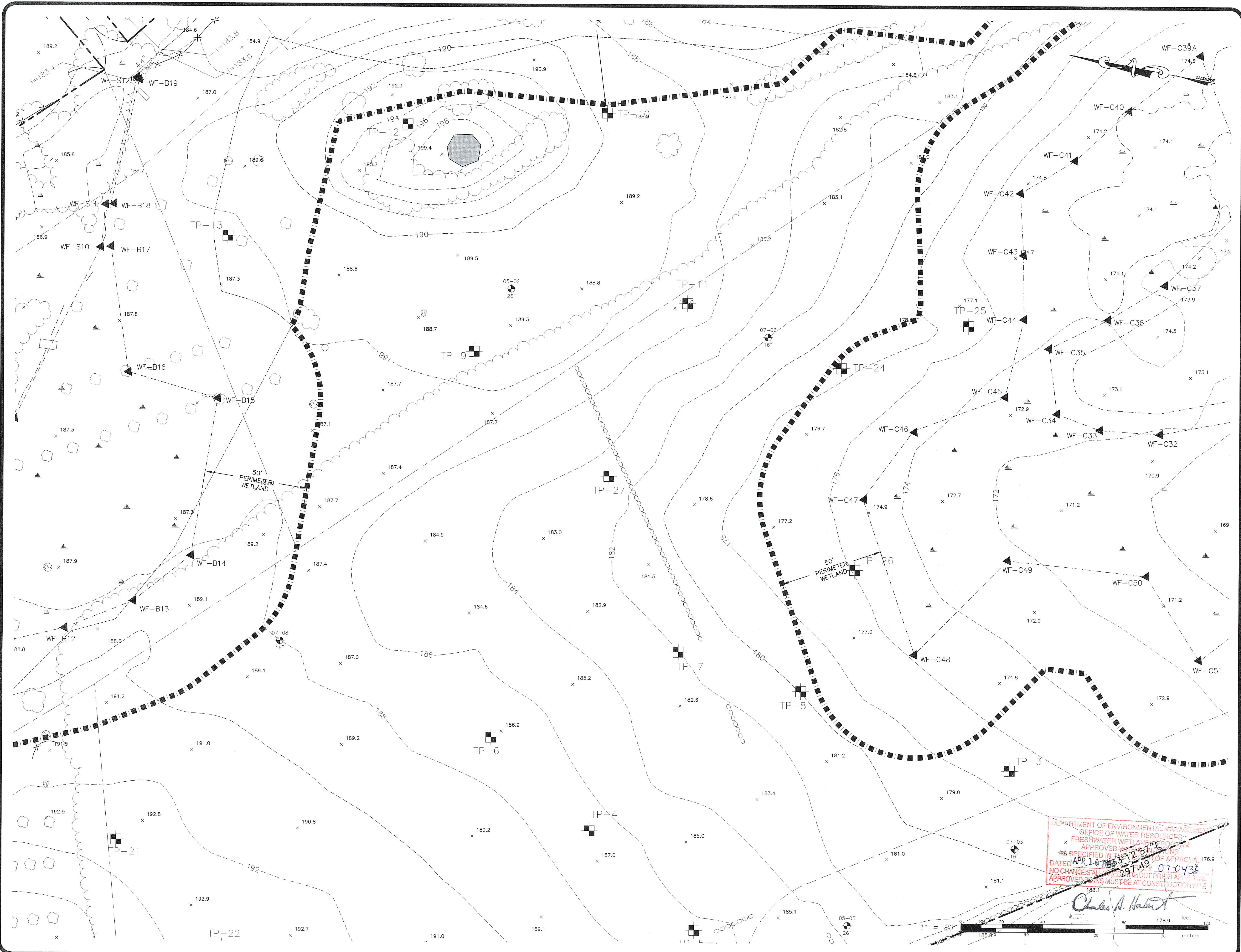
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Haber*  
195.5

JOB NO. 6063-00  
DWG. NO. 6063-BASE.DWG  
SCALE: 1"=20'  
DRAWN BY R.R.D.  
CHECKED R.P.H.  
APPROVED S.B.G.  
DATE: NOVEMBER 2, 2007

SHEET  
**S103**  
7 OF 39 SHEETS





**REQUEST FOR PRELIMINARY DETERMINATION  
EXISTING CONDITIONS PLAN 4**  
**FOR**  
**THE CENTRE AT CHERRY HILL**  
**A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284**  
**A.P. 20-2, LOTS 58 & 280**  
 SITUATED ON  
**ATWOOD AVENUE &  
 CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

FEB 27 2008

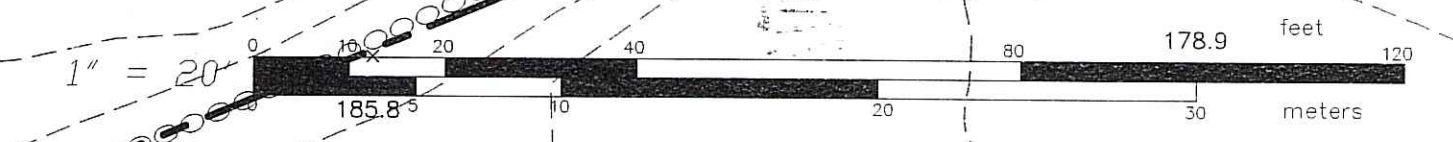
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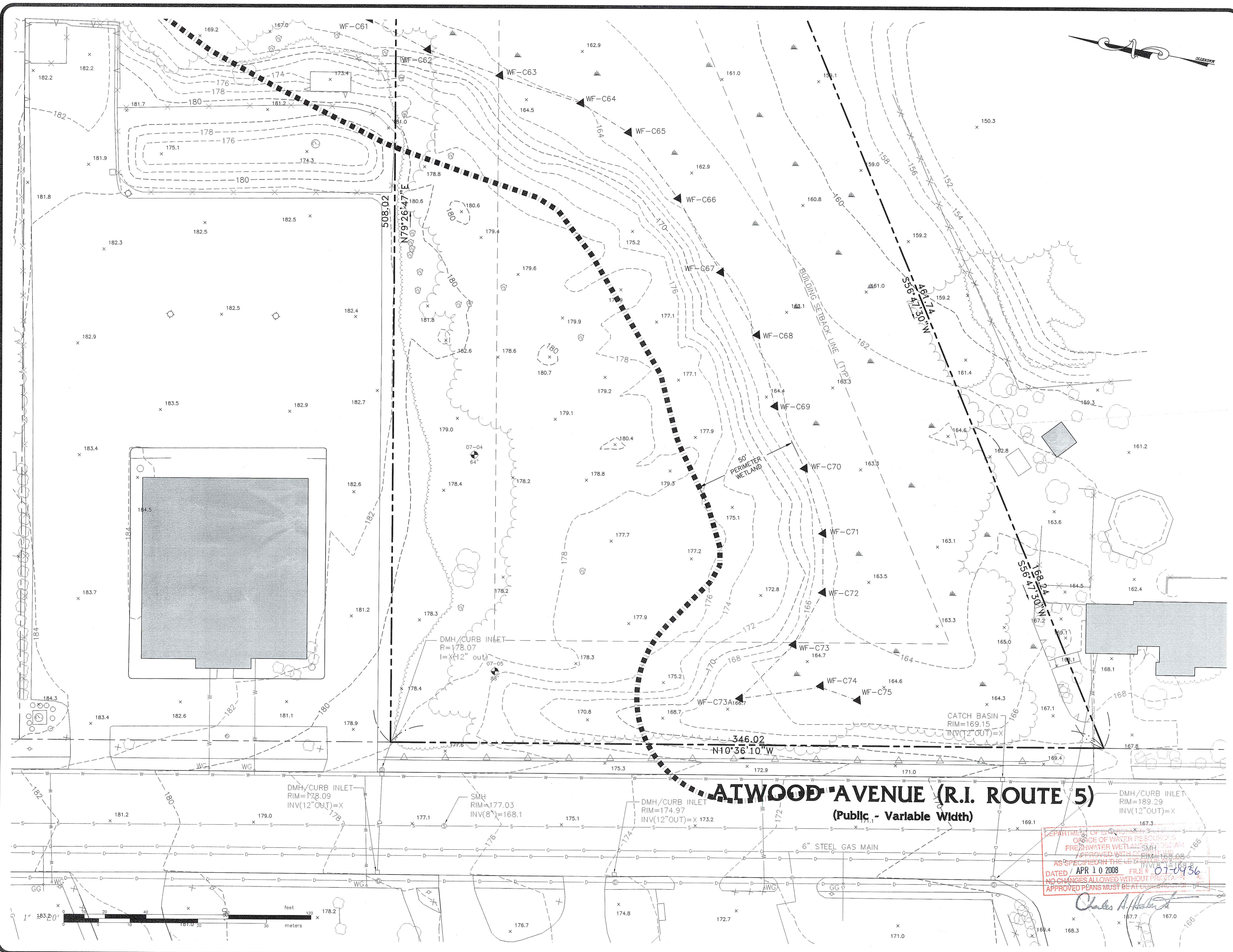
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED FOR CONSTRUCTION  
 178.5 RECEIVED IN 178.51  
 DATED APR 10 2008 07:51  
 NO CHANGES ALLOWED WITHOUT PRELIMINARY APPROVAL  
 APPROVED PERMITS MUST BE AT CONSTRUCTION SITE

Charles N. Haber



JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**S104**  
 8 OF 39 SHEETS



**REQUEST FOR PRELIMINARY DETERMINATION  
EXISTING CONDITIONS PLAN 5**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

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JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**S105**  
9 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS SECTION  
APPROVED WITH CONDITIONS  
RIM=168.00  
AS SPECIFIED IN THE L.E.D. INVENTORY  
DATED / APR 10 2008 FILE # 07-0936  
NO CHANGES ALLOWED WITHOUT PREVIOUS  
APPROVED PLANS MUST BE AT

*Charles A. Hester*

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTON AND THE RHODE ISLAND SOIL EROSION CONTROL HANDBOOK.
- THE EROSION CONTROL MEASURES SHOWN AND DETAILED ON THESE PLANS SHOULD BE CONSIDERED THE MINIMUM ACCEPTABLE STANDARDS FOR THE PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, ALLAY DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT THE SITE AND ALL ADJACENT PROPERTIES ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- ALL SILT FENCING SHALL BE PROPERLY SUPPORTED BY STURDY STAKES AND WIRE FENCING AND TOED INTO EXISTING SUBSTRATE SOILS. HAY BALES SHALL BE TOED TO EXISTING SUBSTRATE SOILS AND STABILIZED WITH STURDY STAKES (TWO PER HAY BALE).
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR OTHER GROUND COVER SHALL BE PLANTED WITH GRASS ON FOUR INCH (4") THICKNESS OF TOPSOIL. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY, DISTURBED AREAS SHALL BE STABILIZED WITH A SPREAD HAY MULCH (APPROPRIATELY ANCHORED) OR EXCELSIOR EROSION CONTROL MATTING.
- ANY EXCAVATIONS WITHIN GROUNDWATER REQUIRING DEWATERING SHALL BE PUMPED AND DISCHARGED INTO A TEMPORARY SILTATION BASIN WITHIN THE APPROVED PROJECT LIMITS OF DISTURBANCE. BASIN SHALL BE CONSTRUCTED OF SILT FENCING WITH A MINIMUM OF TWO ROWS OF HAY BALES ALL AROUND.
- EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY SIGNIFICANT RAINFALL FOR PROPER FUNCTIONING. MAINTENANCE AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

**UTILITY NOTES**

- THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE JOHNSTON PUBLIC WORKS 48 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
- THE CONTRACTOR SHALL BE REQUIRED TO USE THE "DIG-SAFE" NUMBER [ 1-888-344-7233 ] FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUBGRADE.
- ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
- ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO OBTAIN PROPER ALIGNMENT AND FOR EXISTING UTILITY CONNECTIONS BASED UPON FIELD CONDITIONS.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- SANITARY SEWERS SHALL BE SDR 35 PVC OR CLASS 52 DUCTILE IRON PIPE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS OF TOWN OF JOHNSTON AND THE NARRAGANSETT BAY COMMISSION REGULATIONS, STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
- WHERE WATERLINES CROSS SEWER SERVICE LINES, WATERLINES SHALL BE CONSTRUCTED OVER SEWER WITH 18" MIN. SEPARATION, OR SEWER MAIN SHALL BE ENCASED FOR A DISTANCE OF 10' IN EACH DIRECTION.
- PROPOSED WATERLINES SHALL BE CLASS 52 DIP. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE PROVIDENCE WATER SUPPLY BOARD (PWSB) GENERAL CONDITIONS FOR EXTENSION OF WATERMANS AND ALL OTHER APPLICABLE STANDARDS. THE CONTRACTOR SHALL CONTACT THE PWSB TO OBTAIN A COMPLETE OUTLINE OF INSTALLATION REQUIREMENTS.
- FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO THE TOWN OF JOHNSTON SPECIFICATIONS AND AS STIPULATED BY THE FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
- ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
- AT A MINIMUM, THE LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF THE RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE OUTLET OF THE PIPE AND TWO TIMES THE DIAMETER AT INLET END. ALL RIP-RAP AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF CRUSHED FILTER STONE BEDDING AND FILTER FABRIC.
- GAS SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE UTILITY INSTALLATIONS AS REQUIRED TO ENSURE ADEQUATE GAS SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE GAS COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION.
- ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. ELECTRIC SERVICE AND TRANSFORMER PADS SHALL CONFORM TO THE REQUIREMENTS OF THE ELECTRIC COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE ELECTRIC SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE ELECTRIC COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION.
- TEL/CABLE SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE UTILITY SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE UTILITY CO. FOR COMPLETE AND IN PLACE CONSTRUCTION.

**GRADING & DRAINAGE NOTES**

- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL, OR PER APPLICABLE JURISDICTIONAL REGULATIONS.
- PROPOSED CONTOURS ARE TO FINISHED GRADE.
- THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- LOAM & SEED SHALL BE PROVIDED AND AN ACCEPTABLE STAND OF VEGETATION SHALL BE APPROVED BY THE TOWN BEFORE DRAINAGE IS TO BE TIED INTO DETENTION FACILITIES.
- CONTRACTOR TO CLEAN ALL CATCH BASINS, RIP RAP AREAS, SWALES AND OTHER DRAINAGE IMPROVEMENTS PRIOR TO ACCEPTANCE BY THE OWNER AND PRIOR TO ACCEPTANCE OF THE ROADWAY BY THE TOWN. UPON ACCEPTANCE, MAINTENANCE AND REPAIRS TO ALL DRAINAGE/CONVEYANCE FACILITIES (I.E. DRAINS, MANHOLES, CATCH BASINS, FLARED ENDS, ETC.) NOT WITHIN TOWN RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER (OR OWNER'S REPRESENTATIVE) OF THE LOT ON WHICH THE STRUCTURES ARE LOCATED. AFTER FINAL ACCEPTANCE, ALL DRAINAGE FACILITIES WITHIN THE TOWN RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE TOWN OF JOHNSTON.
- UPON COMPLETION AND FINAL ACCEPTANCE, MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (I.E. DETENTION BASIN, INCLUDING; BERMS, GROUND COVER, ACCESS ROAD, OVERFLOWS, RIP-RAP, OUTFALLS, ETC.) SHALL BE PERFORMED BY AND PAID FOR BY THE OWNER (OR OWNER'S REPRESENTATIVE). MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER REGARDLESS OF THE DEVELOPMENT ON THE LOT.

**DEMOLITION AND CLEARING NOTES:**

- THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES (I.E. THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA). ALL AREAS SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE. HAYBALES AND/OR OTHER EROSION CONTROL MEASURE SHALL BE PLACED ON ALL DOWNGRADIENT SLOPES, AS WELL AS LOCATIONS INDICATED ON SITE PLANS.
- DISPOSAL OF DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- OFF-SITE DISPOSAL OF UNSUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.

**DRAINAGE MAINTENANCE SCHEDULE:**

- INFILTRATION FACILITIES SHALL BE INSPECTED ONCE A YEAR. ANY EVIDENCE OF ACCUMULATED SEDIMENTS SHALL BE NOTED AND RECTIFIED IMMEDIATELY.
- DRAINAGE PIPES, MANHOLES, AND OUTLETS SHALL BE INSPECTED AND CLEARED OF ANY BLOCKAGES ON AT LEAST A QUARTERLY BASIS.
- CATCH BASIN SUMPS SHALL BE INSPECTED BY MAINTENANCE PERSONNEL ON AT LEAST AN ANNUAL BASIS. ANY SEDIMENT OR DEBRIS FOUND SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**CONSTRUCTION SEQUENCE:**

- INSTALL CONSTRUCTION FENCING/TREE PROTECTION AS SPECIFIED.
- INSTALL PERIMETER EROSION CONTROL MEASURES, CONSTRUCTION EXIT, AND INLET PROTECTION ON ADJACENT DRAINAGE STRUCTURES.
- CONTRACTOR TO DEMOLISH EXISTING STRUCTURES ON SITE.
- CLEAR AND GRUB PROPERTY, INSTALL DETENTION BASIN AND OUTFALL FOR COLLECTION OF SEDIMENTS.
- ROUGH GRADE SITE.
- INSTALL UTILITIES AND SITE IMPROVEMENTS. FINISH GRADE AND INSTALL LANDSCAPE MATERIAL AS SPECIFIED.
- REMOVE SEDIMENTATION CONTROLS ONLY WHEN SITE IS COMPLETELY STABILIZED, AND AT THE DIRECTION OF THE OWNER/ENGINEER.

**GENERAL CONSTRUCTION NOTES:**

- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTON AND THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, DRIVEWAYS, WALKS, WALLS, CURBS, ETC., THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER."
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

**LEGEND (not to scale)**

EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
x	CHAIN LINK FENCE	x
u	STOCKADE FENCE	u
---	CONTOUR LINE	139
w	WATER MAINS	w
S	SANITARY SEWER	S
CB	DRAINAGE	CB
E	ELECTRIC/TELEPHONE/CABLE	E/T/C
G	GAS MAIN	G
OHW	OVERHEAD WIRE	OHW
△ 234	WETLAND LINE	△ 234
⊙	LIMIT OF JURISDICTIONAL WETLANDS	⊙
⊙	SURVEYED WETLAND FLAG LOCATION	⊙
⊙	ELECTRIC MANHOLE	⊙
⊙	ELECTRIC HANDHOLE	⊙
⊙	LIGHT POLE	⊙
⊙	WATER GATE	⊙
⊙	GAS GATE	⊙
⊙	FIRE HYDRANT	⊙
⊙	RIP-RAP APRON	⊙
⊙	FLARED-END SECTION	⊙
⊙	UTILITY POLE	⊙
⊙	SPOT GRADE	⊙
⊙	TOP OF CURB	⊙
⊙	BOTTOM OF CURB	⊙
⊙	TOP OF WALL	⊙
⊙	BOTTOM OF WALL	⊙
⊙	DRILL HOLE	⊙
⊙	NAIL	⊙
⊙	GRANITE BOUND	⊙
⊙	FOUND	⊙
⊙	HAYBALE/SILTFENCE	⊙
⊙	BORING LOCATION (I.D./DEPTH)	⊙
⊙	BORING LOCATION (BY GZA)	⊙
⊙	CEMETERY	⊙
⊙	LIMIT OF CLEARING	⊙

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED APR 10 2008 FILE # 07-0436 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Haber

**REQUEST FOR PRELIMINARY DETERMINATION GENERAL NOTES & LEGEND**  
**FOR**  
**THE CENTRE AT CHERRY HILL**  
**A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284**  
**A.P. 20-2, LOTS 58 & 280**  
 SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

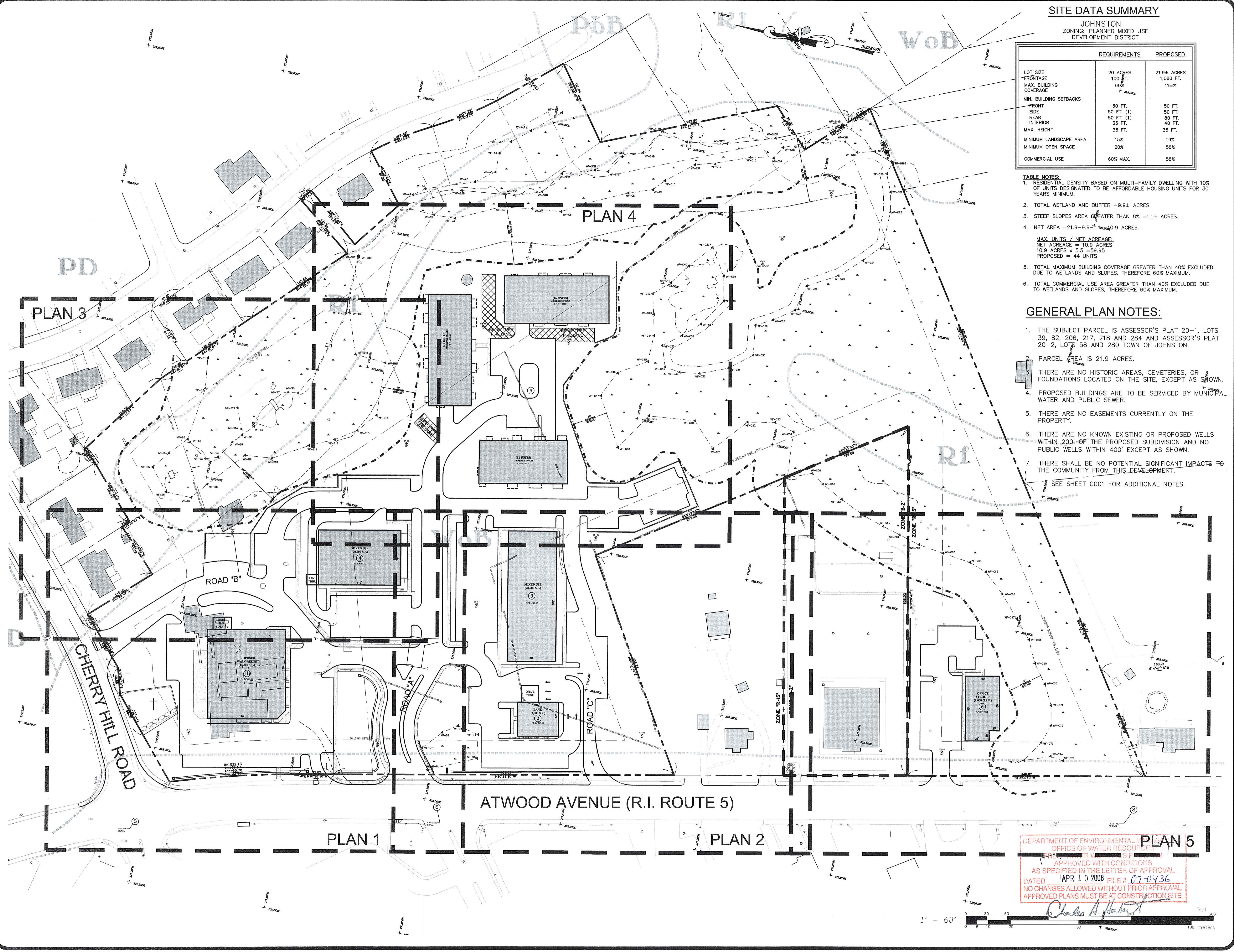
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: NO SCALE	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C001**  
 10 OF 39 SHEETS



**SITE DATA SUMMARY**

JOHNSTON  
ZONING: PLANNED MIXED USE  
DEVELOPMENT DISTRICT

	REQUIREMENTS	PROPOSED
LOT SIZE	20 ACRES	21.9± ACRES
FRONTAGE	100 FT.	1,080 FT.
MAX. BUILDING COVERAGE	60%	11±%
MIN. BUILDING SETBACKS		
FRONT	50 FT.	50 FT.
SIDE	50 FT. (1)	50 FT.
REAR	50 FT. (1)	80 FT.
INTERIOR	35 FT.	40 FT.
MAX. HEIGHT	35 FT.	35 FT.
MINIMUM LANDSCAPE AREA	15%	19%
MINIMUM OPEN SPACE	20%	58%
COMMERCIAL USE	60% MAX.	58%

- TABLE NOTES:**
- RESIDENTIAL DENSITY BASED ON MULTI-FAMILY DWELLING WITH 10% OF UNITS DESIGNATED TO BE AFFORDABLE HOUSING UNITS FOR 30 YEARS MINIMUM.
  - TOTAL WETLAND AND BUFFER = 9.9± ACRES.
  - STEEP SLOPES AREA GREATER THAN 8% = 1.1± ACRES.
  - NET AREA = 21.9 - 9.9 - 1.1 = 10.9 ACRES.
- MAX. UNITS / NET ACREAGE:  
NET ACREAGE = 10.9 ACRES  
10.9 ACRES x 5.5 = 59.95  
PROPOSED = 44 UNITS
- TOTAL MAXIMUM BUILDING COVERAGE GREATER THAN 40% EXCLUDED DUE TO WETLANDS AND SLOPES, THEREFORE 60% MAXIMUM.
  - TOTAL COMMERCIAL USE AREA GREATER THAN 40% EXCLUDED DUE TO WETLANDS AND SLOPES, THEREFORE 60% MAXIMUM.

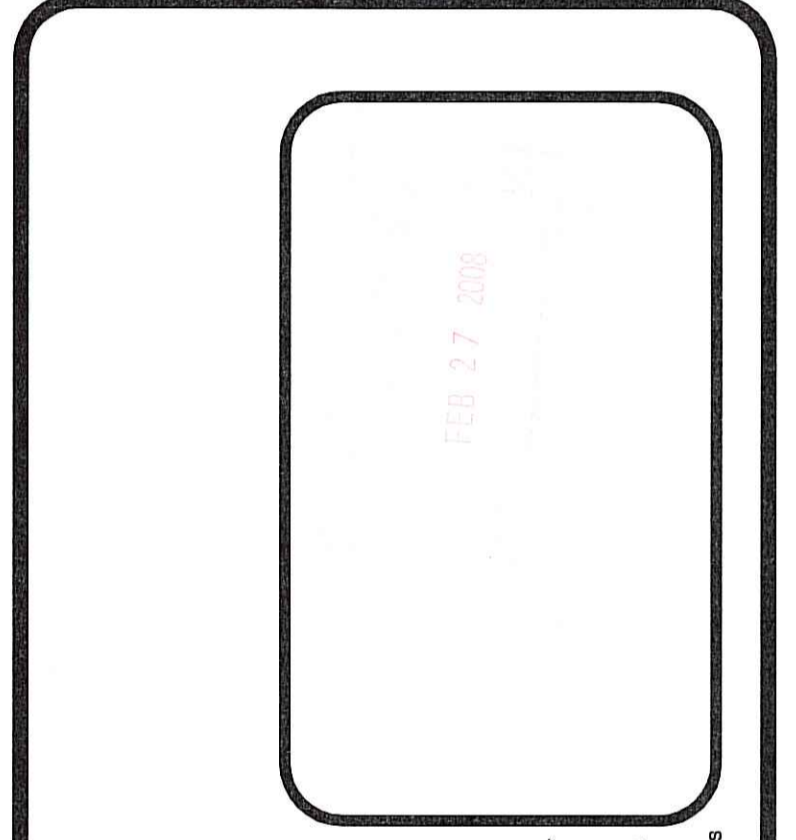
**GENERAL PLAN NOTES:**

- THE SUBJECT PARCEL IS ASSESSOR'S PLAT 20-1, LOTS 39, 82, 206, 217, 218 AND 284 AND ASSESSOR'S PLAT 20-2, LOTS 58 AND 280 TOWN OF JOHNSTON.
  - PARCEL AREA IS 21.9 ACRES.
  - THERE ARE NO HISTORIC AREAS, CEMETERIES, OR FOUNDATIONS LOCATED ON THE SITE, EXCEPT AS SHOWN.
  - PROPOSED BUILDINGS ARE TO BE SERVICED BY MUNICIPAL WATER AND PUBLIC SEWER.
  - THERE ARE NO EASEMENTS CURRENTLY ON THE PROPERTY.
  - THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200' OF THE PROPOSED SUBDIVISION AND NO PUBLIC WELLS WITHIN 400' EXCEPT AS SHOWN.
  - THERE SHALL BE NO POTENTIAL SIGNIFICANT IMPACTS TO THE COMMUNITY FROM THIS DEVELOPMENT.
- SEE SHEET C001 FOR ADDITIONAL NOTES.

**REQUEST FOR PRELIMINARY DETERMINATION OVERALL / KEY PLAN FOR THE CENTRE AT CHERRY HILL A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284 A.P. 20-2, LOTS 58 & 280**

SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



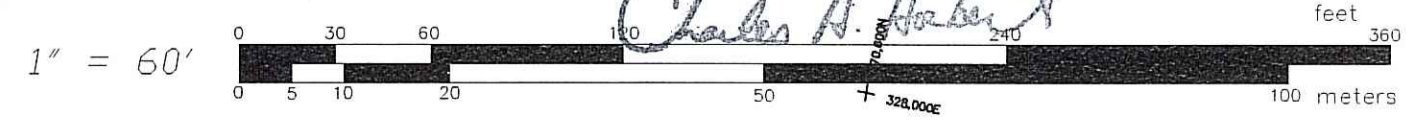
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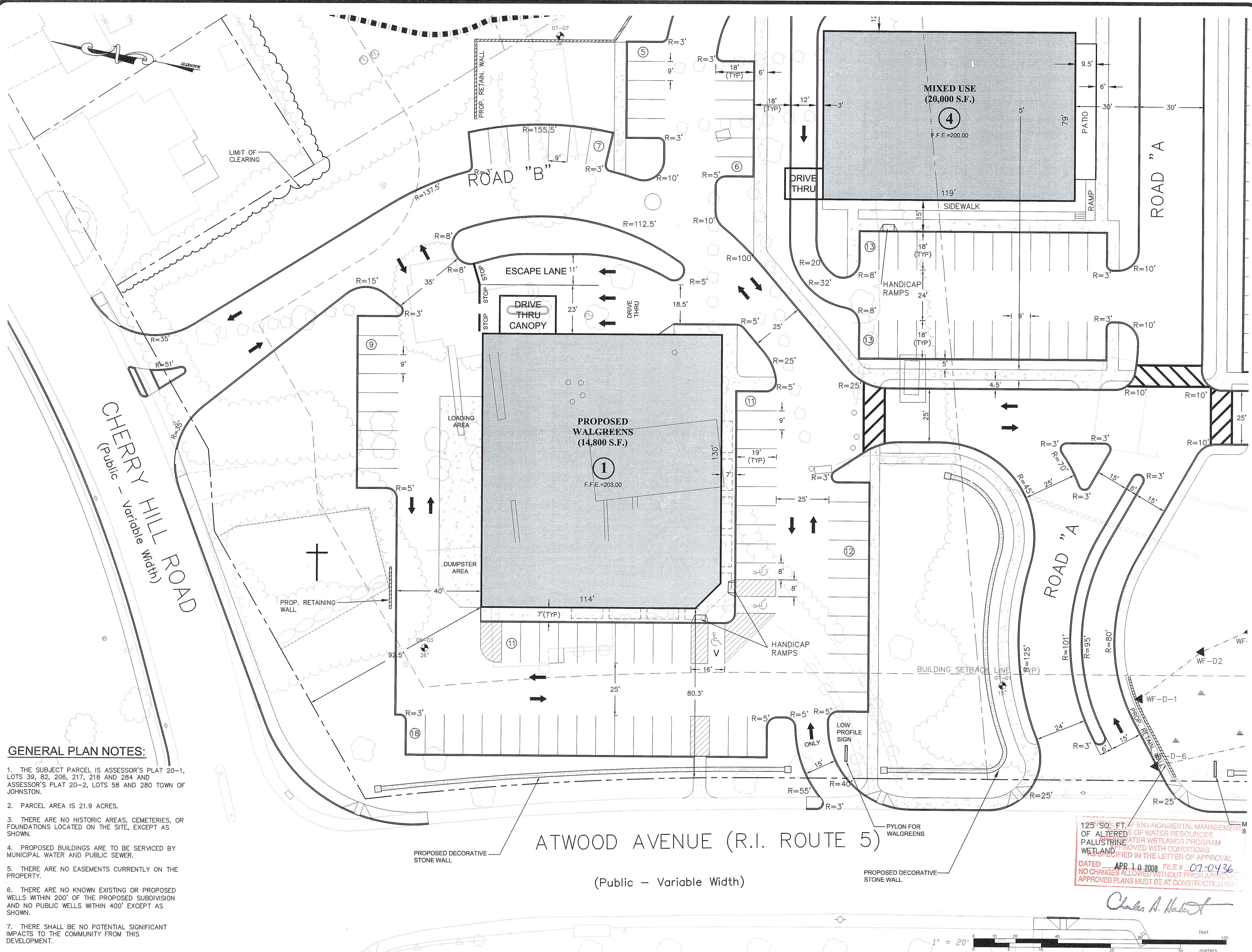
DEPARTMENT OF ENVIRONMENTAL & PLANNING  
OFFICE OF WATER RESOURCES  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Haber



JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=60'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C100**  
11 OF 39 SHEETS



**GENERAL PLAN NOTES:**

1. THE SUBJECT PARCEL IS ASSESSOR'S PLAT 20-1, LOTS 39, 82, 206, 217, 218 AND 284 AND ASSESSOR'S PLAT 20-2, LOTS 58 AND 280 TOWN OF JOHNSTON.
2. PARCEL AREA IS 21.9 ACRES.
3. THERE ARE NO HISTORIC AREAS, CEMETERIES, OR FOUNDATIONS LOCATED ON THE SITE, EXCEPT AS SHOWN.
4. PROPOSED BUILDINGS ARE TO BE SERVICED BY MUNICIPAL WATER AND PUBLIC SEWER.
5. THERE ARE NO EASEMENTS CURRENTLY ON THE PROPERTY.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200' OF THE PROPOSED SUBDIVISION AND NO PUBLIC WELLS WITHIN 400' EXCEPT AS SHOWN.
7. THERE SHALL BE NO POTENTIAL SIGNIFICANT IMPACTS TO THE COMMUNITY FROM THIS DEVELOPMENT.

SHEET C001 FOR ADDITIONAL NOTES.

REQUEST FOR PRELIMINARY DETERMINATION  
SITE LAYOUT PLAN 1  
FOR  
THE CENTRE AT CHERRY HILL  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
ATWOOD AVENUE &  
CHERRY HILL ROAD  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

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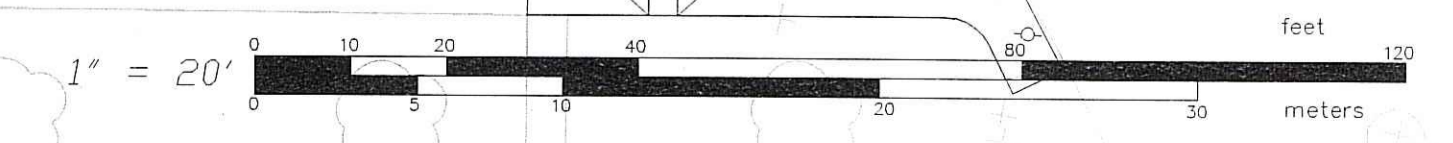
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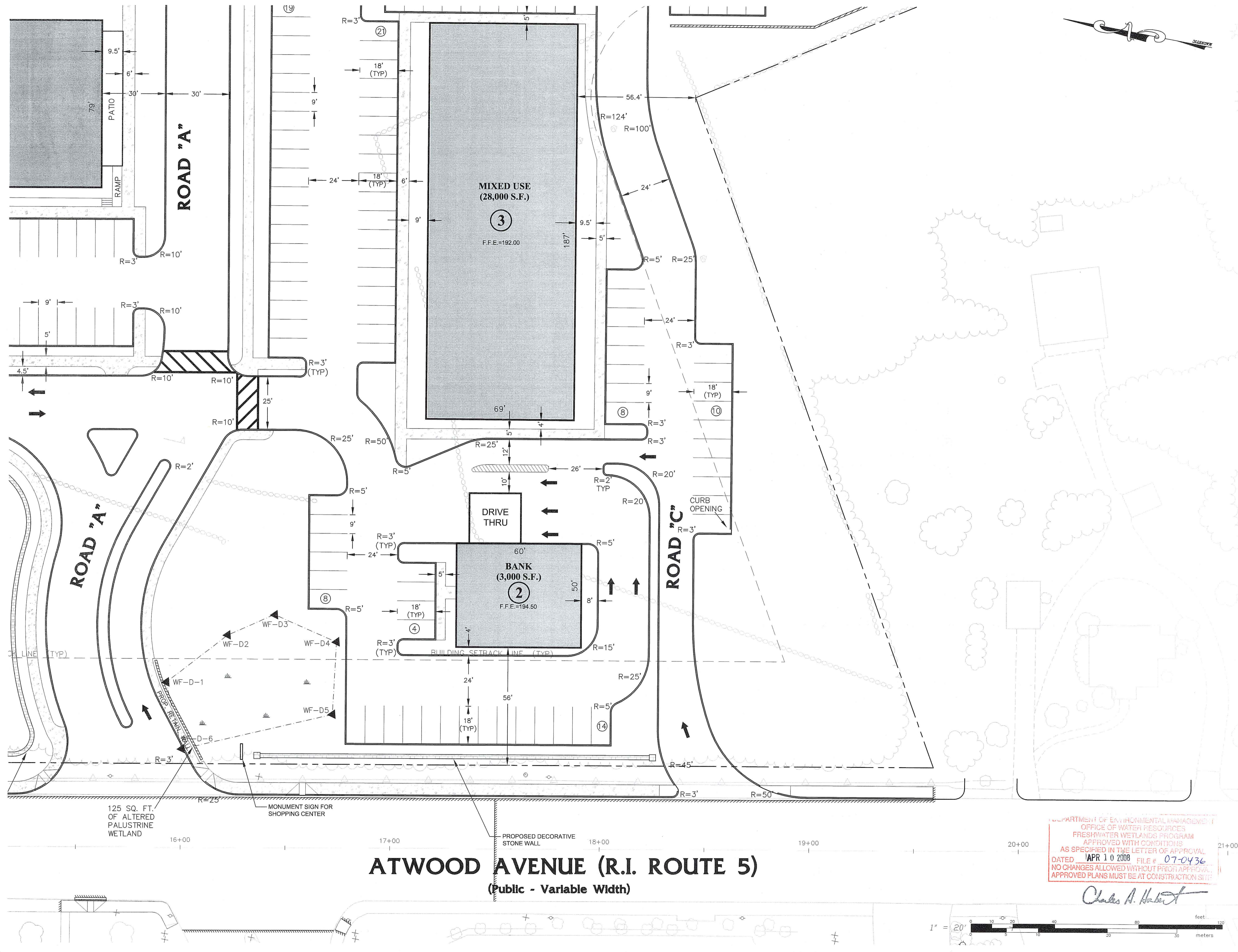
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C101**  
12 OF 39 SHEETS

125' SOI. FT. OF ENVIRONMENTAL MANAGEMENT  
OF ALTERED WETLANDS PROGRAM  
PALUSTRINE WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

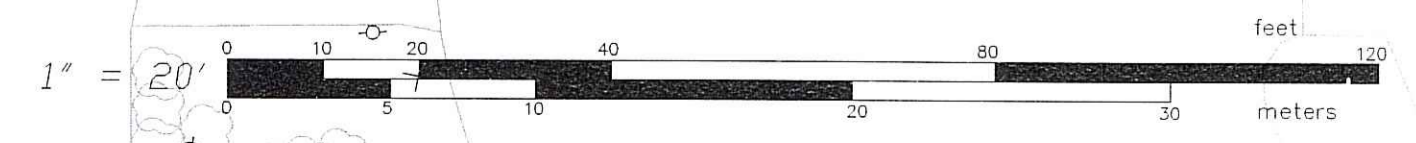
*Charles A. Haber*





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

*Charles A. Harbo*



**REQUEST FOR PRELIMINARY DETERMINATION  
 SITE LAYOUT PLAN 2**  
 FOR  
**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280  
 SITUATED ON  
**ATWOOD AVENUE &  
 CHERRY HILL ROAD**  
 JOHNSTON, RHODE ISLAND  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

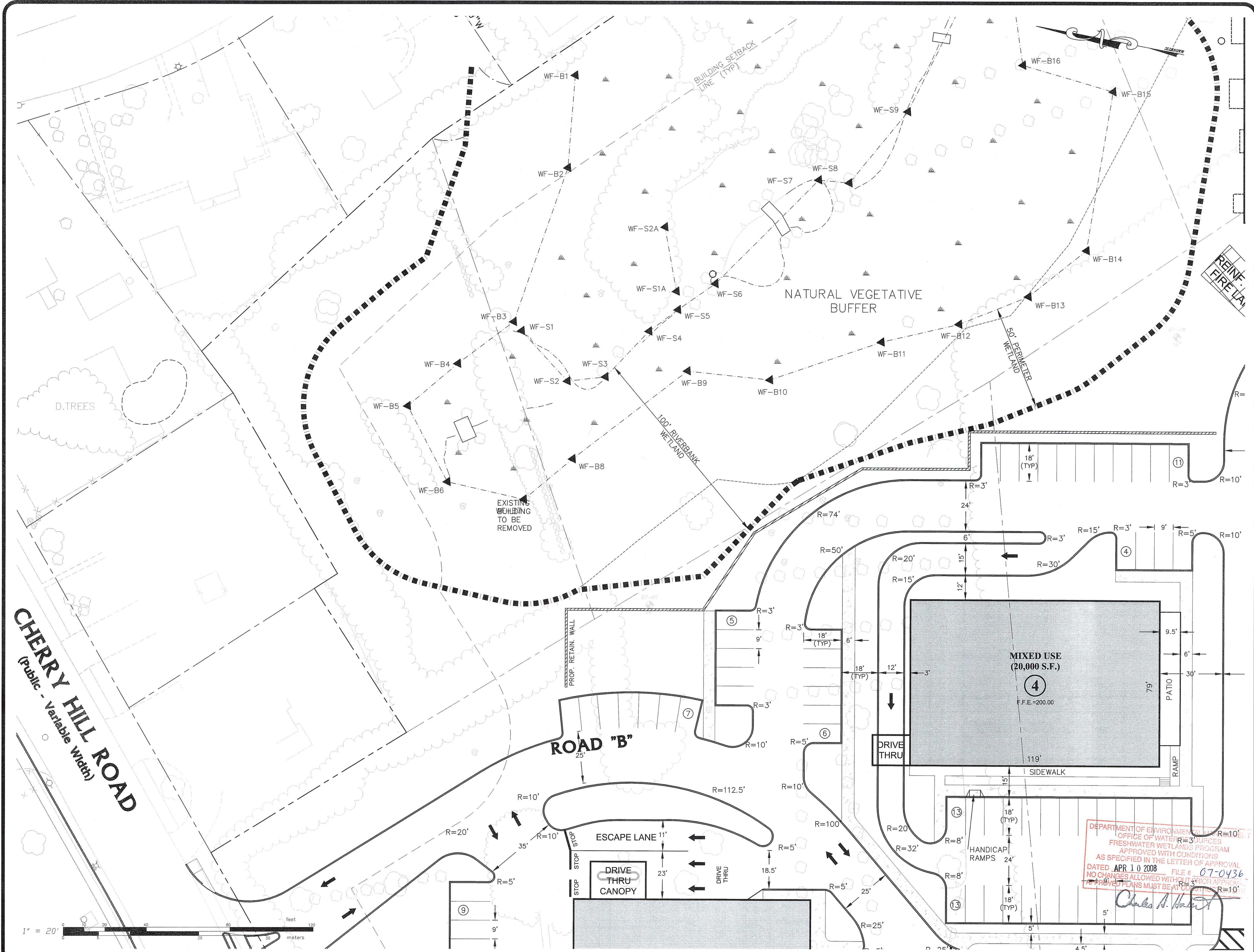
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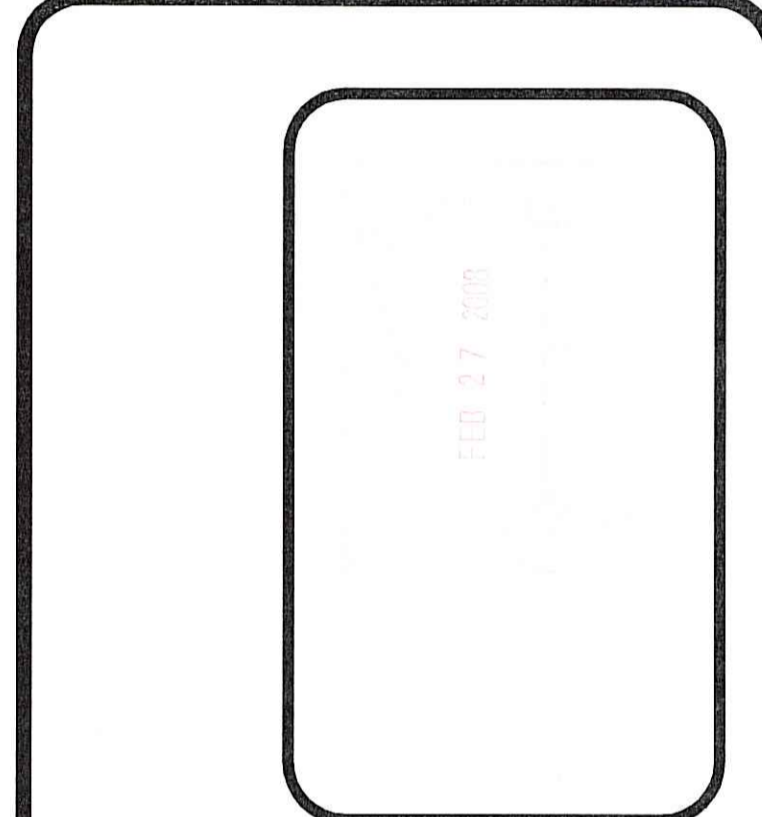
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C102**  
 13 OF 39 SHEETS



**REQUEST FOR PRELIMINARY DETERMINATION  
SITE LAYOUT PLAN 3**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

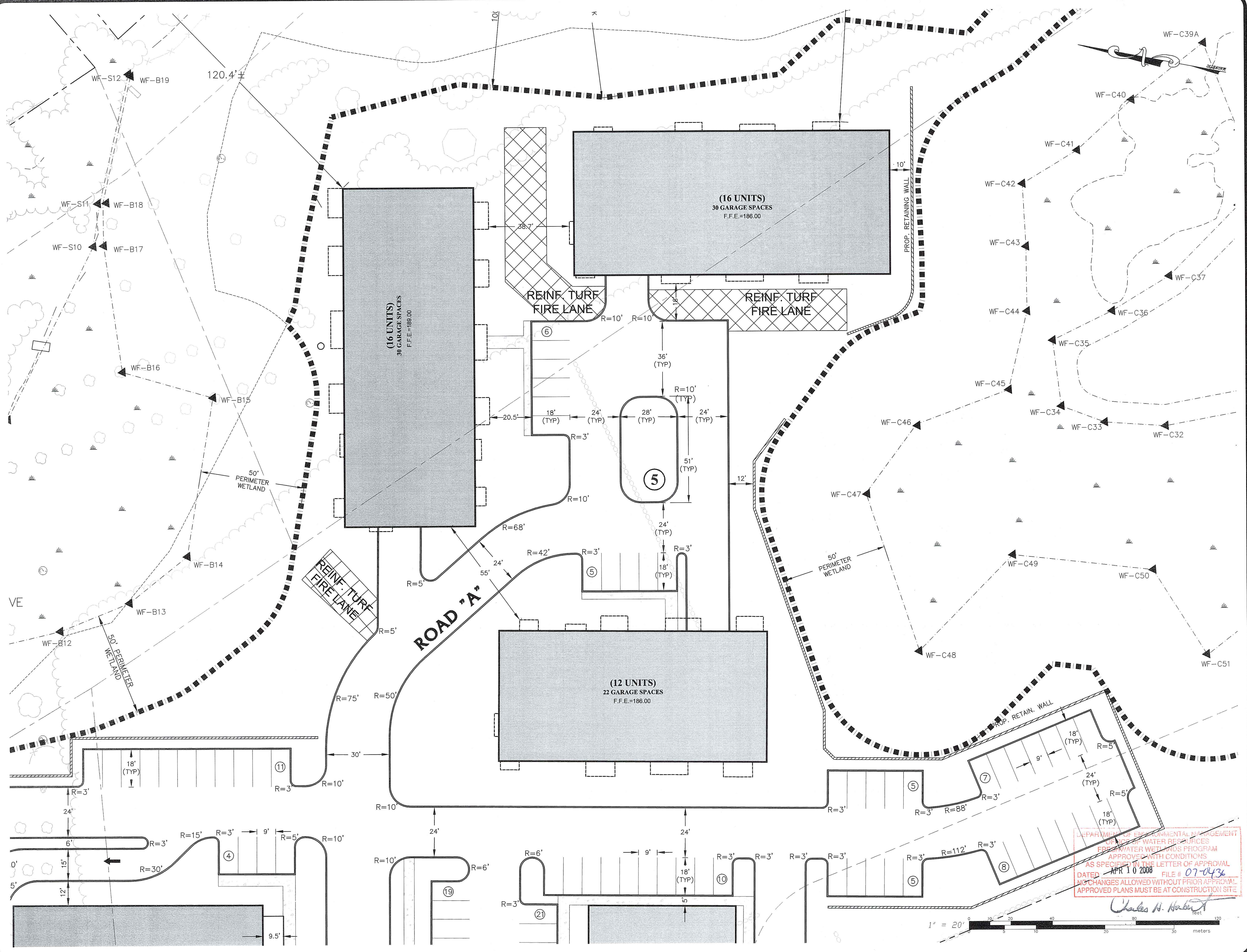
SHEET

**C103**

14 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0V36  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT THE OFFICE

*Charles A. Hanks*



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OF RICHMOND WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles H. Hester*

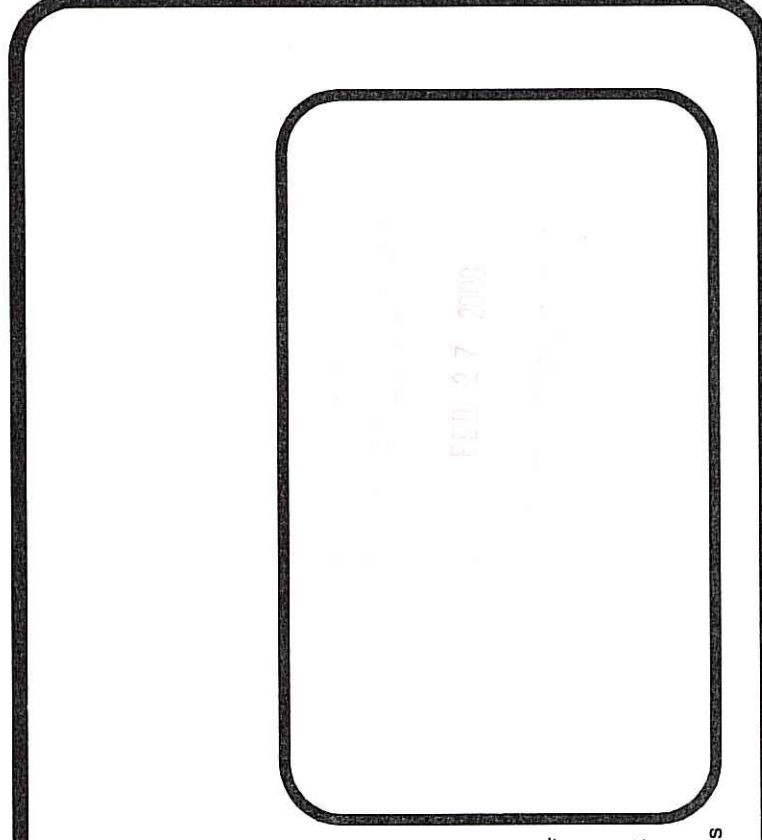
**REQUEST FOR PRELIMINARY DETERMINATION  
 FOR  
 SITE LAYOUT PLAN 4**

**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE &  
 CHERRY HILL ROAD**

**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

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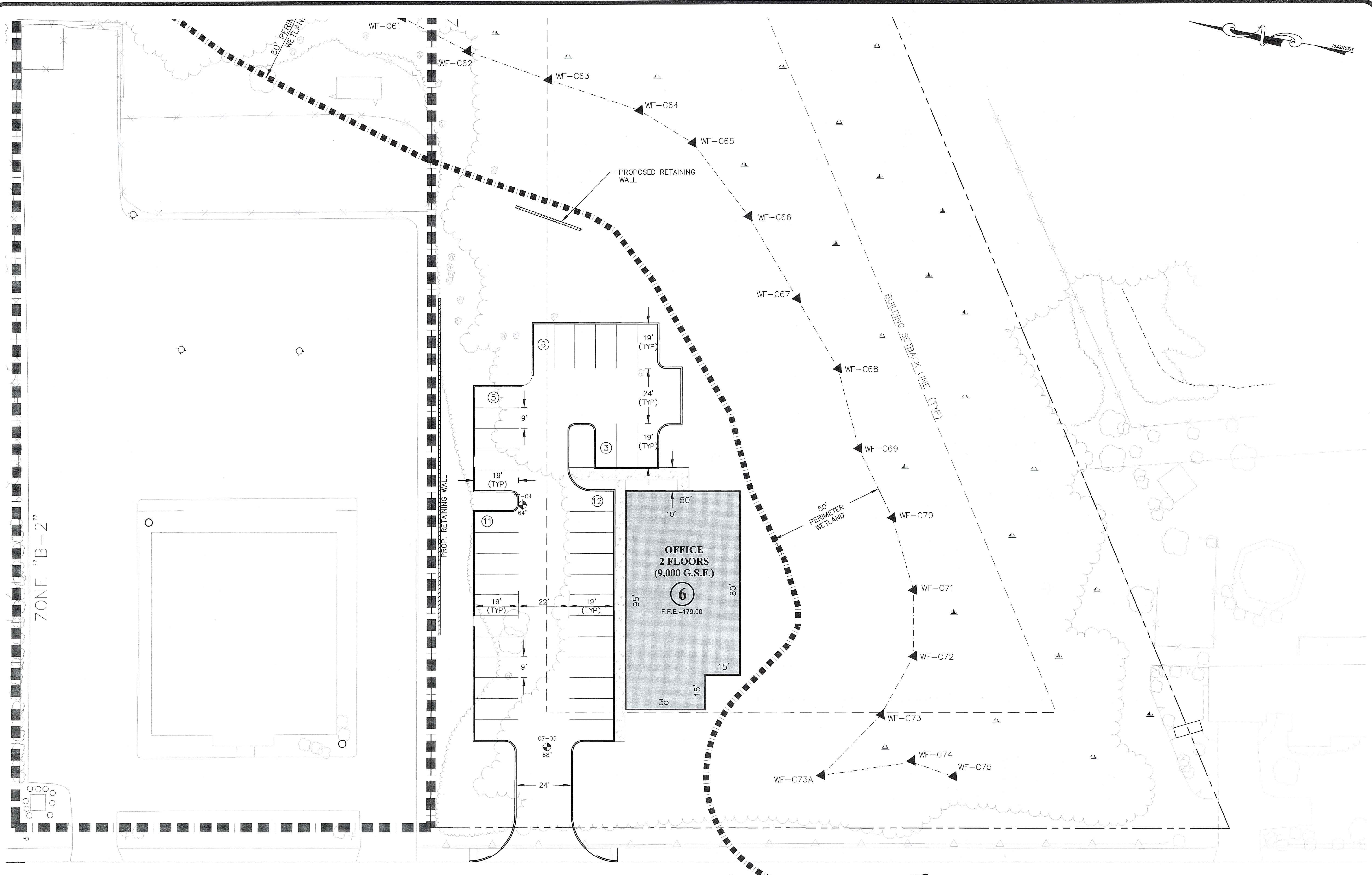
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SHEET

**C104**

15 OF 39 SHEETS

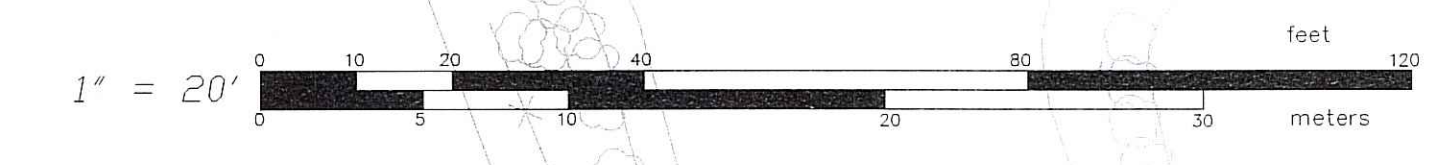


ATWOOD AVENUE (R.I. ROUTE 5)

(Public - Variable Width)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Harber*



REQUEST FOR PRELIMINARY DETERMINATION  
 SITE LAYOUT PLAN 5  
 FOR  
 THE CENTRE AT CHERRY HILL  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280  
 SITUATED ON  
 ATWOOD AVENUE &  
 CHERRY HILL ROAD  
 JOHNSTON, RHODE ISLAND  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
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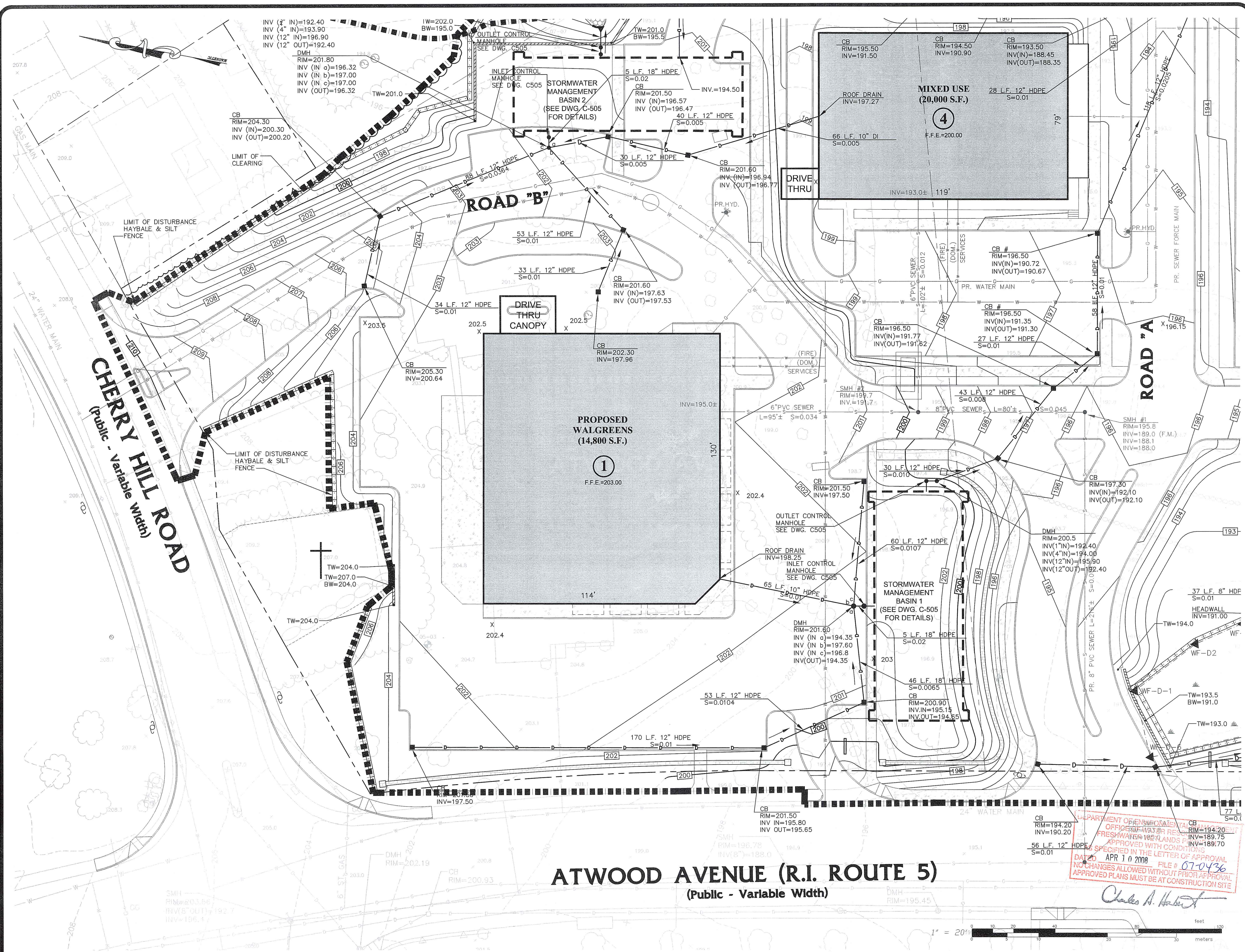
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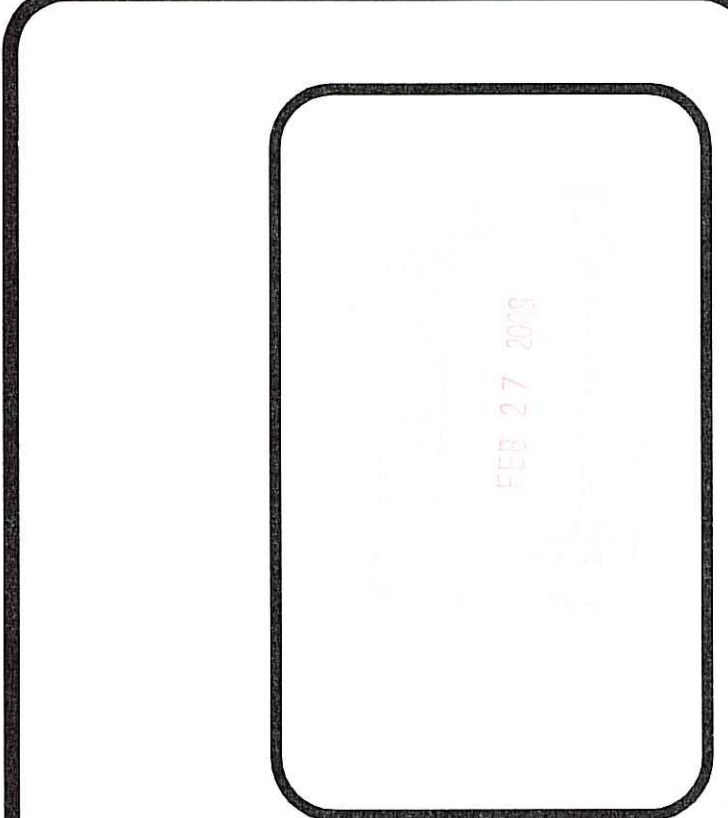
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C105**  
 16 OF 34 SHEETS



**REQUEST FOR PRELIMINARY DETERMINATION  
GRADING & DRAINAGE PLAN 1**  
**FOR**  
**THE CENTRE AT CHERRY HILL**  
**A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284**  
**A.P. 20-2, LOTS 58 & 280**  
 SITUATED ON  
**ATWOOD AVENUE &**  
**CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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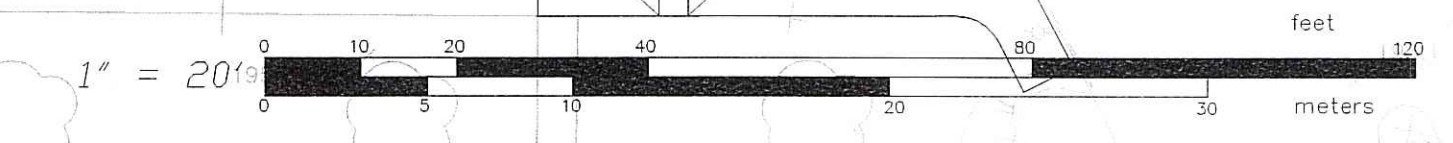
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

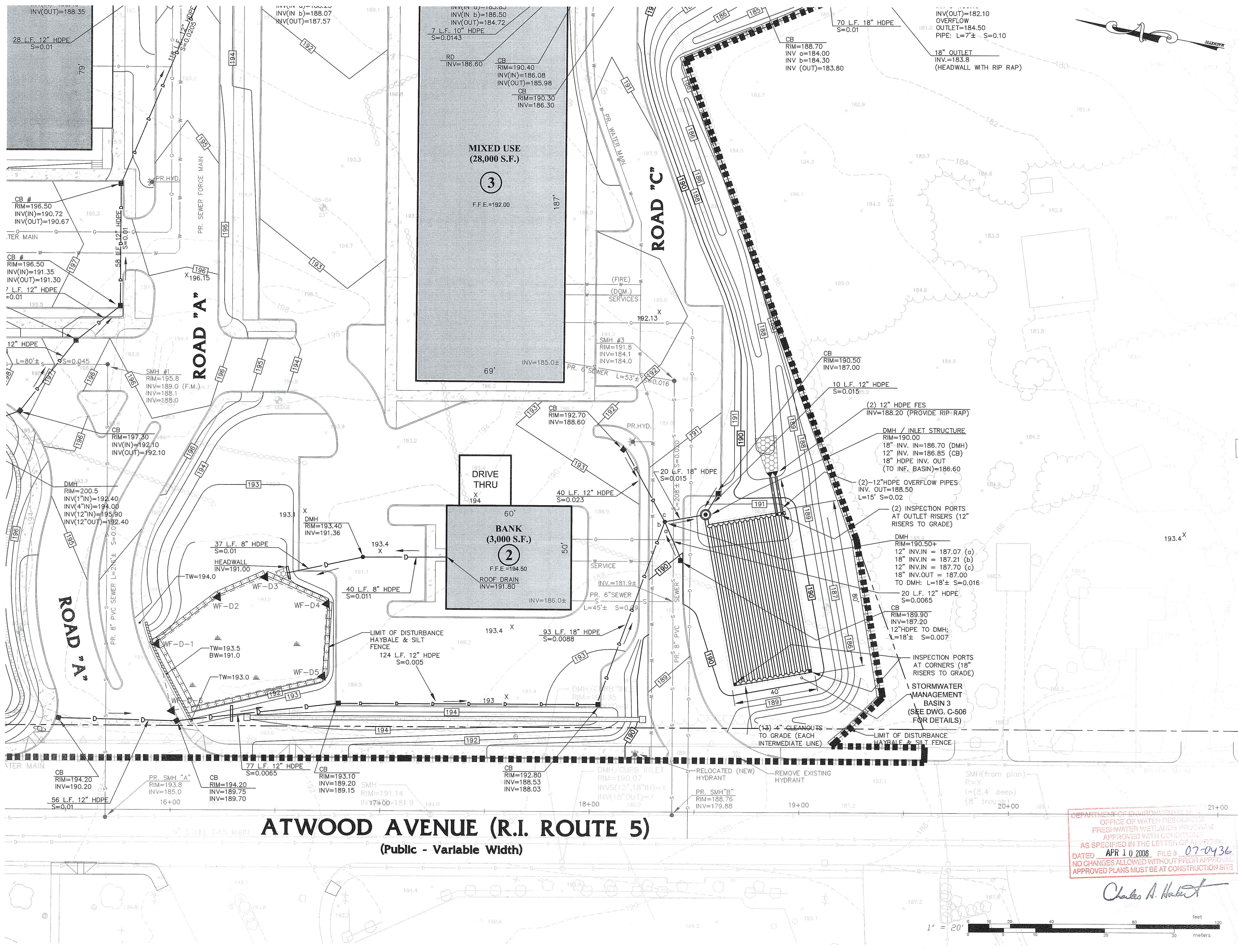
SHEET  
**C201**  
 17 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF PERMITS AND REGULATORY SERVICES  
 FRESHWATER RESOURCES DIVISION  
 APPROVED WITH CONDITIONS  
 SPECIFIED IN THE LETTER OF APPROVAL  
 DATE: APR 10 2008 FILE # 07-0436  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Herbert*



**ATWOOD AVENUE (R.I. ROUTE 5)**  
 (Public - Variable Width)



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
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Charles A. Haber

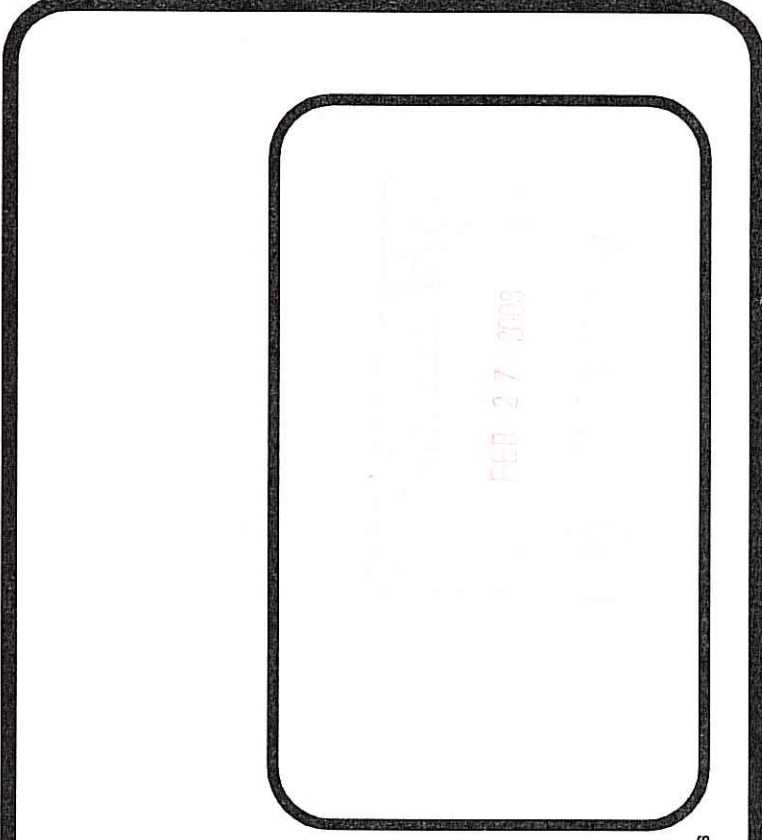


**REQUEST FOR PRELIMINARY DETERMINATION FOR GRADING & DRAINAGE PLAN 2**

FOR  
**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 99, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
 JOHNSTON, RHODE ISLAND  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
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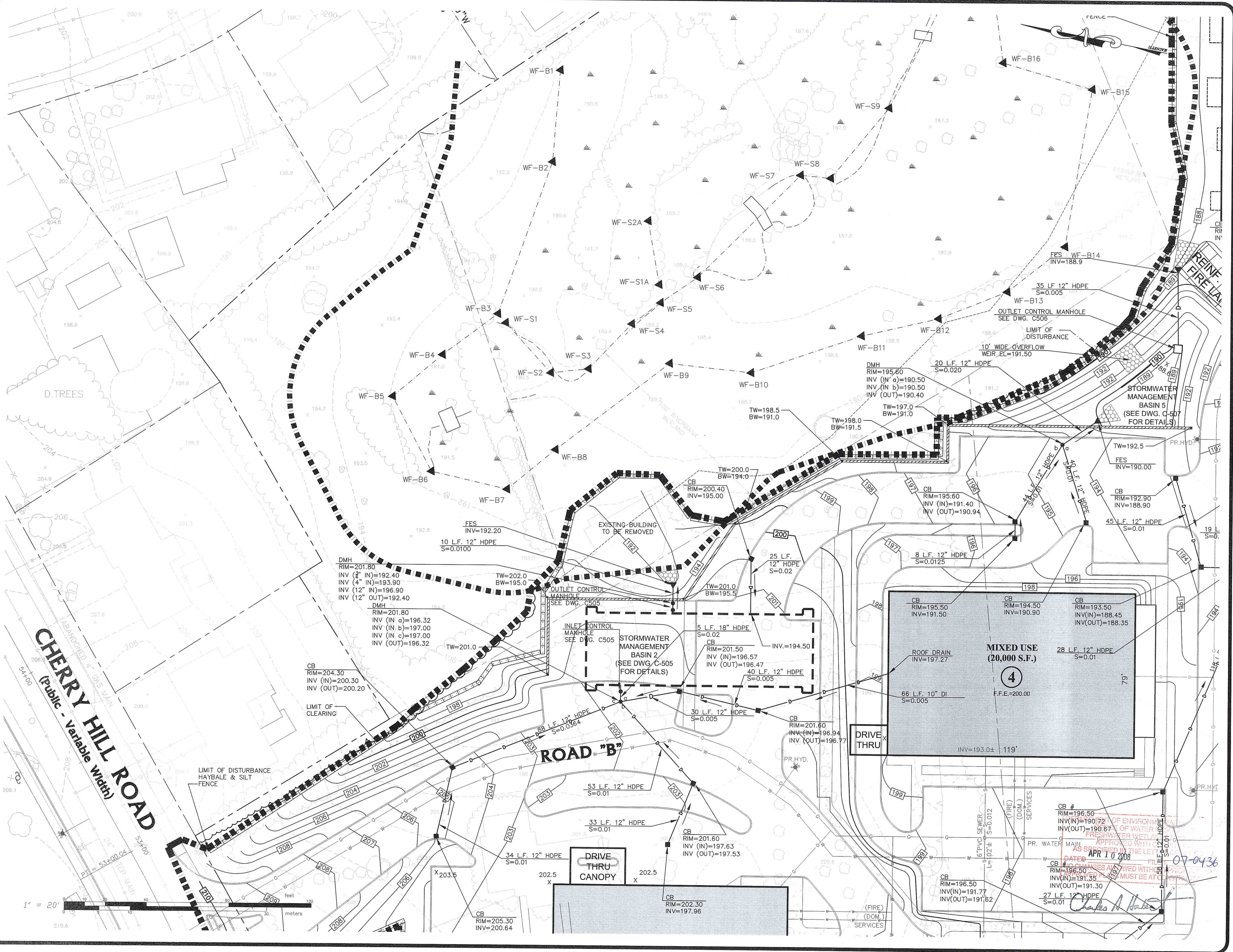
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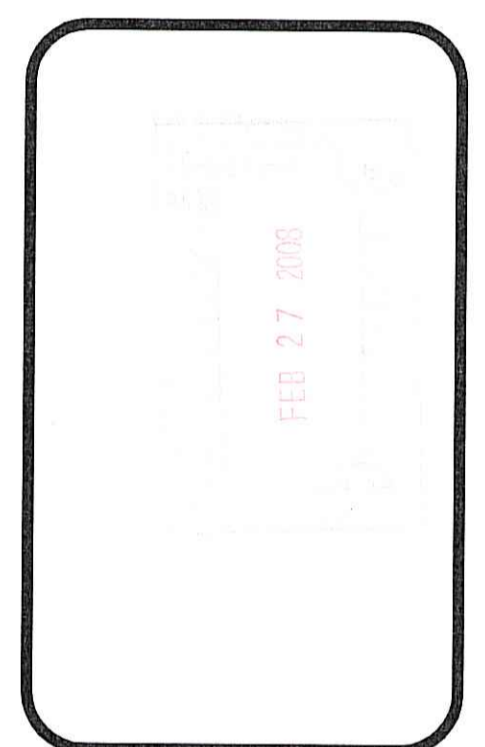
JOB NO. 6063-00	DRAWN BY R.R.D.
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SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C202**  
 18 OF 39 SHEETS



**REQUEST FOR PRELIMINARY DETERMINATION  
GRADING & DRAINAGE PLAN 3**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



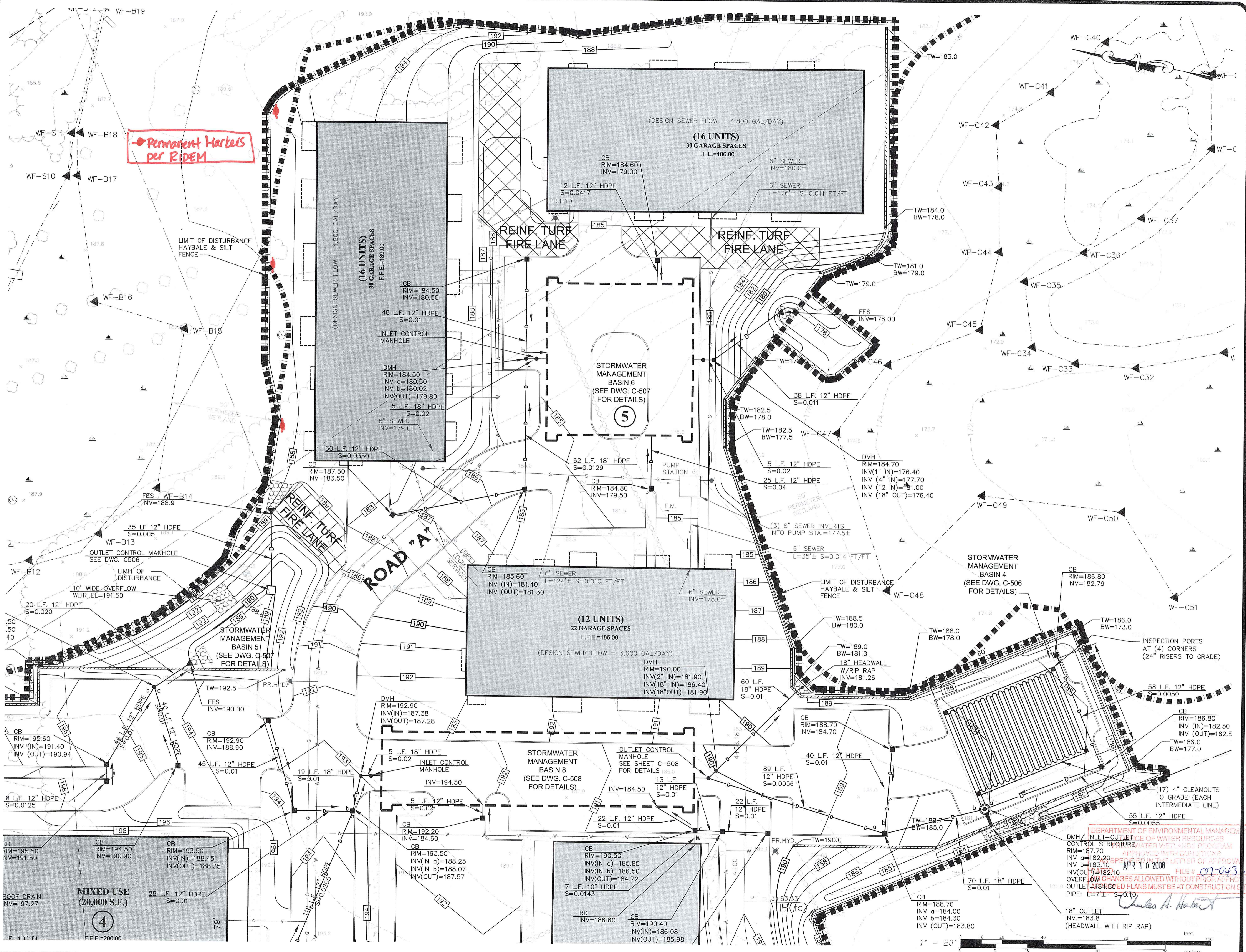
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P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL: 401-273-6000

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

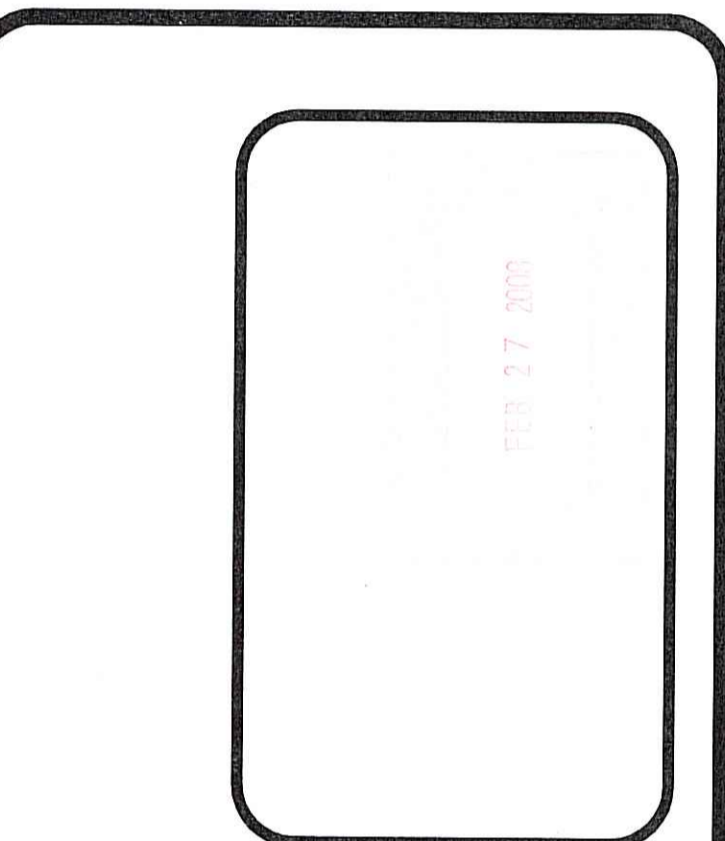
SHEET  
**C203**  
19 OF 39 SHEETS



Permanent Markers per RIDEM

**REQUEST FOR PRELIMINARY DETERMINATION  
GRADING & DRAINAGE PLAN 4**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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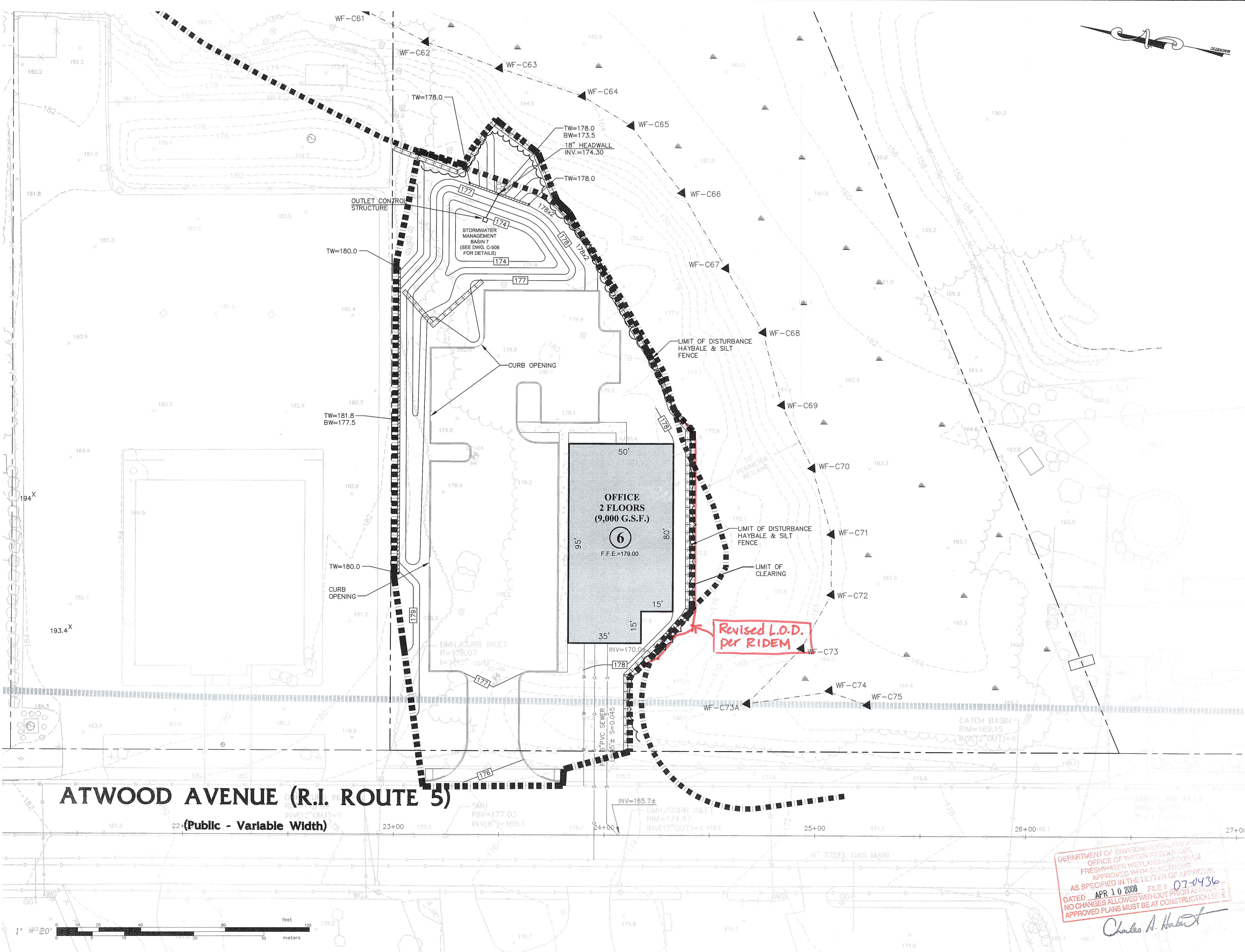
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C204**  
20 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
CONTROL STRUCTURE  
RIM=187.70  
INV a=182.20  
INV b=183.10  
INV c=182.10  
INV d=182.10  
OVERFLOW CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
OUTLET=184.50  
PIPE: L=7'± S=0.10

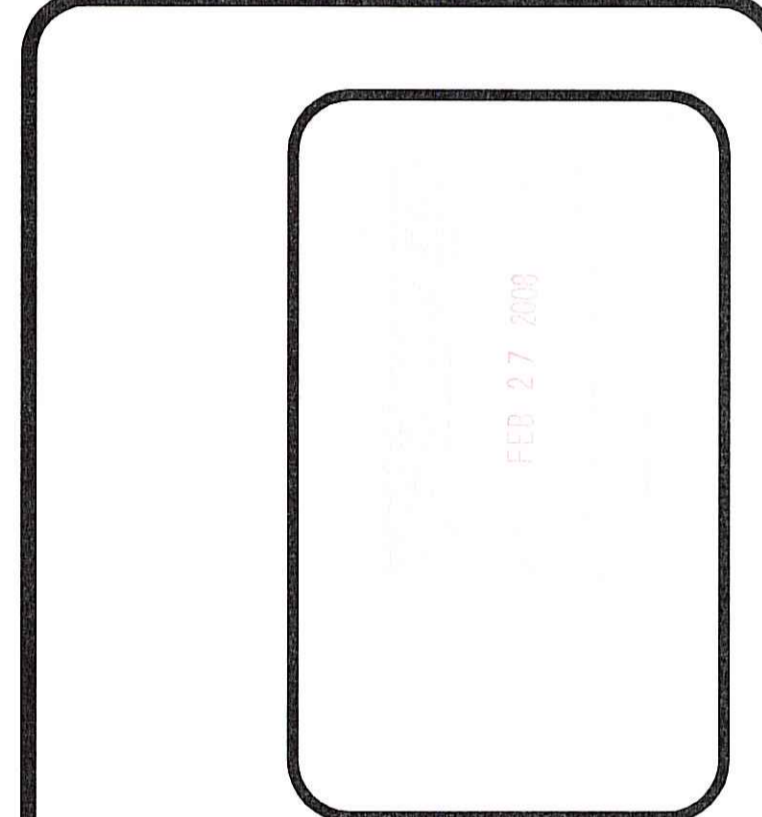
APR 10 2008  
FILE # 07-043

18" OUTLET  
(HEADWALL WITH RIP RAP)



**REQUEST FOR PRELIMINARY DETERMINATION FOR GRADING & DRAINAGE PLAN 5**  
**FOR THE CENTRE AT CHERRY HILL**  
**A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284**  
**A.P. 20-2, LOTS 58 & 280**  
 SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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 P.O. BOX 6145  
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 TEL: 401-273-6000

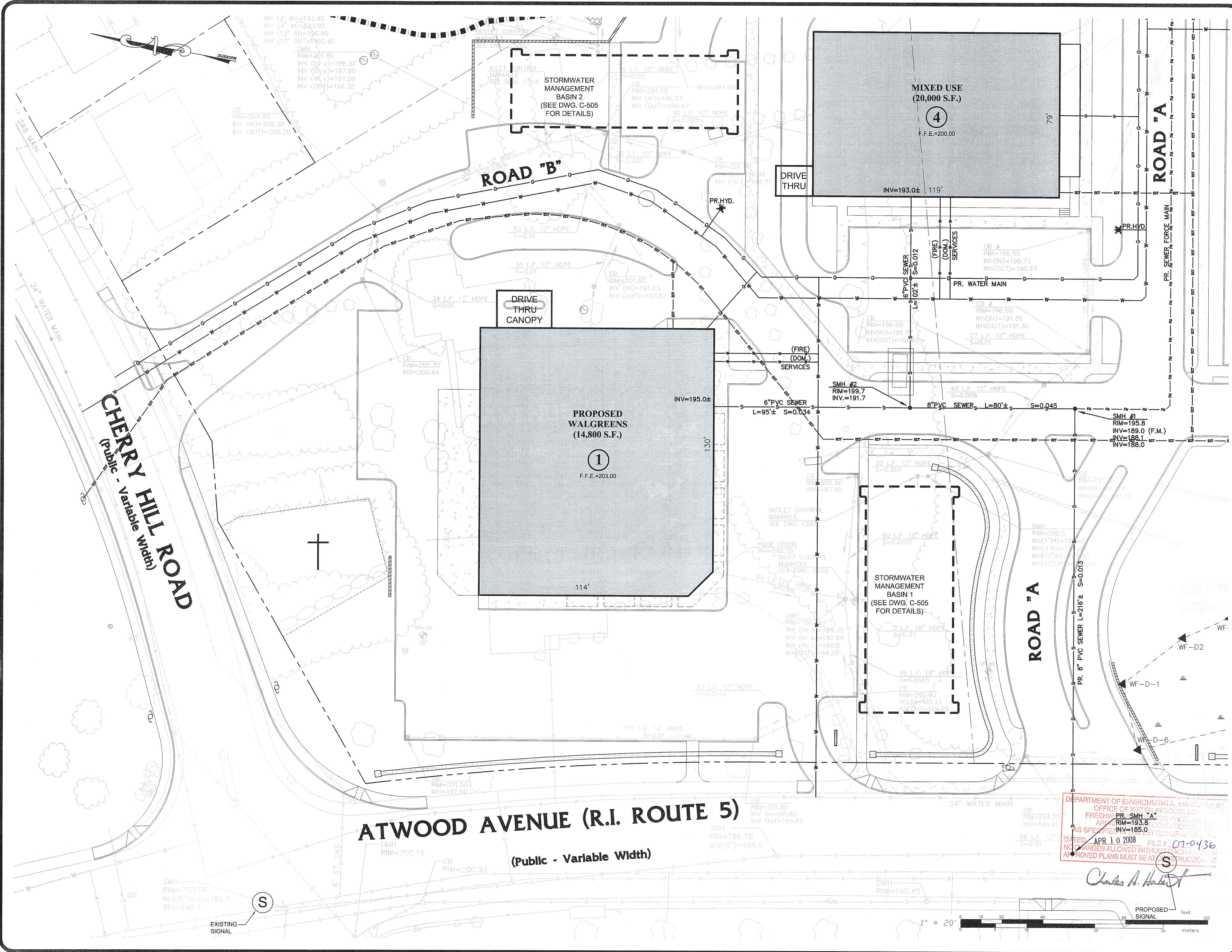
JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
SHEET	DATE: NOVEMBER 2, 2007

**C205**  
 21 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Haber*





**REQUEST FOR PRELIMINARY DETERMINATION  
UTILITY PLAN 1**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

FEB 27 2008

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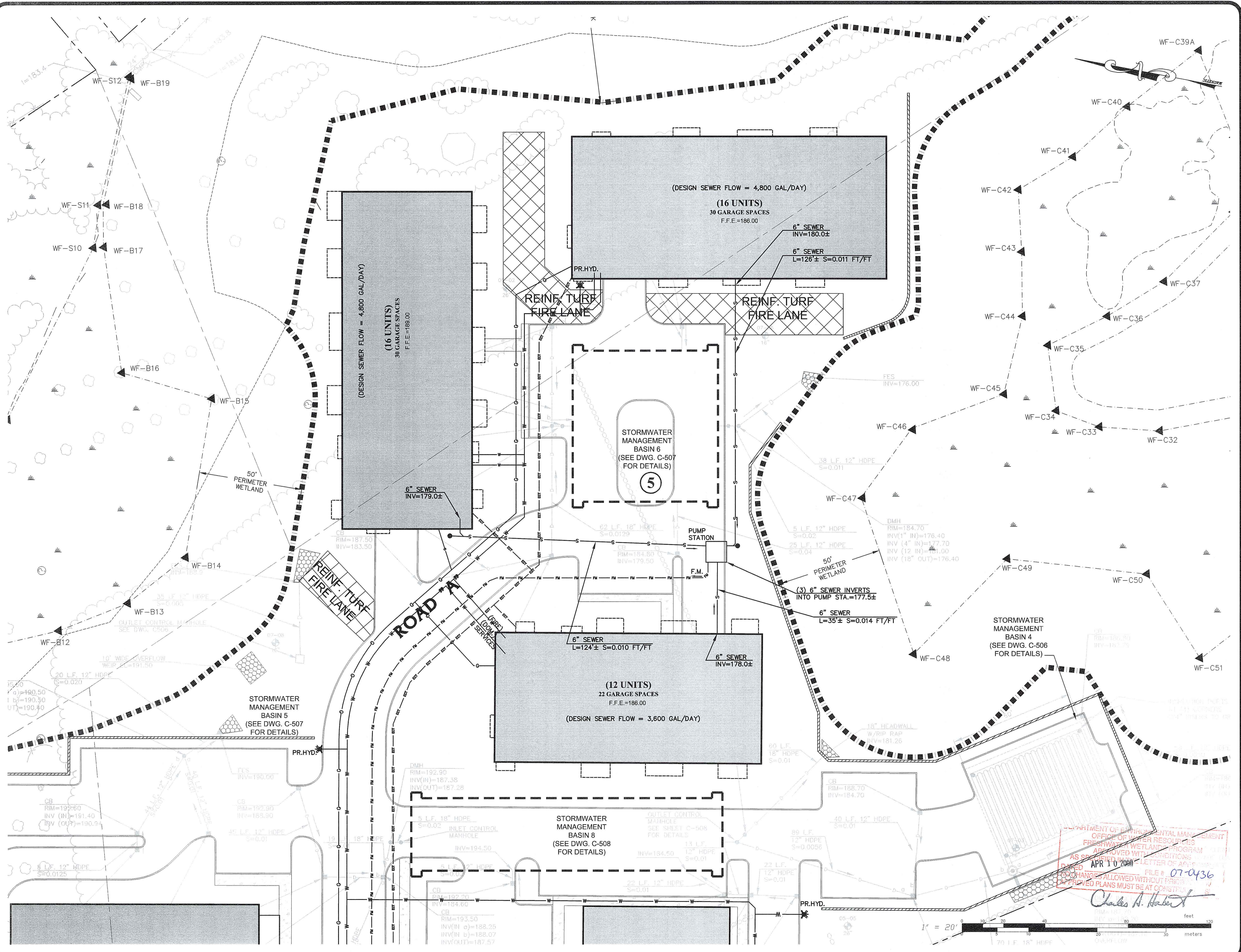
JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C301**  
22 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER DIVISION  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
AS SPECIFIED IN LETTER OF ADOPTION  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION

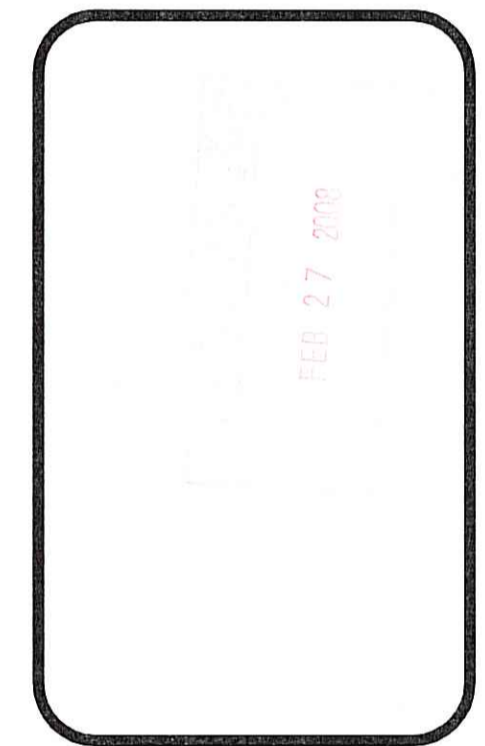
*Charles A. Horvath*





**REQUEST FOR PRELIMINARY DETERMINATION  
UTILITY PLAN 4**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

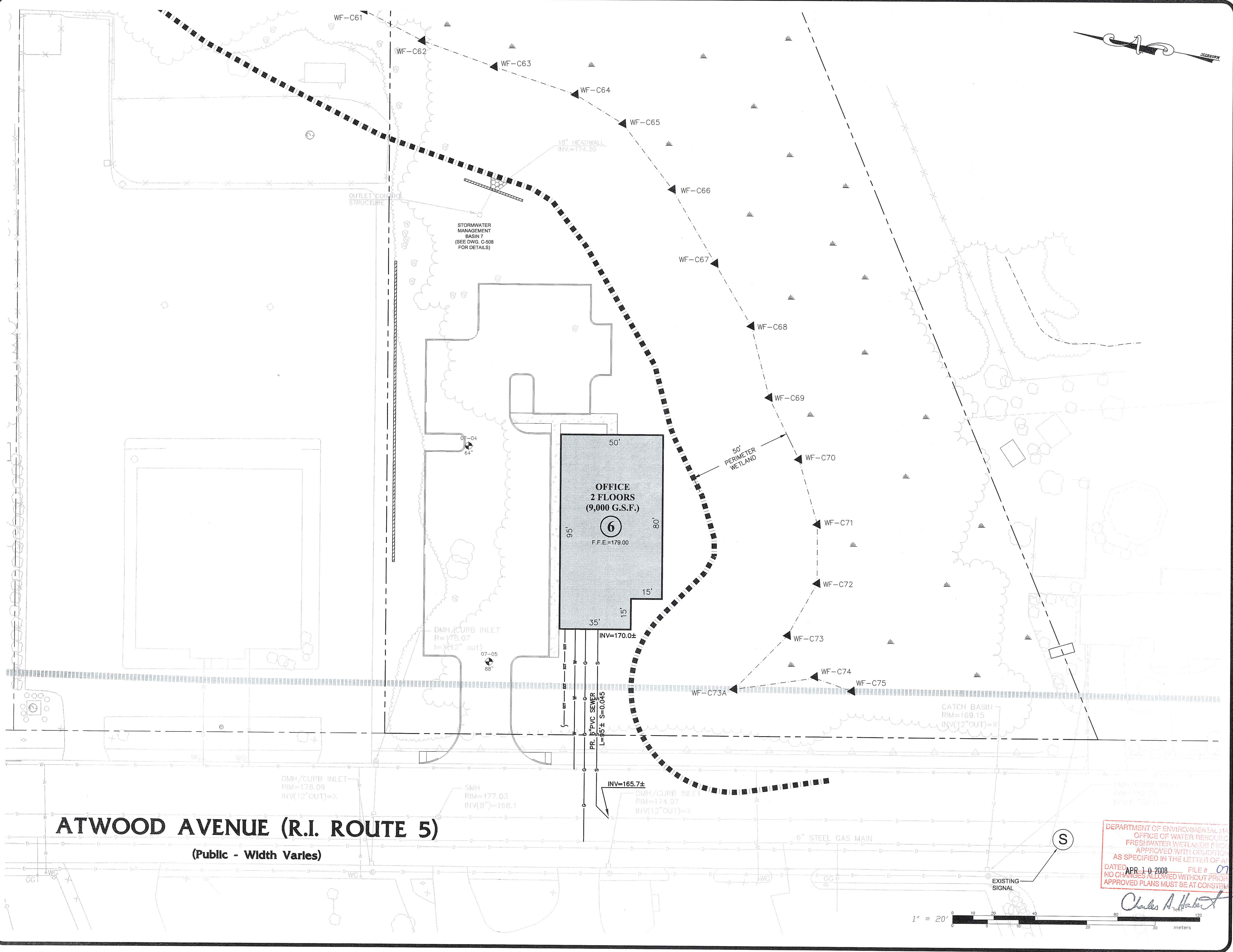
SHEET

**C304**

25 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLAND PROGRAM  
APPROVED W/ CONDITIONS  
AS SPECIFIED IN LETTER OF APPROVAL  
DATE: APR 10 2008  
FILE # 07-0436  
CHANGES ALLOWED WITHOUT PRIOR  
APPROVED PLANS MUST BE AT CONSTRUCTION

Charles A. Herbert



**REQUEST FOR PRELIMINARY DETERMINATION  
UTILITY PLAN 5**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

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FEB 27 2008

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCE  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-04 SHEET  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

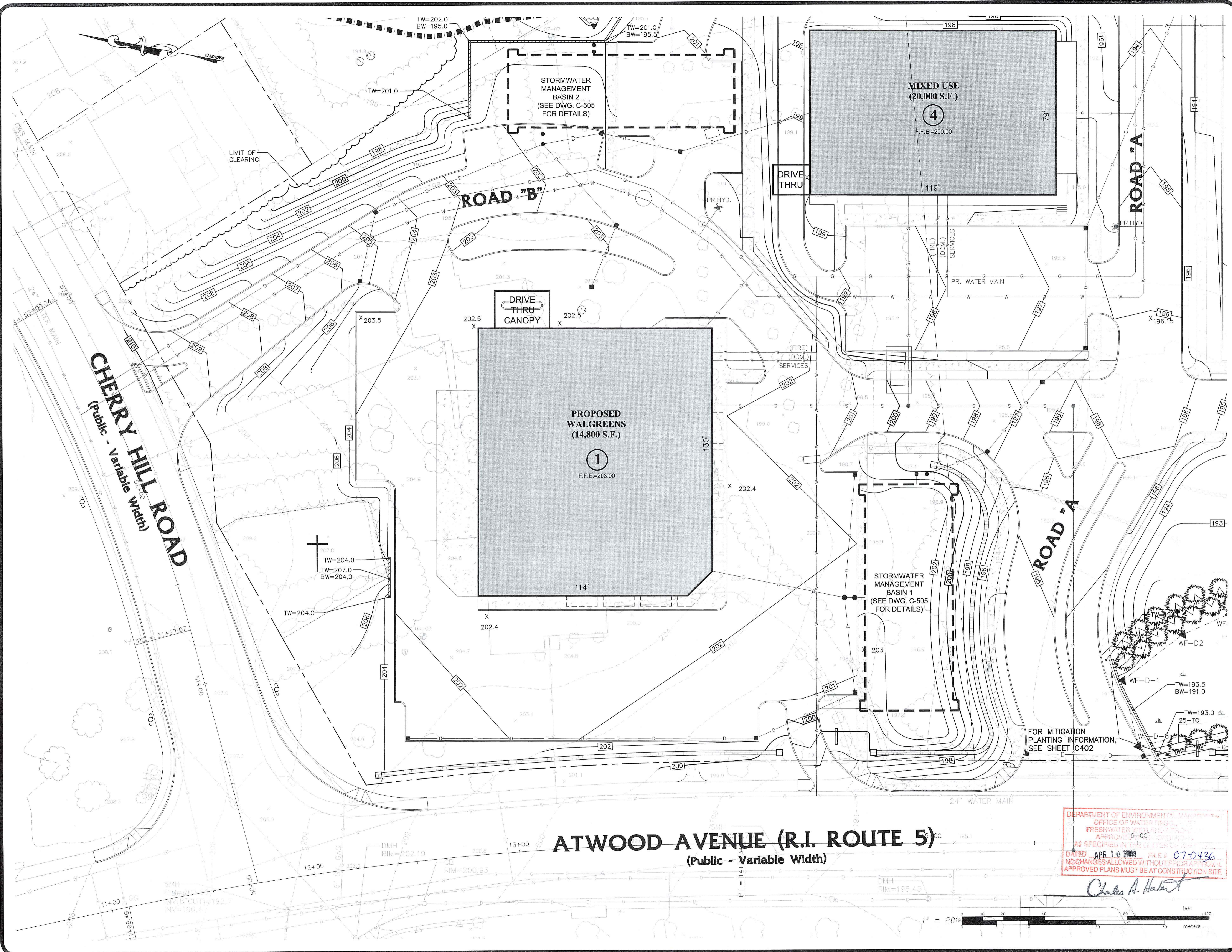
*Charles A. Haber*

**C305**

26 OF 34 SHEETS

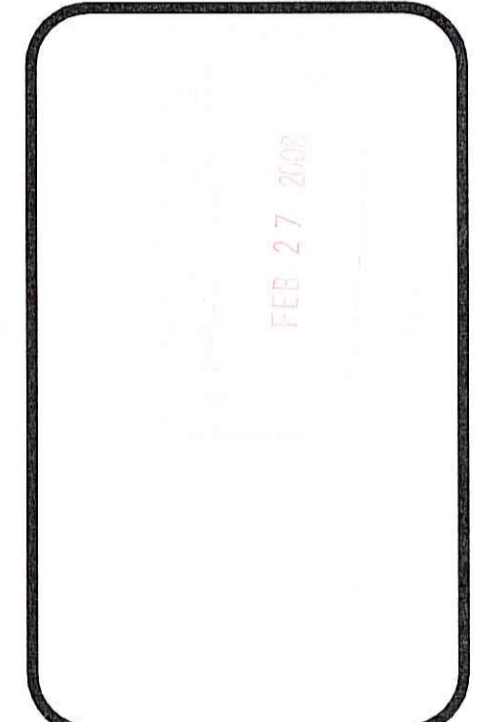
**ATWOOD AVENUE (R.I. ROUTE 5)**  
(Public - Width Varies)





**REQUEST FOR PRELIMINARY DETERMINATION  
MITIGATION PLAN 1**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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TEL. 401-273-6000

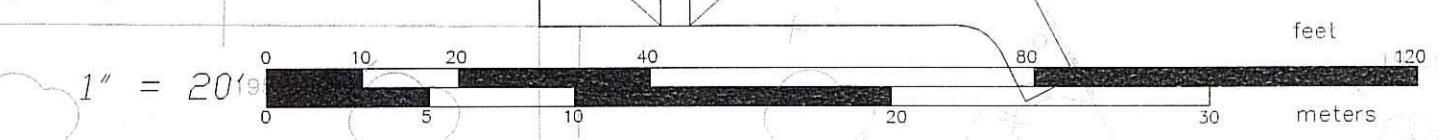
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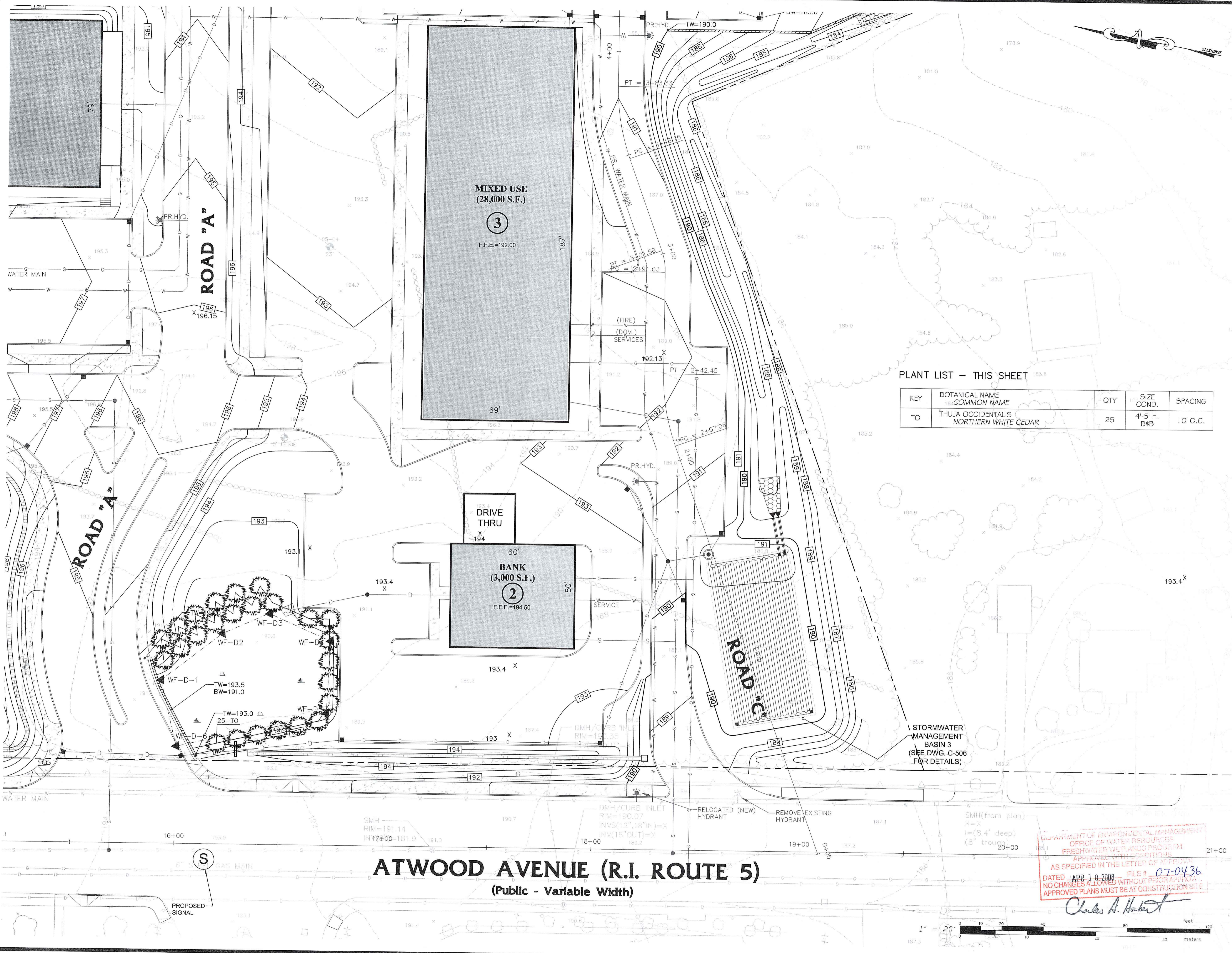
JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C401**  
27 OF 39 SHEETS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WELLS AND  
APPROVAL 16+00  
AS SPECIFIED IN THE CONDITIONS OF  
DATED: APR 10 2008 F.W.E. 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Hackett*





**MIXED USE**  
(28,000 S.F.)  
③  
F.F.E.=192.00  
187'

**DRIVE THRU**  
X 194  
**BANK**  
(3,000 S.F.)  
②  
F.F.E.=194.50  
60' 50'

**ROAD "A"**

**ROAD "A"**

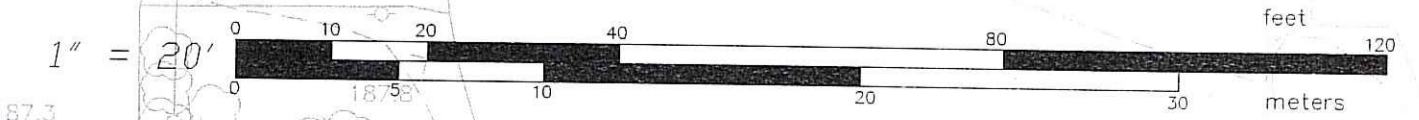
**ROAD "C"**

**ATWOOD AVENUE (R.I. ROUTE 5)**  
(Public - Variable Width)

**PLANT LIST - THIS SHEET**

KEY	BOTANICAL NAME COMMON NAME	QTY	SIZE COND.	SPACING
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	25	4'-5" H. 8#B	10' O.C.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Charles A. Haber*



**REQUEST FOR PRELIMINARY DETERMINATION  
MITIGATION PLAN 2**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
SITUATED ON  
A.P. 20-2, LOTS 58 & 280  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

**GAROFALO**

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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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

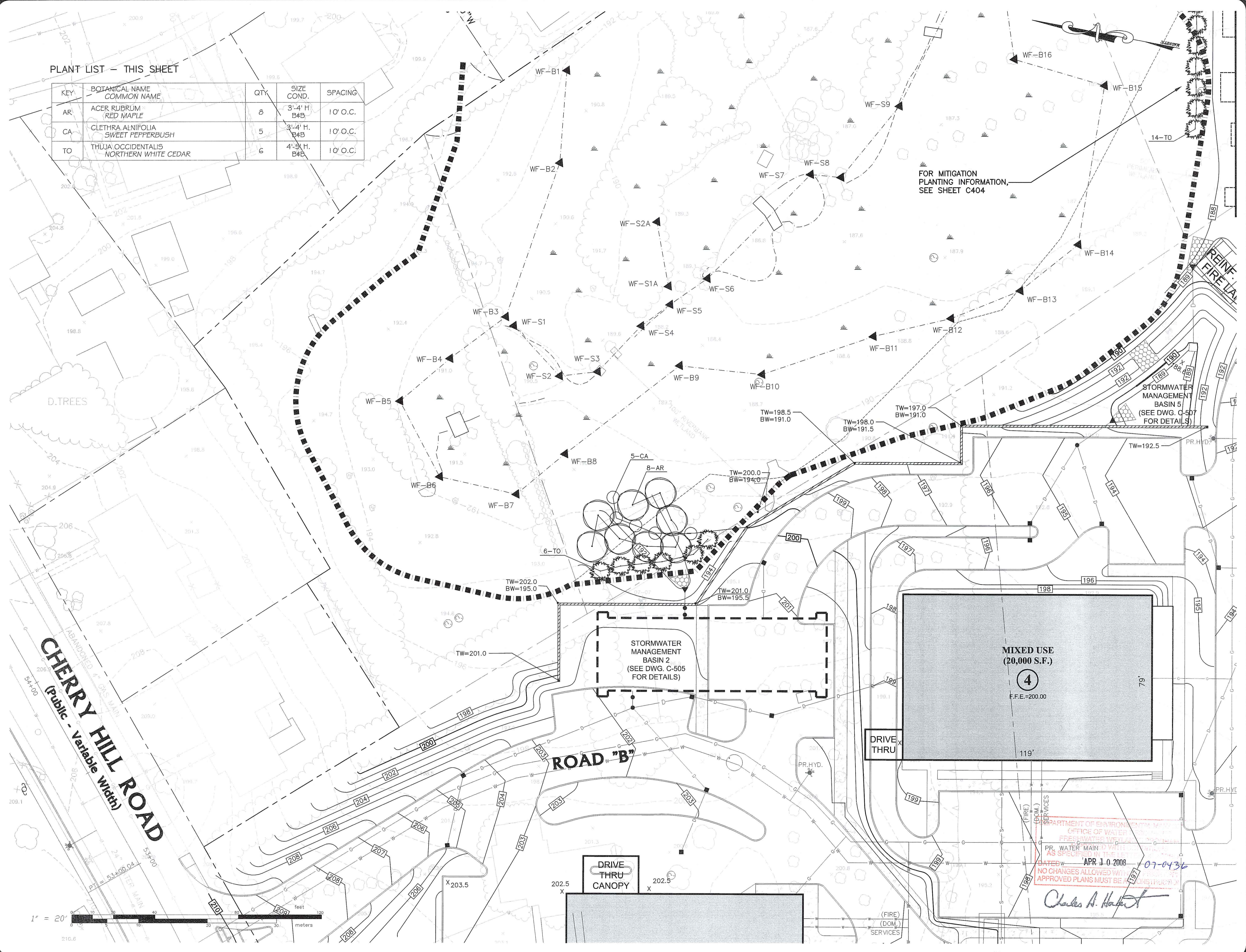
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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C402**  
28 OF 39 SHEETS

PLANT LIST - THIS SHEET

KEY	BOTANICAL NAME COMMON NAME	QTY	SIZE COND.	SPACING
AR	ACER RUBRUM RED MAPLE	8	3'-4' H. B#B	10' O.C.
CA	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	5	3'-4' H. B#B	10' O.C.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	6	4'-5' H. B#B	10' O.C.



FOR MITIGATION  
PLANTING INFORMATION,  
SEE SHEET C404

STORMWATER  
MANAGEMENT  
BASIN 5  
(SEE DWG. C-507  
FOR DETAILS)

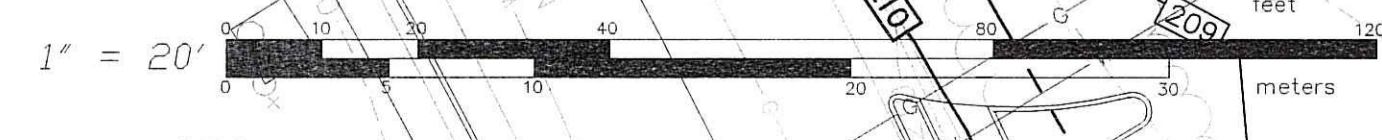
STORMWATER  
MANAGEMENT  
BASIN 2  
(SEE DWG. C-505  
FOR DETAILS)

MIXED USE  
(20,000 S.F.)  
④  
F.F.E.=200.00

DRIVE  
THRU  
CANOPY

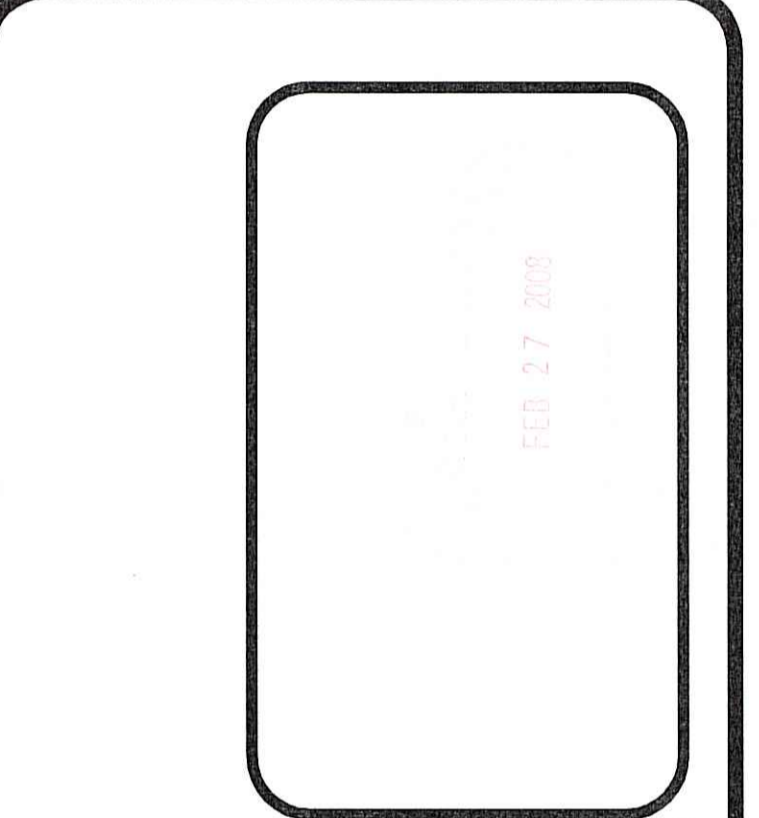
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESH WATER DIVISION  
AS SPECIFIED IN THE  
PR. WATER MAIN D WITH  
SERVICES  
DATED APR 10 2008 07-0436  
NO CHANGES ALLOWED WITH  
APPROVED PLANS MUST BE A  
Charles A. Harter

CHERRY HILL ROAD  
(Public - Variable Width)



REQUEST FOR PRELIMINARY DETERMINATION  
MITIGATION PLAN 3  
FOR  
THE CENTRE AT CHERRY HILL  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
ATWOOD AVENUE &  
CHERRY HILL ROAD  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



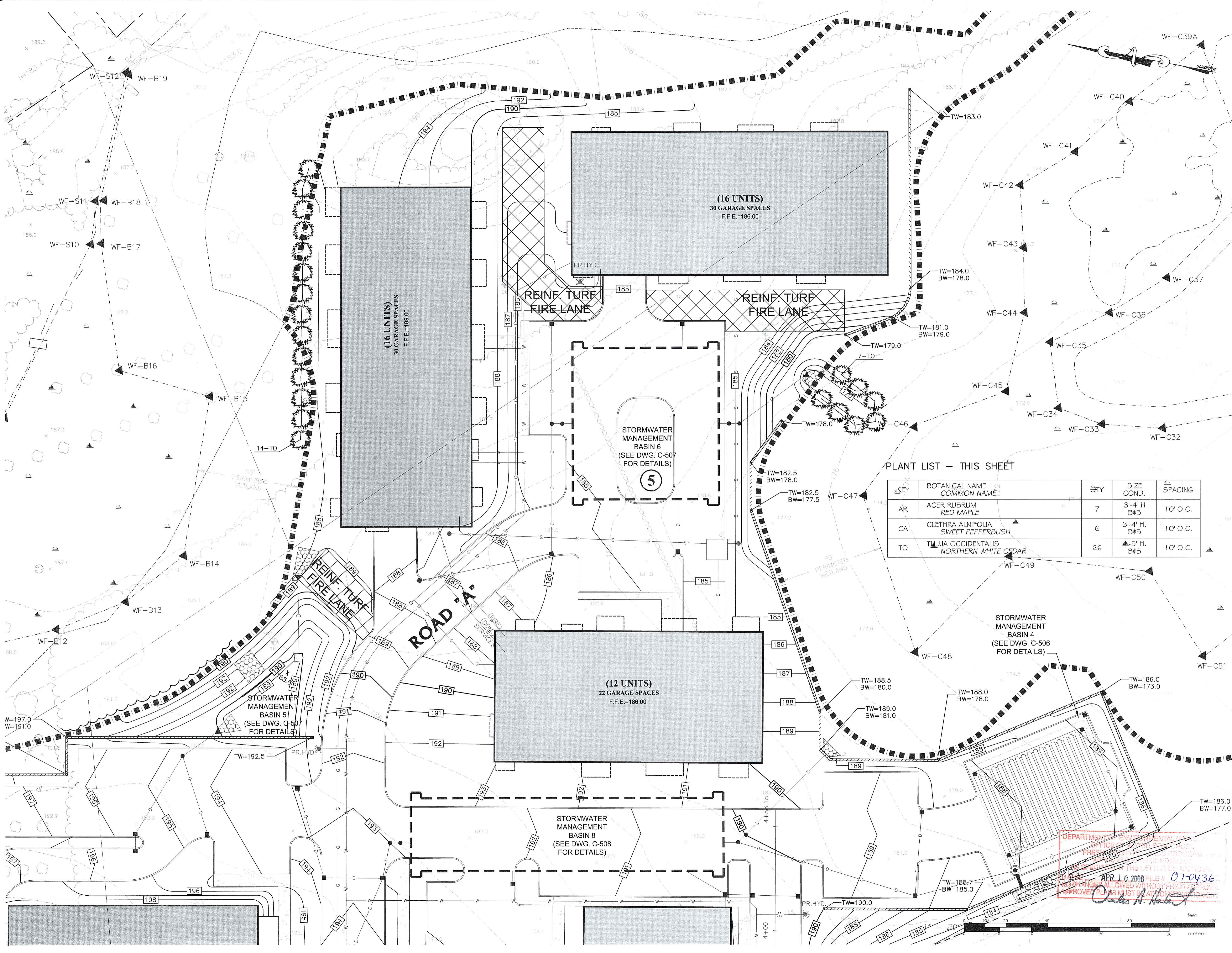
**GAROFALO**  
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C403**  
29 OF 39 SHEETS



PLANT LIST - THIS SHEET

KEY	BOTANICAL NAME COMMON NAME	QTY	SIZE COND.	SPACING
AR	ACER RUBRUM RED MAPLE	7	3'-4" H B&B	10' O.C.
CA	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	6	3'-4" H. B&B	10' O.C.
TO	TULJA OCCIDENTALIS NORTHERN WHITE CEDAR	26	4'-5" H. B&B	10' O.C.

**REQUEST FOR PRELIMINARY DETERMINATION  
MITIGATION PLAN 4**

**FOR**

**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**

**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

**GAROFALO**

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

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P.O. BOX 6145  
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TEL. 401-273-6000

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location or owner without written  
consent of this owner or one of its  
directors.

JOB NO. 6063-00  
DWG. NO. 6063-BASE.DWG  
SCALE: 1"=20'  
SHEET

DRAWN BY R.R.D.  
CHECKED R.P.H.  
APPROVED S.B.G.  
DATE: NOVEMBER 2, 2007

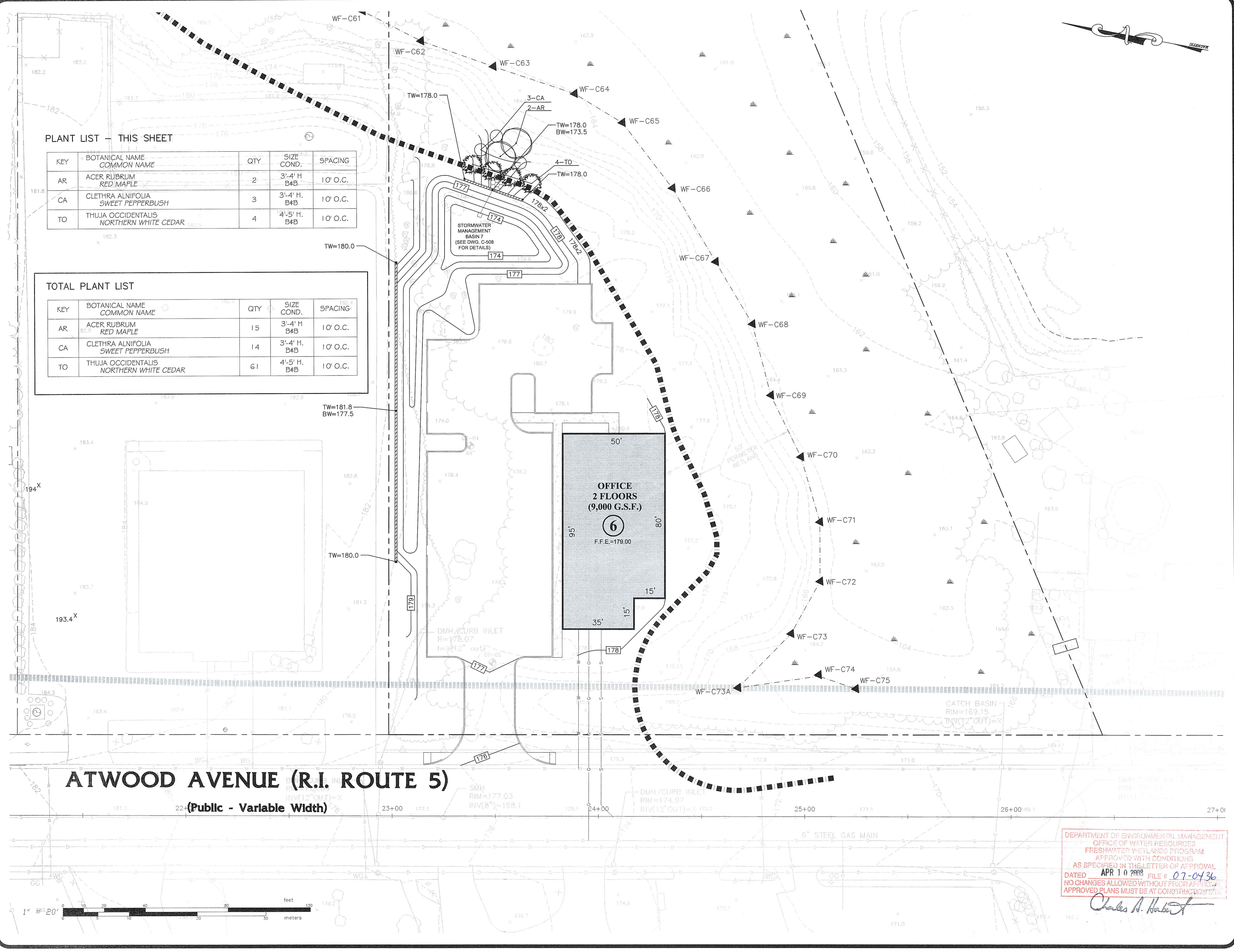
**C404**

PLANT LIST - THIS SHEET

KEY	BOTANICAL NAME COMMON NAME	QTY	SIZE COND.	SPACING
AR	ACER RUBRUM RED MAPLE	2	3'-4" H B&B	10' O.C.
CA	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	3	3'-4" H. B&B	10' O.C.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	4	4'-5" H. B&B	10' O.C.

TOTAL PLANT LIST

KEY	BOTANICAL NAME COMMON NAME	QTY	SIZE COND.	SPACING
AR	ACER RUBRUM RED MAPLE	15	3'-4" H B&B	10' O.C.
CA	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	14	3'-4" H. B&B	10' O.C.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	61	4'-5" H. B&B	10' O.C.



**ATWOOD AVENUE (R.I. ROUTE 5)**

(Public - Variable Width)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Haber*

**REQUEST FOR PRELIMINARY DETERMINATION  
MITIGATION PLAN 5  
FOR  
THE CENTRE AT CHERRY HILL  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280**  
SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD  
JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

FEB 27 2008

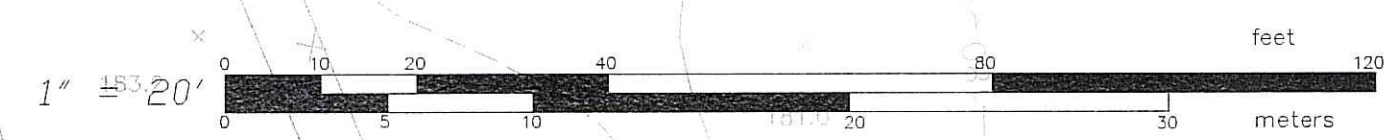
**GAROFALO**  
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

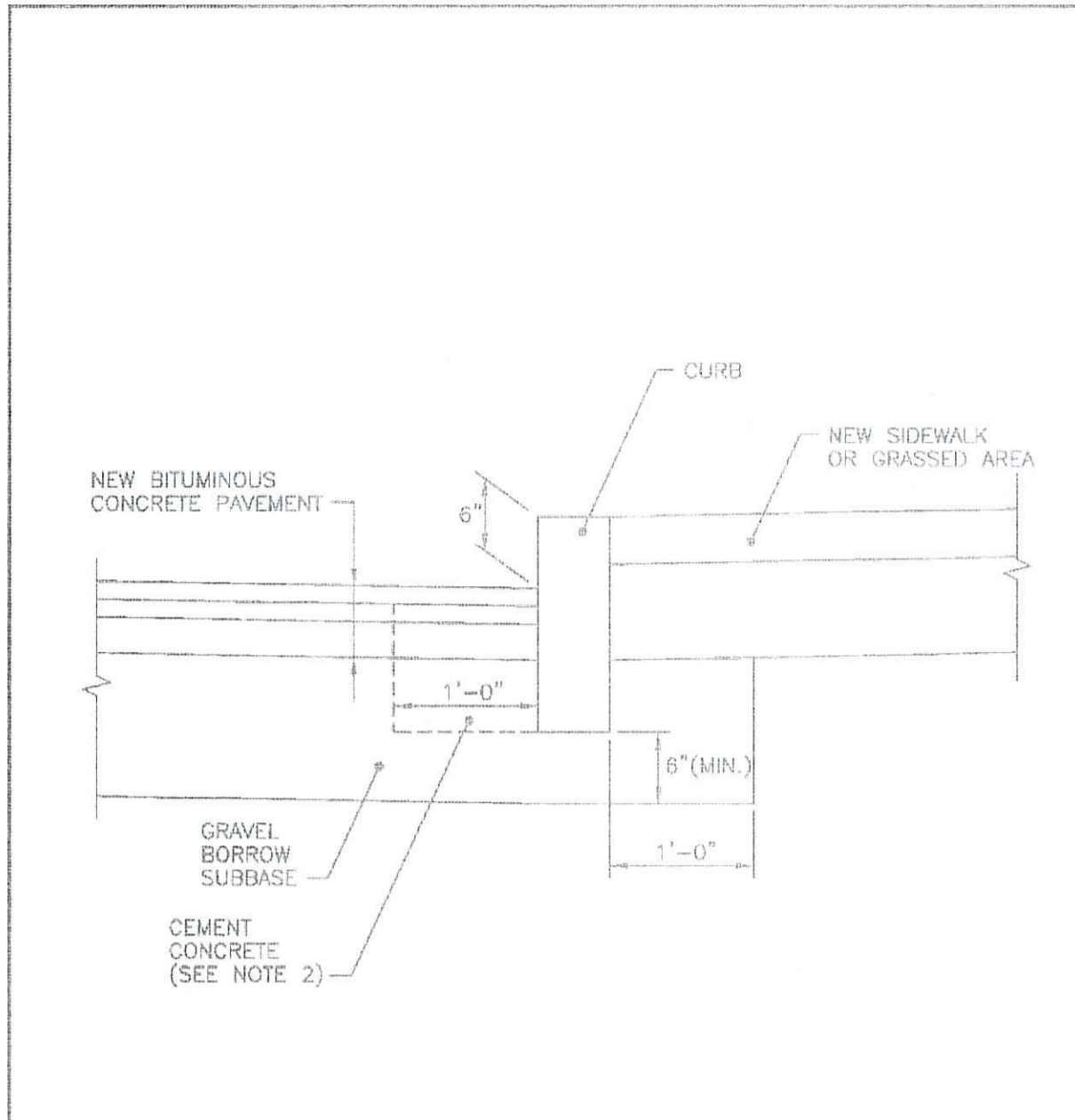
Garofalo & Associates, Inc. is a professional engineering firm. These drawings are the property of the Engineer/Supervisor and have been prepared for the project at this site and are not to be used for any other purpose, without the written consent of this owner or one of its directors.

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

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: 1"=20'	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C405**  
31 OF 39 SHEETS

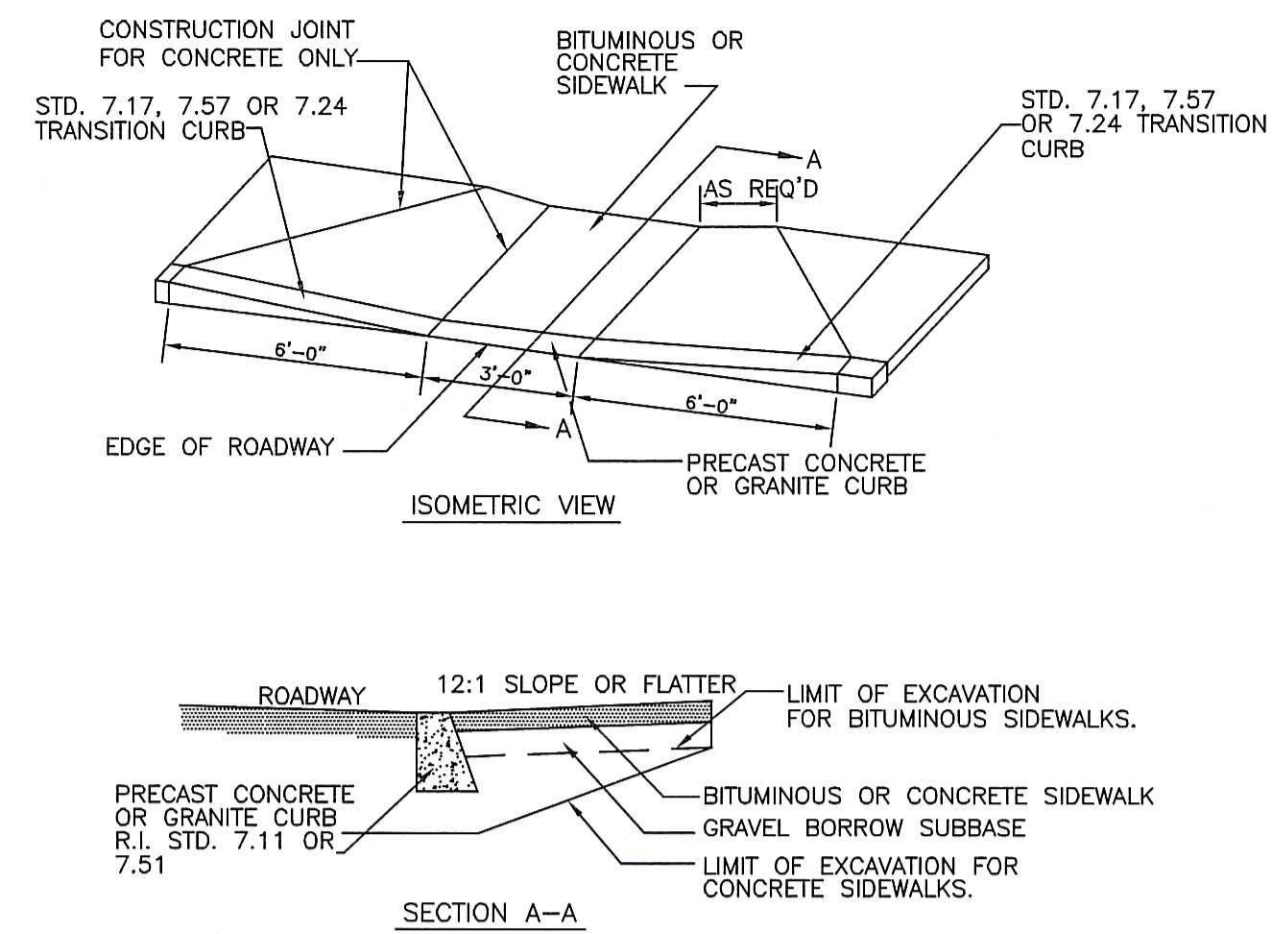




NOTES:  
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.  
 2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

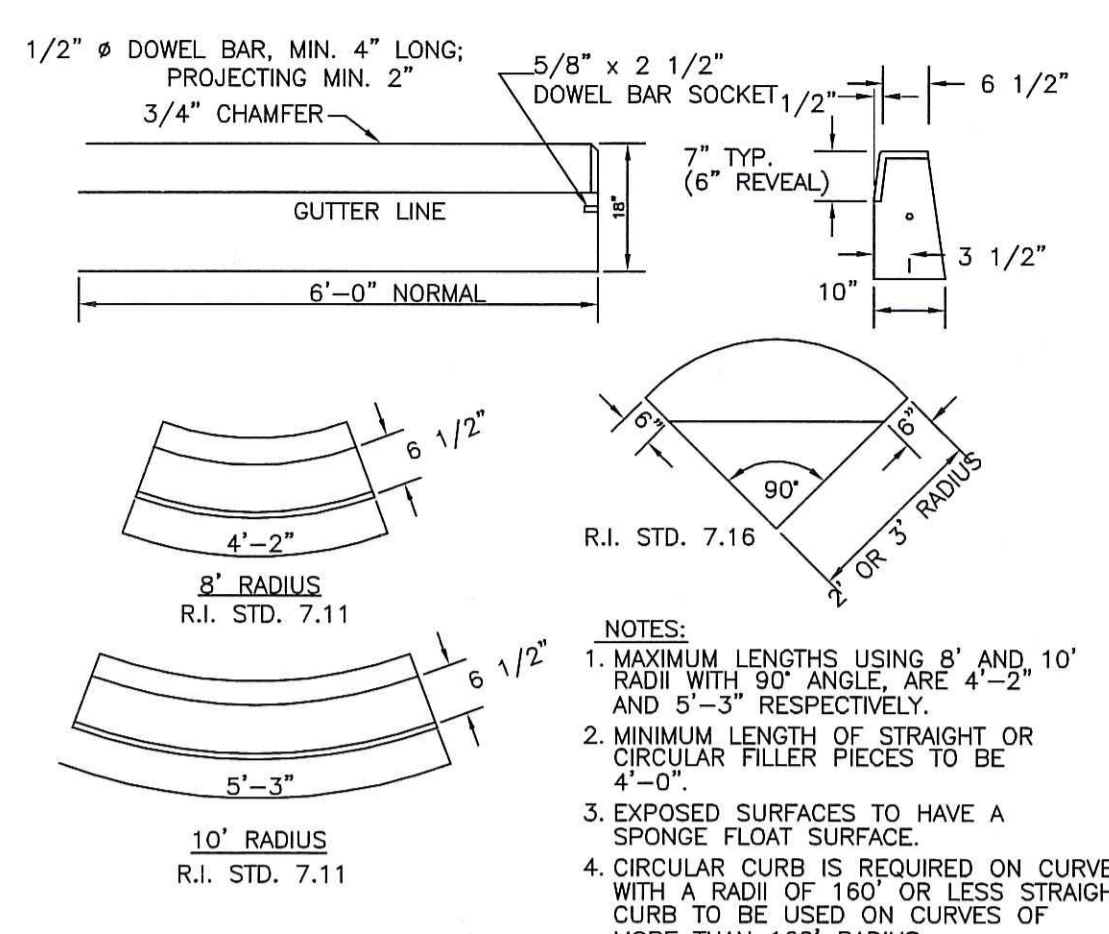
RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
CURB SETTING DETAIL		
NO.	BY	DATE
1	M.P.	Mar. 05

JUNE 15, 1998  
 R.I. STANDARD 7.6.0

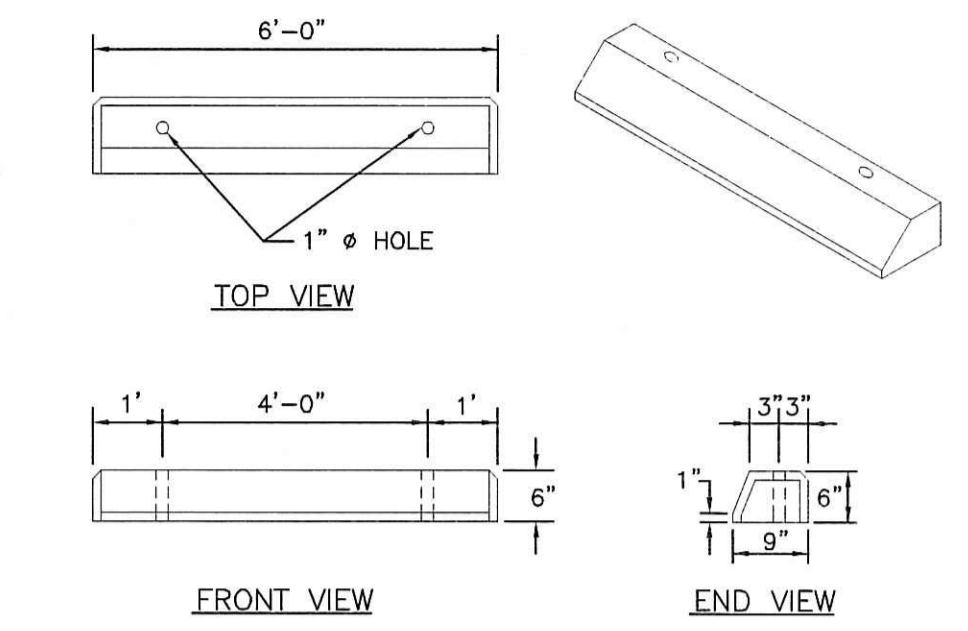


- 1.) LOCATION OF WHEELCHAIR RAMPS SHOWN ON CONTRACT DRAWINGS.
- 2.) WHERE PRECAST CONCRETE CURB IS NOT UTILIZED, CONTRACTOR SHALL FORM EQUIVALENT WALKWAY TRANSITIONS.

**WHEELCHAIR RAMP**  
NOT TO SCALE

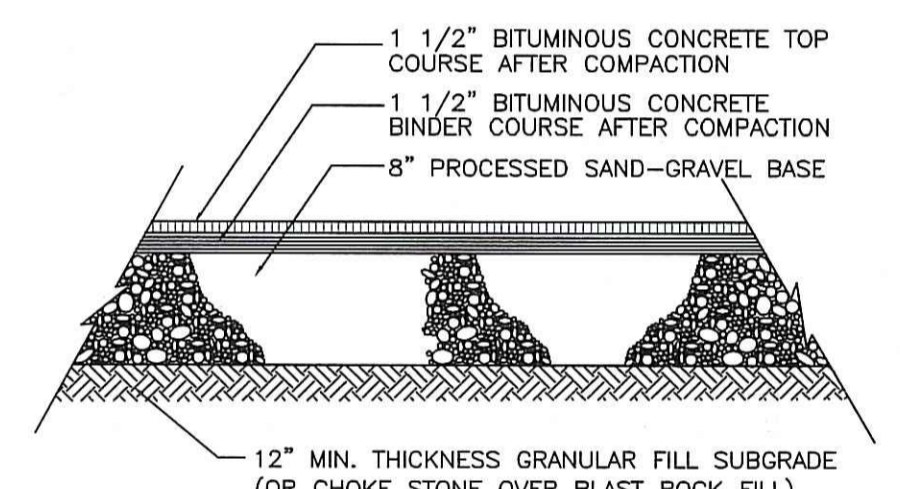


**PRECAST CONCRETE CURB**  
NOT TO SCALE

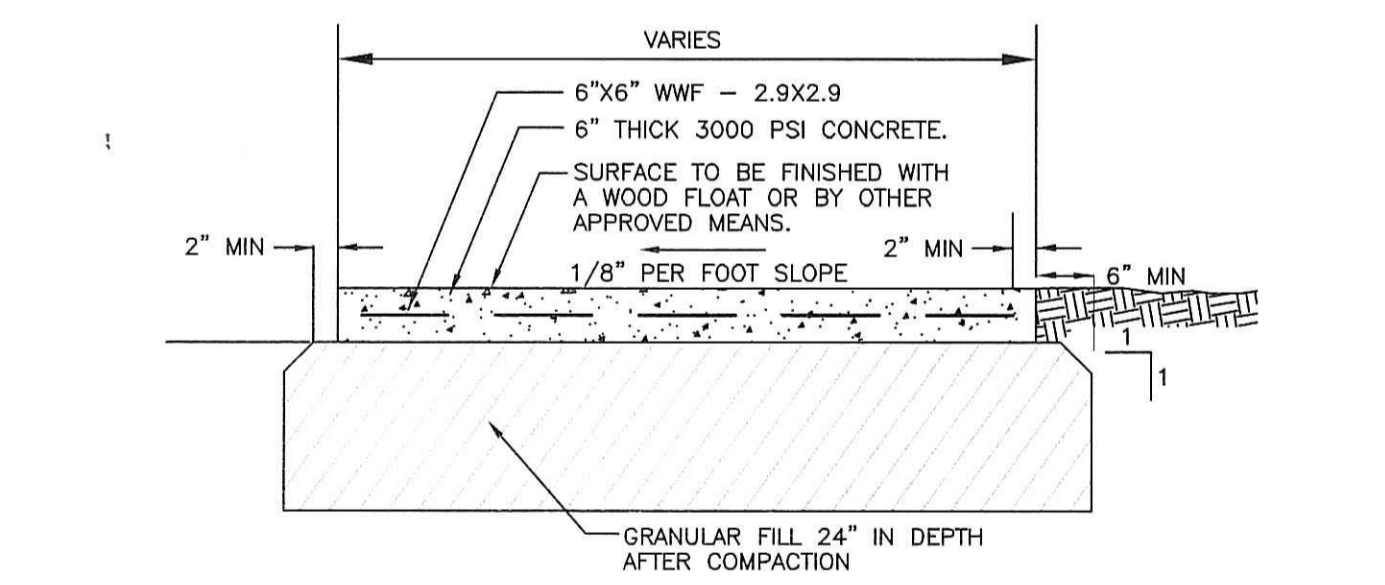


- NOTES:
1. THE TOP AND ALL EXPOSED FACE SURFACES TO 1" BELOW GUTTER LINE SHALL HAVE A SPONGE FLOAT SURFACE.
  2. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER
  3. PRECAST CONCRETE CAR STOPS INCLUDE FURNISHING AND DRIVING 3/4" x 18" STEEL RODS.
  4. SET CAR STOPS 3'-0" FROM EDGE PAVEMENT OR FACE OF CURB.

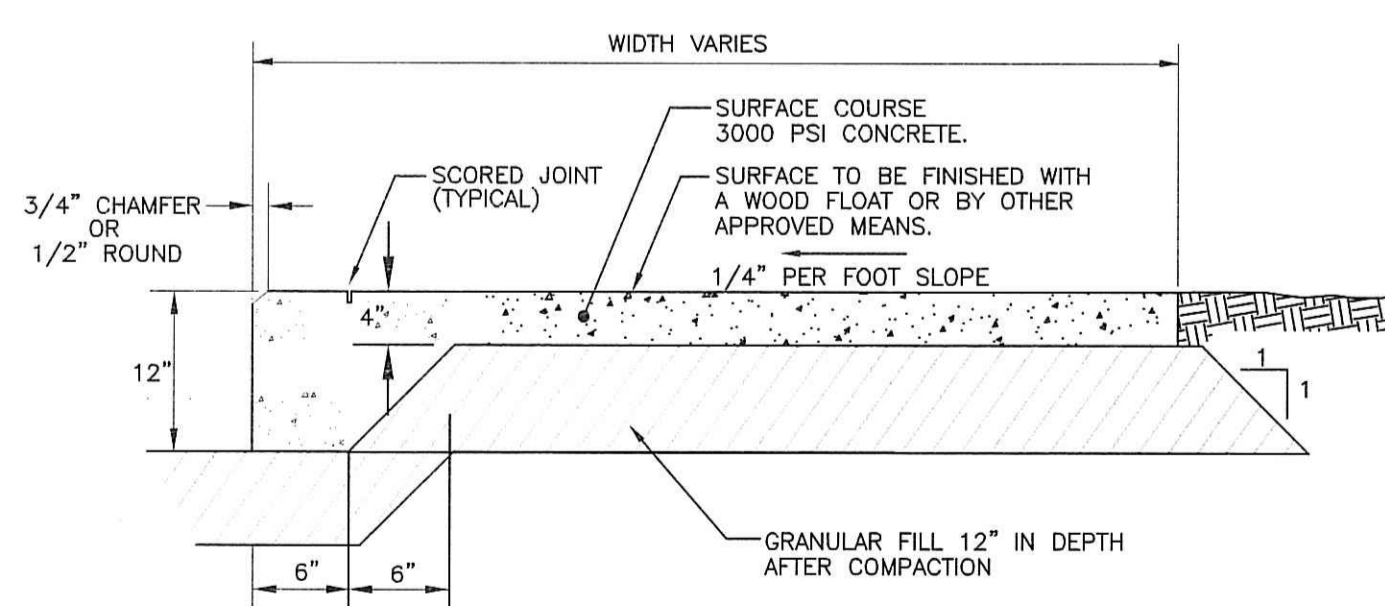
**PRECAST CONCRETE WHEEL STOPS**  
NOT TO SCALE



**PARKING LOT PAVEMENT DETAILS**  
NOT TO SCALE



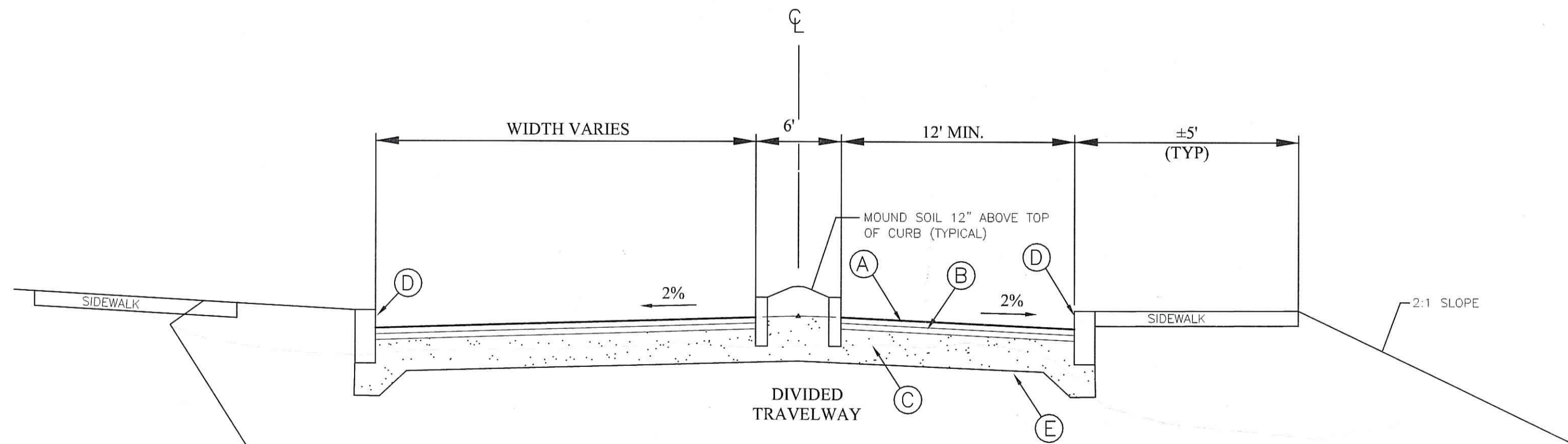
**CONCRETE PAD**



**CONCRETE WALK**

- NOTES:
1. CONCRETE WALKS SHALL BE 4" MINIMUM THICKNESS. CONCRETE PADS AND ENTRANCES SHALL BE 8" MINIMUM THICKNESS REINFORCED CONCRETE.
  2. CONCRETE WALKS AND PADS SHALL BE INSTALLED WITH CONTRACTION JOINTS AGAINST ALL STRUCTURAL FEATURES AND/OR AT 24" CENTERS. TOOLED JOINTS SHALL BE INSTALLED AT 6" MAXIMUM SPACING EACH WAY.
  3. WHERE SPECIFIED OR DIRECTED, PRECAST CURBING SHALL BE INSTALLED IN LIEU OF THE POURED 'HAUNCH'.

**CONCRETE PADS & WALKS**  
NOT TO SCALE



- (A) 1 1/2" TYPE I-I BITUMINOUS CONCRETE SURFACE COURSE.
- (B) 2.5" BITUMINOUS CONCRETE BINDER (MODIFIED) COURSE.
- (C) 8" DENSE GRADED CRUSHED STONE.
- (D) PRECAST CONCRETE CURBING (R.I. STD. 7.1.0)
- (E) 12" MIN. THICKNESS GRANULAR FILL SUBGRADE (OR CHOKE STONE OVER BLAST ROCK FILL)

**TYPICAL ROADWAY ENTRANCE/MEDIAN SECTION**  
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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 DATED APR 10 2008 FILE # 07-0436  
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Charles A. Herbert

**REQUEST FOR PRELIMINARY DETERMINATION FOR CONSTRUCTION DETAILS 1**  
**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280  
 SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

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 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET  
 P.O. BOX 6145  
 PROVIDENCE, R.I. 02940  
 TEL: 401-273-6000

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: AS NOTED	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C501**  
 32 OF 39 SHEETS

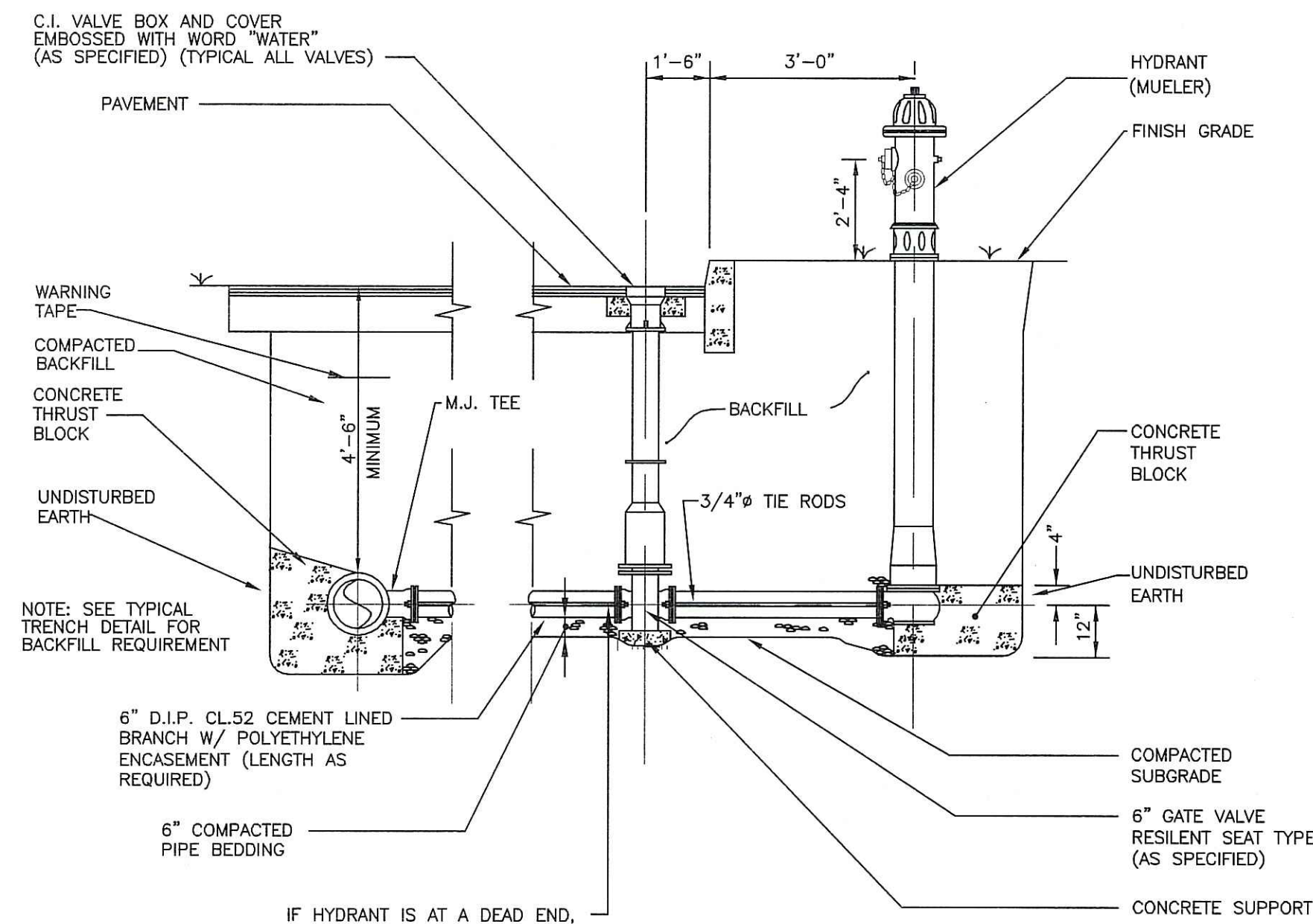
Line Pressure = 150 PSI Soil Pressure = 2000 PSF				
Pipe Size X	A	B	C	D
90 DEGREE BEND				
6"	0'-11"	1'-9"	1'-9"	1'-6"
45 DEGREE BEND				
6"	0'-11"	1'-6"	1'-6"	1'-0"

Line Pressure = 150 PSI Soil Pressure = 2000 PSF				
Pipe Size X	A	B	C	D
11 1/4 DEGREE BEND				
6"	0'-9"	1'-0"	1'-0"	1'-0"
22 1/2 DEGREE BEND				
6"	0'-9"	1'-3"	1'-3"	1'-0"

Line Pressure = 150 PSI Soil Pressure = 2000 PSF				
Pipe Size X	A	B	C	D
Unbalanced Tee & Plug				
6"	1'-2"	1'-6"	1'-6"	1'-0"
Tee				
6"	0'-11"	1'-6"	1'-6"	1'-3"

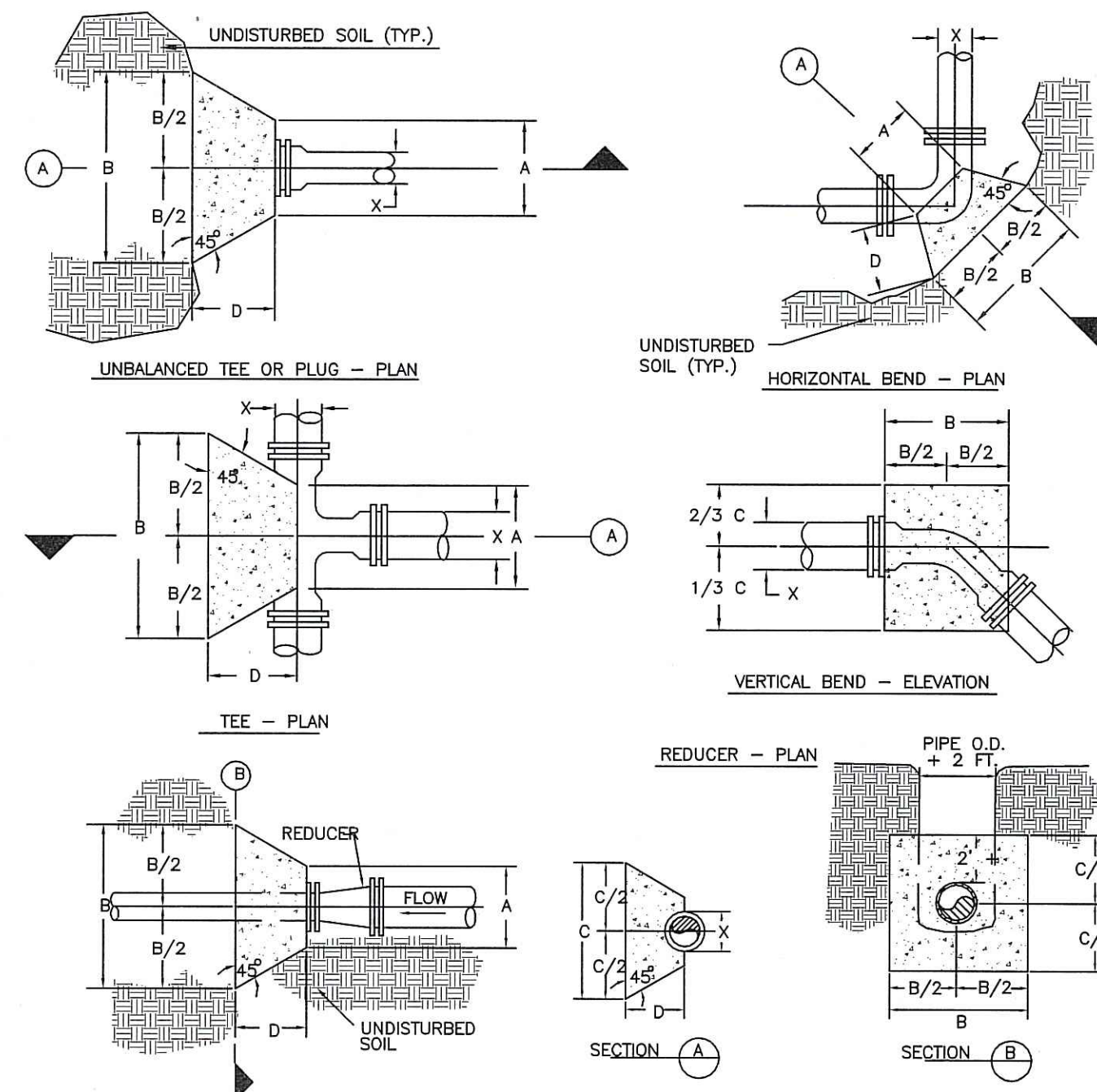
NOTES:  
1. BLOCKING SHALL BE CLASS "C" CONCRETE; "SACKCRETE" WILL NOT BE ALLOWED.

**THRUST BLOCK DIMENSIONS**  
NOT TO SCALE

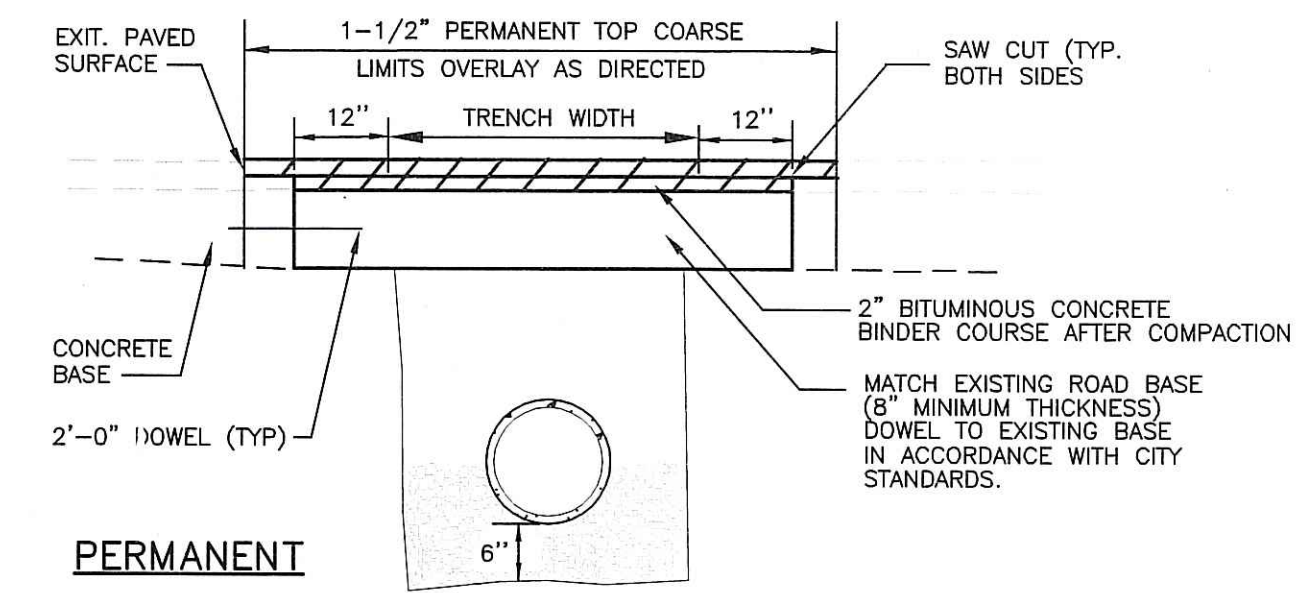


**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

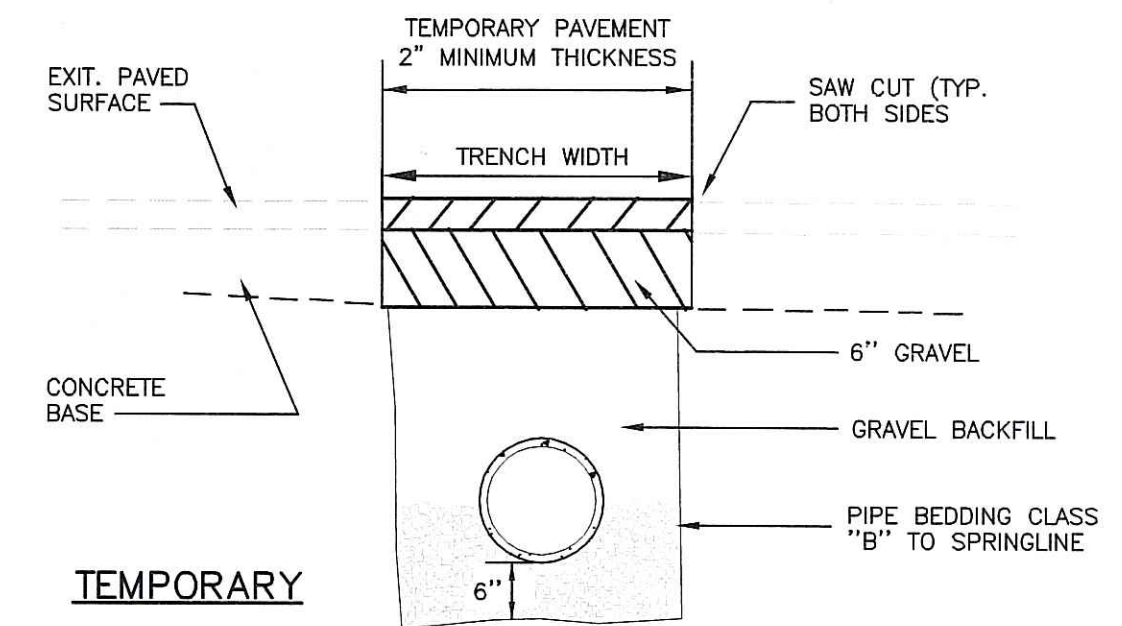
NOTES:  
1. WHERE 3'0" CLEAR DISTANCE IS NOT PROVIDED TO FACE OF CURB, CONTRACTOR SHALL INSTALL BOLLARDS FOR PROTECTION OF HYDRANT.



**THRUST BLOCK DETAILS**  
NOT TO SCALE

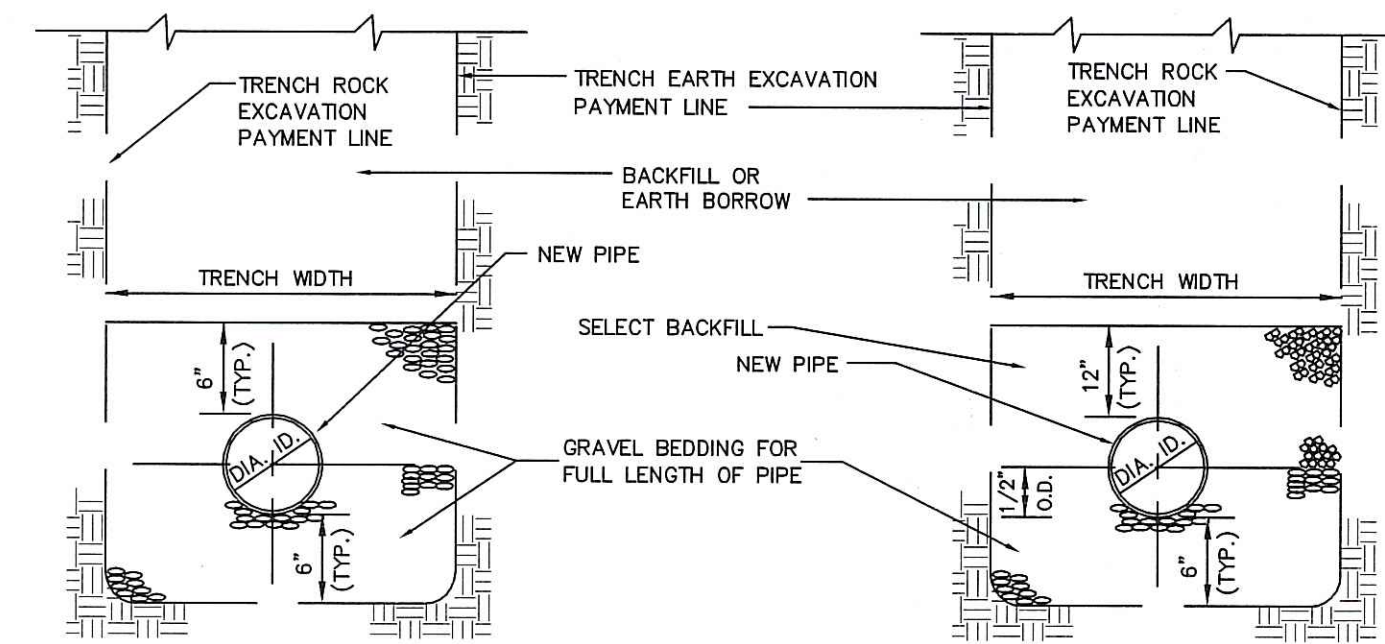


**PERMANENT**



**TEMPORARY**

**TYPICAL ROADWAY TRENCH REPAIR**  
NOT TO SCALE



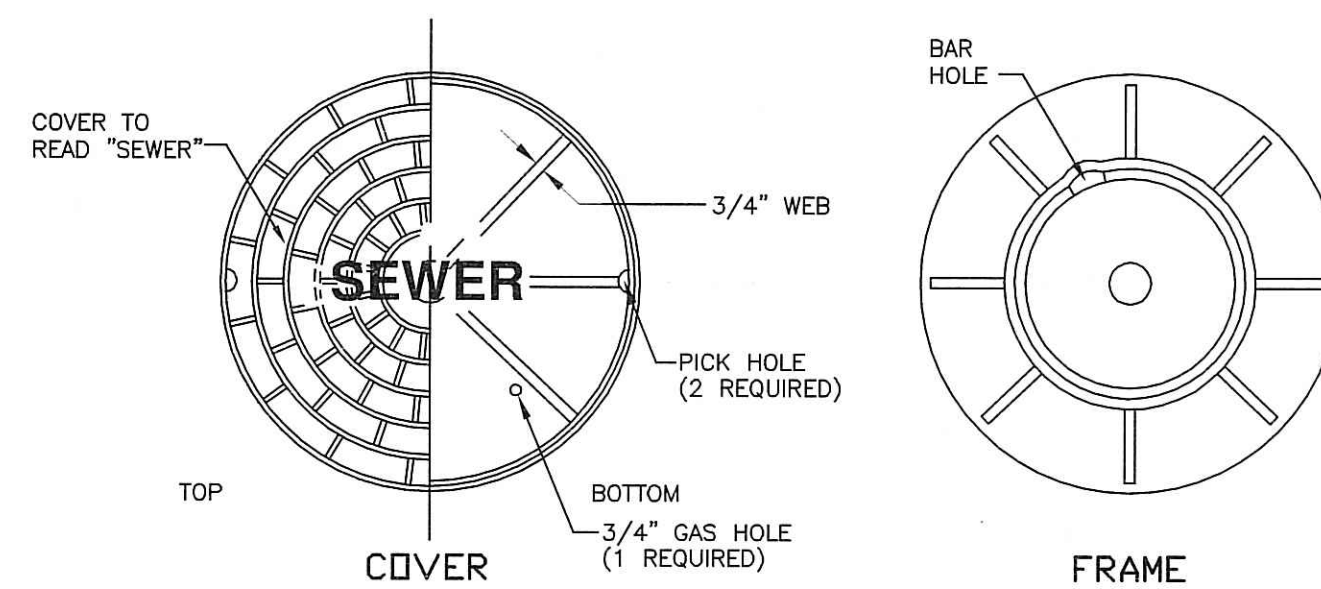
**WATERLINES**

**DRAINS**

PIPE (I.D.)	TRENCH WIDTH
4" - 12"	3'-0"
15" - 24"	DIA. + 2'-0"
27" - 36"	DIA. + 2'-6"
OVER 36"	DIA. + 3'-0"

NOTES:  
1. METALIZED 2" WIDE BLUE DETECTABLE IDENTIFICATION TAPE WITH THE WORDS "CAUTION - WATER LINE BURIED BELOW" SHALL BE INSTALLED OVER WATER MAINS 1' BELOW FINISH GRADE.  
2. WHERE TWO (2) WATERLINES ARE INSTALLED WITHIN THE SAME TRENCH, 18" MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE TWO.

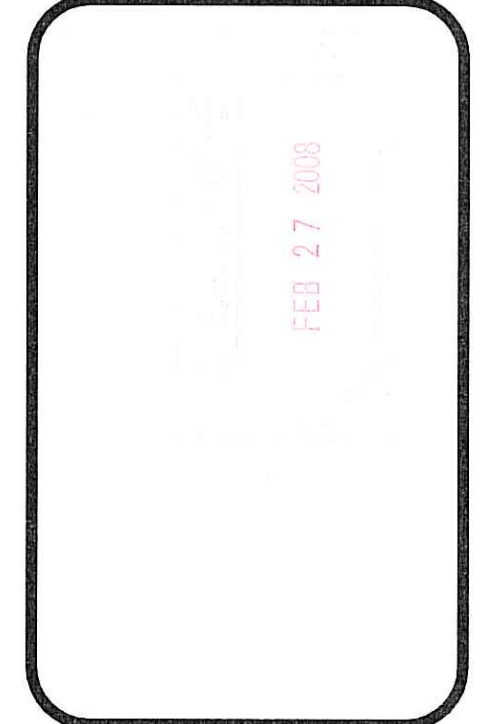
**EARTH-ROCK TRENCH**  
NOT TO SCALE



**MANHOLE COVER**  
NOT TO SCALE

**REQUEST FOR PRELIMINARY DETERMINATION FOR CONSTRUCTION DETAILS 2**  
FOR  
**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



**GAROFALO**

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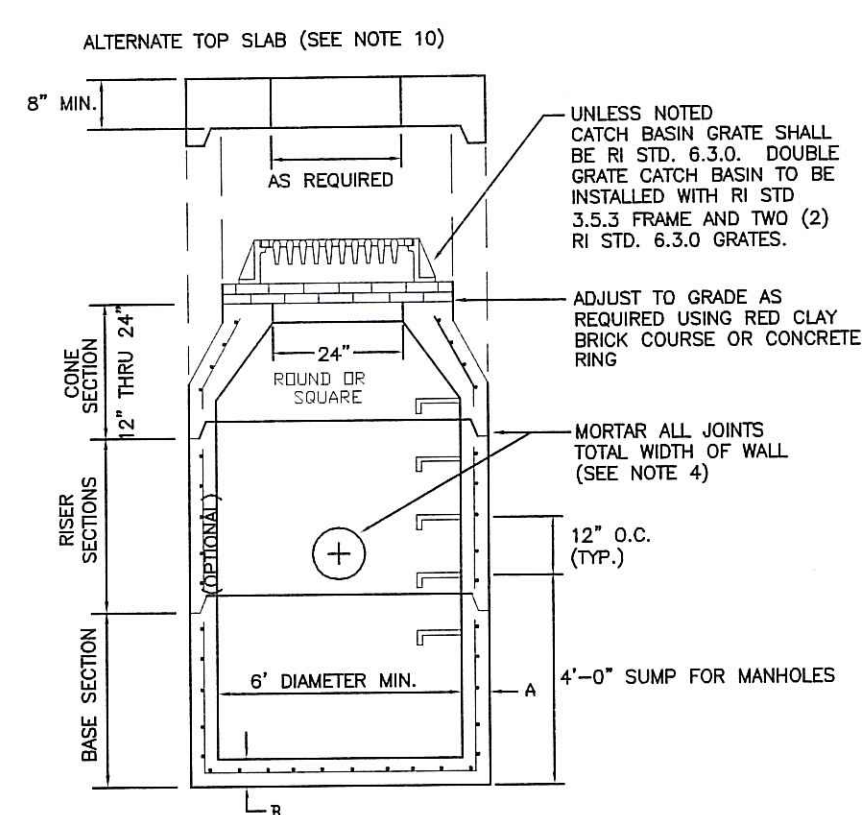
85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL. 401-273-6000

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: AS NOTED	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

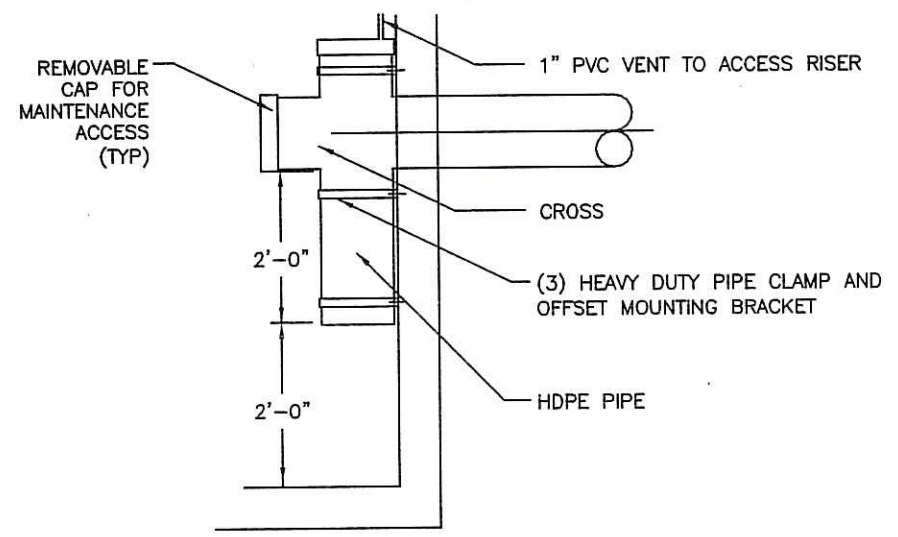
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 070436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Harter

**C502**

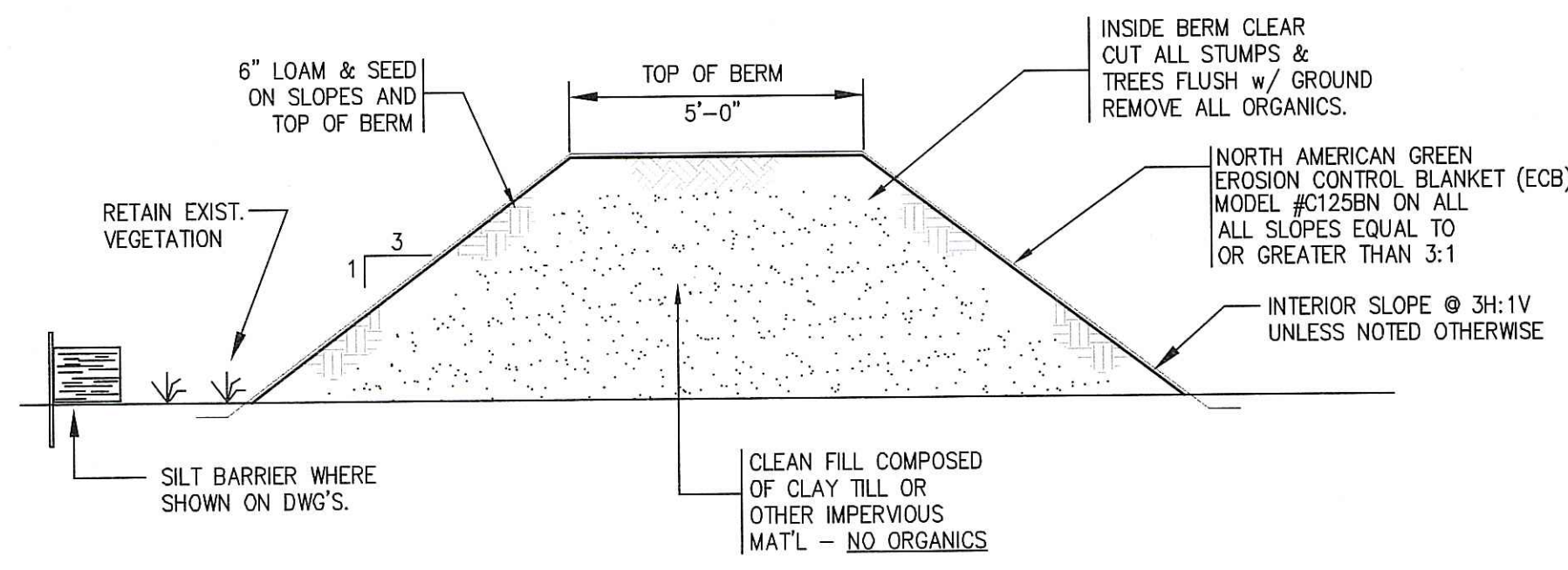


STRUCTURE SECTION  
NOT TO SCALE

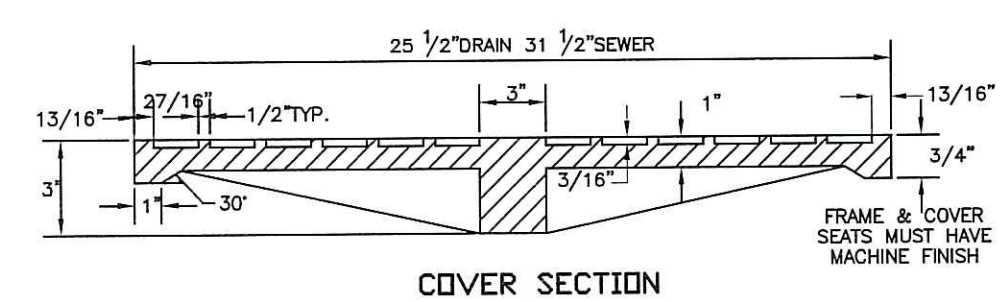
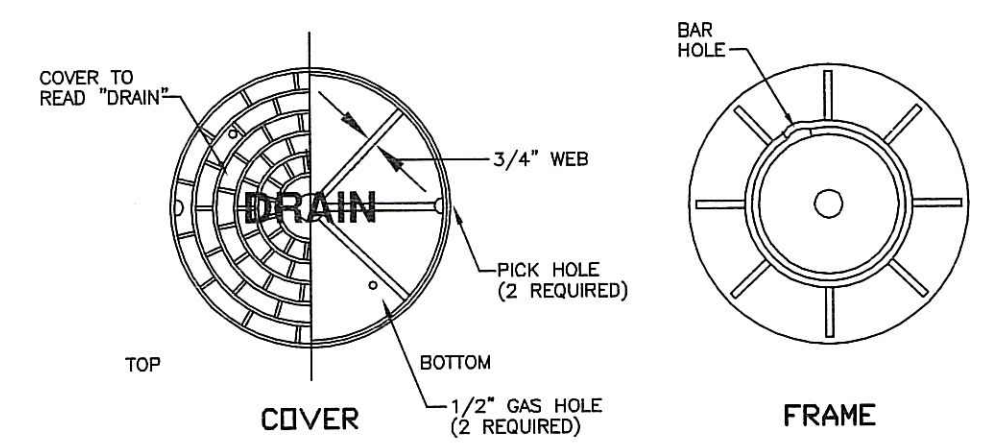


OUTLET ELBOW (ALL CATCH BASINS)  
NOT TO SCALE

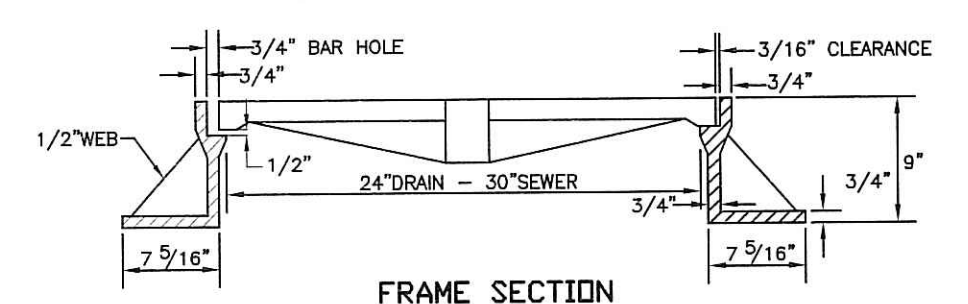
CATCH BASIN & DRAIN MANHOLE DETAIL  
NOT TO SCALE



SECTION THROUGH BERM  
NOT TO SCALE



COVER SECTION



FRAME SECTION

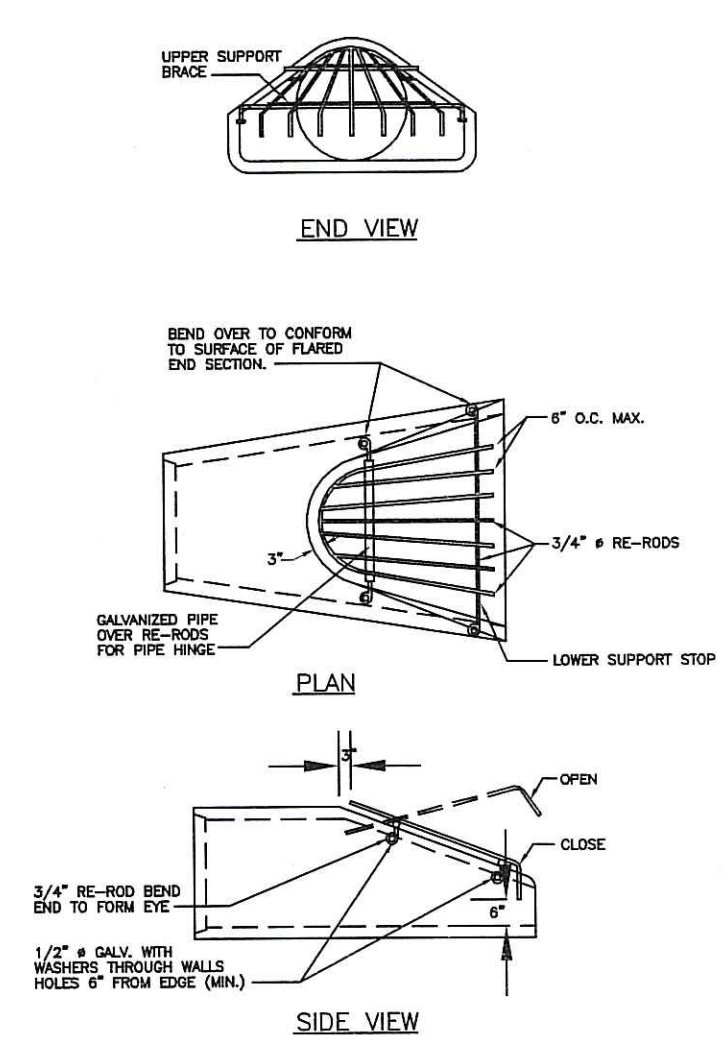
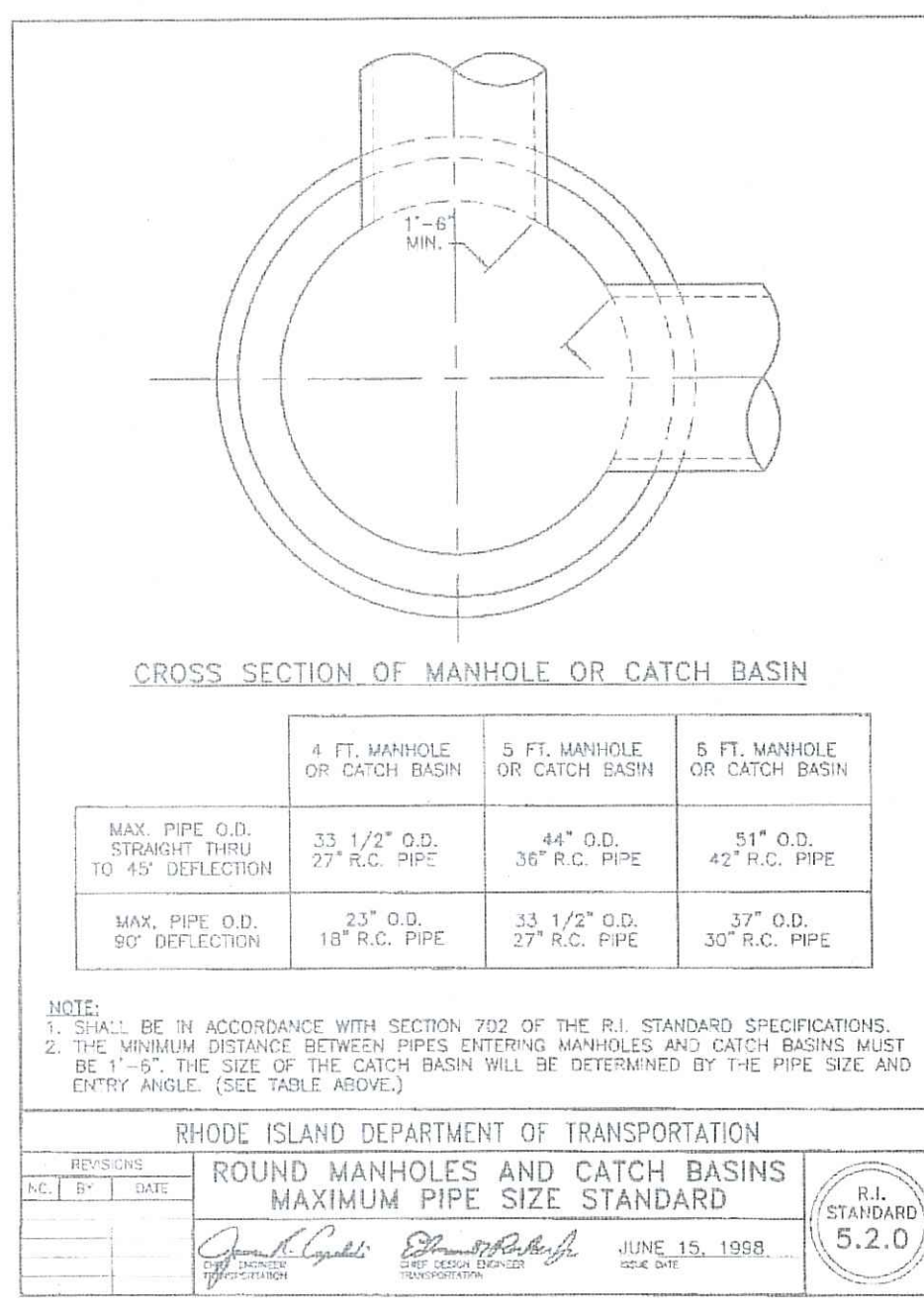
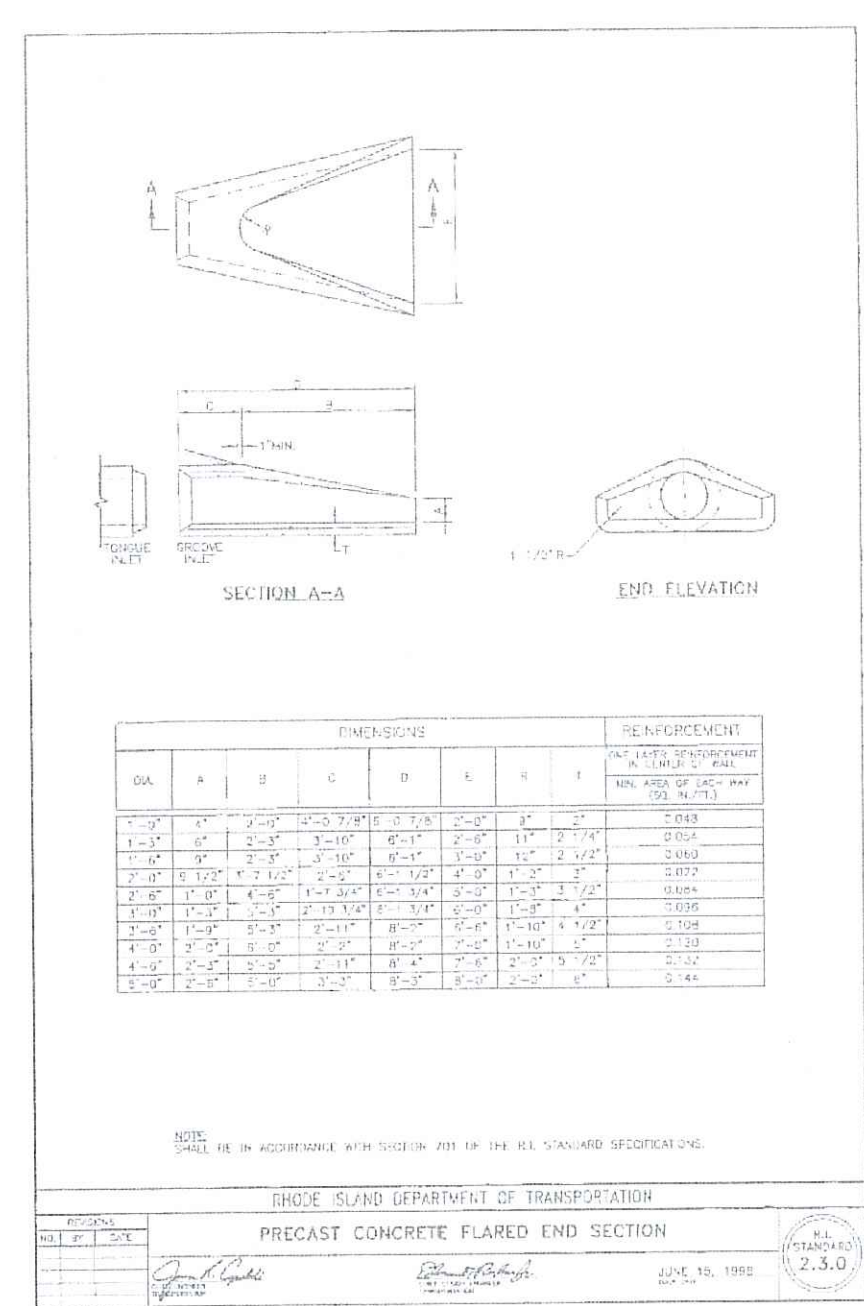
ALL MANHOLE FRAMES AND COVERS SHALL BE HEAVY DUTY AND SUITABLE TO SUPPORT HS-20 MINIMUM LOADING.

MANHOLE FRAME & COVER  
NOT TO SCALE

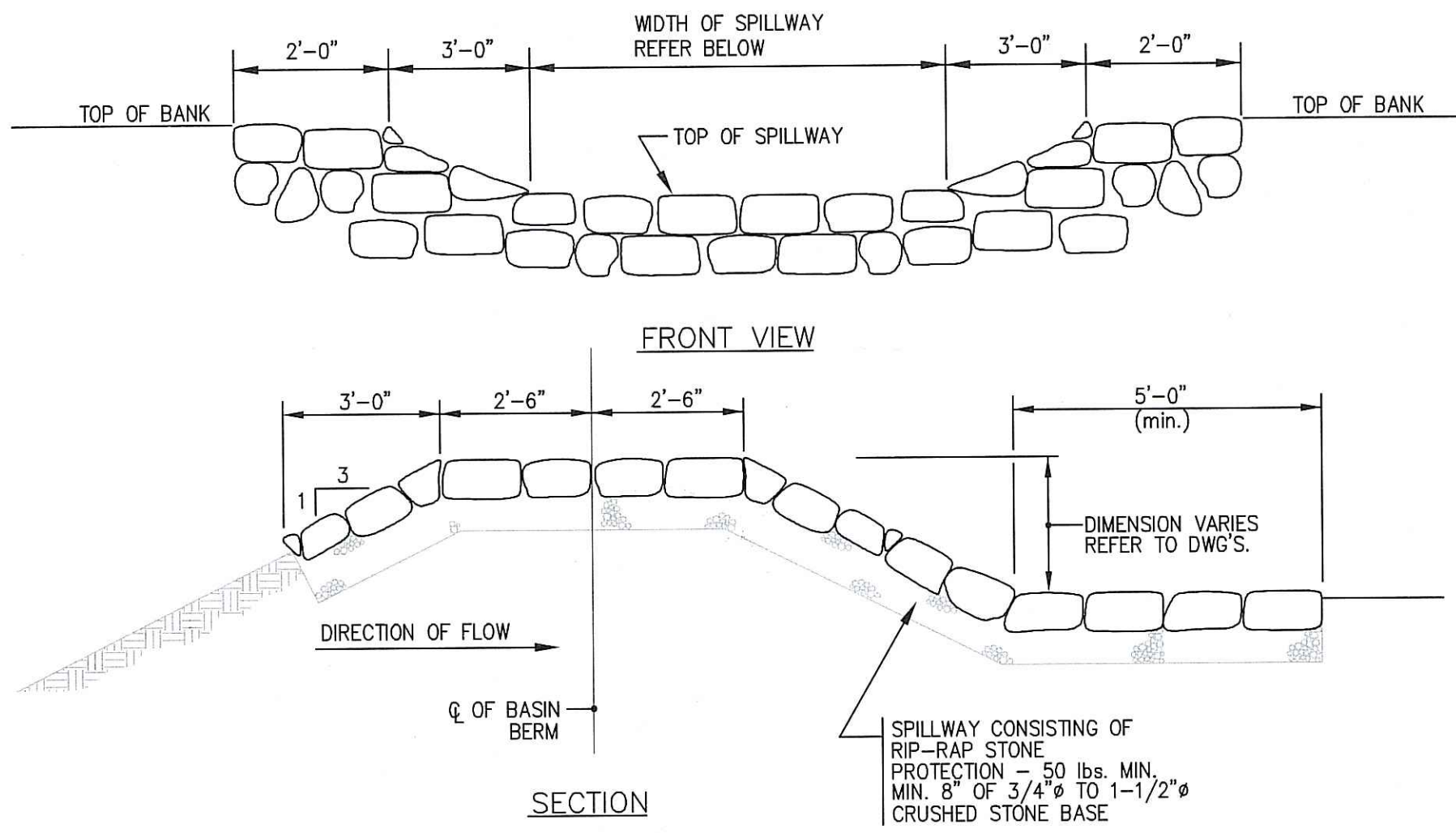
- GENERAL NOTES
- ALL REINFORCING STEEL MUST CONFORM TO THE LATEST ASTM A 185 AND/OR A 615 GRADE 60. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENT.
  - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LINEAL FT (BOTH WAYS).
  - CATCH BASIN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" WITH THE EXCEPTION OF PORTLAND CEMENT CONCRETE MIX DESIGN AND MATERIAL REQUIREMENTS, WHICH SHALL CONFORM WITH SECTION 600 OF THE RI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL PORTLAND CEMENT CONCRETE SHALL BE CLASS XX (A) TYPE II.
  - MORTAR SHALL CONFORM TO SECTION M.04 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - STEPS SHALL CONFORM TO THE LATEST RHODE ISLAND STANDARD DETAIL FOR 5.33 AND RHODE ISLAND SPECIAL PROVISION M.04.03.6.
  - ONE POUR 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.
  - CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY. RED CLAY BRICK SHALL BE IN CONFORMANCE WITH RHODE ISLAND SPECIAL PROVISION M.04.03.1, "SEWER AND MANHOLE BRICK."
  - THE C OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
  - ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE RHODE ISLAND STANDARD DETAIL 4.36).
  - CATCH BASIN DIAMETERS SHALL BE INCREASED AS NECESSARY TO ACCOMMODATE SPECIFIED PIPE SIZES AND ALIGNMENTS WITH 1.5' MINIMUM BETWEEN PIPES.

TABLE 1

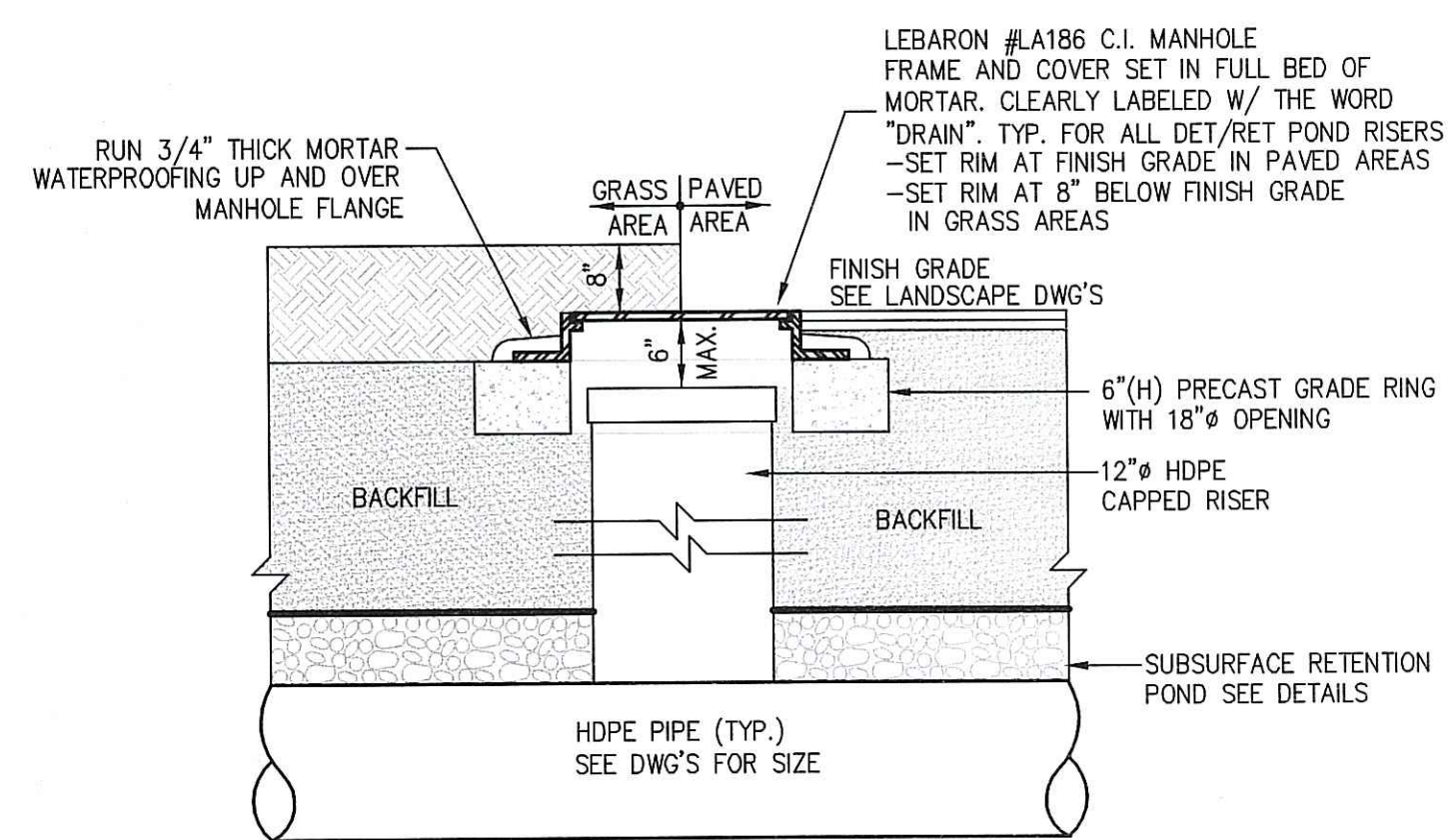
CATCH BASIN DIAMETER	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED	
	A	B
6'-0"	7"	8"
	0.18 SQ. IN./LINEAL FT	



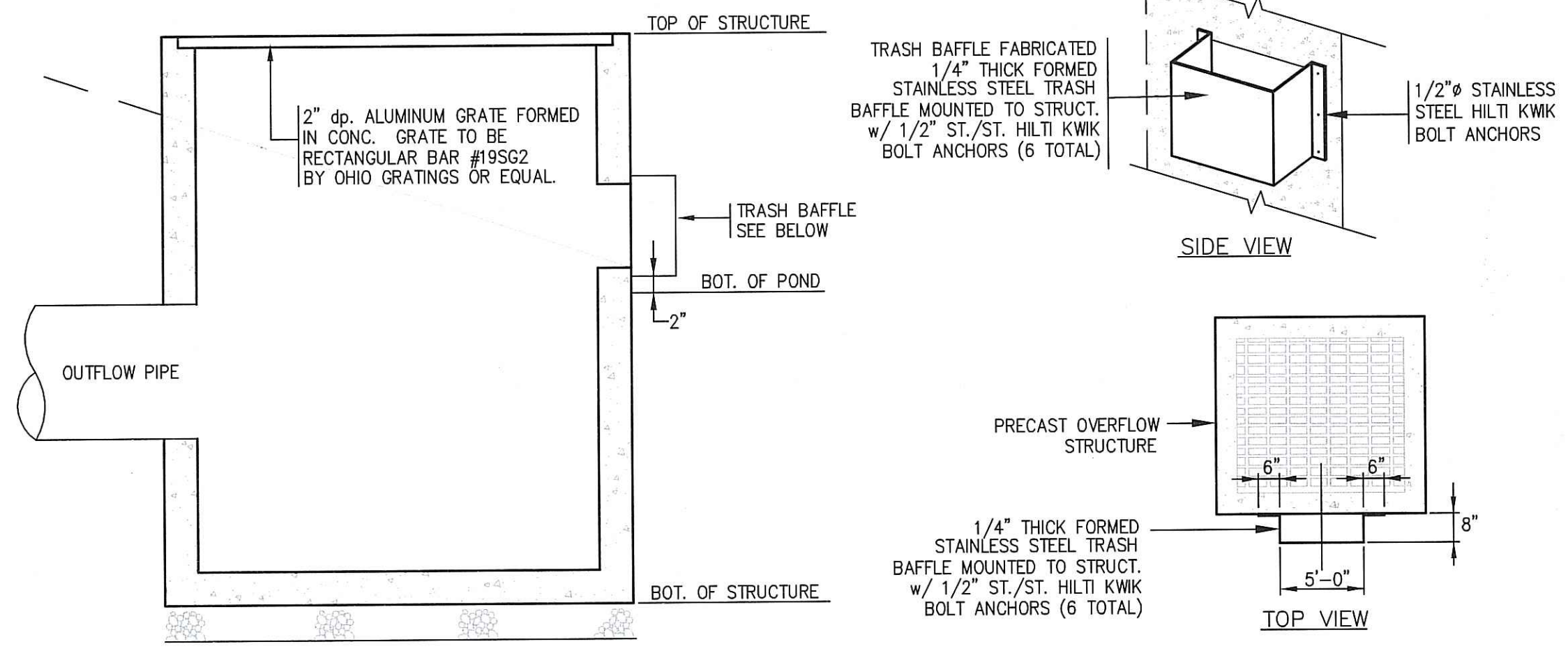
FLARED END TRASH RACK DETAIL  
NOT TO SCALE



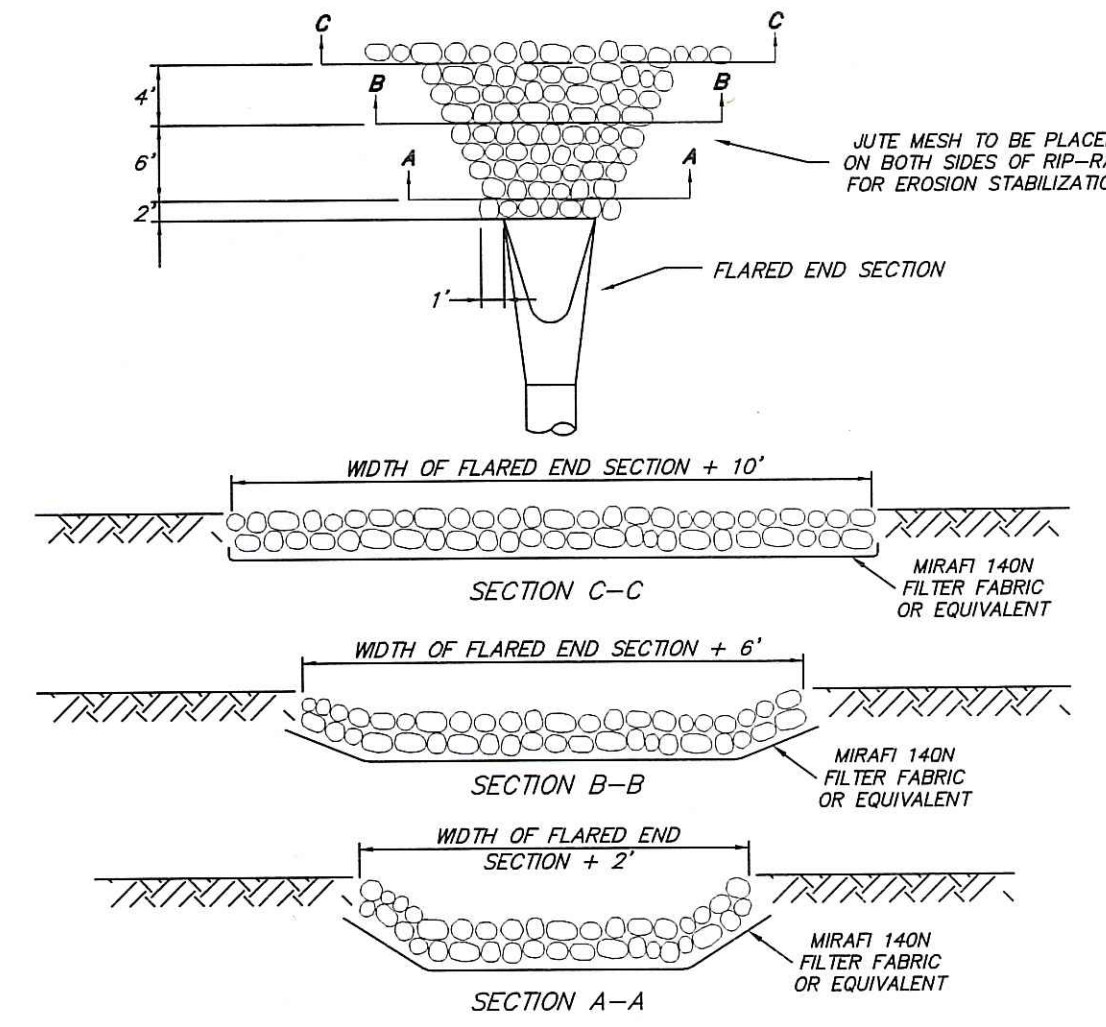
TYPICAL EMERGENCY SPILLWAY DETAIL  
NOT TO SCALE



TYPICAL ACCESS RISER DETAIL  
N.T.S.



TYPICAL SECTION  
TRASH RACK DETAIL  
N.T.S.



- NOTES:
- UNLESS OTHERWISE SPECIFIED, CLASS "C" RIP-RAP IS TO BE USED FOR ALL FLARED ENDS.
  - DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
  - UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.
  - USE ONLY SECTION "A" FOR ROOF DRAINS.

RIP-RAP AT FLARED END SECTION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
DIVISION OF WATER RESOURCES  
PROGRAM DIVISION  
APPROVED APR 10 2008 FILE # 07-0436  
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Charles A. Herbert

REQUEST FOR PRELIMINARY DETERMINATION FOR CONSTRUCTION DETAILS 3  
THE CENTRE AT CHERRY HILL  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
ATWOOD AVENUE &  
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FEB 27 2008

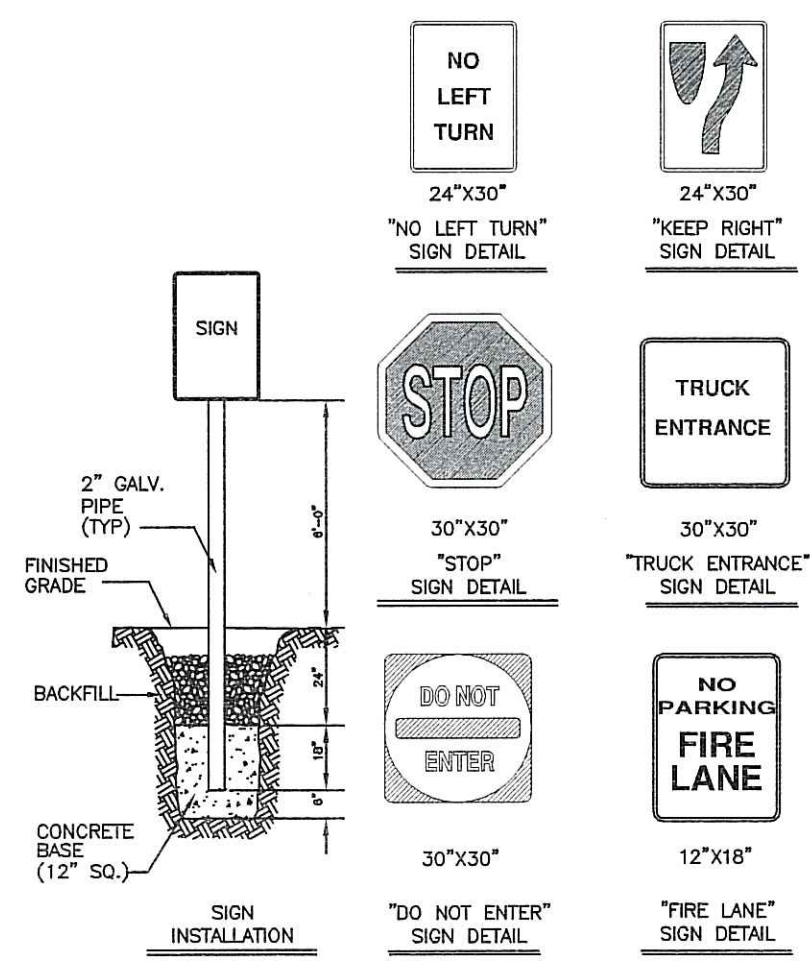
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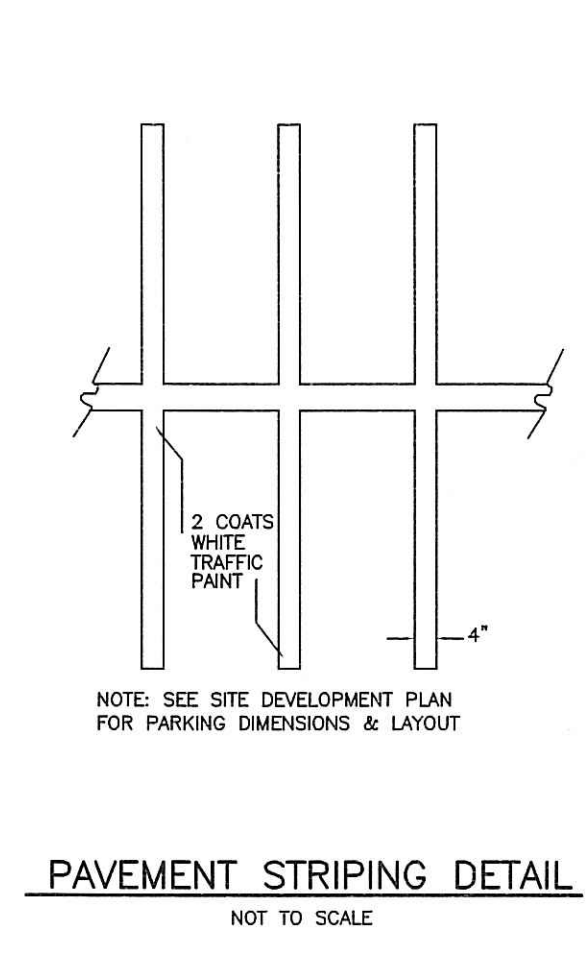
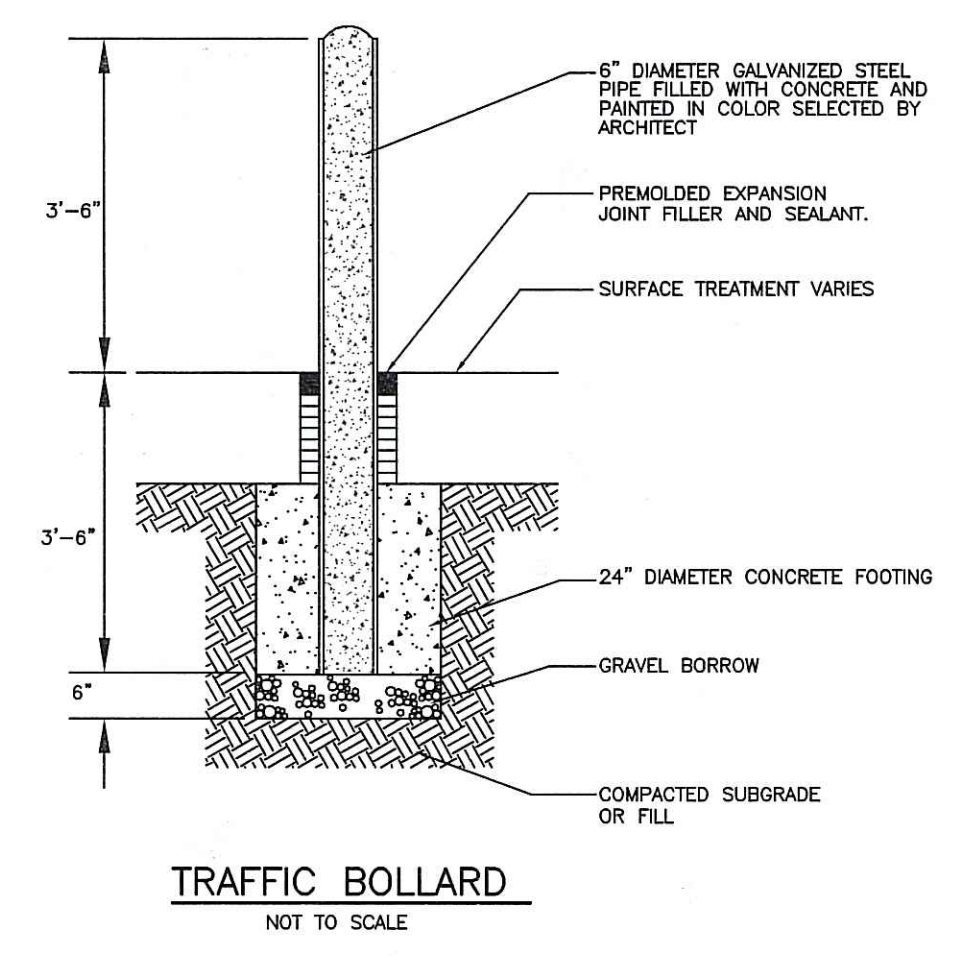
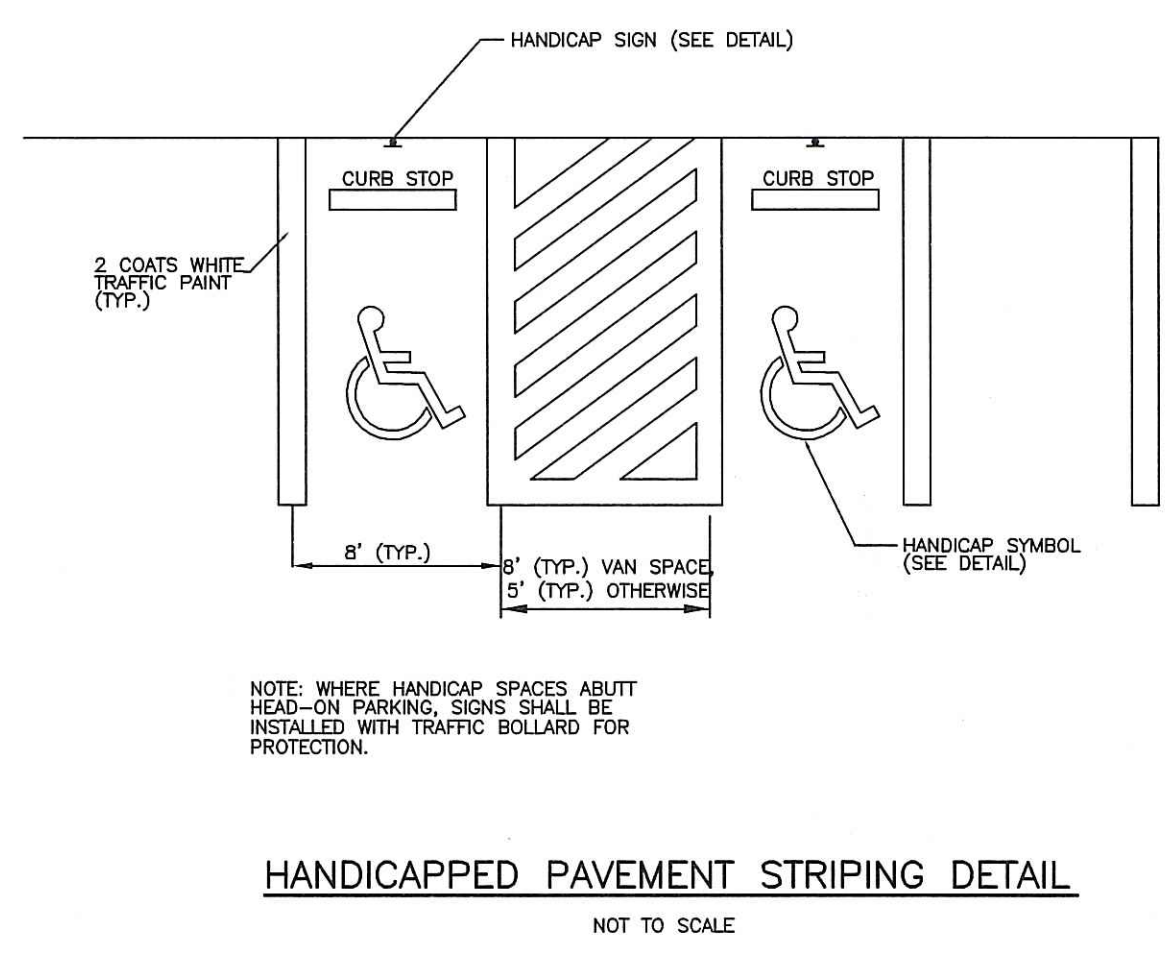
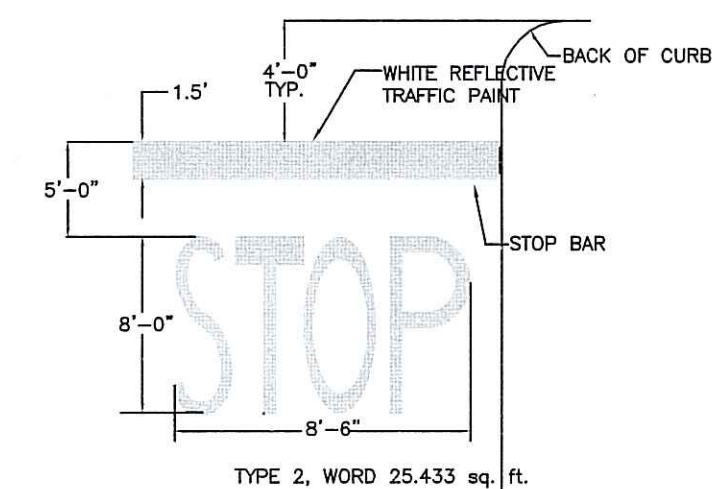
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JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: AS NOTED	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

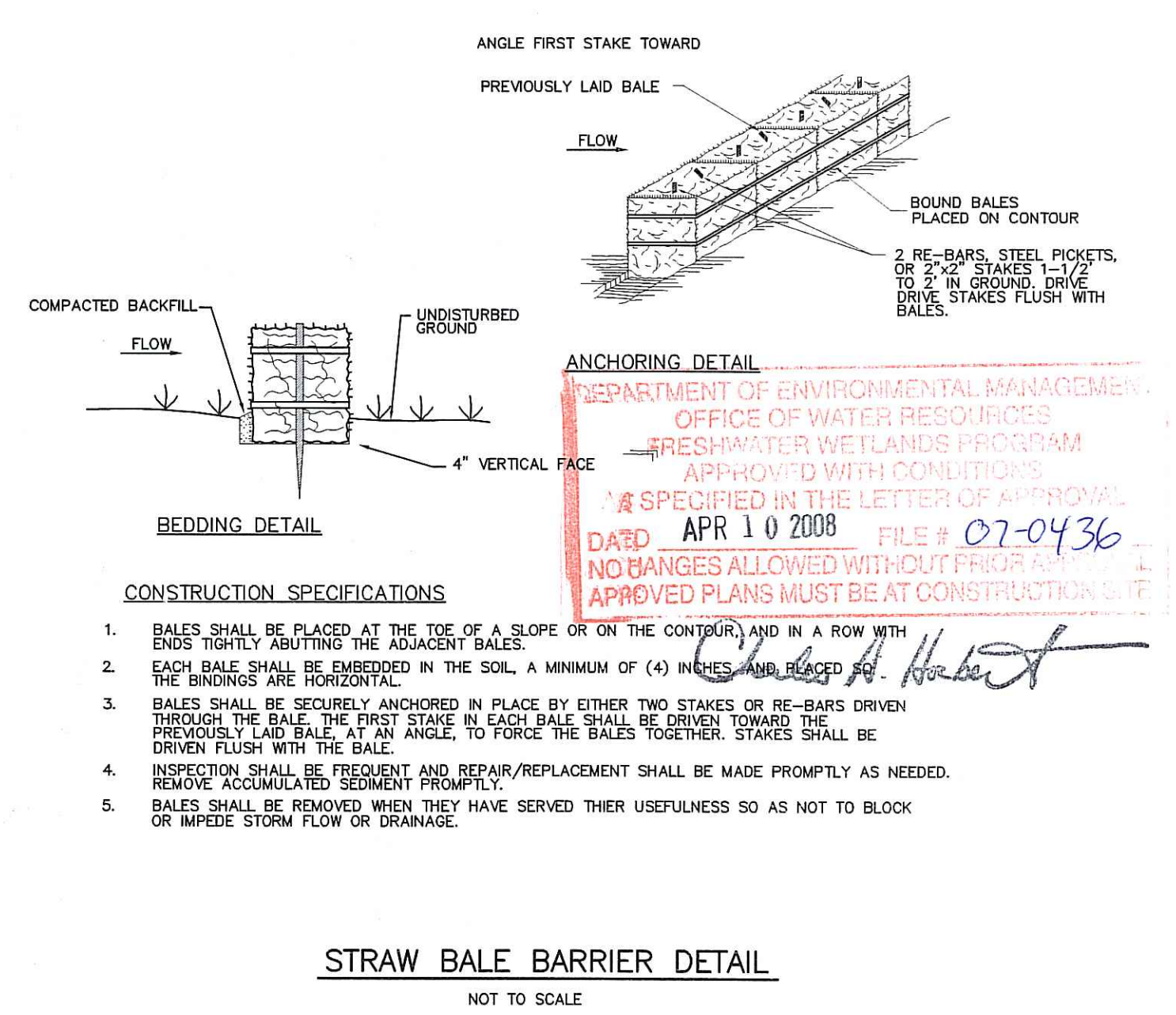
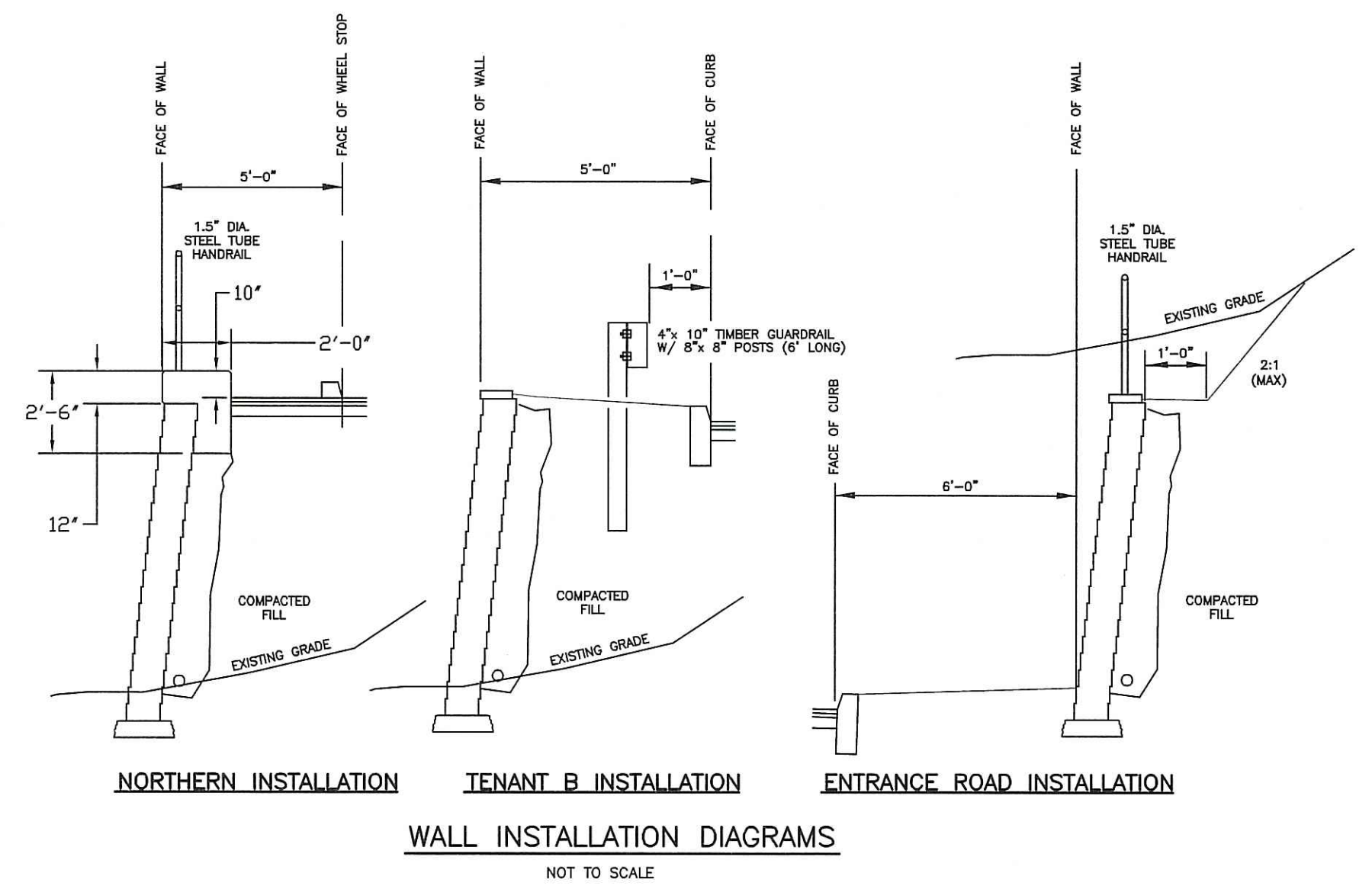
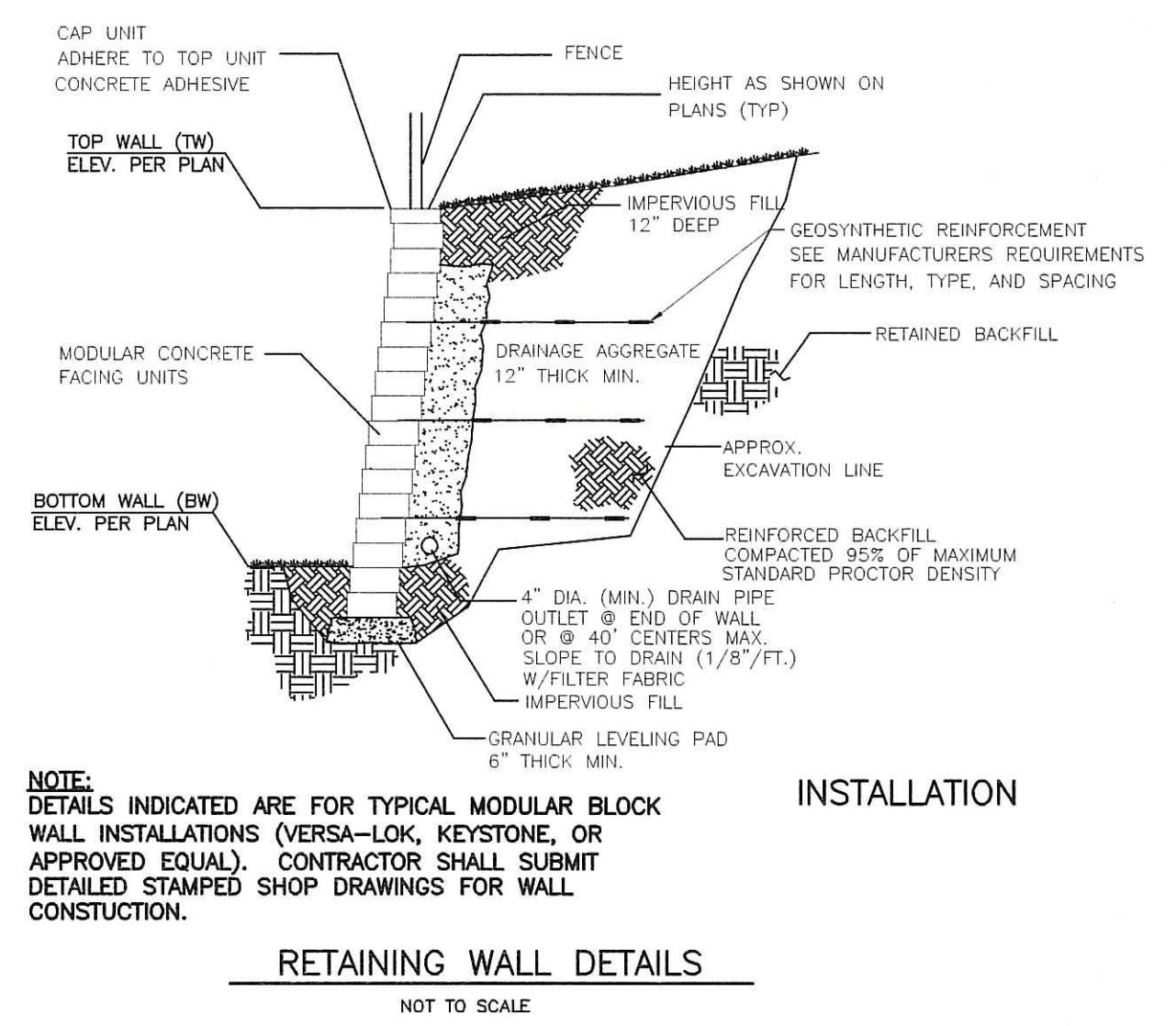
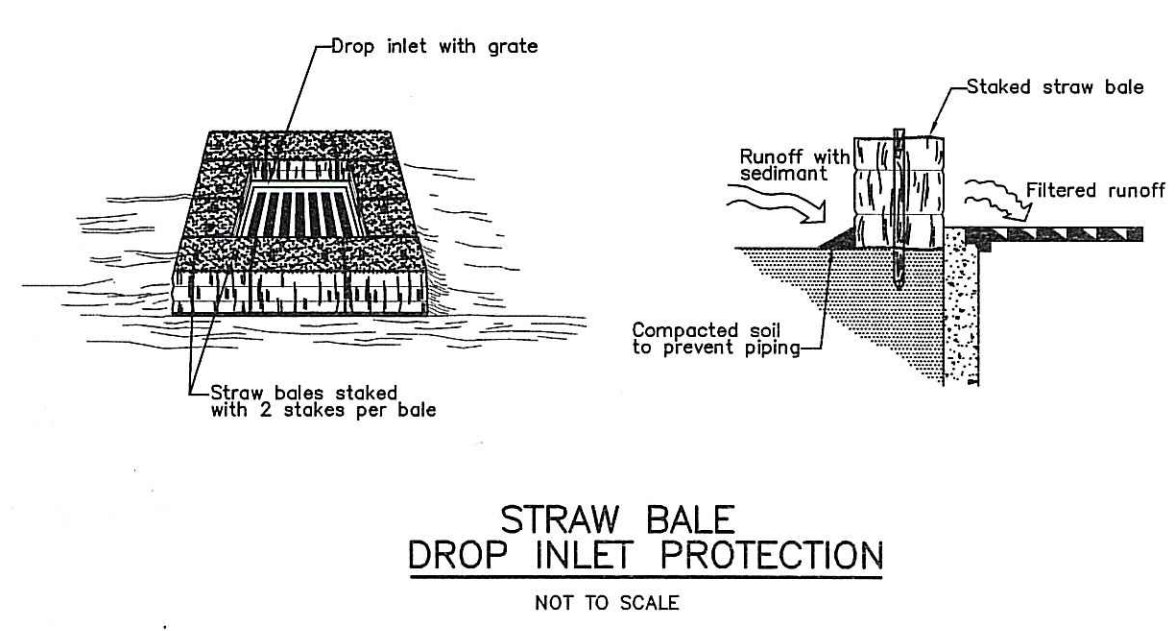
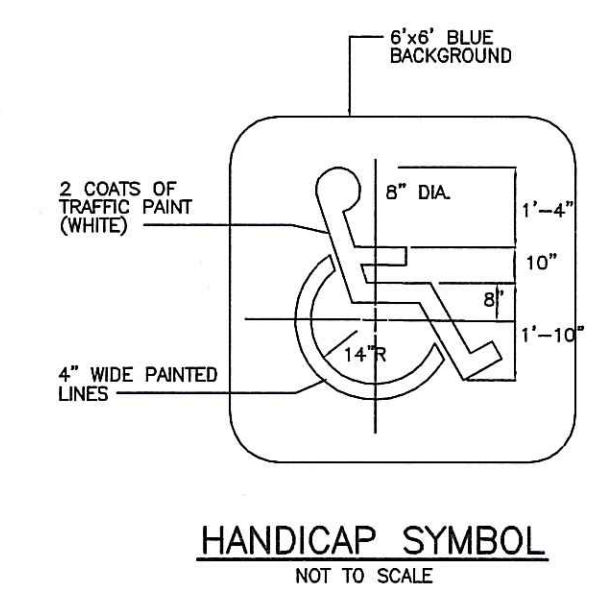
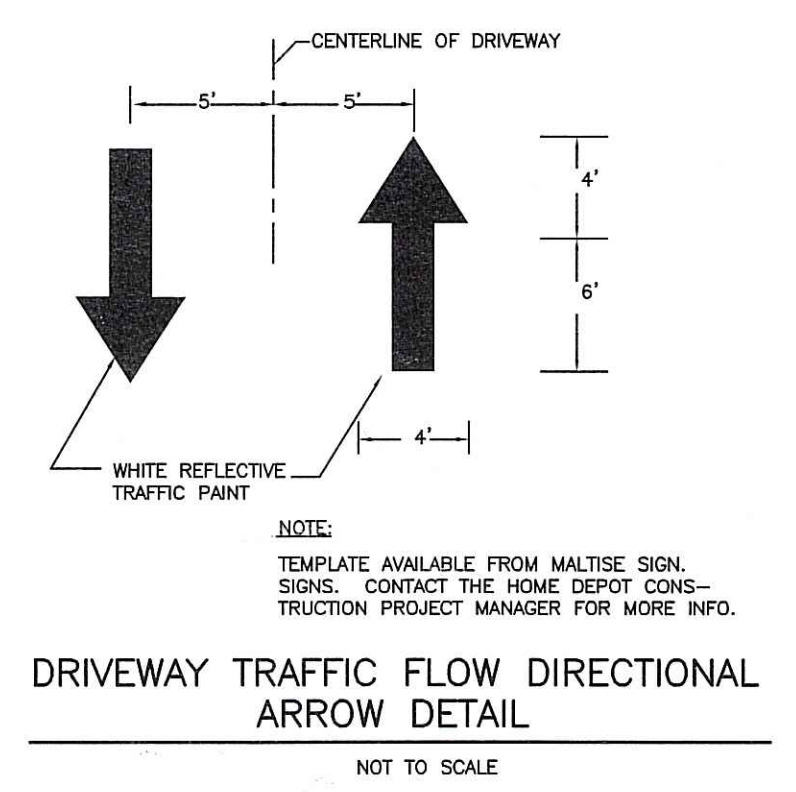
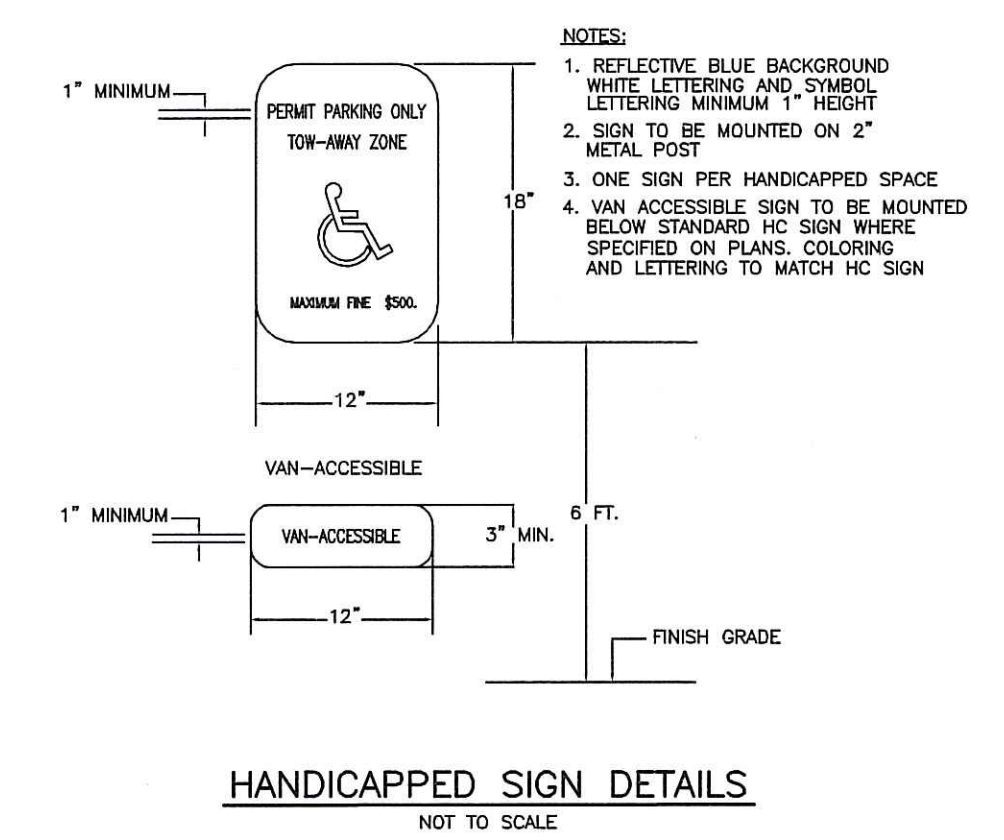
SHEET  
**C503**  
34 OF 39 SHEETS



**TYPICAL PAVEMENT MARKINGS**  
NOT TO SCALE



**MISCELLANEOUS TRAFFIC CONTROL DETAILS**  
NOT TO SCALE



**REQUEST FOR PRELIMINARY DETERMINATION FOR CONSTRUCTION DETAILS 4**

**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE & CHERRY HILL ROAD**

**JOHNSTON, RHODE ISLAND**  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

**GAROFALO**  
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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

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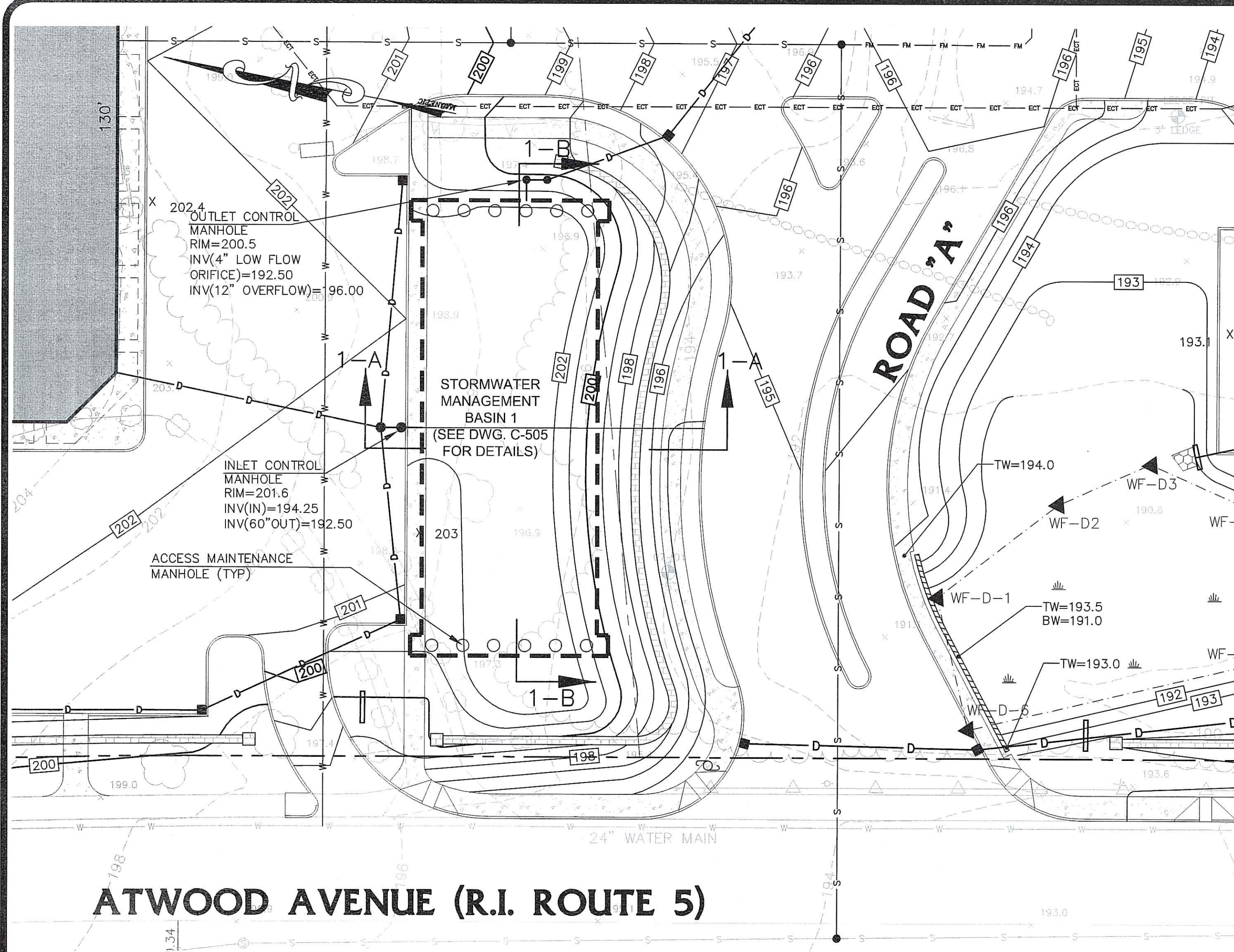
FEB 27 2008

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: AS NOTED	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET

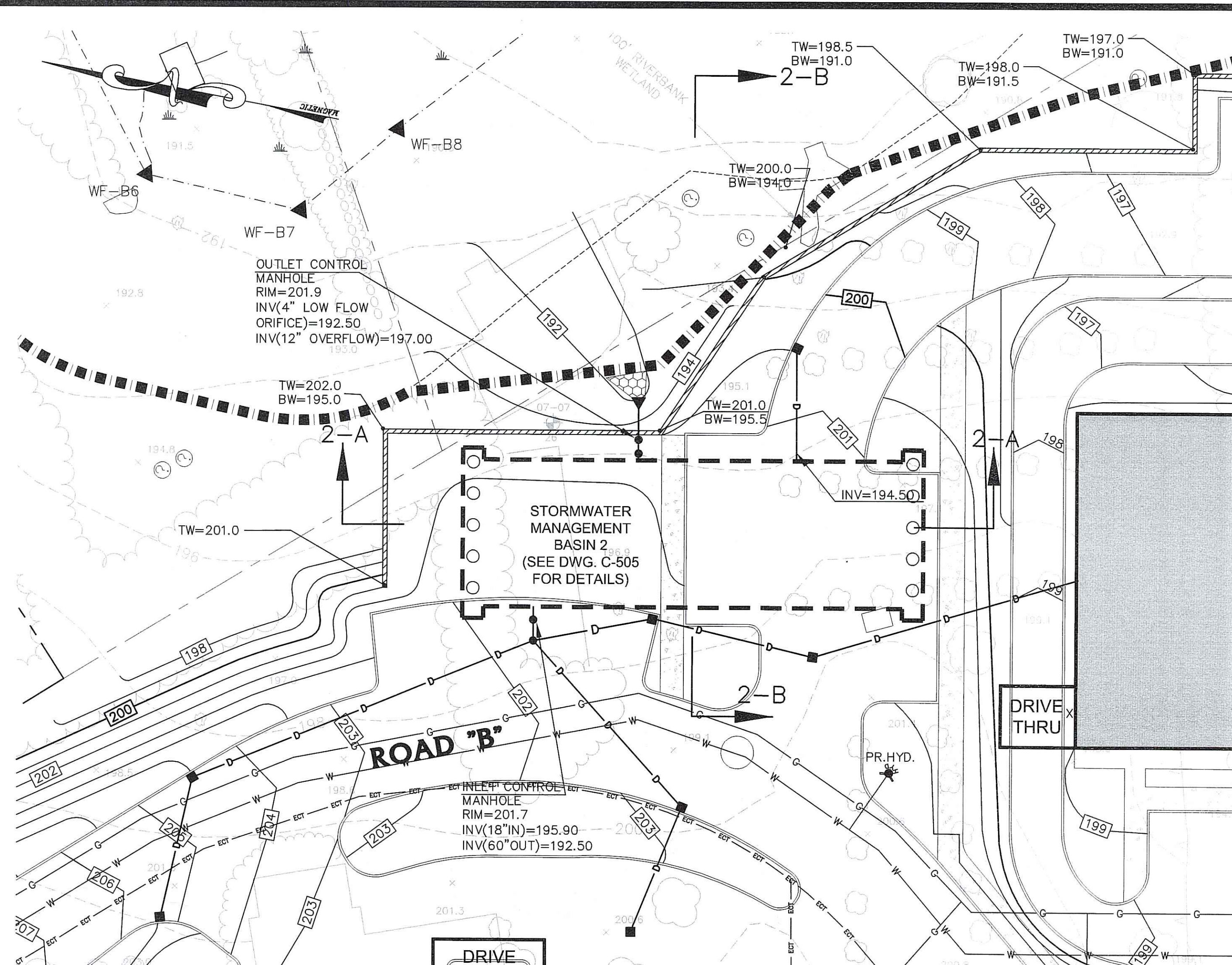
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35 OF 39 SHEETS

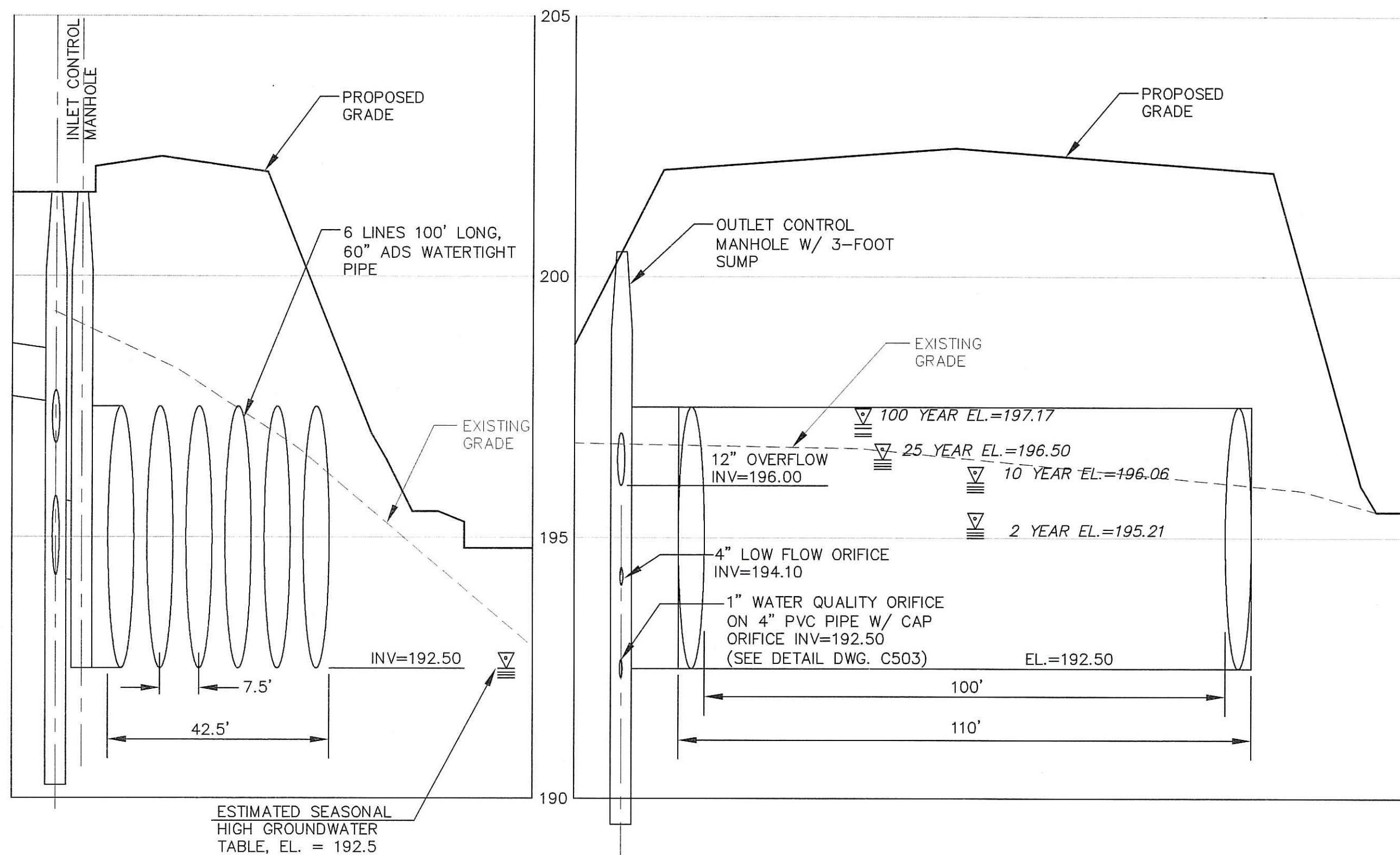


ATWOOD AVENUE (R.I. ROUTE 5)

STORMWATER MANAGEMENT 1

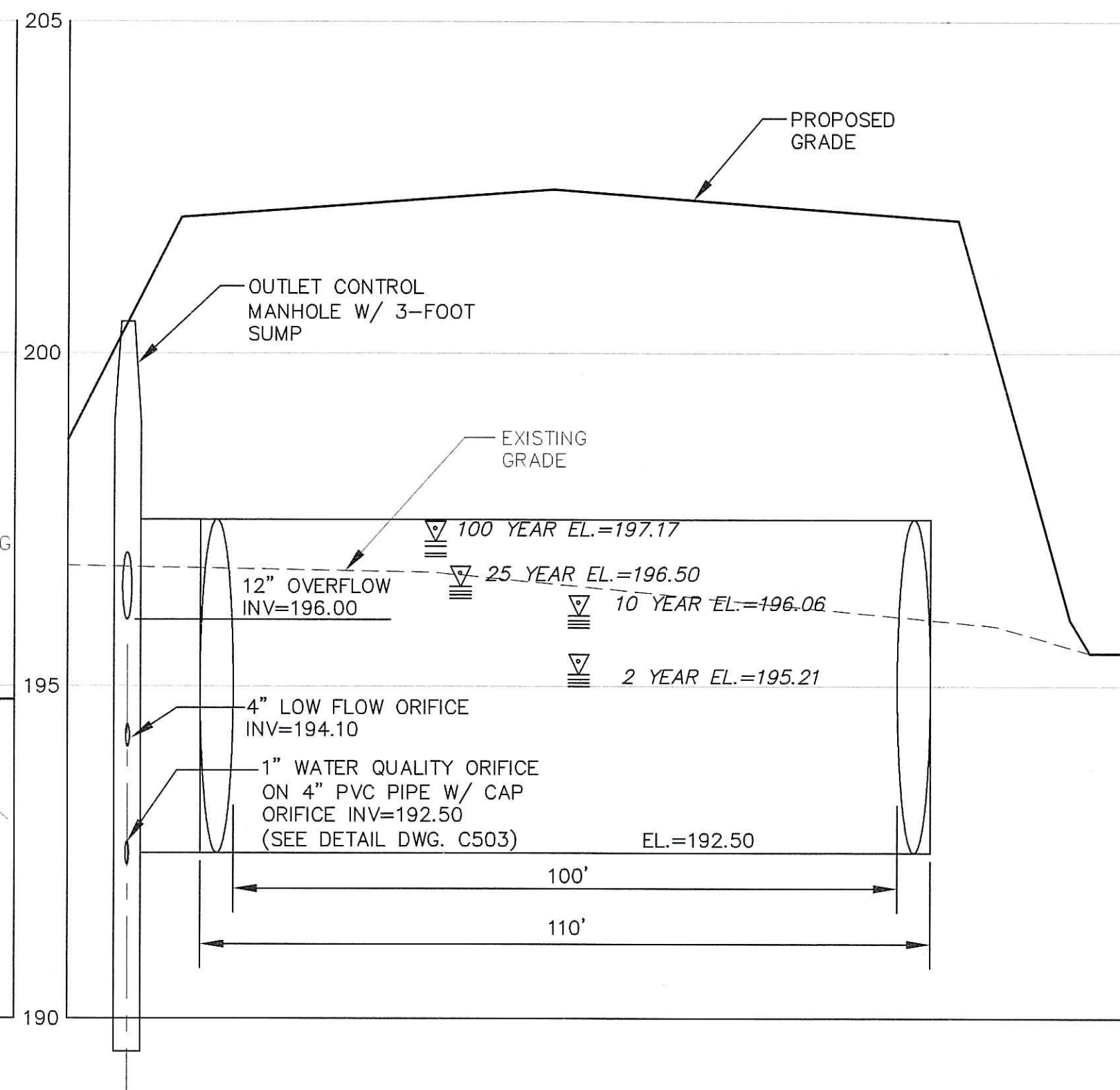


STORMWATER MANAGEMENT 2



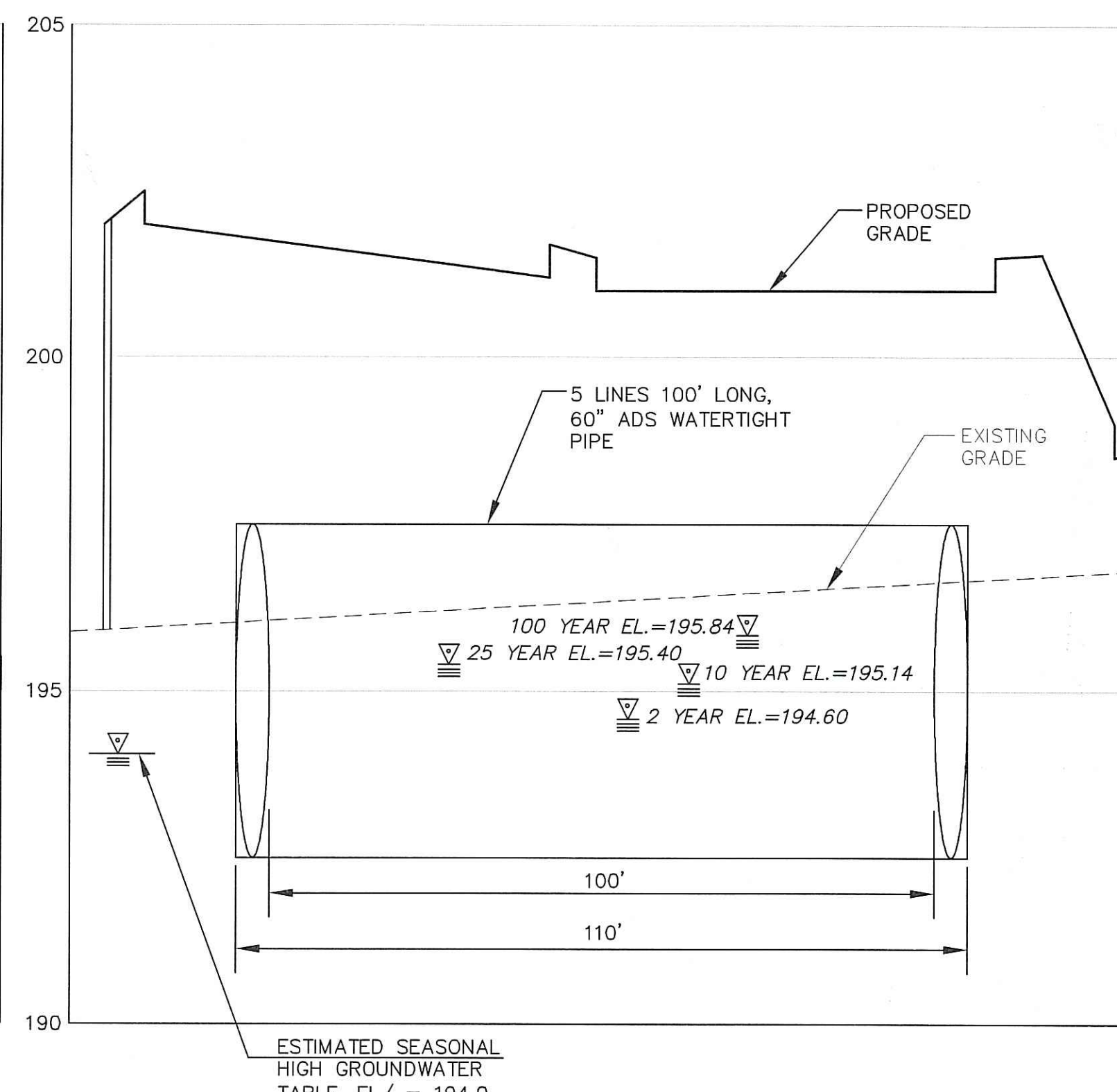
SECTION 1-A

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'



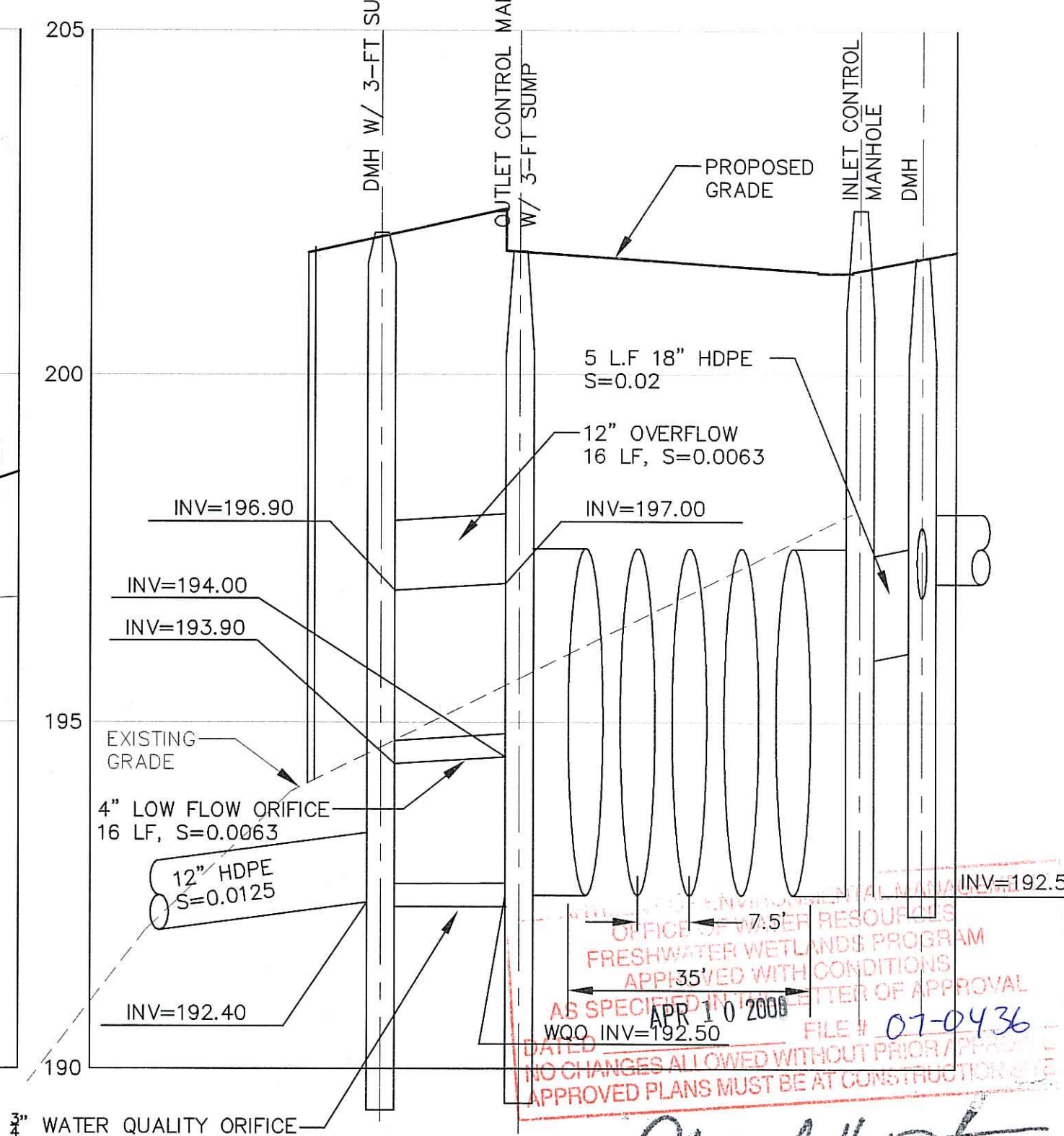
SECTION 1-B

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'



SECTION 2-A

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

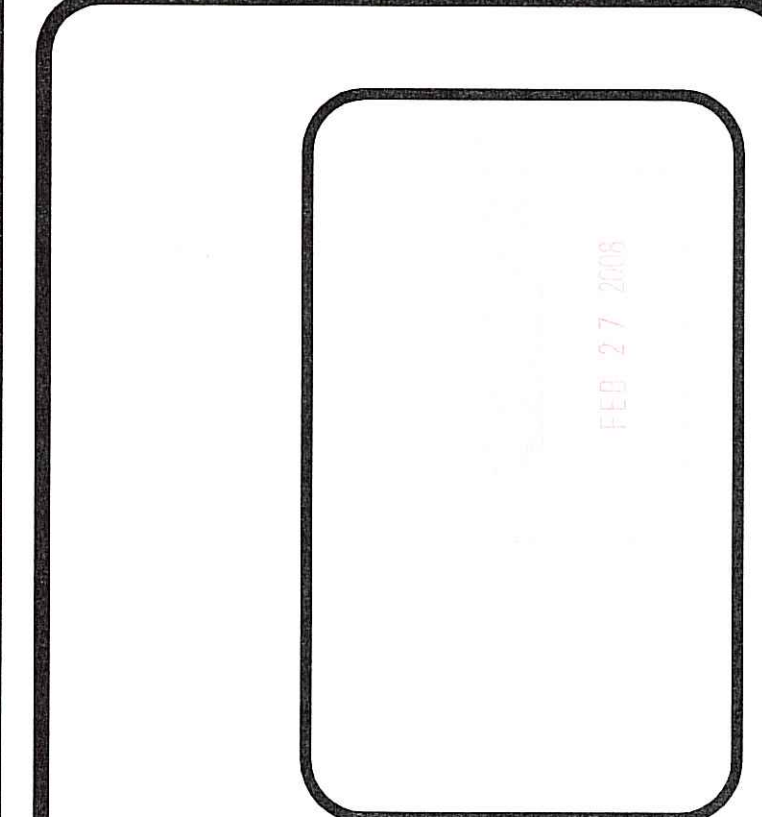


SECTION 2-B

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

REQUEST FOR PRELIMINARY DETERMINATION  
FOR  
STORMWATER MANAGEMENT DETAILS 1  
FOR  
THE CENTRE AT CHERRY HILL  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280  
SITUATED ON  
ATWOOD AVENUE &  
CHERRY HILL ROAD  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

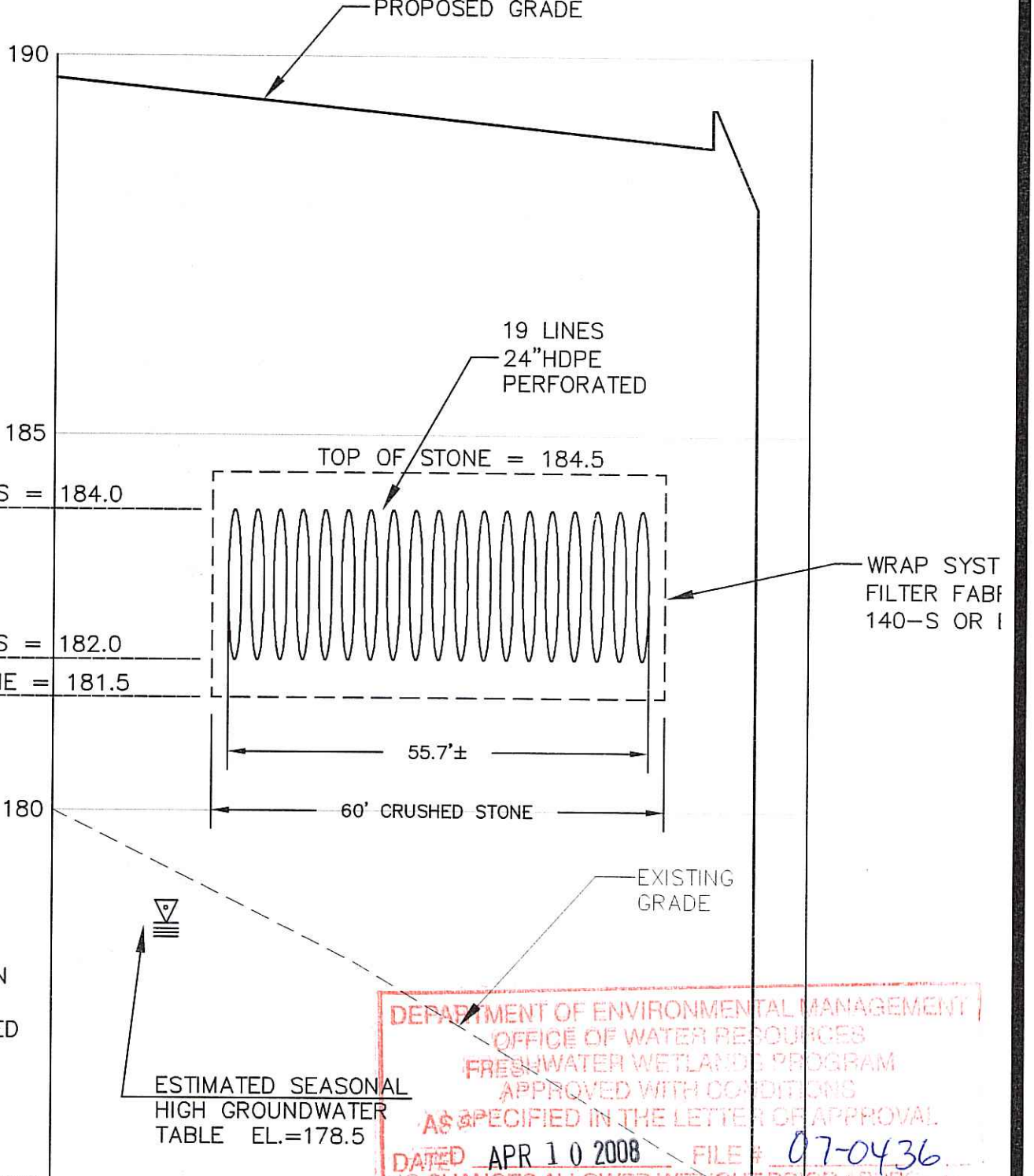
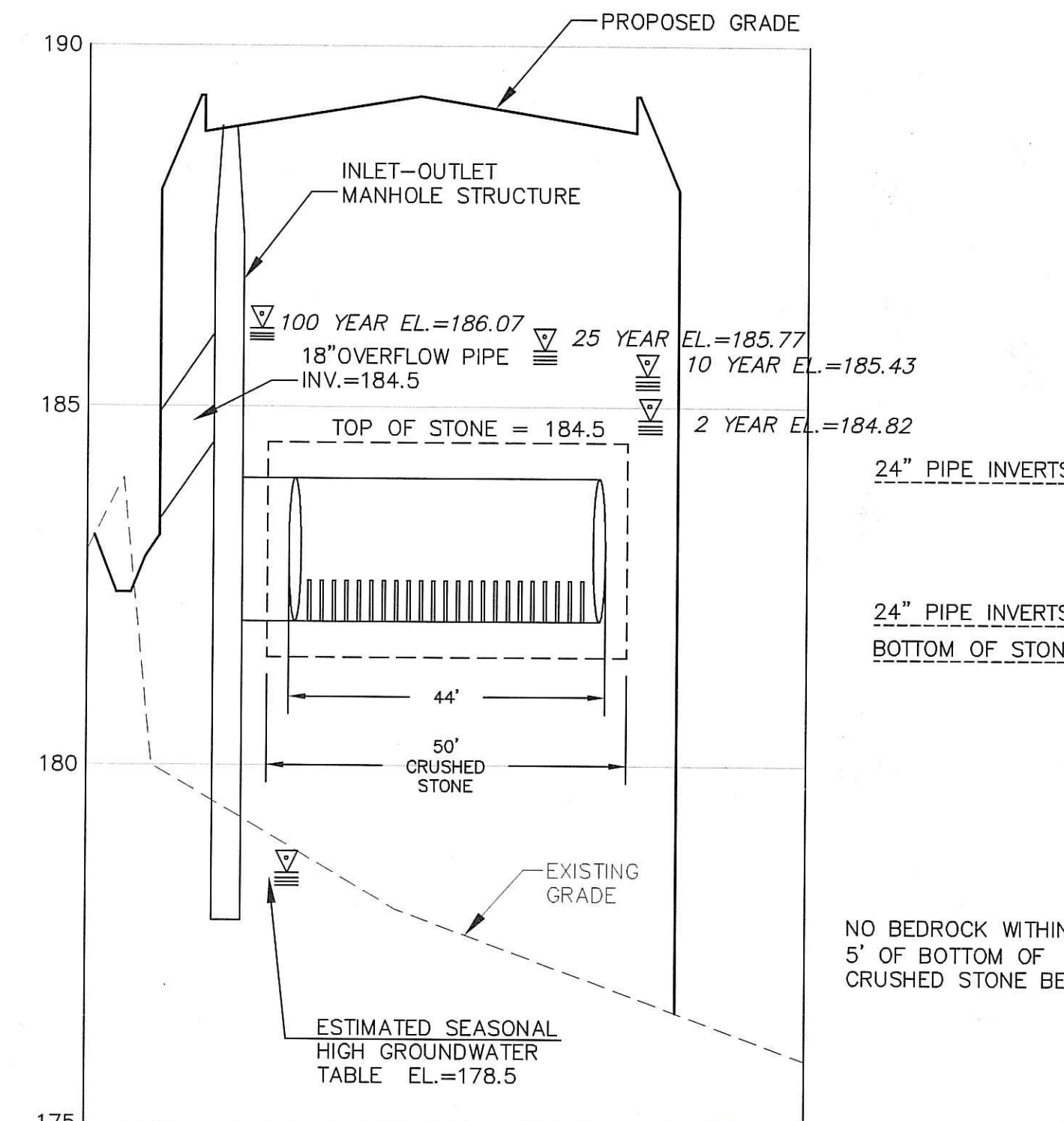
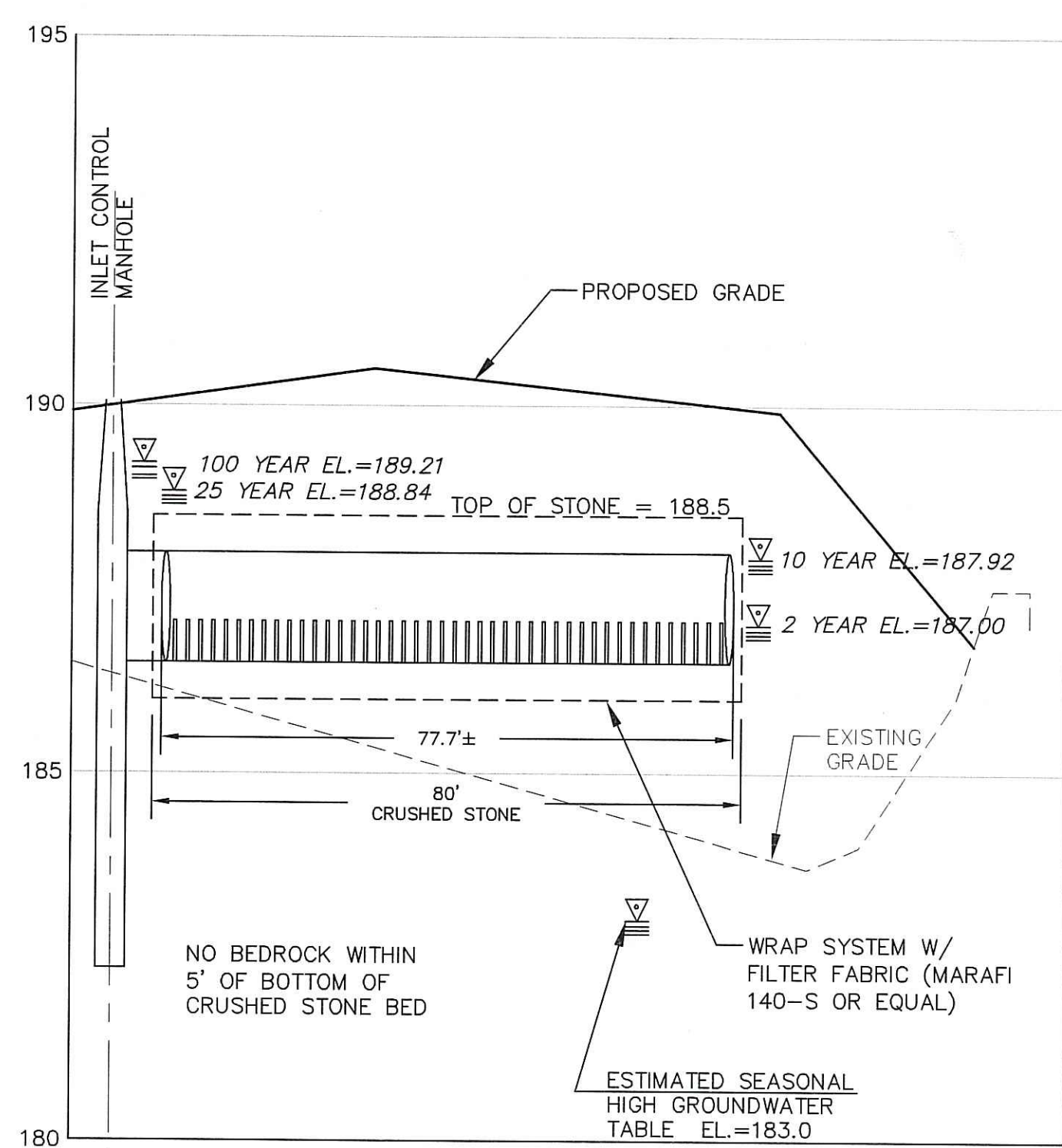
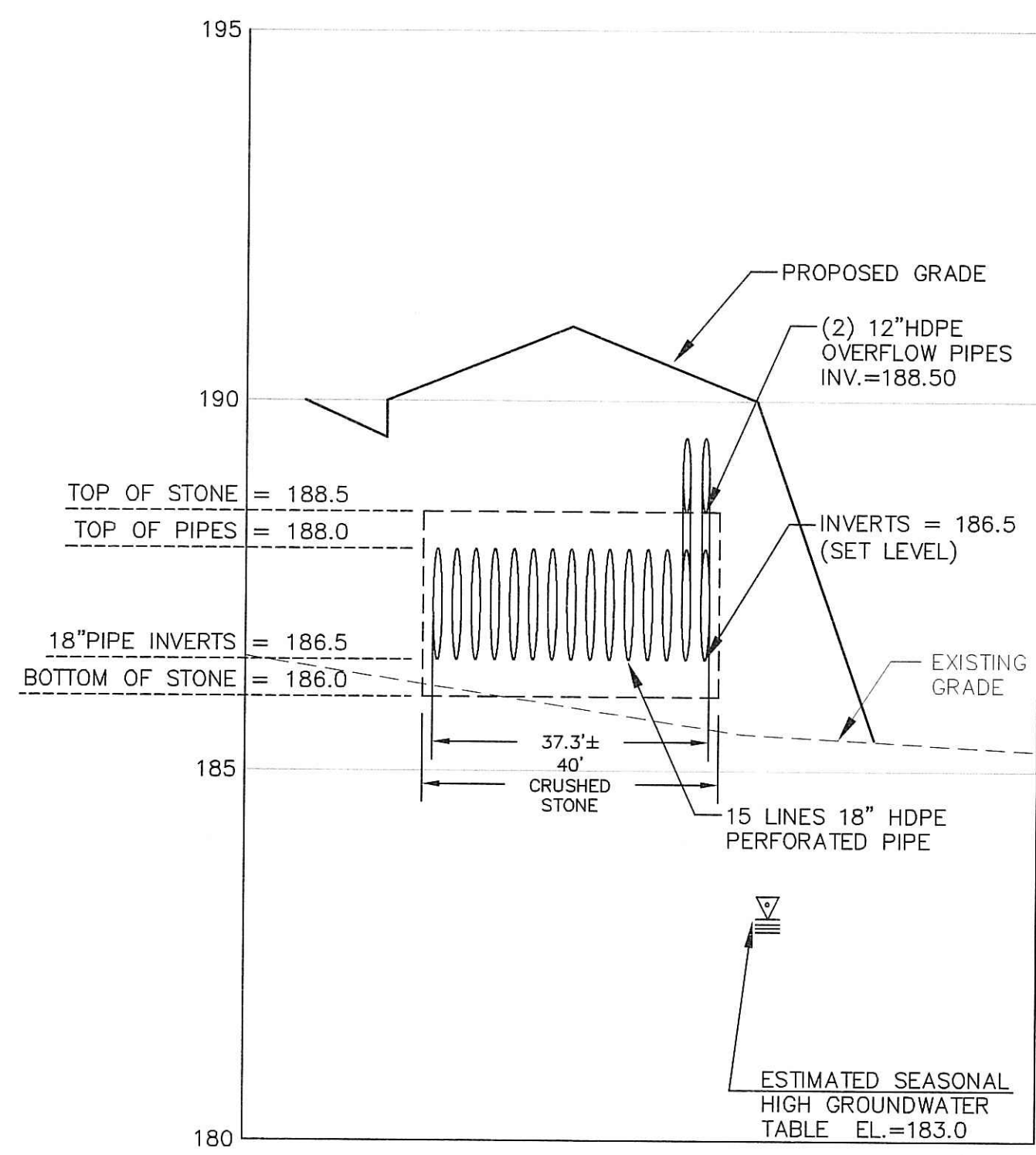
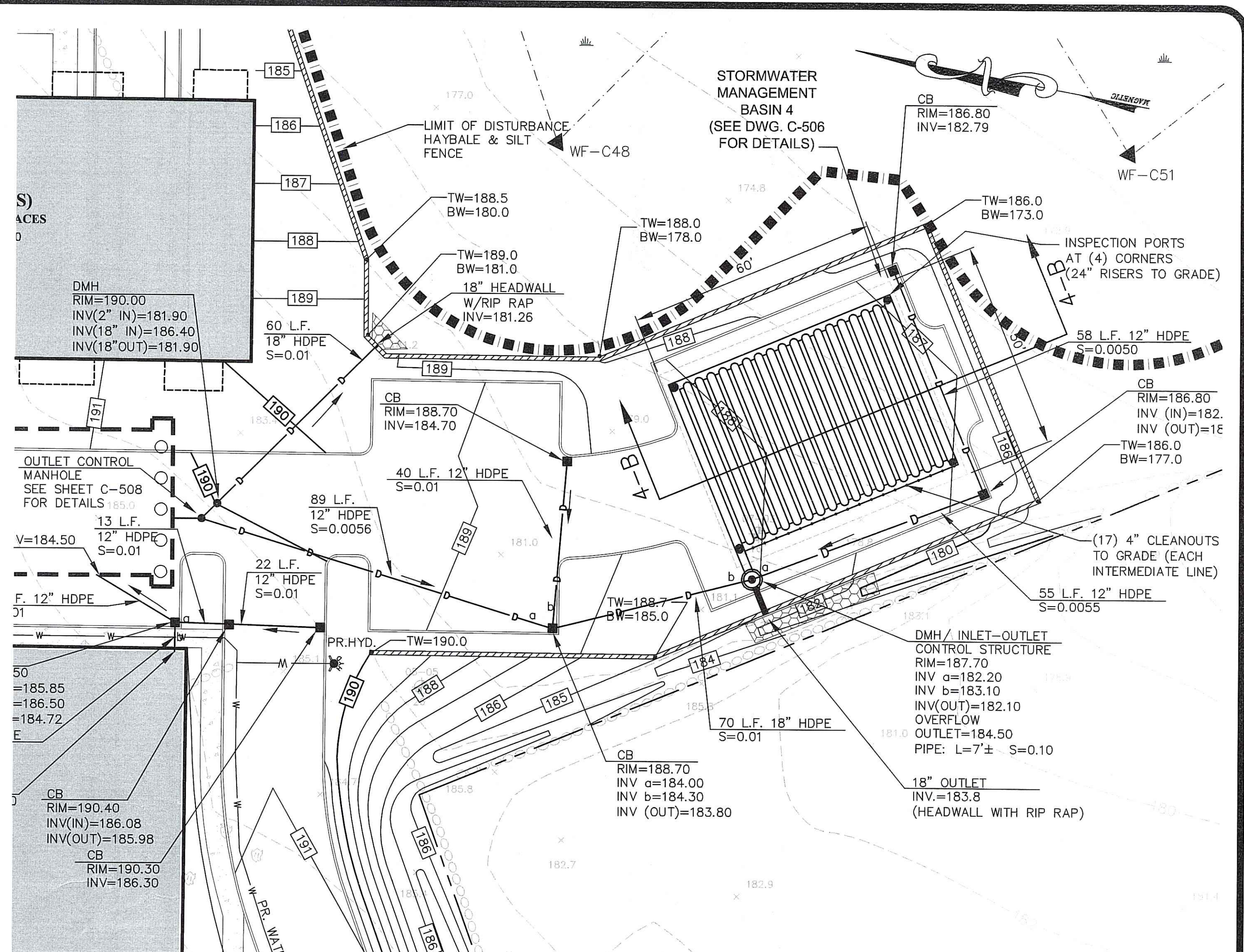
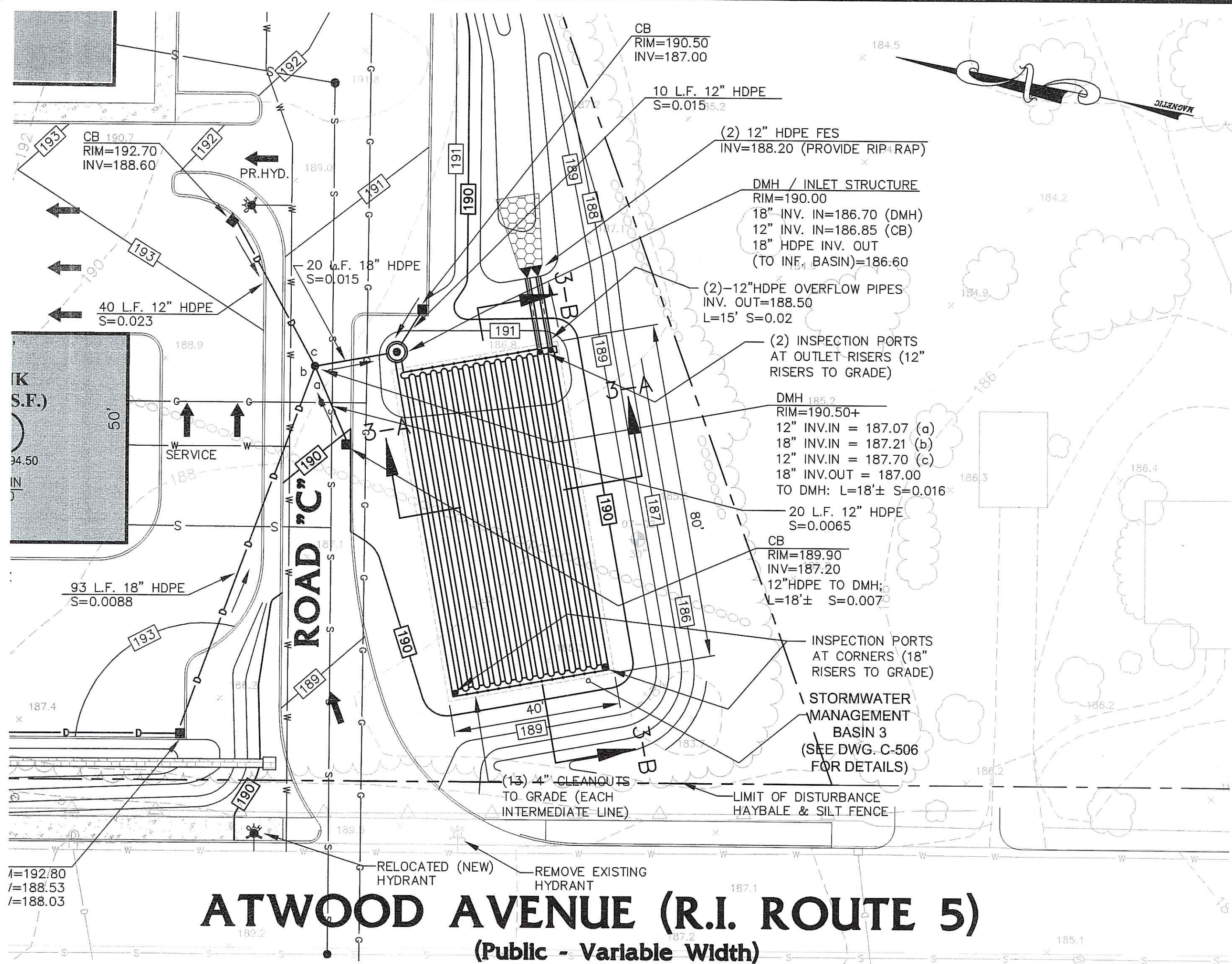
NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08



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TEL: 401-273-6000

JOB NO. 6063-00	DRAWN BY R.R.D.
DWG. NO. 6063-BASE.DWG	CHECKED R.P.H.
SCALE: AS NOTED	APPROVED S.B.G.
	DATE: NOVEMBER 2, 2007

SHEET  
**C505**  
36 OF 39 SHEETS



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WEALTH PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 10 2008 FILE # 07-0436  
 APPROVED PLANS MUST BE AT CONSTRUCTION

**REQUEST FOR PRELIMINARY DETERMINATION  
 FOR  
 STORMWATER MANAGEMENT DETAILS 2**

FOR  
**THE CENTRE AT CHERRY HILL**  
 A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
 A.P. 20-2, LOTS 58 & 280  
 SITUATED ON  
**ATWOOD AVENUE &  
 CHERRY HILL ROAD**  
**JOHNSTON, RHODE ISLAND**  
 APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
 OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
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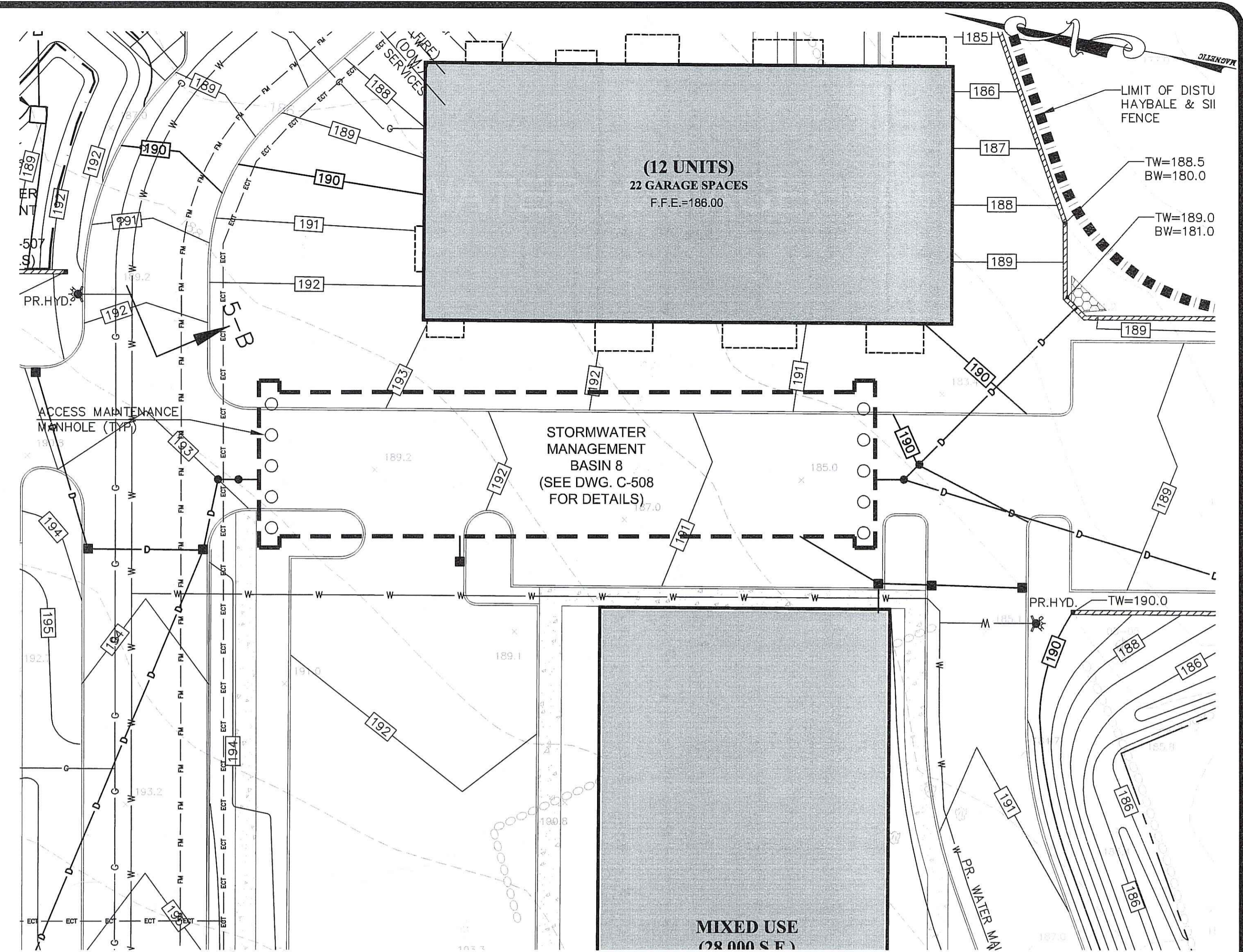
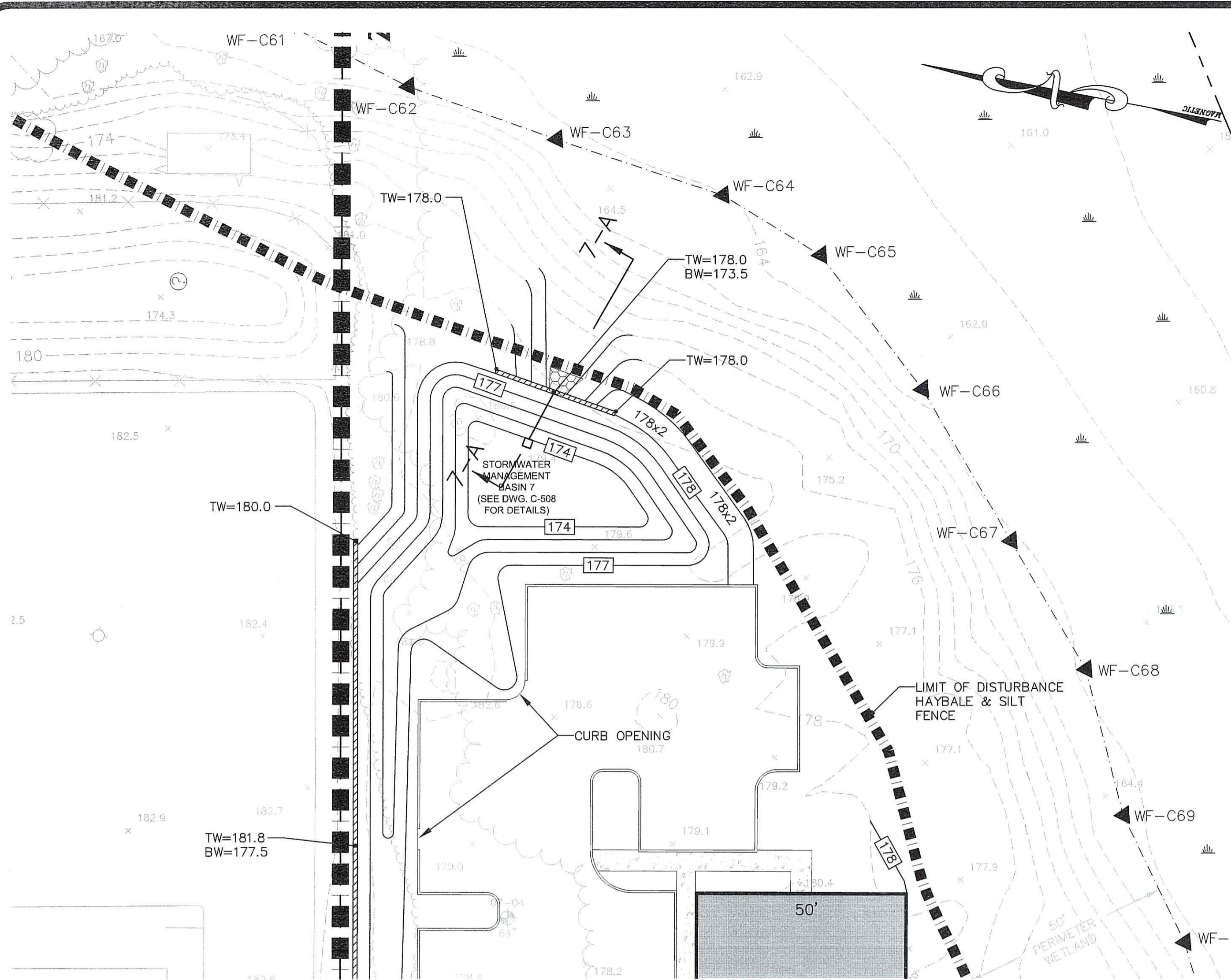
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SCALE: AS NOTED	APPROVED S.B.G.
SHEET	DATE: NOVEMBER 2, 2007

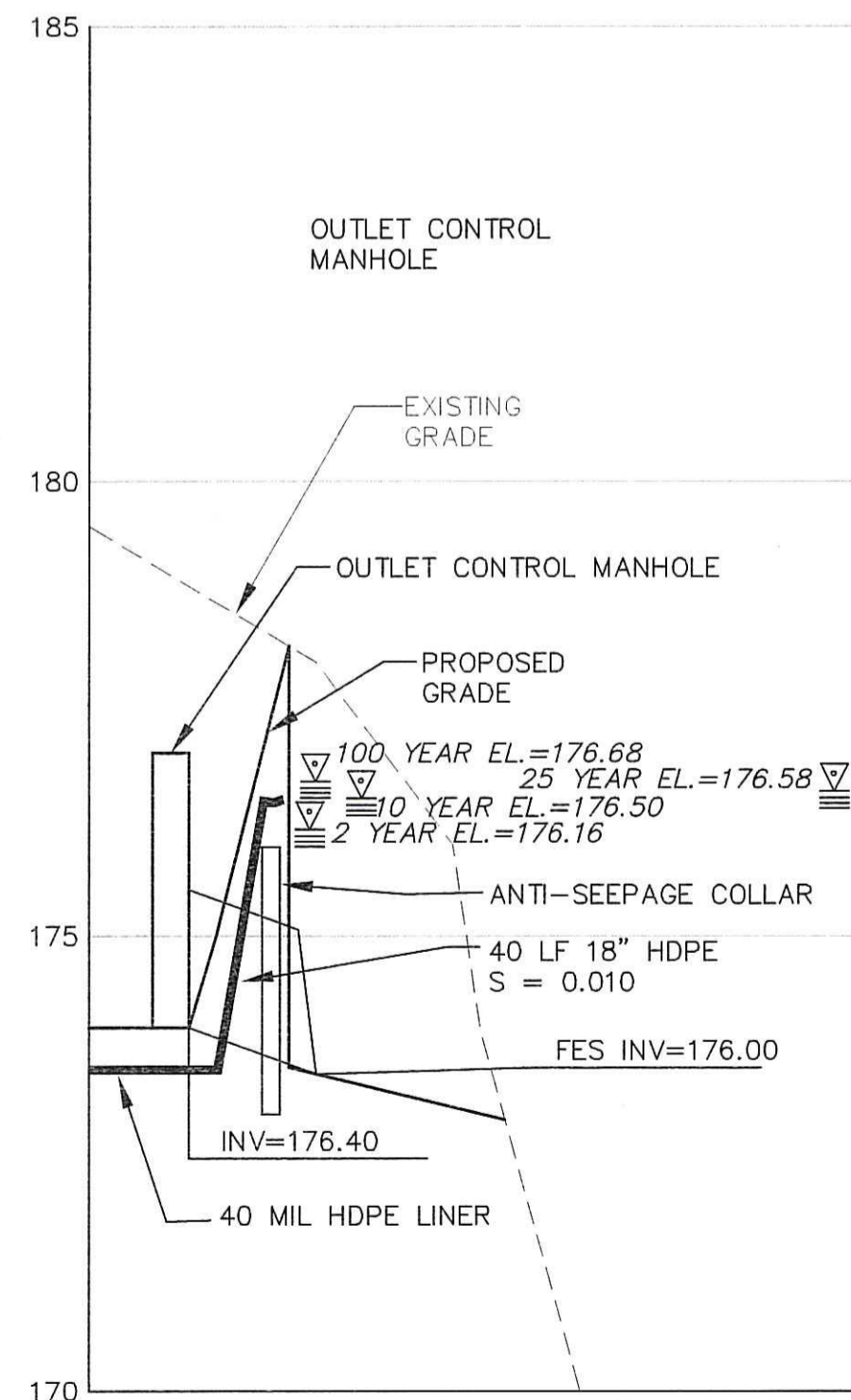
**C506**



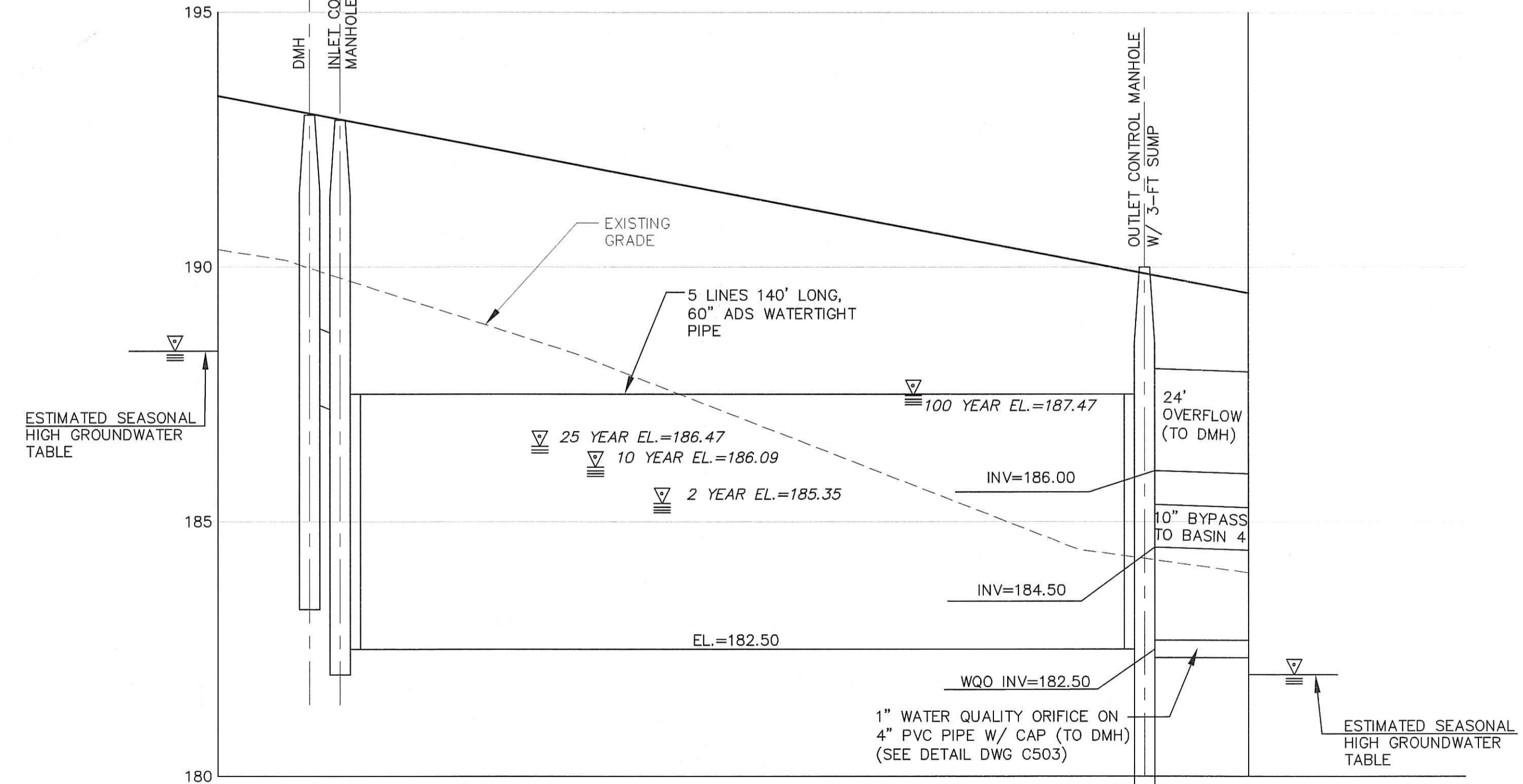


**STORMWATER MANAGEMENT 7**

**STORMWATER MANAGEMENT 8**



**SECTION 7-A**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'



**SECTION 8-A**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 10 2008 FILE # 07-0436  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Hill*

**REQUEST FOR PRELIMINARY DETERMINATION  
FOR  
STORMWATER MANAGEMENT DETAILS 4**

**THE CENTRE AT CHERRY HILL**  
A.P. 20-1, LOTS 39, 82, 206, 217, 218 & 284  
A.P. 20-2, LOTS 58 & 280

SITUATED ON  
**ATWOOD AVENUE &  
CHERRY HILL ROAD**  
JOHNSTON, RHODE ISLAND  
APPLICANT: CHURCHILL & BANKS COMPANIES, LLC  
OWNER: AAC REALTY, LLC AND JAMES R. SHAW, TRUSTEE

NO.	REVISION	BY	DATE
1)	RIDEM COMMENTS	R.P.H.	2/25/08

FEB 27 2008

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	DATE: NOVEMBER 2, 2007

SHEET

**C508**

39 OF 39 SHEETS