

SITE PLANS FOR THE REDEVELOPMENT OF POCASSET MILLS

AP 2 LOT 134 & AP 3 LOT 368
75 POCASSET STREET
JOHNSTON, RHODE ISLAND

ZONING DISTRICT: R-7

SUBMITTED TO:

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - FRESHWATER WETLANDS
TOWN OF JOHNSTON PLANNING DEPARTMENT - MASTER PLAN SUBMISSION

JUN 24 2008

TOWN COUNCIL APPROVAL FOR ZONE CHANGE FROM I TO R-7: MAY, 2008

PROJECT TEAM

OWNER: RICH REALTY LLC.
75 POCASSET STREET
JOHNSTON, RI

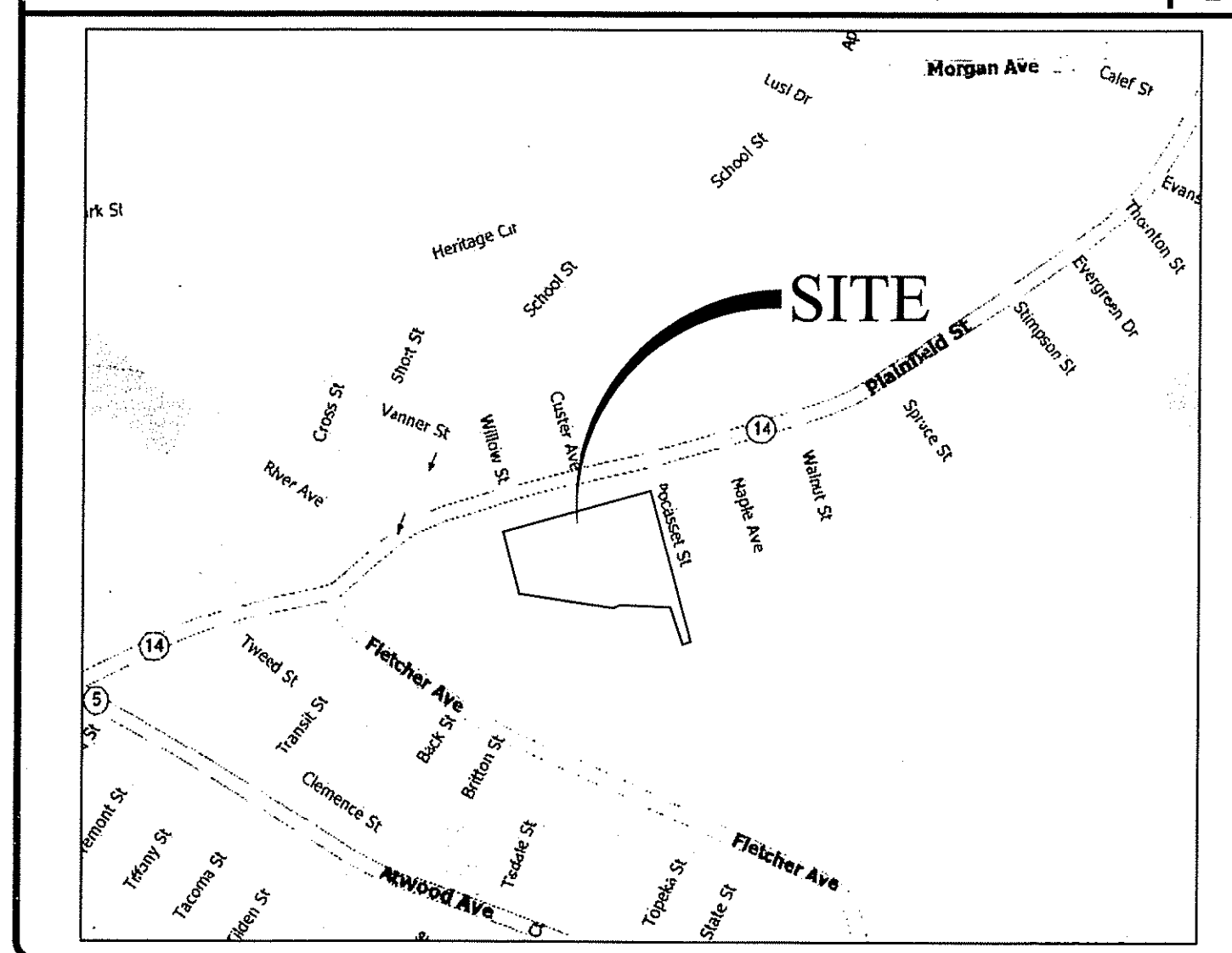
APPLICANT: WINN DEVELOPMENT
SIX FANEUIL HALL MARKETPLACE
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PHONE: 617-742-4500
FAX: 617-742-0725

ARCHITECT: THE ARCHITECTURAL TEAM
50 COMMANDANT'S WAY AT ADMIRAL'S HILL
CHELSEA, MA 02150
PHONE: 617-889-4402
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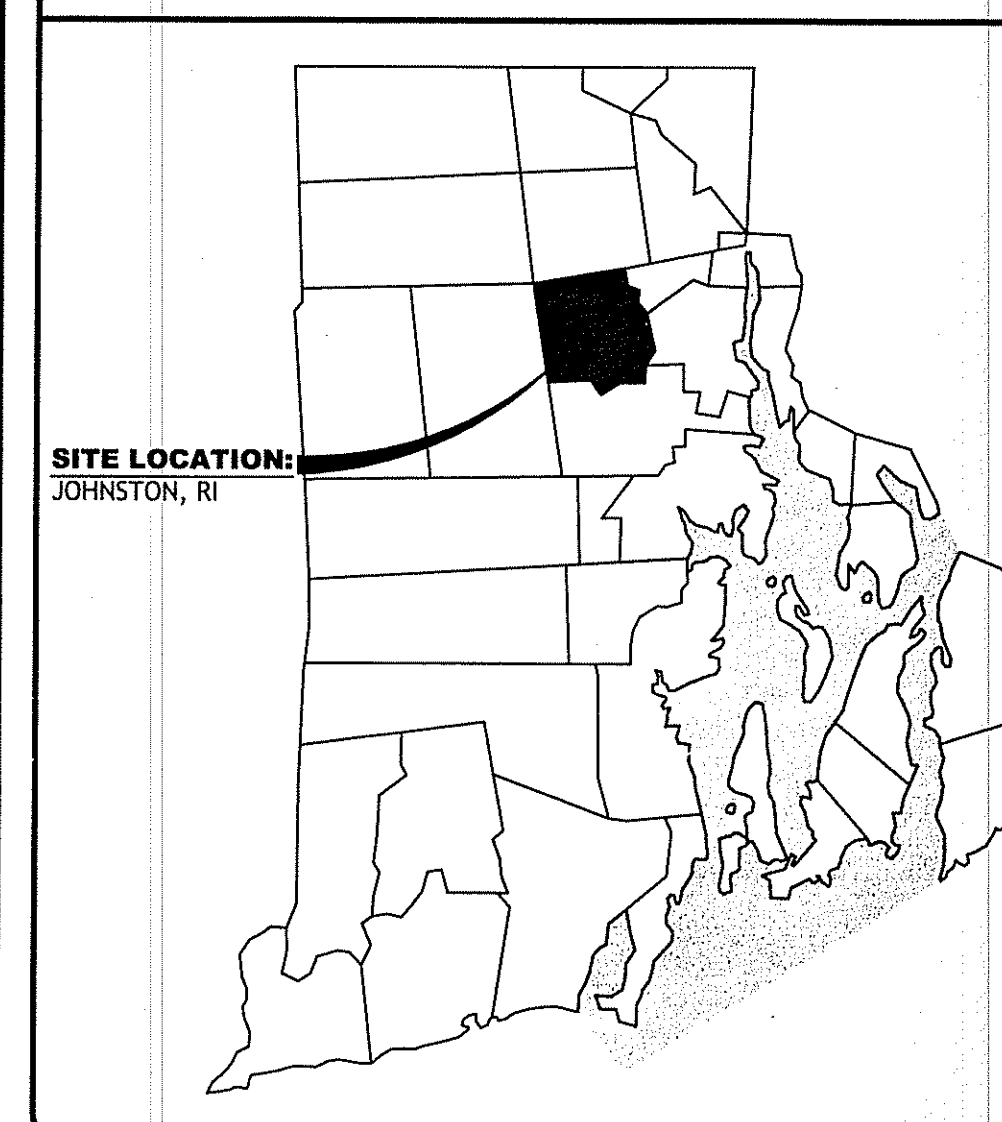
CIVIL: CASALI & D'AMICO ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
PHONE: 401-944-1300
FAX: 401-944-1313

SURVEYOR: INTERNATIONAL MAPPING AND SURVEYING CORP.
19 INDUSTRIAL DRIVE
SMITHFIELD RI 02917
PHONE: 401-232-2620

LOCUS MAP (NOT TO SCALE)



STATE WIDE MAP



INDEX OF DRAWINGS

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Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

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OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV - 7 2008 FILE # 08-0204
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Conroy

REVISIONS:

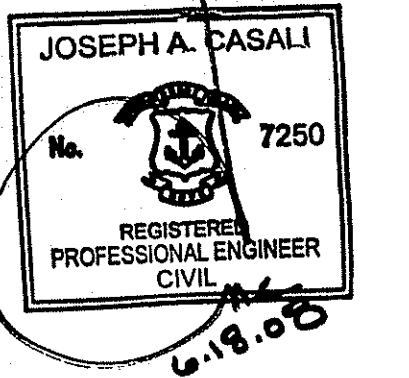
NO.	DATE	DESCRIPTION

DESIGNED BY: GEC/JKB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 10



POCASSET MILLS
75 POCASSET STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368

08-0204

C:\07-105 Winn Development\07-105 Pocasset Mills\CADD\POCASSET MILLS (PLANSET).dwg Jun 17, 2008 9:57am

GENERAL NOTES:

- CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY INTERNATIONAL MAPPING AND SURVEYING CORPORATION, 19 INDUSTRIAL DRIVE, SMITHFIELD RI, IN JANUARY 2008.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THIS SITE LIES IN ZONE AE (BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF JOHNSTON, RI COMMUNITY PANEL NO. 4400180020 C, MAP REVISED NOVEMBER 17, 1993. THE BASE FLOOD ELEVATION IN THE VICINITY OF THIS SITE IS 79.00
- THE VERTICAL DATUM USED FOR THE TOPOGRAPHIC SURVEY IS NGVD29. THE ELEVATION REFERENCE MARK USED IN THE SURVEY WAS RM 15 AS ESTABLISHED ON THE FIRM MAP (RI COMMUNITY PANEL NO. 4400180020 C, MAP REVISED NOVEMBER 17, 1993).
- THE RESULTS OF THE 100-YEAR FLOOD PLAIN IMPACT ASSESSMENT INDICATES NO IMPACTS TO THE FLOOD PLAIN DURING THE 100-YEAR STORM EVENT. THE TABULATIONS OF RESULTS ARE DOCUMENTED IN THE REPORT ENTITLED "POCASSET MILLS, DRAINAGE REPORT FOR THE DEVELOPMENT OF ASSESSOR'S PLAT 2 LOT 134, ASSESSOR'S PLAT 3 LOT 368, 75 POCASSET STREET, JOHNSTON, RI", DATED JUNE, 2008.
- THE CUT AND FILL CROSS SECTIONS FOR THE SITE ARE LOCATED ON SHEET 8 OF 12 OF THIS PLAN SET.
- SOILS EXISTING ON THE SITE ARE MERRIMAC URBAN LAND COMPLEX AND RUMNEY FINE SANDY LOAM, ALL HYDROLOGIC SOIL GROUP B.
- WETLAND RESOURCES DELINEATED BY CASALI & D'AMICO ENGINEERING, INC. ON DECEMBER 1, 2007.
- THIS SITE DOES NOT CONTAIN ANY EASEMENTS.
- THERE ARE NO EXTRA ORDINARY OR UNUSUAL NATURAL FEATURES ON THIS SITE.
- THE EXISTING MILL IS A HISTORIC BUILDING.
- THE POCASSET RIVER IS LOCATED ON THE SOUTHERN BORDER OF THE SITE.
- NO POTENTIAL IMPACTS TO THE EXISTING COMMUNITY ARE PROPOSED FOR THIS SITE.
- THERE IS NO PROPOSED PHASING FOR THIS PROJECT.
- AN OUTSIDE DUMPSTER IS NOT SHOWN BECAUSE AN INDOOR TRASH COMPACTOR IS TO BE SPECIFIED.

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL SIZE OF THE EXISTING BUILDING.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE TOWN AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER OR TOWN.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AT COMPLETION OF EACH DAYS WORK.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- REFER TO PLUMBING PLANS / ARCHITECTURAL PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

LAYOUT NOTE:

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 2003 EDITION. INCLUDING ALL REVISIONS.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

PROPOSED PAVEMENT STRUCTURE:

- 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE CLASS 1-1
- 1 1/2" BITUMINOUS CONCRETE BINDER COURSE
- 12" GRAVEL BORROW SUBBASE

ASPHALT EMULSION TACK COAT TO BE PLACED PRIOR TO SURFACE COURSE PAVING IF BINDER COURSE IS OPENED TO VEHICULAR USE, OR IF BINDER COURSE IS GREATER THAN 30 DAYS OLD.

WATER NOTES:

- ALL INSTALLATIONS, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE PROVIDENCE WATER SUPPLY BOARD REQUIREMENTS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
- WATER PIPES SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPES, AND AT A MINIMUM DEPTH OF COVER EQUAL TO 5'. WHERE A NEW WATER PIPE IS LESS THAN 18 INCHES CLEAR DISTANCE ABOVE A SEWER OR WHERE A WATER PIPE PASSES BENEATH A SEWER OR STORM DRAIN, ENCASE THE SEWER OR DRAIN IN 6" OF CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING WATER PIPE.
- ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS; SUCH AS PIPE, THRUST BLOCKS, FITTINGS, CASTINGS, ETC. SHALL BE SUBMITTED TO PROVIDENCE WATER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
- WATER LINE TRENCH TO BE AWWA TYPE 5 A METALIZED DETECTABLE IDENTIFICATION TAPE 2" IN WIDTH, BLUE IN COLOR AND PRINTED WITH "CAUTION WATERLINE BURIED BELOW" SHALL BE UTILIZED OVER ALL MAINS. TAPE SHALL BE SET AT APPROXIMATELY 1' BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL RECEIVE VERIFICATION FROM THE ARCHITECT AS TO THE APPROPRIATE SIZE OF THE DOMESTIC WATER AND FIRE PROTECTION LINE SHOWN ON THE PLANS PRIOR TO ORDERING WATER PIPE RELATED ITEMS.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, GRAVEL, STONE, DRAINAGE PIPE AND RELATED STRUCTURES, WATER, SEWER, AND DRAIN LINE INSTALLATION, PAVEMENT SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).
- SPECIFIC BENDS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BENDS AS NECESSARY TO INSTALL THE PIPE AT THE REQUIRED DEPTH AND ALIGNMENT.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

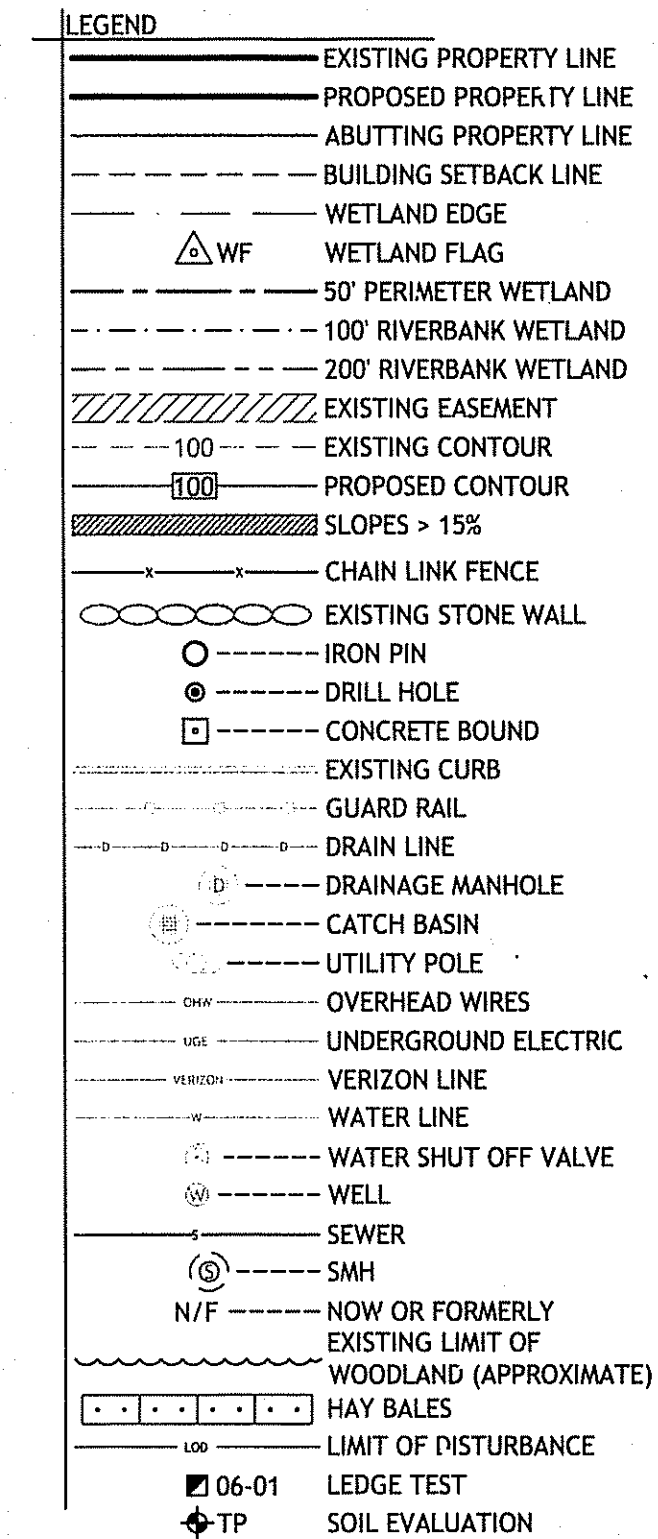
- THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) AND STAKED HAYBALE WITH SILT FENCE SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- ALL HAYBALES, SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETRIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE:

- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.
 - INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
- UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
- AFTER THE COMPLETION OF THE ENTIRE PROJECT TO THE SATISFACTION OF THE OWNER OR ENGINEER, ALL MAINTENANCE OF THE DRAINAGE SYSTEM SHALL THEN BE THE RESPONSIBILITY OF WINN DEVELOPMENT OR THEIR APPROVED AGENTS.
- AFTER THE COMPLETION OF PROJECT CONSTRUCTION AND THE FINAL STABILIZATION OF THE ENTIRE SITE, THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES MUST BE PERFORMED AS FOLLOWS:
 - ANY REQUIRED REPAIR AND REPLACEMENT OF DRAINAGE STRUCTURES OR UTILITIES SHALL BE DONE PROMPTLY TO ENSURE PROPER FUNCTIONING OF THE SYSTEM.
 - CATCH BASINS, AND THE OIL/WATER SEPARATOR TANK SHALL BE INSPECTED AT LEAST ONCE PER YEAR AND ANY SEDIMENT OR DEBRIS WITHIN THE SUMPS SHALL BE REMOVED.
 - ALL DESIGN, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE DESIGN, AND THE INSPECTION AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, SEPTEMBER 1, 1993).

MISCELLANEOUS UTILITY NOTES:

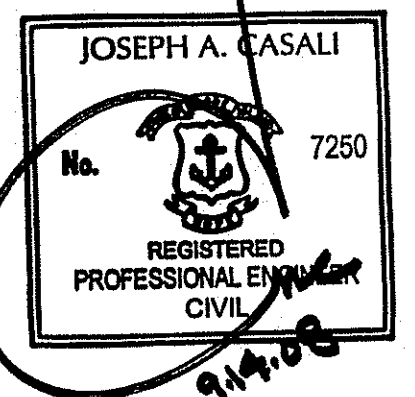
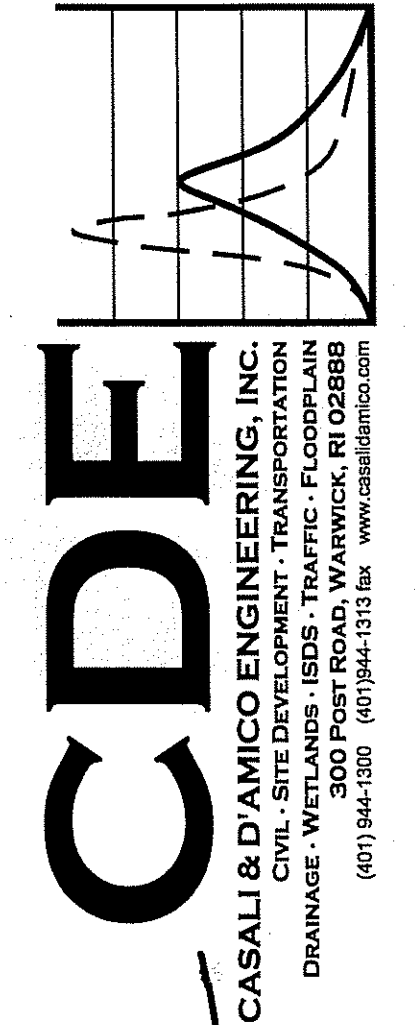
- PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT TO THE CONTRACTOR DUE TO RELOCATION'S WILL BE AUTHORIZED.
- THE UTILITY PLAN DOES NOT DEPICT THE NECESSARY ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING AND SIGNS, WHICH WILL BE PERFORMED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR TOWN.
- EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.



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POCASSET MILLS
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 MAJOR LAND DEVELOPMENT - MASTER PLAN SUBMISSION

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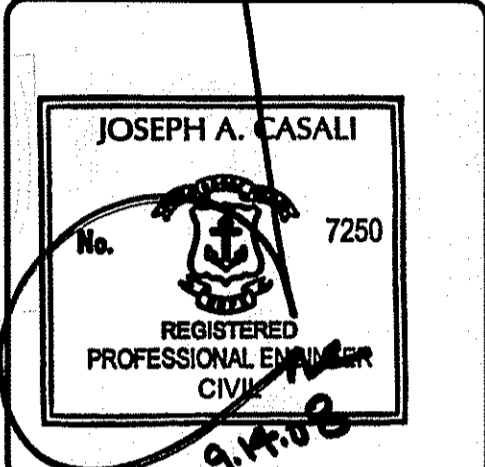
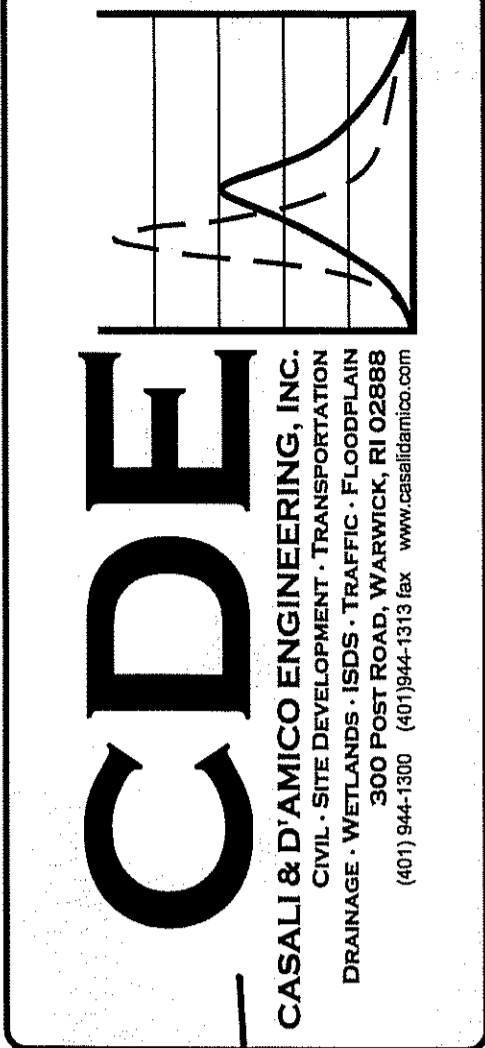
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1	9-12-08	RIDEM COMMENTS 1

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 DRAWN BY: WML/DZ
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GENERAL NOTES & LEGEND

SHEET 2 OF 10



POCASSET MILLS
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 JOHNSTON, RHODE ISLAND
 AP 2 LOT 134 & AP 3 LOT 368
 MAJOR LAND DEVELOPMENT - MASTER PLAN SUBMISSION

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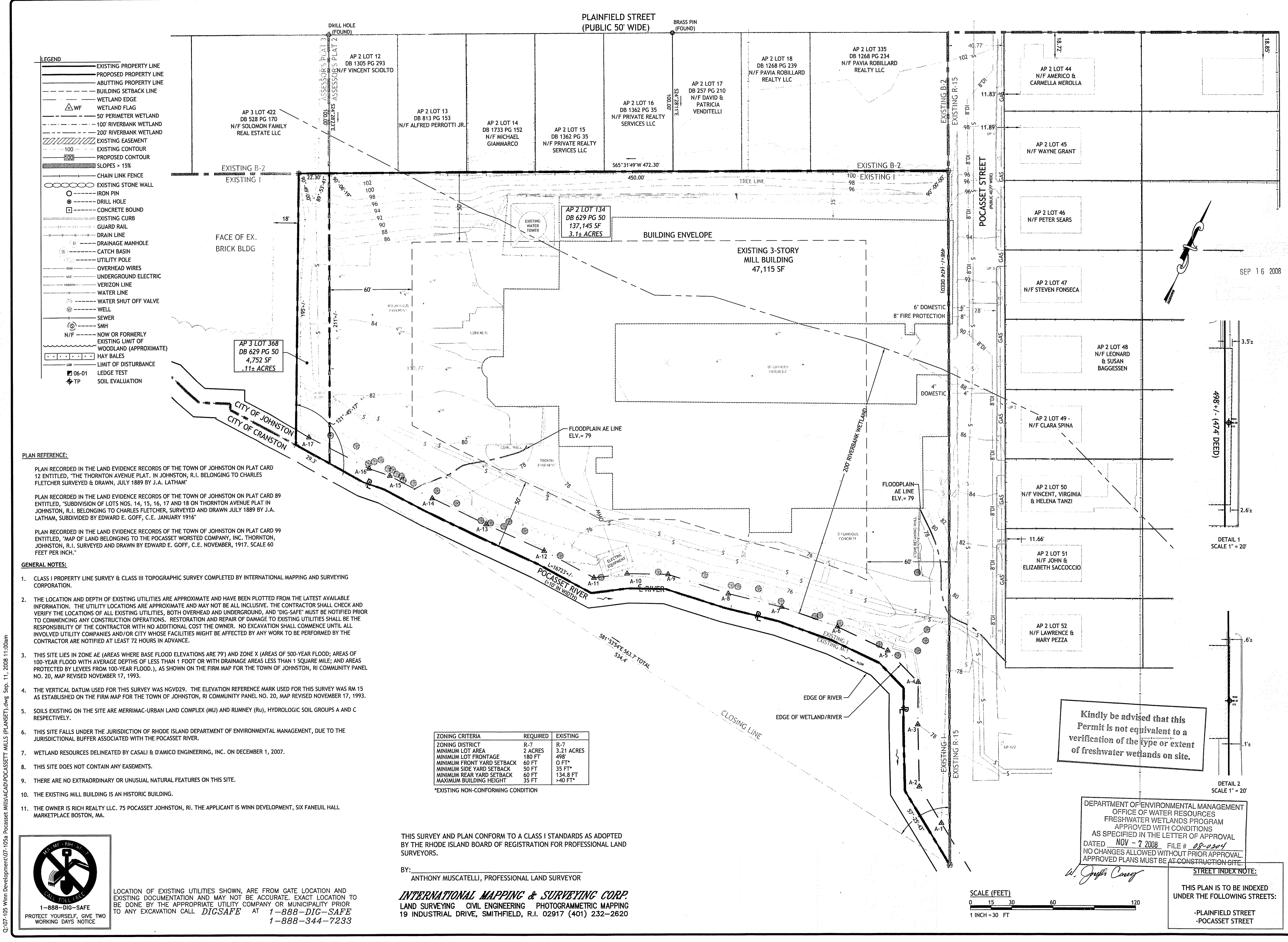
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PRELIMINARY, NOT FOR CONSTRUCTION

SURVEY PLAN

SHEET 3 OF 10



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STREET INDEX NOTE:
 THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
 -PLAINFIELD STREET
 -POCASSET STREET



ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	R-7	R-7
MINIMUM LOT AREA	2 ACRES	3.21 ACRES
MINIMUM LOT FRONTAGE	180 FT	498'
MINIMUM FRONT YARD SETBACK	60 FT	0 FT*
MINIMUM SIDE YARD SETBACK	50 FT	35 FT*
MINIMUM REAR YARD SETBACK	60 FT	134.8 FT
MAXIMUM BUILDING HEIGHT	35 FT	>40 FT*

*EXISTING NON-CONFORMING CONDITION

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: ANTHONY MUSCATELLI, PROFESSIONAL LAND SURVEYOR

INTERNATIONAL MAPPING & SURVEYING CORP.
 LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING
 19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620

LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT 1-888-DIG-SAFE 1-888-344-7233



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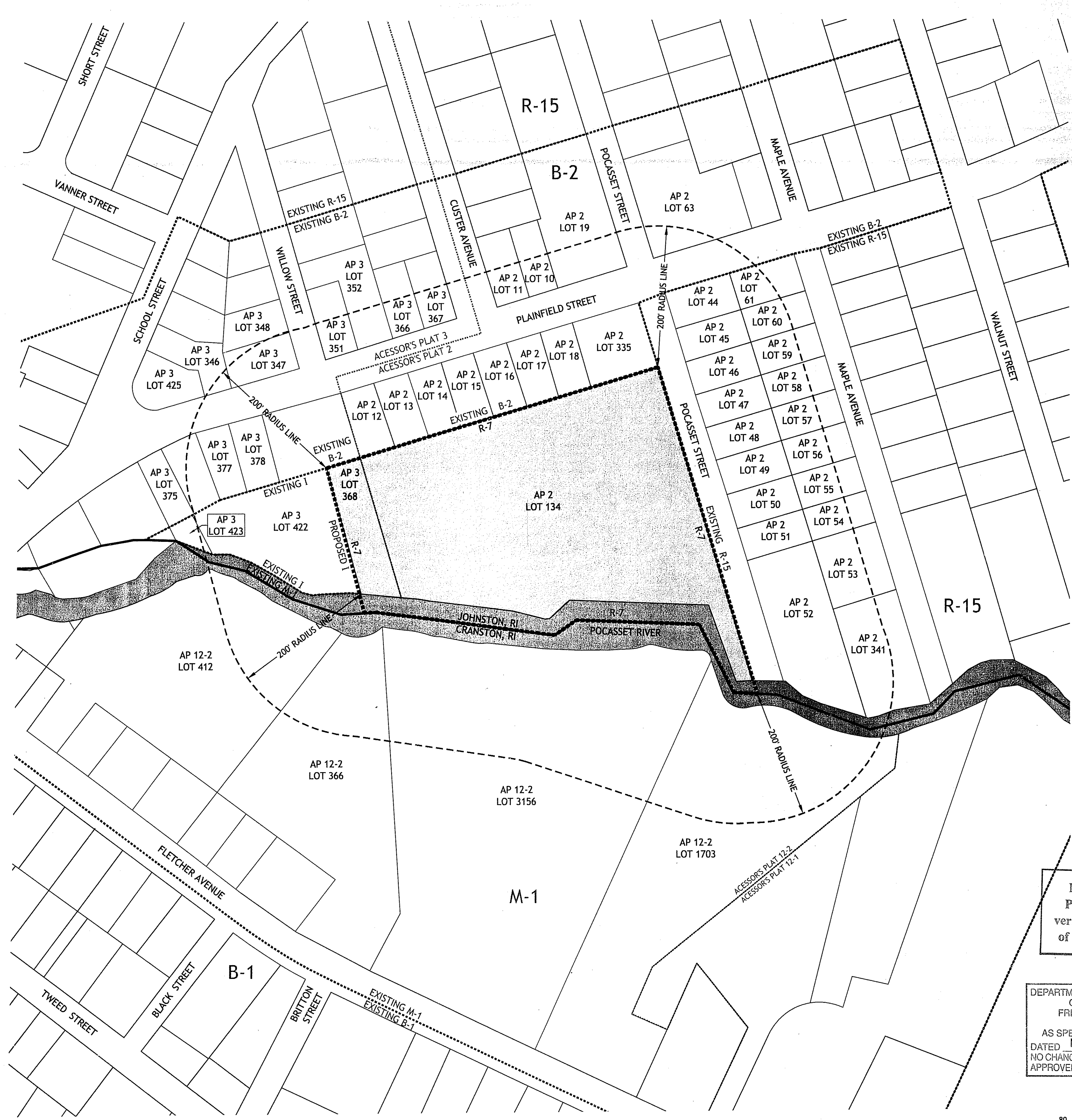
SUBJECT PARCELS:

AP 2 LOT 134 RICH REALTY LLC
75 POCASSET ST
JOHNSTON, RI

AP 3 LOT 368 RICH REALTY LLC
75 POCASSET ST
JOHNSTON, RI

LIST OF ABUTTERS WITHIN 200':

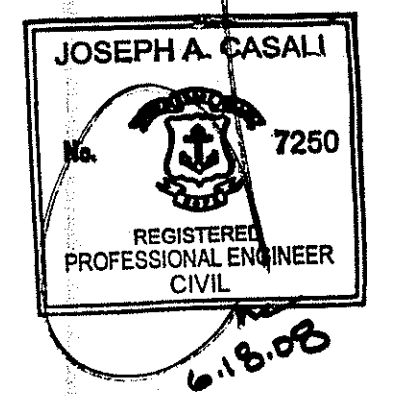
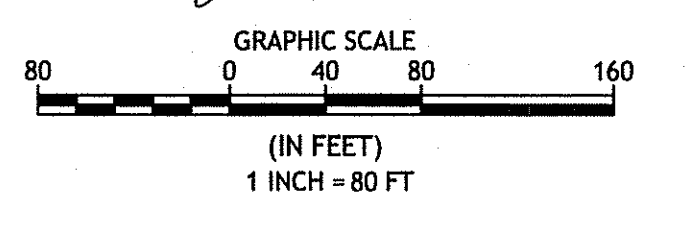
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|---|---|---|
| <p>City of Cranston, RI</p> <p>Lot 12-2
Plat 12-2
Frank & Ann Pizzo
21 Garrison St
Cranston, RI 02920
PA: 47 Fletcher Ave
Cranston, RI 02920</p> <p>Lot 412
Seventeen Fletcher Avenue LLC
17 Fletcher Ave
Cranston, RI 02920</p> <p>Lot 1703
RI State of Paul Bowen Ass. Dir.
PO Box 8268
Cranston, RI 02920
PA: 85 Fletcher Ave
Cranston, RI 02920</p> <p>Lot 3156
Denmarco Realty LLC
69 Fletcher Ave
Cranston, RI 02920</p> <p>Town of Johnston, RI</p> <p>Plat 2</p> <p>Lot 10
Mary Mastroratti
1251 Plainfield St
Johnston, RI 02919</p> <p>Lot 11
Rita & Rocco Mariano
297 Pocasset Ave
Providence, RI 02909
PA: 1255 Plainfield St
Johnston, RI 02919</p> <p>Lot 12
Vincent Sciolto
1276 Plainfield St
Johnston, RI 02920</p> <p>Lot 13
Alfred Perrotti Jr.
1270 Plainfield St
Johnston, RI 02919</p> <p>Lot 14
Michael Giammarco
1266 Plainfield St
Johnston, RI 02919</p> <p>Lot 15
Private Realty Services LLC
3 Overlook Trail
Foster, RI 02825
PA: 1262 Plainfield St
Johnston, RI 02919</p> <p>Lot 16
Private Realty Services LLC
3 Overlook Trail
Foster, RI 02825
PA: 1260 Plainfield St
Johnston, RI 02919</p> <p>Lot 17
David & Patricia Venditelli
7 Bayou Dr
Giacoville, RI 02828
PA: 1258 Plainfield St
Johnston, RI 02919</p> <p>Lot 18
Paiva Robillard Realty LLC
PO Box 30
Wyoming, RI 02898
PA: 1250 Plainfield St
Johnston, RI 02919</p> <p>Lot 19
David & Marguerite Reynolds
1249 Plainfield St
Johnston, RI 02919</p> <p>Lot 44
Amerisco & Carmella Merolla
1242 Plainfield St
Johnston, RI 02919</p> <p>Lot 45
Wayne Grant
58 Pocasset St
Johnston, RI 02919
PA: 60 Pocasset St
Johnston, RI 02919</p> | <p>Lot 46
Peter Sears
62 Pocasset St
Johnston, RI 02919</p> <p>Lot 47
Steven Fonseca
66 Pocasset St
Johnston, RI 02919</p> <p>Lot 48
Susan & Leonard Baggessen
11 Michelle Dr
N. Providence, RI 02904
PA: 70 Pocasset St
Johnston, RI 02919</p> <p>Lot 49
Clara Spina
74-76 Pocasset St
Johnston, RI 02919</p> <p>Lot 50
Virginia Tuzzi, Vincent & Helena Tuzzi
80 Pocasset St
Johnston, RI 02919
PA: 78 Pocasset St
Johnston, RI 02919</p> <p>Lot 51
John & Elizabeth Saccoccio
82 Pocasset St
Johnston, RI 02919</p> <p>Lot 52
Lawrence & Mary Pezza
5 Stimpson St
Johnston, RI 02919
PA: 86 Pocasset St
Johnston, RI 02919</p> <p>Lot 53
David Alvarez
87 Maple Ave
Johnston, RI 02919</p> <p>Lot 54
Evelyn & Dorothy
81-83 Maple Ave
Johnston, RI</p> <p>Lot 55
Normand Brown
77 Maple Ave
Johnston, RI 02919</p> <p>Lot 56
Ronald & Antonetta Alves
75 Maple Ave
Johnston, RI 02919</p> <p>Lot 57
Lillian Macera-Biaggio
24 Arrowfield RD
Cranston, RI 02921
PA: 69 Maple Ave
Johnston, RI 02919</p> <p>Lot 58
Edwin & Geraldine Spirito
C/O RI School for the Deaf
1 Corliss Park
Providence, RI 02903
PA: 67 Maple Ave
Johnston, RI 02919</p> <p>Lot 59
Irene Roccio
61 Maple Ave
Johnston, RI 02919</p> <p>Lot 60
Anthony Cappelli & Anna Angelo
57 Maple Ave
Johnston, RI 02919</p> <p>Lot 61
Timothy & Deborah Bock
1230 Plainfield St
Johnston, RI 02919</p> <p>Lot 63
St. Bridget's Church
1231 Plainfield St
Johnston, RI 02919</p> <p>Lot 425
Gino Macari
1291 Plainfield St
Johnston, RI 02919</p> | <p>Lot 335
Paiva Robillard Realty LLC
PO Box 30
Wyoming, RI 02898
PA: 1248 Plainfield St
Johnston, RI 02919</p> <p>Lot 341
Sonia Castle
51 Bishop Hill Rd
Johnston, RI 02919
PA: 89 Maple Ave
Johnston, RI 02919</p> <p>Town of Johnston, RI</p> <p>Plat 3</p> <p>Lot 346
Gino Macari
1291 Plainfield St
Johnston, RI 02919</p> <p>Lot 347
Thomson Volunteer Association
1 Willow St
Johnston, RI 02919
PA: Willow St
Johnston, RI 02919</p> <p>Lot 348
Thomson Volunteer Association
1 Willow St
Johnston, RI 02919</p> <p>Lot 351
Down East Management Corp.
455 Samuel Corton Ave
Warwick, RI 02889
PA: 1277 Plainfield St
Johnston, RI 02919</p> <p>Lot 352
Down East Management Corp.
455 Samuel Corton Ave
Warwick, RI 02889
PA: 1269 Plainfield St
Johnston, RI 02919</p> <p>Lot 366
Bernard Conti
1265 Plainfield St
Johnston, RI 02919</p> <p>Lot 367
Benedetto & Maria Riccio
29 School St
Johnston, RI 02919</p> <p>Lot 375
Carlo Cardillo & Robert Valente
1300 Plainfield St
Johnston, RI 02919</p> <p>Lot 377
Gary Solomon
C/O Curtis Jewelry
1284 Plainfield St
Johnston, RI 02919
PA: Plainfield St
Johnston, RI 02919</p> <p>Lot 378
William & Dorothy Tirocchi
30 Southview Terrace
Cranston, RI 02920
PA: 1288 Plainfield St
Johnston, RI 02919</p> <p>Lot 422
Solomon Family Real Estate LLC
Attn: Gary Solomon
3600 N. Talman Ave
Chicago, IL 60618
PA: 1284 Plainfield St
Johnston, RI 02919</p> <p>Lot 423
Solomon Family Real Estate LLC
Attn: Gary Solomon
3600 N. Talman Ave
Chicago, IL 60618
PA: Plainfield St
Johnston, RI 02919</p> <p>Lot 425
Gino Macari
1291 Plainfield St
Johnston, RI 02919</p> |
|---|---|---|



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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 NOV - 7 2008 FILE # 08-0304
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Casey



POCASSET MILLS
75 POCASSET STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368

JUN 24 2008

NO.	DATE	DESCRIPTION

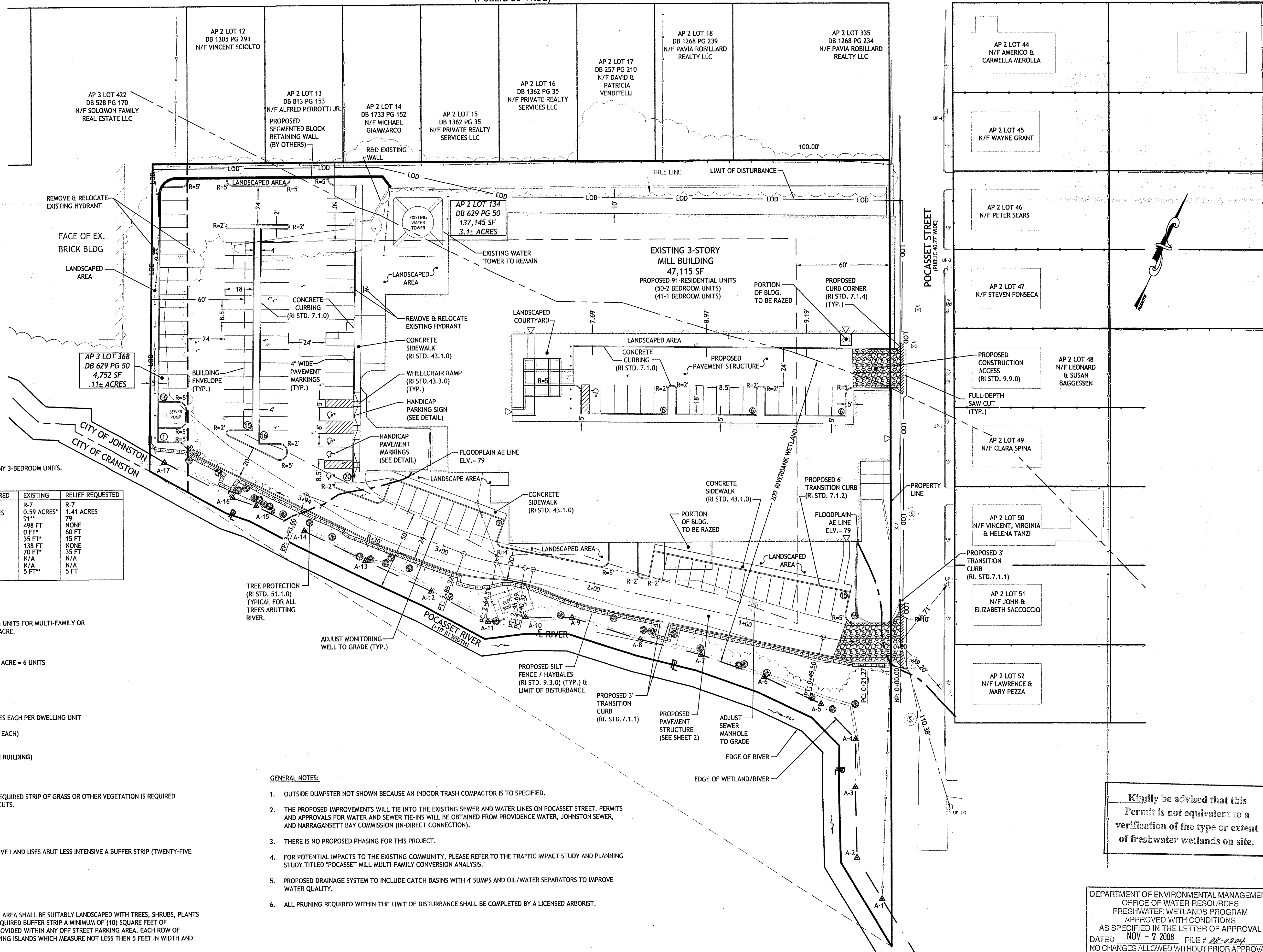
DESIGNED BY: GBC/JKB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

200' RADIUS MAP

SHEET 4 OF 10

PLAINFIELD STREET
(PUBLIC 50' WIDE)



ZONING NOTES:

1. THE PROPOSED IMPROVEMENTS DO NOT INCLUDE ANY 3-BEDROOM UNITS.

2. ZONING TABLE

ZONING CRITERIA	REQUIRED	EXISTING	RELIEF REQUESTED
ZONING DISTRICT	R-7	R-7	R-7
MINIMUM LOT NET ACRES	2 ACRES	0.59 ACRES*	1.41 ACRES
MAXIMUM NUMBER OF UNITS PER BUILDING	12	91**	79
MINIMUM STREET FRONTAGE	180 FT	498 FT	NONE
MINIMUM FRONT YARD SETBACK (3-STORY)	60 FT	0 FT*	60 FT
MINIMUM SIDE YARD SETBACK (3-STORY)	35 FT*	50 FT	15 FT
MINIMUM REAR YARD SETBACK (3-STORY)	60 FT	138 FT	NONE
MINIMUM BUILDING HEIGHT	35 FT	70 FT*	35 FT
MINIMUM ACCESSORY SETBACK	25 FT	N/A	N/A
MINIMUM HEIGHT OF ACCESSORY BUILDING	10 FT	5 FT**	5 FT

*EXISTING NON-CONFORMING CONDITION
**PROPOSED NON-CONFORMING CONDITION

3. DENSITY CALCULATIONS:

PER SECTION K9 (B) - MAXIMUM NUMBER OF DWELLING UNITS FOR MULTI-FAMILY OR APARTMENT DWELLING USES SHALL BE 10 UNITS PER ACRE.

NET AREA = 0.59 ACRES

REQUIRED NO. OF UNITS = 0.59 ACRES / 10 UNITS PER ACRE = 6 UNITS

ALLOWED: 6 UNITS
PROPOSED: 91 UNITS
RELIEF REQUESTED: 85 UNITS

4. PROPOSED PARKING CALCULATIONS:

PER SECTION H (2), FOR A MULTI-FAMILY USE, 2 SPACES EACH PER DWELLING UNIT

REQUIRED PARKING = (91 DWELLING UNITS X 2 SPACES EACH)

REQUIRED: 182 SPACES
PROPOSED: 140 SPACES (INCLUDING SPACES WITHIN BUILDING)
RELIEF REQUESTED: 42 SPACES

5. MINIMUM BUFFER SIZE:

A. PER SECTION G 14(B) 8.2.A, A FIVE FOOT WIDE REQUIRED STRIP OF GRASS OR OTHER VEGETATION IS REQUIRED AROUND PERIMETER OF THE SITE, EXCEPT FOR CURB CUTS.

REQUIRED: 5 FT
PROPOSED BUFFER: 0 FT AT POCASSET STREET
RELIEF REQUESTED: 5 FT

B. PER SECTION 14(B) 8.2.B, WHERE MORE EXTENSIVE LAND USES ABUT LESS INTENSIVE A BUFFER STRIP (TWENTY-FIVE (25) FEET) IN WIDTH USES BETWEEN SUCH USES.

REQUIRED: 25 FT
PROPOSED BUFFER: 5 FT
RELIEF REQUESTED: 20 FT

6. PARKING AREA LANDSCAPING:

PER SECTION G 14 (B) 9.B, THE INTERIOR OF PARKING AREA SHALL BE SUITABLY LANDSCAPED WITH TREES, SHRUBS, PLANTS OR OTHER LIVE VEGETATION. IN ADDITION TO THE REQUIRED BUFFER STRIP A MINIMUM OF (10) SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN ANY OFF STREET PARKING AREA. EACH ROW OF PARKING SPACES SHALL BE TERMINATED BY LANDSCAPING ISLANDS WHICH MEASURE NOT LESS THAN 5 FEET IN WIDTH AND NOT LESS THAN EIGHTEEN FEET IN LENGTH.

REQUIRED BUFFER STRIP AREA = 1110 SF
PROPOSED BUFFER STRIP AREA = 865 SF
RELIEF REQUESTED = 245 SF

REQUIRED LANDSCAPE ISLAND: 5'X18'
PROPOSED LANDSCAPE ISLAND: 3'X18'
RELIEF REQUESTED: 2' IN WIDTH

GENERAL NOTES:

- OUTSIDE DUMPSTER NOT SHOWN BECAUSE AN INDOOR TRASH COMPACTOR IS SPECIFIED.
- THE PROPOSED IMPROVEMENTS WILL TIE INTO THE EXISTING SEWER AND WATER LINES ON POCASSET STREET. PERMITS AND APPROVALS FOR WATER AND SEWER TIE-INS WILL BE OBTAINED FROM PROVIDENCE WATER, JOHNSTON SEWER, AND NARRAGANSETT BAY COMMISSION (IN-DIRECT CONNECTION).
- THERE IS NO PROPOSED PHASING FOR THIS PROJECT.
- FOR POTENTIAL IMPACTS TO THE EXISTING COMMUNITY, PLEASE REFER TO THE TRAFFIC IMPACT STUDY AND PLANNING STUDY TITLED "POCASSET MILL-MULTI-FAMILY CONVERSION ANALYSIS."
- PROPOSED DRAINAGE SYSTEM TO INCLUDE CATCH BASINS WITH 4' SUMPS AND OIL/WATER SEPARATORS TO IMPROVE WATER QUALITY.
- ALL PRUNING REQUIRED WITHIN THE LIMIT OF DISTURBANCE SHALL BE COMPLETED BY A LICENSED ARBORIST.

POCASSET MILLS
75 POCASSET STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368

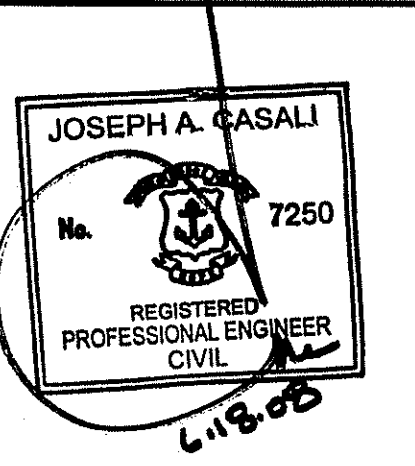
JUN 24 2008

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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W. Joseph Corey

SCALE (FEET)
0 15 30 60 120
1 INCH = 30 FT



REGISTERED PROFESSIONAL ENGINEER CIVIL
6/18/08

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: GEC/JKB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

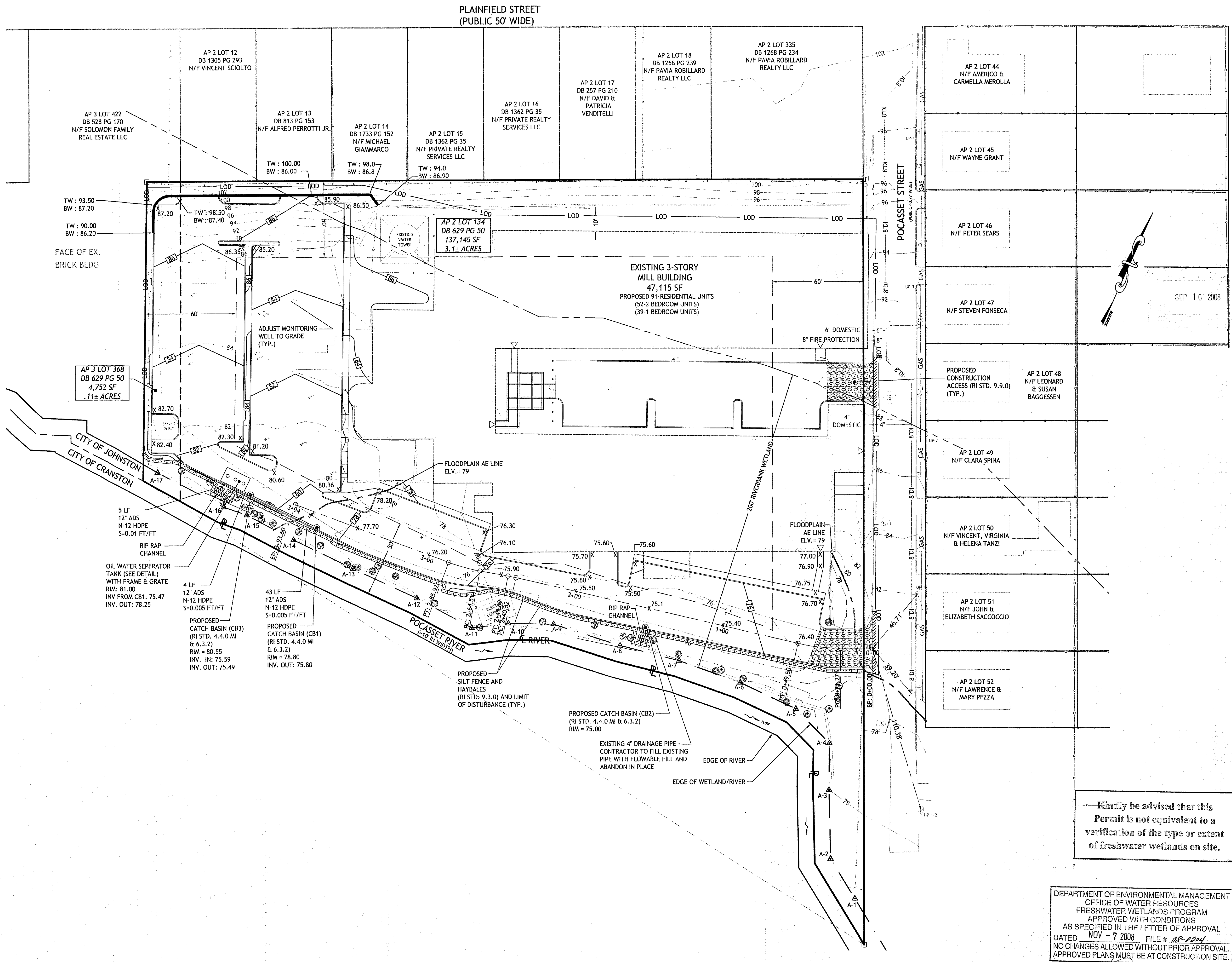
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SITE PLAN

SHEET 5 OF 10

C:\07-105\Win Development\07-105a Pocasset Mills\ACAD\POCASSET MILLS (PLANSET).dwg Jun 18, 2008 9:49am

- LEGEND**
- EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - ABUTTING PROPERTY LINE
 - - - BUILDING SETBACK LINE
 - △ WF WETLAND EDGE
 - △ WF WETLAND FLAG
 - 50' PERIMETER WETLAND
 - 100' RIVERBANK WETLAND
 - 200' RIVERBANK WETLAND
 - EXISTING EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SLOPES > 15%
 - CHAIN LINK FENCE
 - EXISTING STONE WALL
 - IRON PIN
 - DRILL HOLE
 - CONCRETE BOUND
 - EXISTING CURB
 - GUARD RAIL
 - DRAIN LINE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC
 - VERIZON LINE
 - WATER LINE
 - WATER SHUT OFF VALVE
 - WELL
 - SEWER
 - SMH
 - N/F NOW OR FORMERLY EXISTING LIMIT OF WOODLAND (APPROXIMATE)
 - HAY BALES
 - LIMIT OF DISTURBANCE
 - LEDGE TEST
 - SOIL EVALUATION



CDE
CASALI & D'AMICO ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - EROSION - TRAFFIC - FLOODPLAIN
(601) 944-1300 (601) 944-1313 fax www.cdeinc.com

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER CIVIL

POCASSET MILLS
75 POCASSET STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368
MAJOR LAND DEVELOPMENT - MASTER PLAN SUBMISSION

REVISIONS:

NO.	DATE	DESCRIPTION
1	9-12-08	RIDEM COMMENTS

DESIGNED BY: GEC/KB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

SHEET 6 OF 10

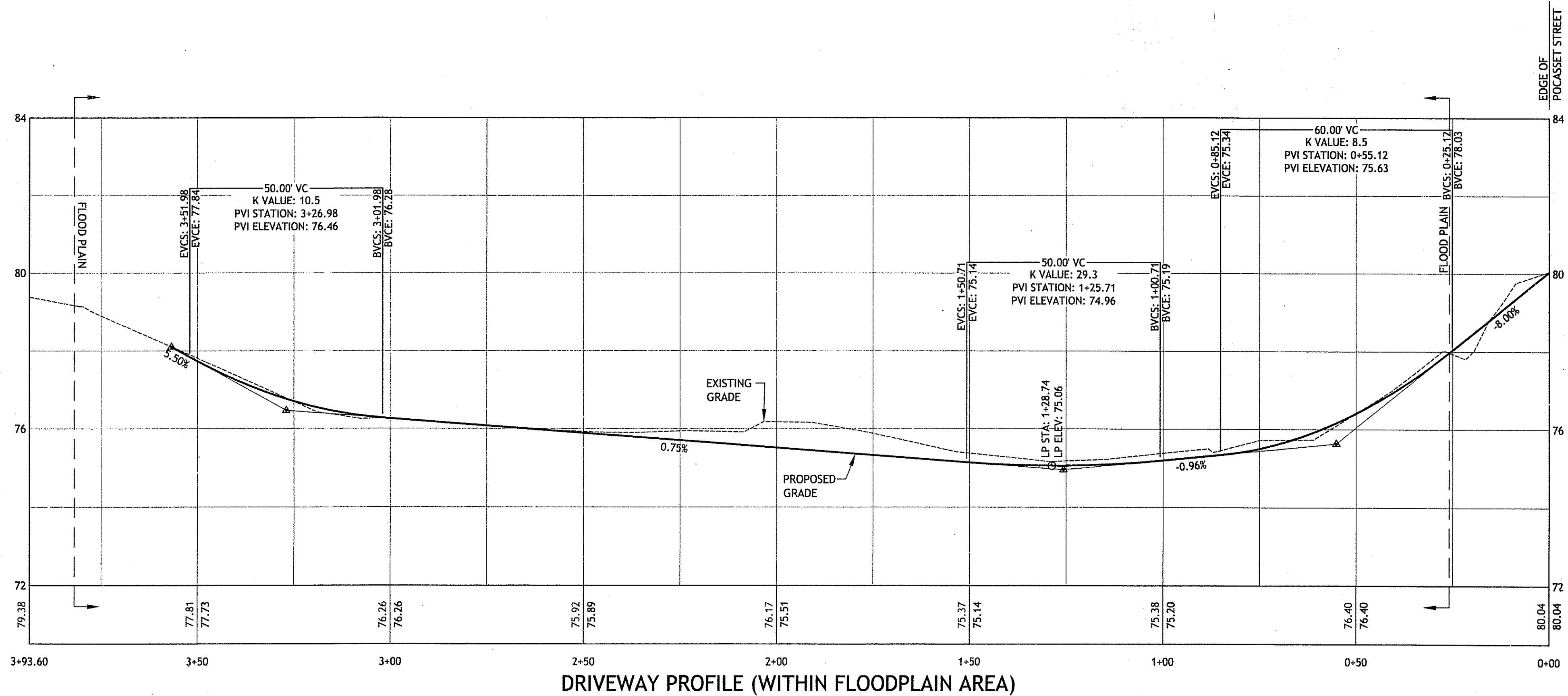
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W. Joseph Casey



Q:\07-105 Wm Development\07-105a Pocasset Mills\ACAD\POCASSETT MILLS (PLANSET).dwg Jun 17, 2008 9:59am



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W. Joseph Conroy

CDE
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DRAINAGE - WETLANDS - ISDS - TRAFFIC - FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1310 fax www.casaliamco.com

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6-18-08

POCASSETT MILLS
75 POCASSETT STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368

JUN 24 2008

REVISIONS:	
NO.	DESCRIPTION

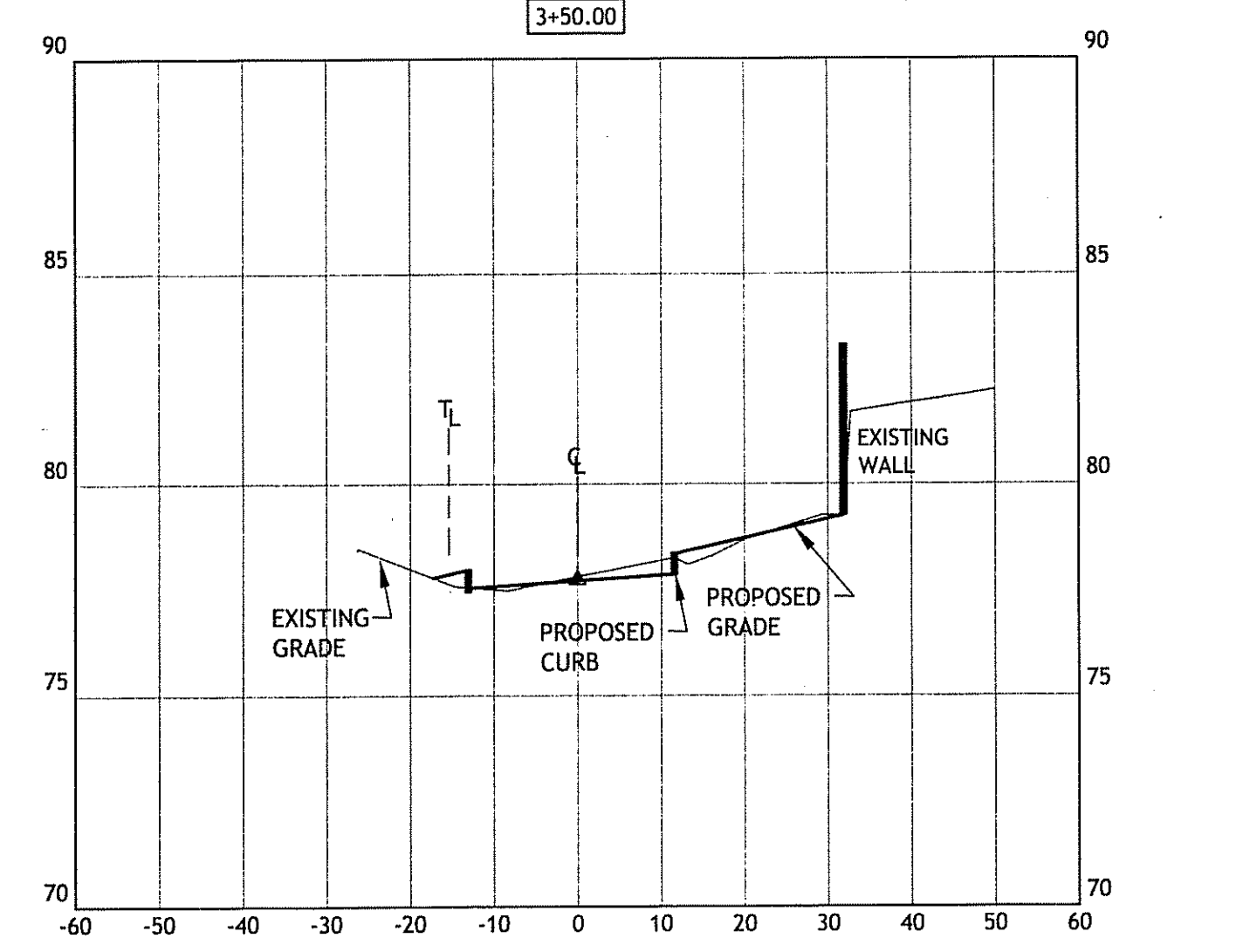
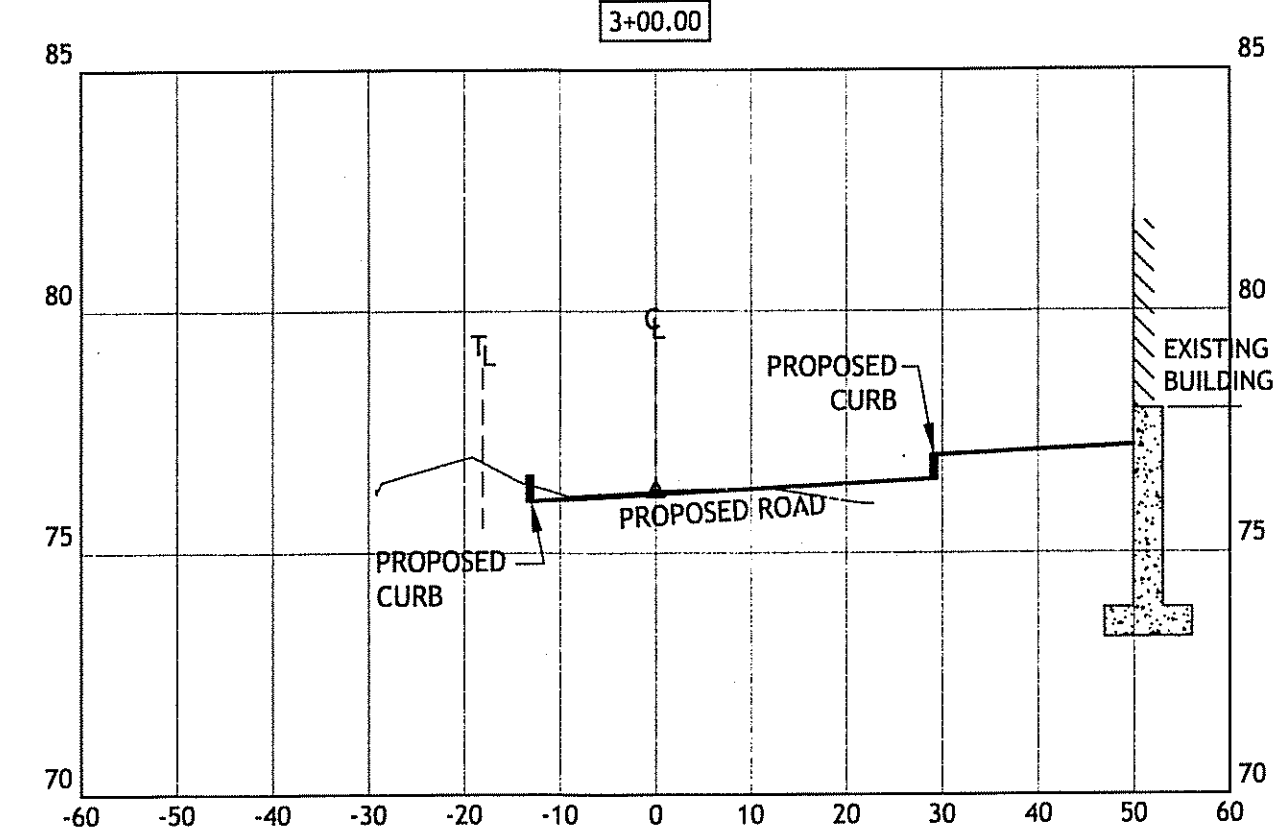
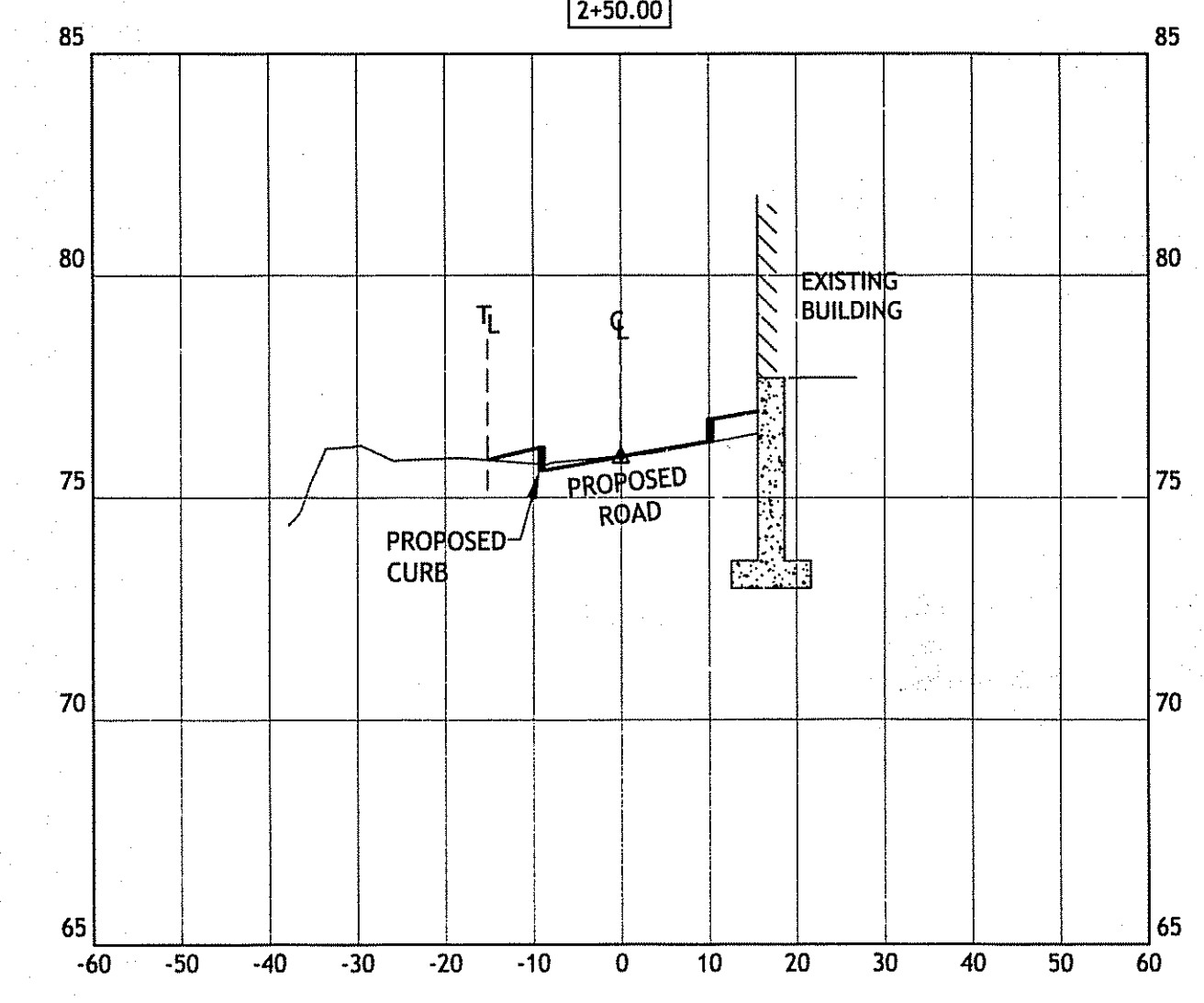
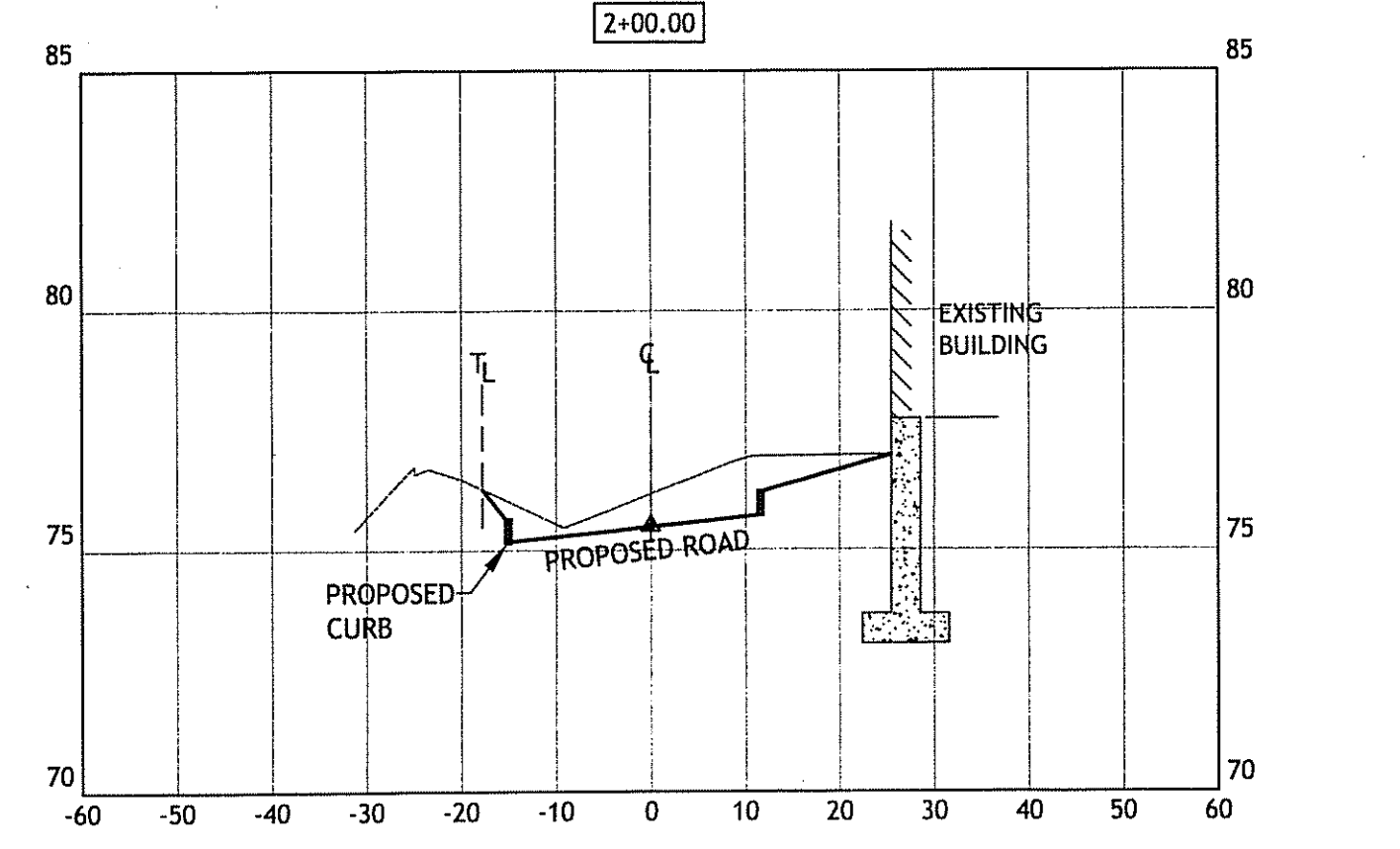
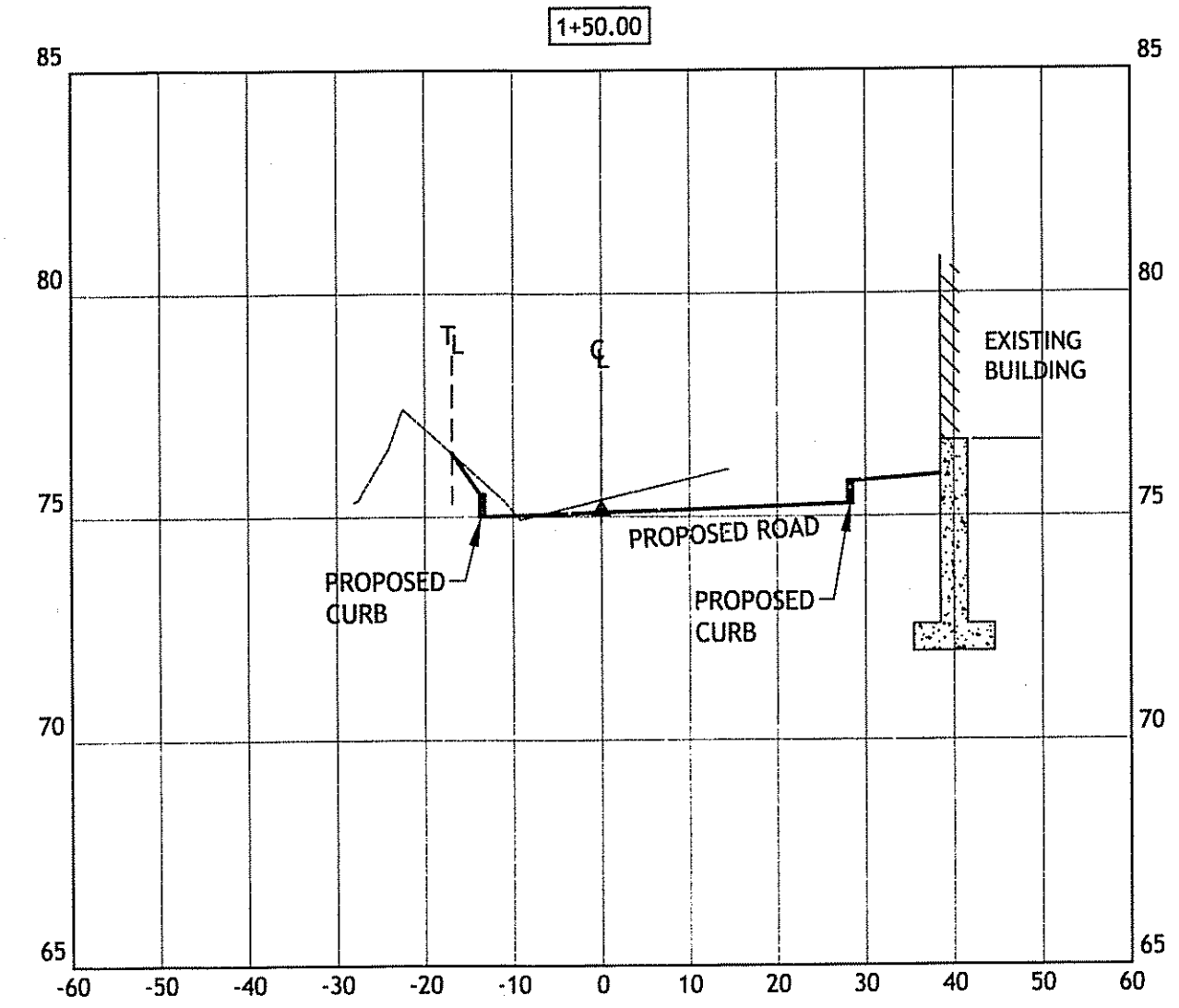
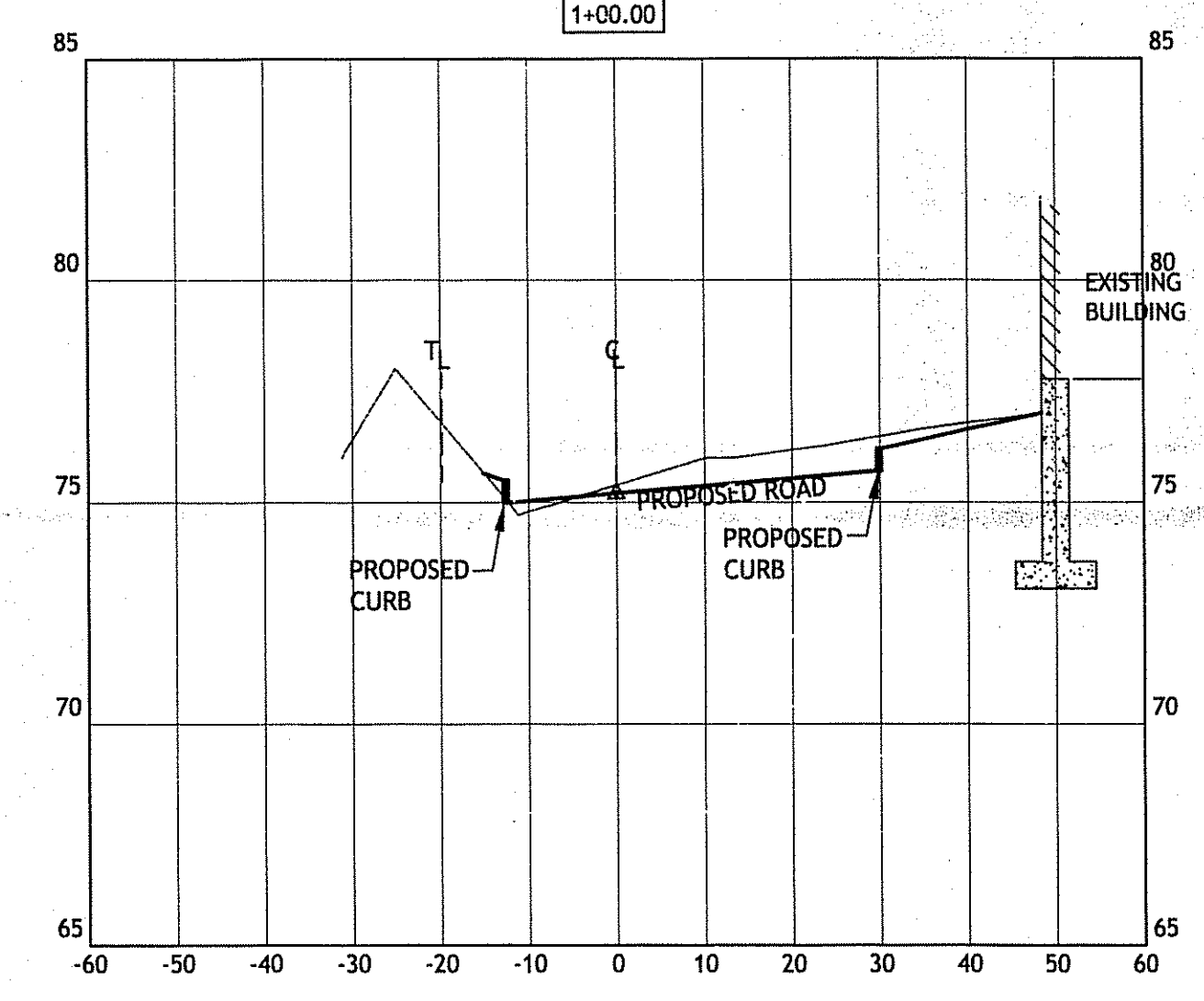
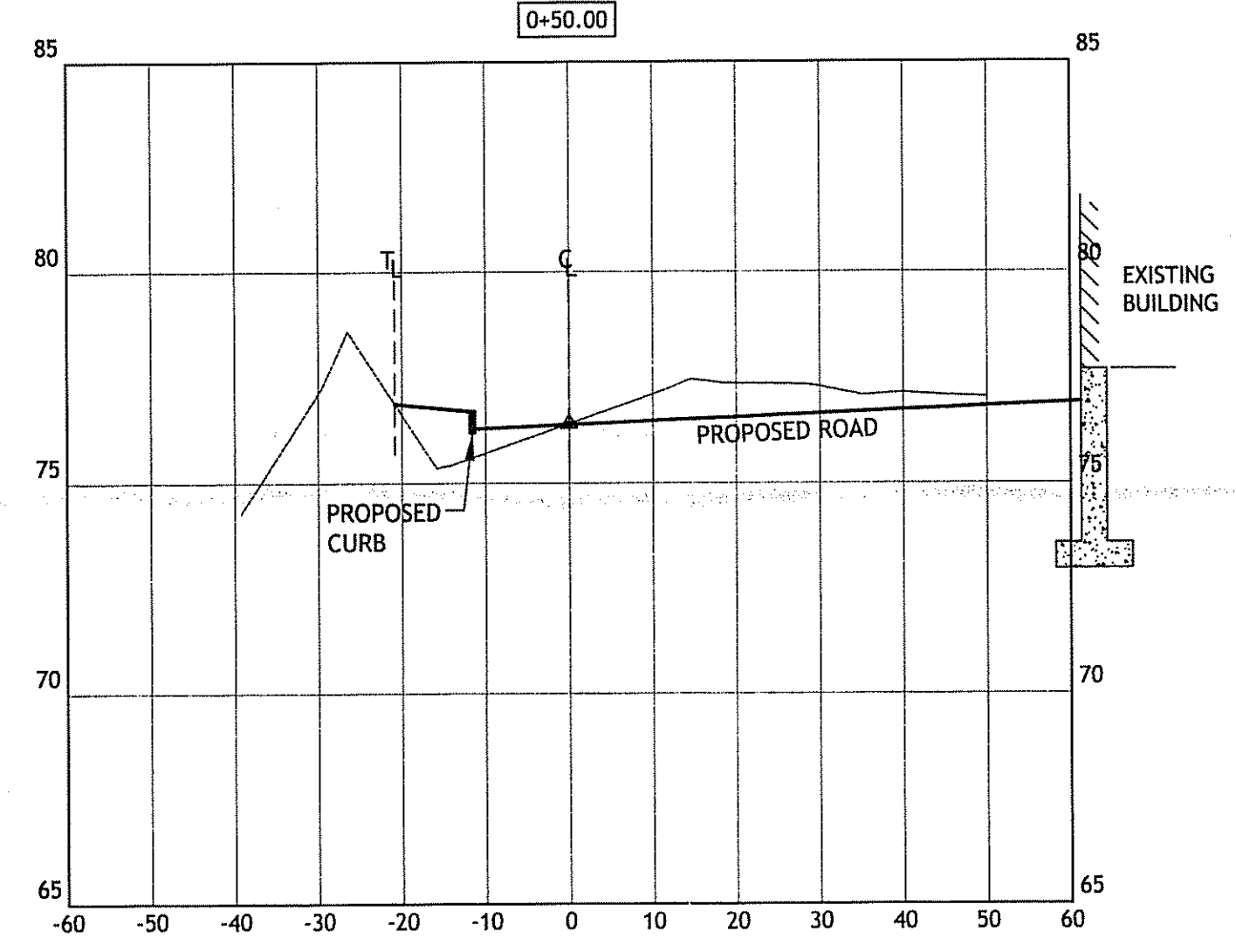
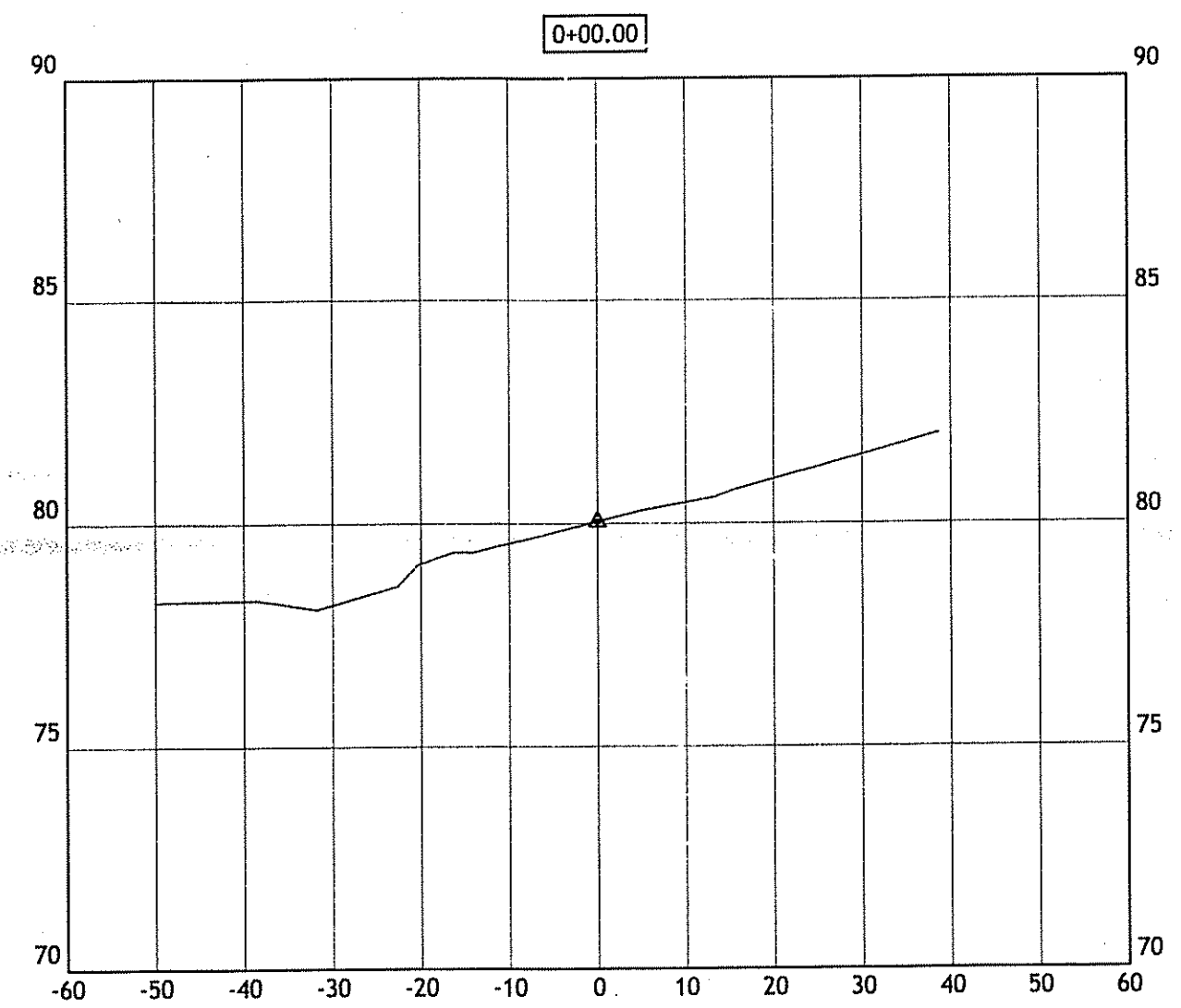
DESIGNED BY: GEC/JKB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

PROFILE

SHEET 7 OF 10

C:\07-105 Winn Development\07-105a Pocasset Mills\ACAD\POCASSET MILLS (PLANSET).dwg, Jun, 17, 2008 9:59am



LEGEND
 TL TREE-LINE
 CL CENTERLINE OF DRIVEWAY
 — EXISTING GRADE
 — PROPOSED GRADE

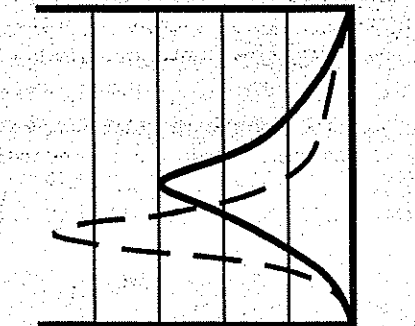
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 Fill (CY) = 74.44
 Remaining Cut = 108.94

SCALE: 1" = 4' (V)
 1" = 20' (H)

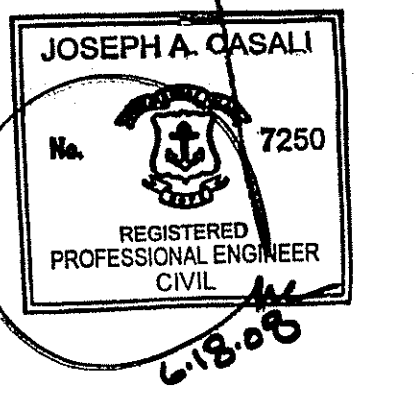
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W. Joseph Casey



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POCASSET MILLS
 75 POCASSET STREET
 JOHNSTON, RHODE ISLAND
 AP 2 LOT 134 & AP 3 LOT 368

JUN 24 2008

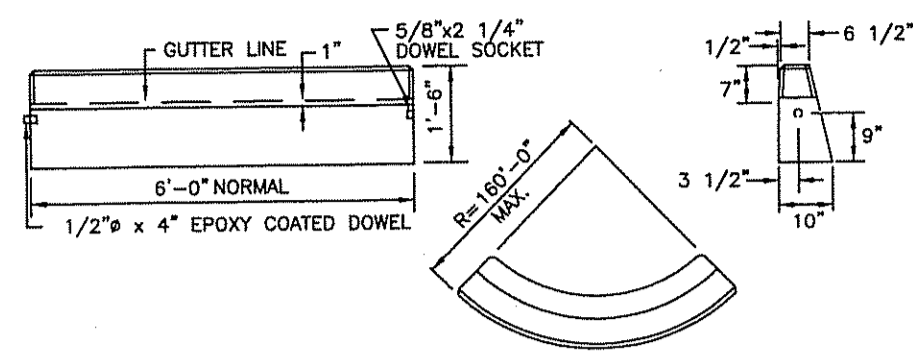
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 DRAWN BY: WML/DZ
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PRELIMINARY, NOT FOR CONSTRUCTION

CROSS SECTIONS

SHEET 8 OF 10



CIRCULAR CURB

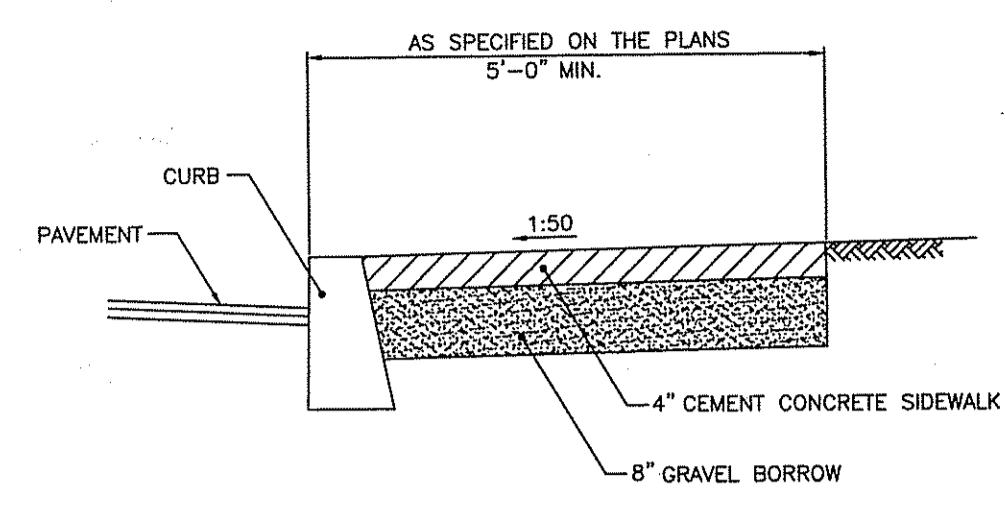
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

PRECAST CONCRETE CURB
 R.I. STANDARD 7.1.0

SIGN NUMBER		R1-1	
LEGEND			
COLOR	BACKGROUND	RED	
COPY	WHITE		
SIGN DIMENSION	WIDTH	24"	30"
HEIGHT	24"	30"	36"
		36"	48"

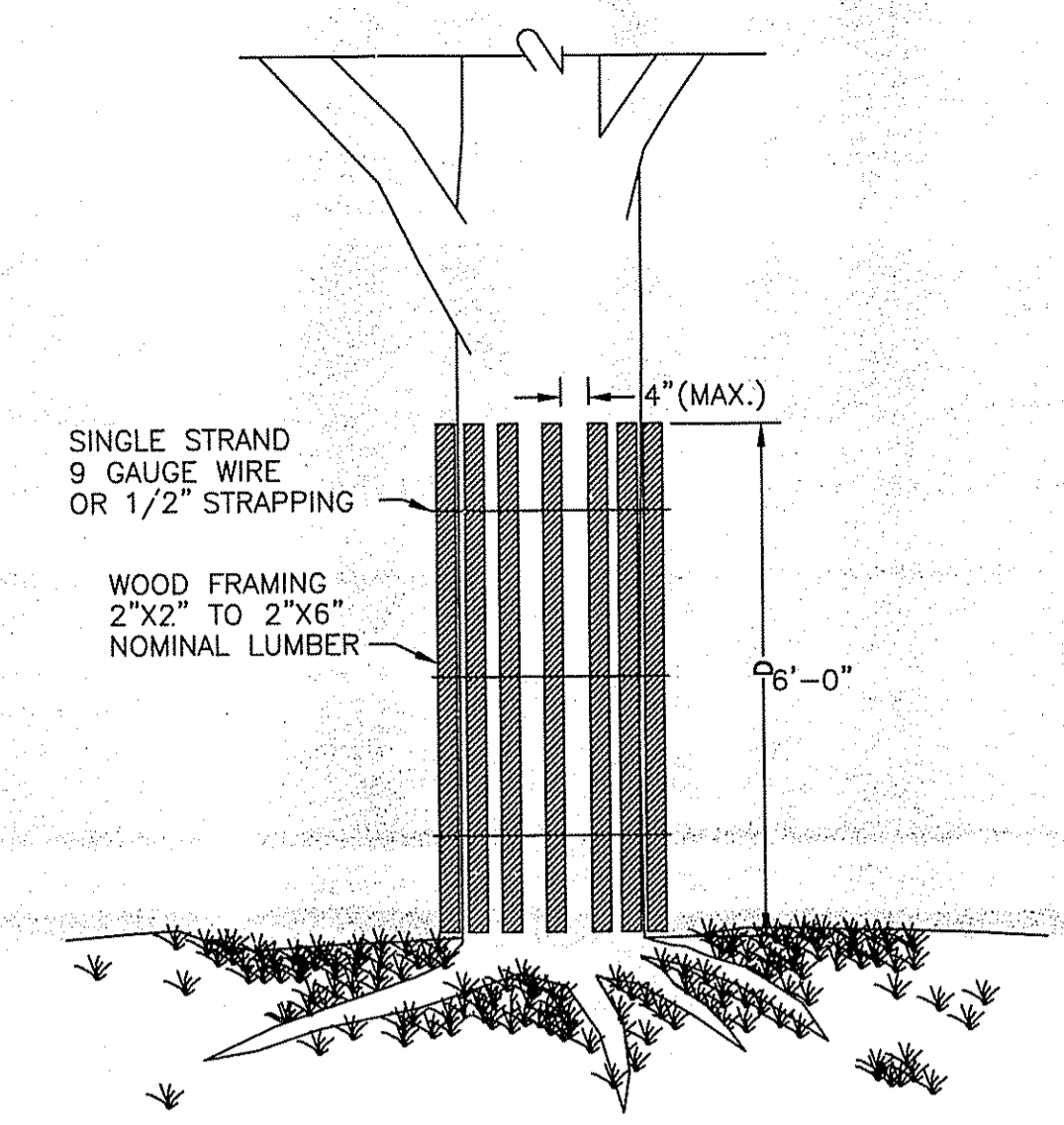
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DENOTES TYPE III GRADE SHEETING.
 3. REGULATORY SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH STD. 24.1.0, 24.2.0 OR 24.6.0.
 4. THICKNESS OF ALUMINUM SIGN PLATES: LESS THAN 10 SQ. FT. - 0.081 IN. 10 SQ. FT. TO 36 SQ. FT. - 0.102 IN. GREATER THAN 36 SQ. FT. - 0.125 IN.
 5. FOR ADDITIONAL SIGNS SEE THE MUTCD.

REGULATORY SIGNS
 R.I. STANDARD 27.1.0



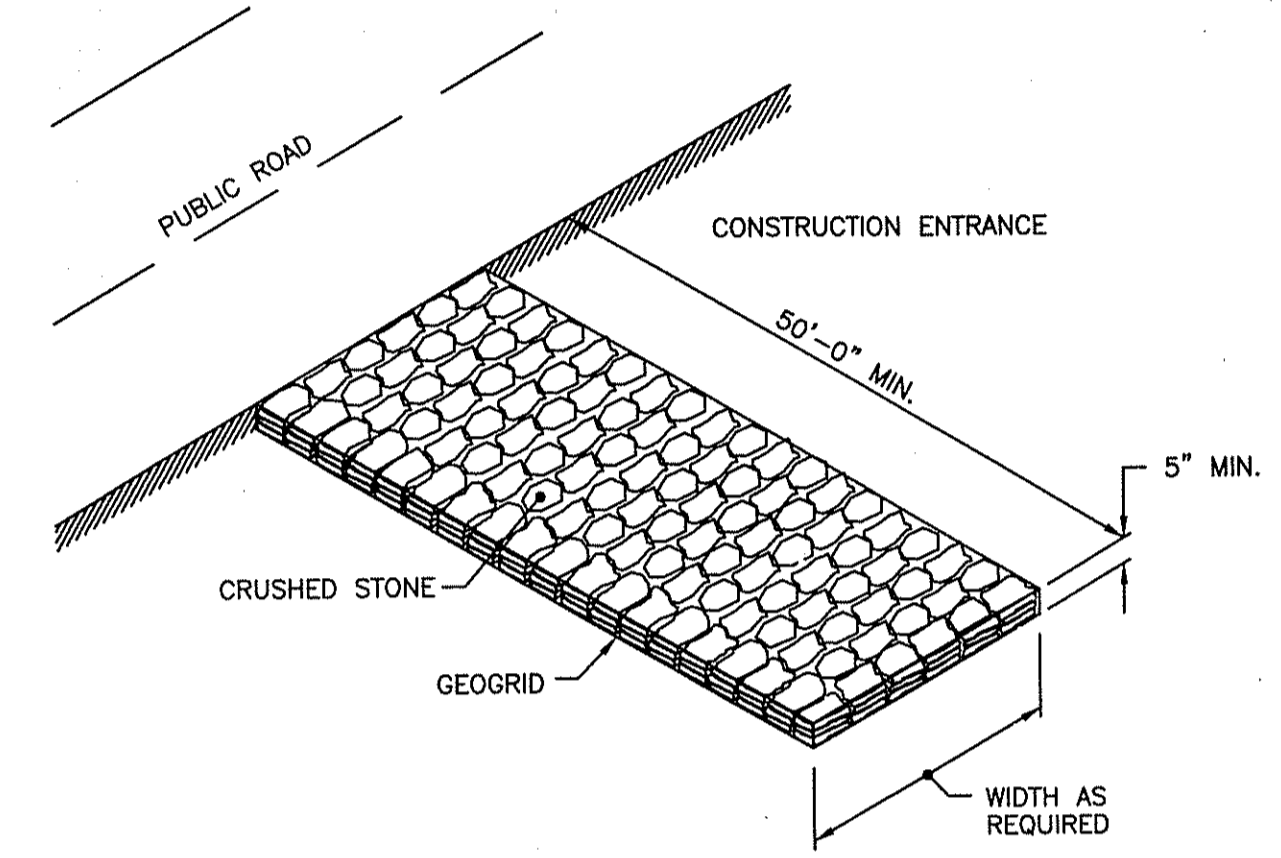
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

CEMENT CONCRETE SIDEWALK
 R.I. STANDARD 43.1.0



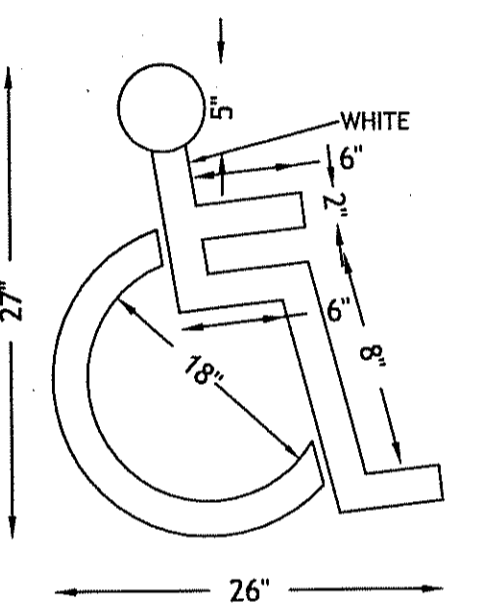
NOTE: SHALL BE IN ACCORDANCE WITH SECTION L.11 OF THE STANDARD SPECIFICATIONS.

TREE PROTECTION DEVICE
 R.I. STANDARD 51.1.0



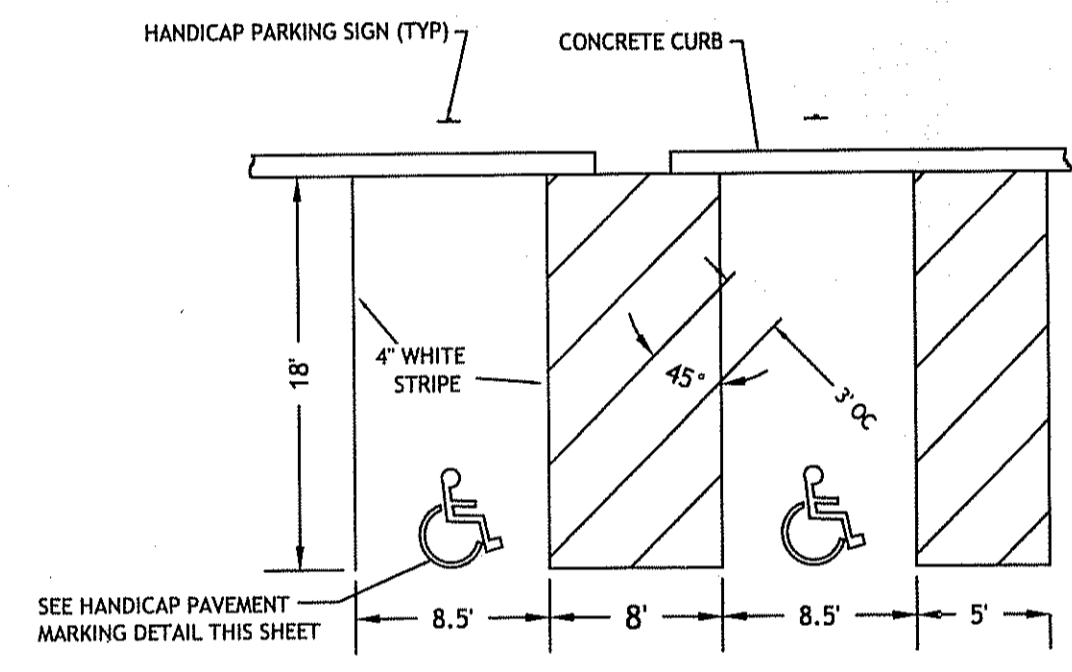
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION ACCESS
 R.I. STANDARD 9.9.0



NOTE:
 1. ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STAT BUILDING CODE.

HANDICAP PAVEMENT MARKING
 NOT TO SCALE



SEE HANDICAP PAVEMENT MARKING DETAIL THIS SHEET

HANDICAP PARKING STALLS
 NOT TO SCALE

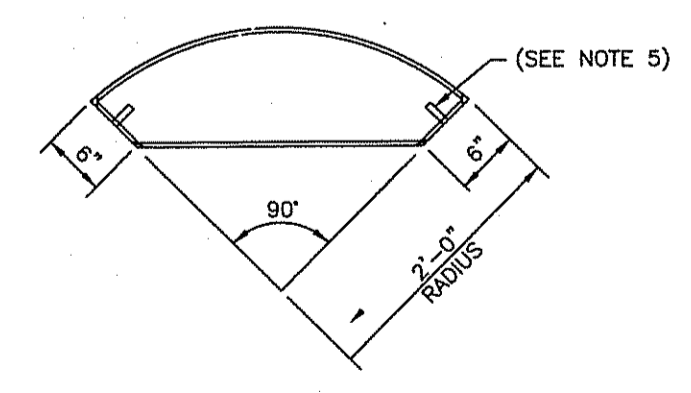
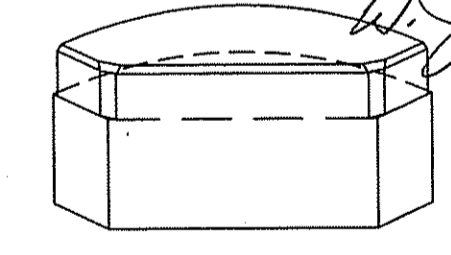


NOTE:
 SIGNS ARE TO CONFORM WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 * VAN ACCESSIBLE SIGNS FOR SPACES ADJACENT TO THE 8' STRIPED ISLE.

PROPOSED HANDICAPPED PARKING SIGNS
 NOT TO SCALE

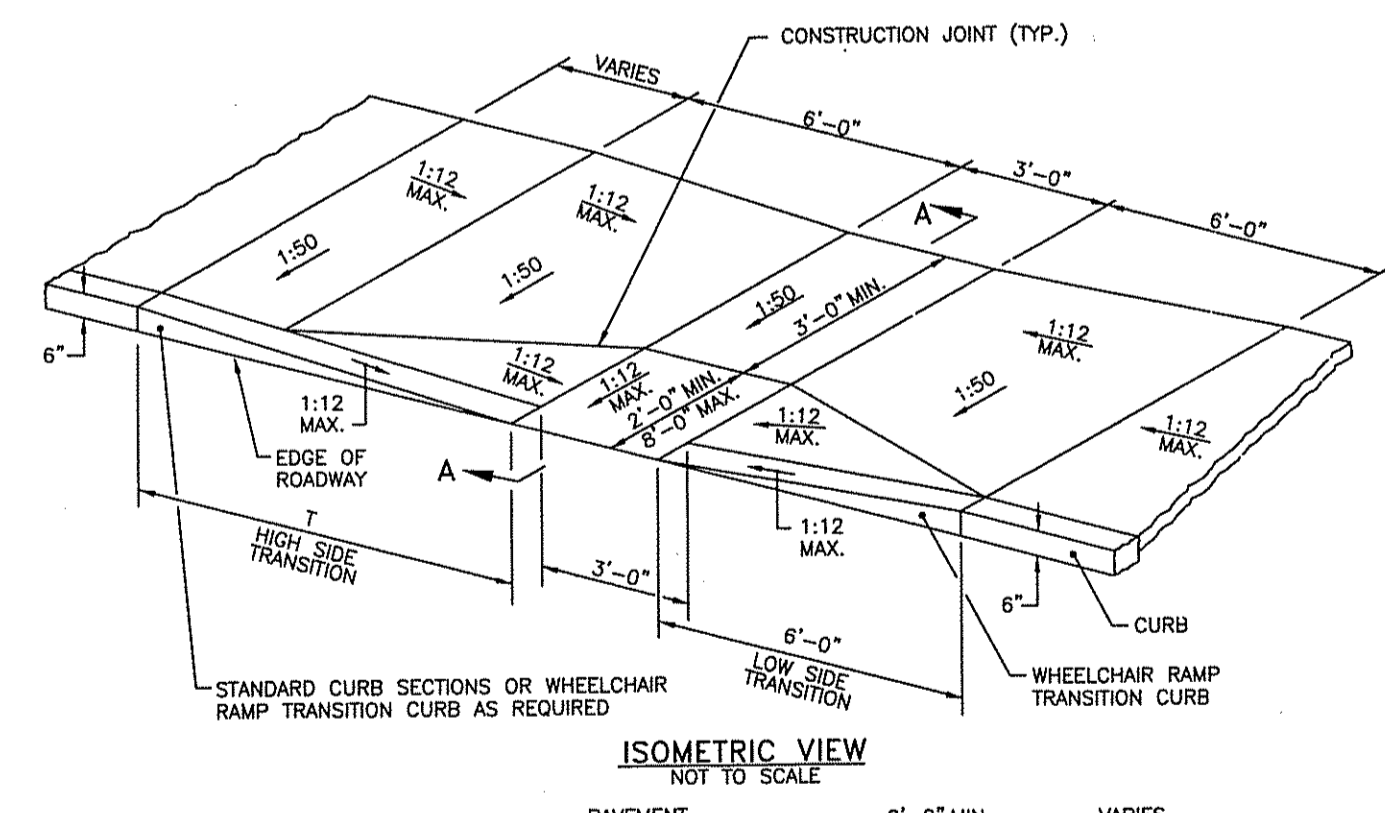
SIGN NOTES:
 1. SIGN POSTS SHALL BE GALVANIZED STEEL U-CHANNEL (3 1/2" WIDE-MIN) AND INSTALLED IN CONFORMANCE TO M.U.T.C.D. AND RHODE ISLAND STANDARD SPECIFICATIONS.
 2. POSTS SHALL BE DRIVEN TO A DEPTH OF 4 FEET (MIN.)
 3. THE EDGE OF THE SIGN SHALL BE 18" FROM THE FACE OF THE CURB.
 4. WITHIN SIDEWALK LOCATIONS THE SIGN POST WILL BE INSTALLED WITHIN A 8'X8' SQUARE BOX FORM.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED **NOV - 9 2008** FILE # **08-020-1**
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

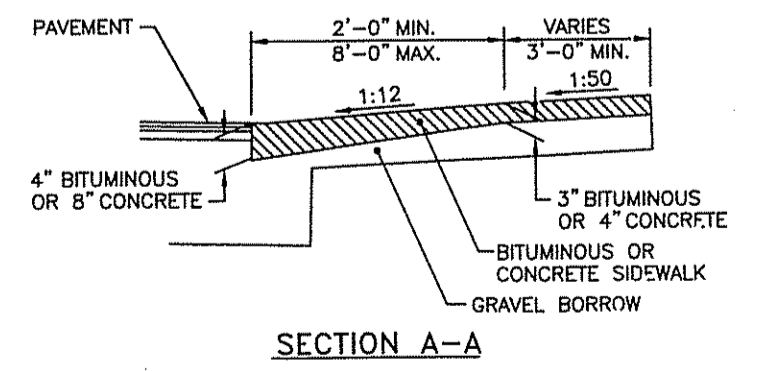


NOTE:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 3. NO REINFORCEMENT REQUIRED.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. SEE STD. 7.1.0 FOR DOWEL SOCKET LOCATION.

PRECAST CONCRETE 2'-0" RADIUS CORNER
 R.I. STANDARD 7.1.4

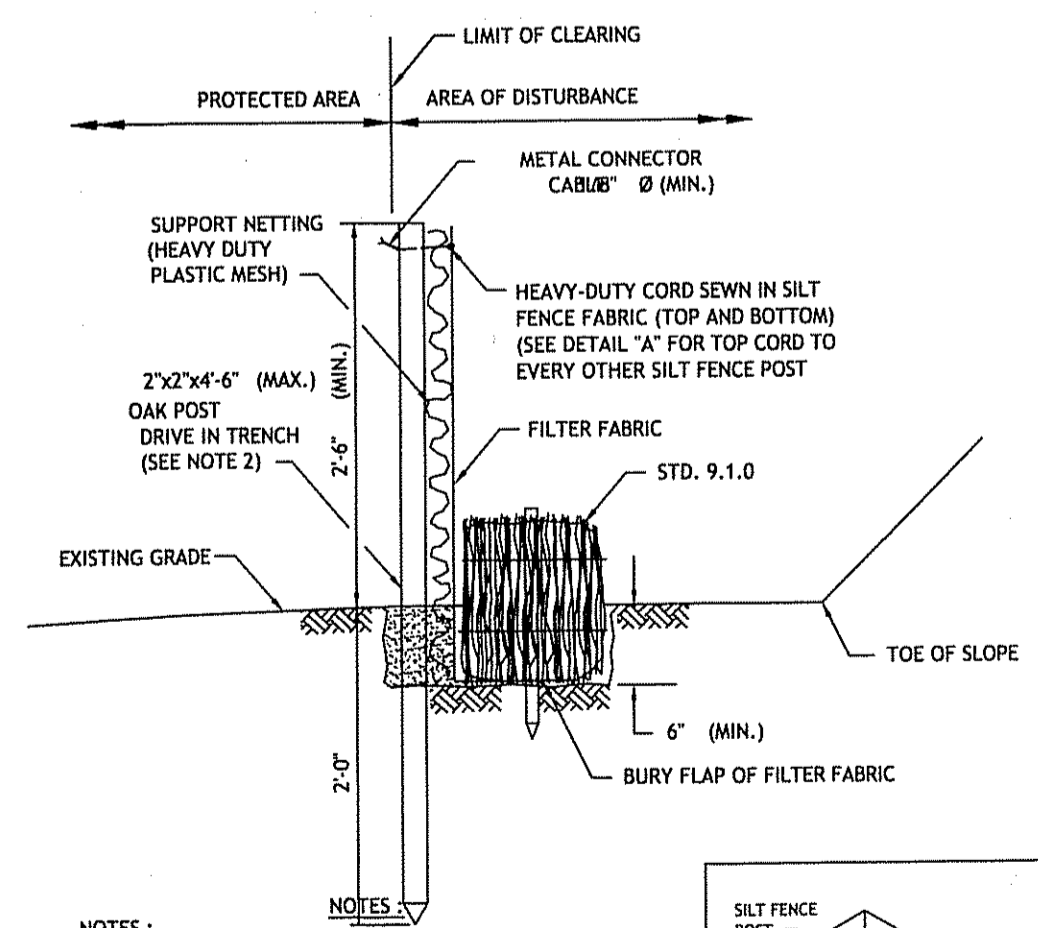


ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0



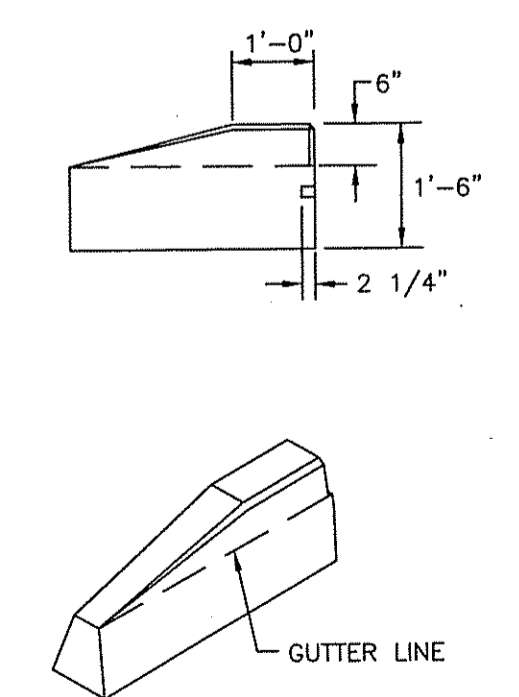
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
 6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
 7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 3'-0" SHALL BE MAINTAINED.
 8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
 9. WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
 10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
 11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
 12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
 13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.

WHEELCHAIR RAMP
 R.I. STANDARD 43.3.0



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE.
 3. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2'X2'X4'-6" (MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 4. 1'X1'X4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 5. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

BALED HAY EROSION CHECK AND SILT FENCE COMBINED
 R.I. STANDARD 9.3.0



NOTE:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

3'-0" PRECAST CONCRETE TRANSITION CURB
 R.I. STANDARD 7.1.1

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

CDE
 CASALI & D'AMICO ENGINEERING, INC.
 CIVIL ENGINEERS
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1500

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

POCASSET MILLS
 75 POCASSET STREET
 JOHNSTON, RHODE ISLAND
 AP 2 LOT 134 & AP 3 LOT 368

JUN 24 2008

REVISIONS:

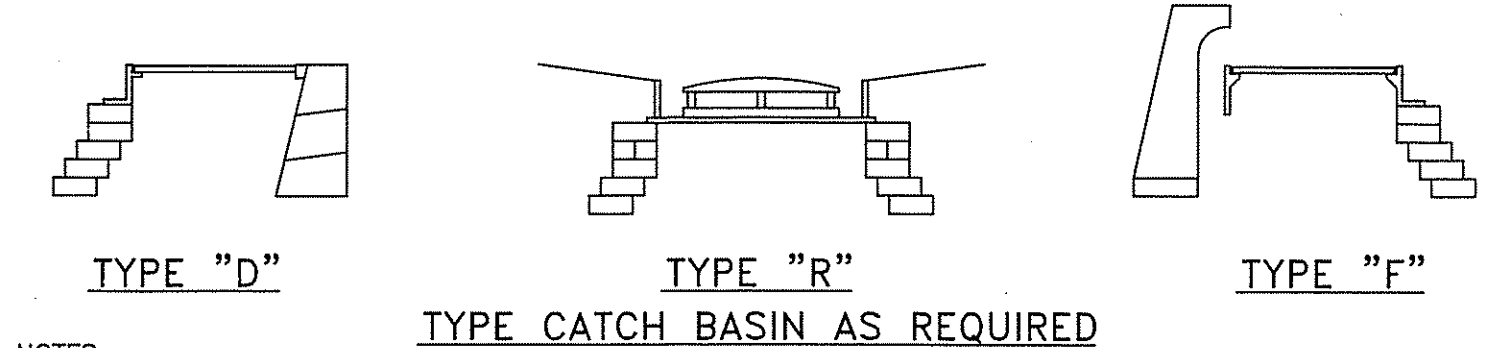
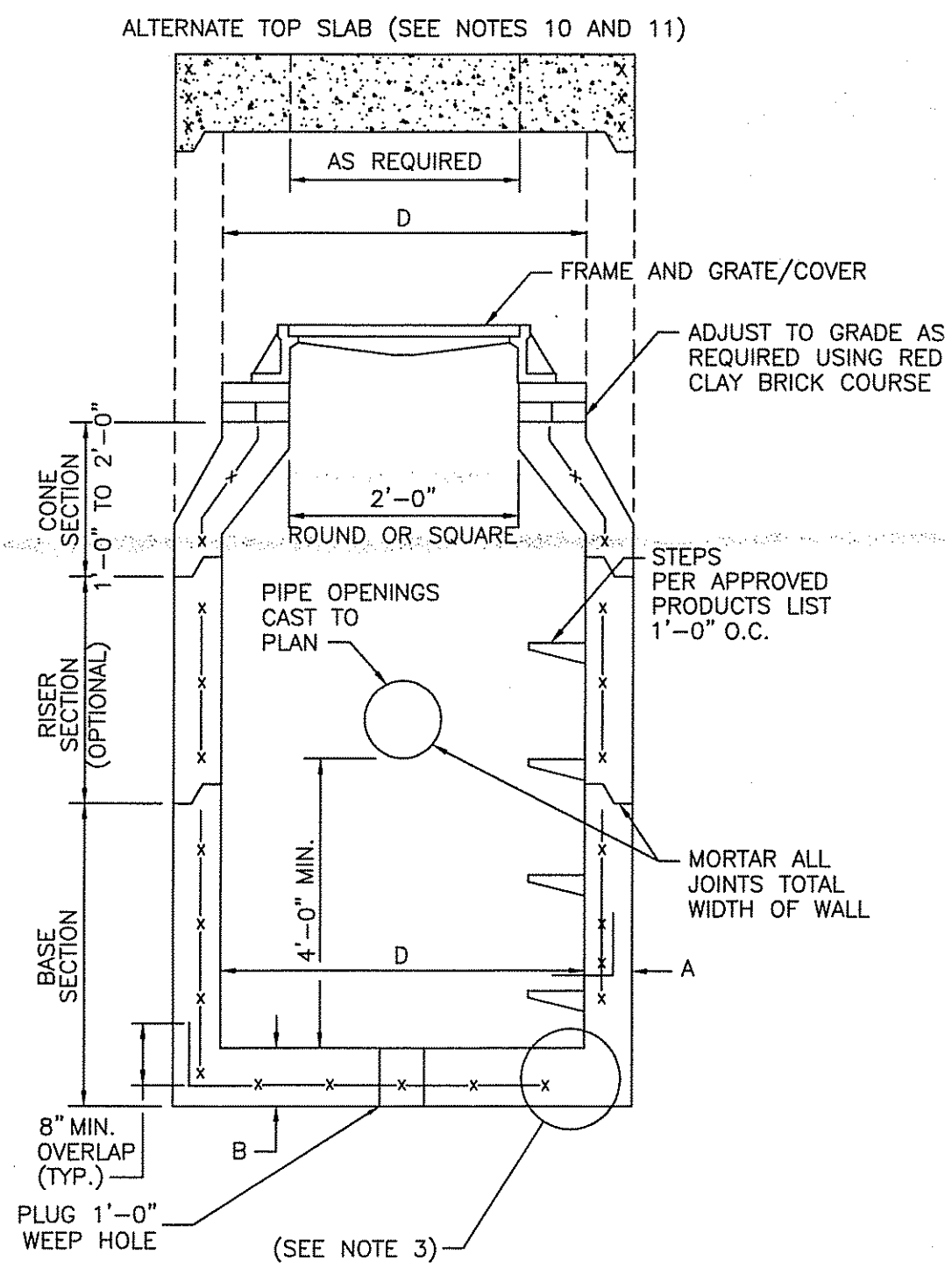
NO.	DATE	DESCRIPTION

DESIGNED BY: GEC/JKB
 DRAWN BY: WML/DZ
 CHECKED BY: JAC
 DATE: JUNE 2008
 PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

DETAILS I

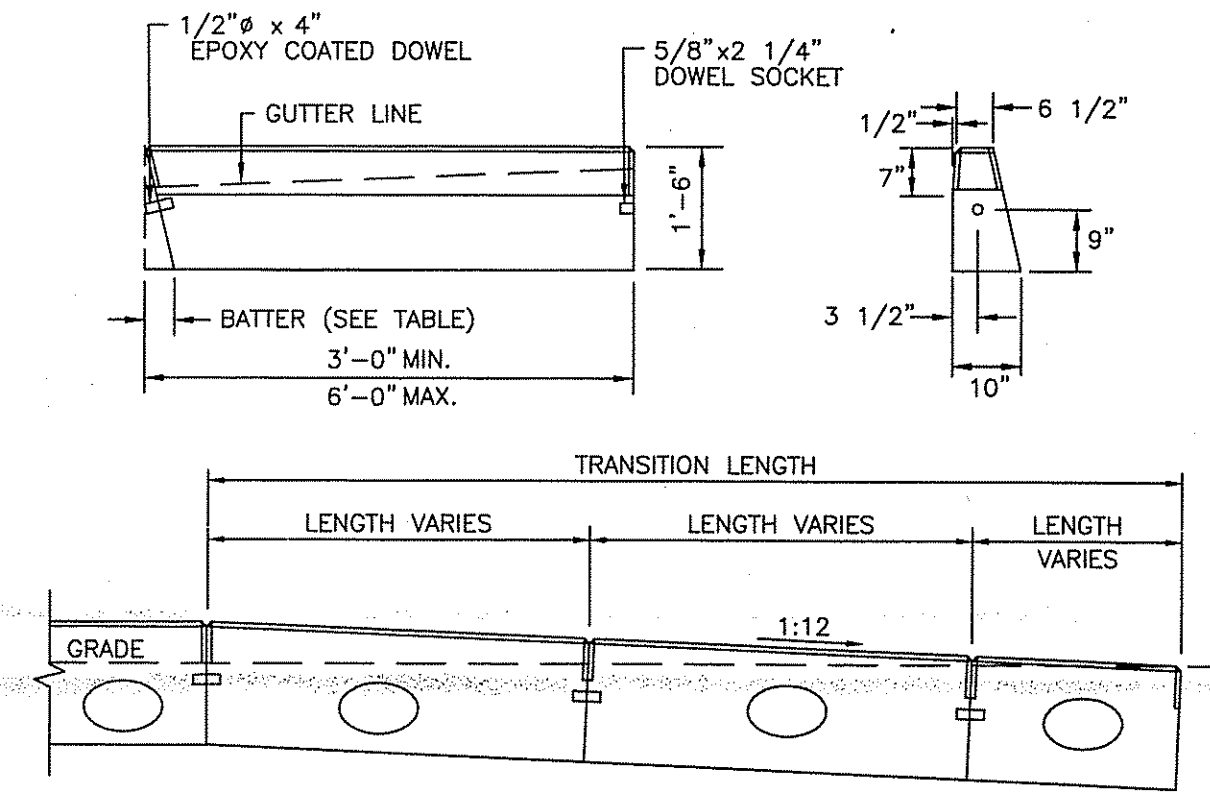
SHEET 9 OF 10



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 5. ONE POUR MONOLITHIC BASE SECTION.
 6. 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.
 7. CORREL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONCRETE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
 8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
 9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

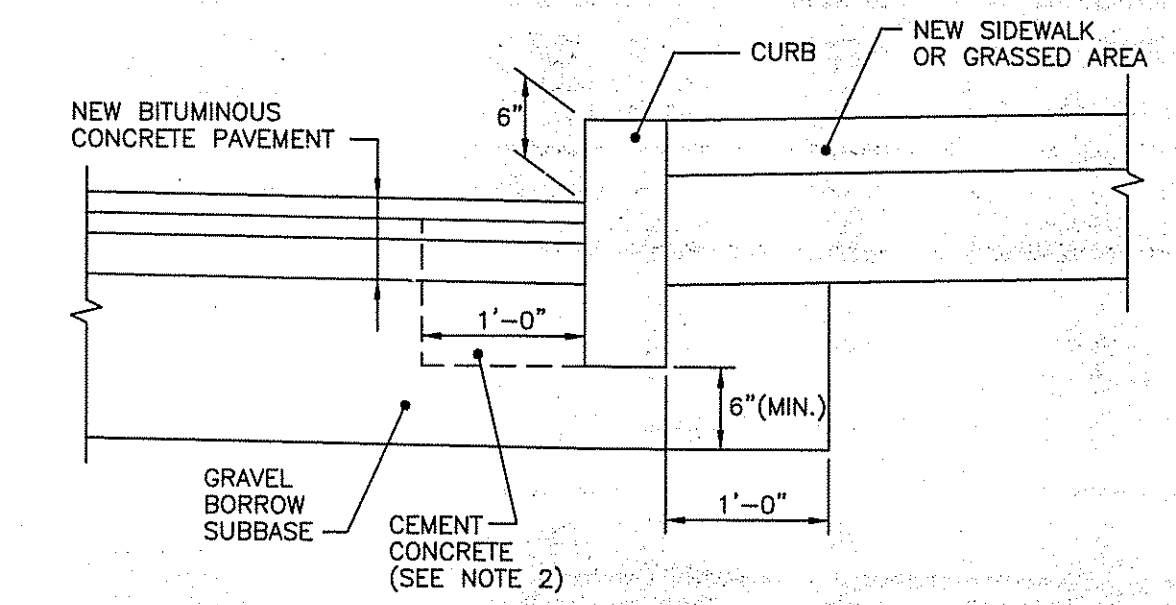
CATCH BASIN DIAMETER (D)	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*	
	A	B
4'-0"	5"	6"
5'-0"	6"	7"
6'-0"	7"	8"

* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2



TRANSITION LENGTH (FT.)	BATTER (IN.)
6.0	1.5
7.0	1.3
8.0	1.2
9.5	1.0
11.5	0.8
15.0	0.6
18.0	0.5

- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 3. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 4. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 5. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 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.

R.I. STANDARD 7.6.0

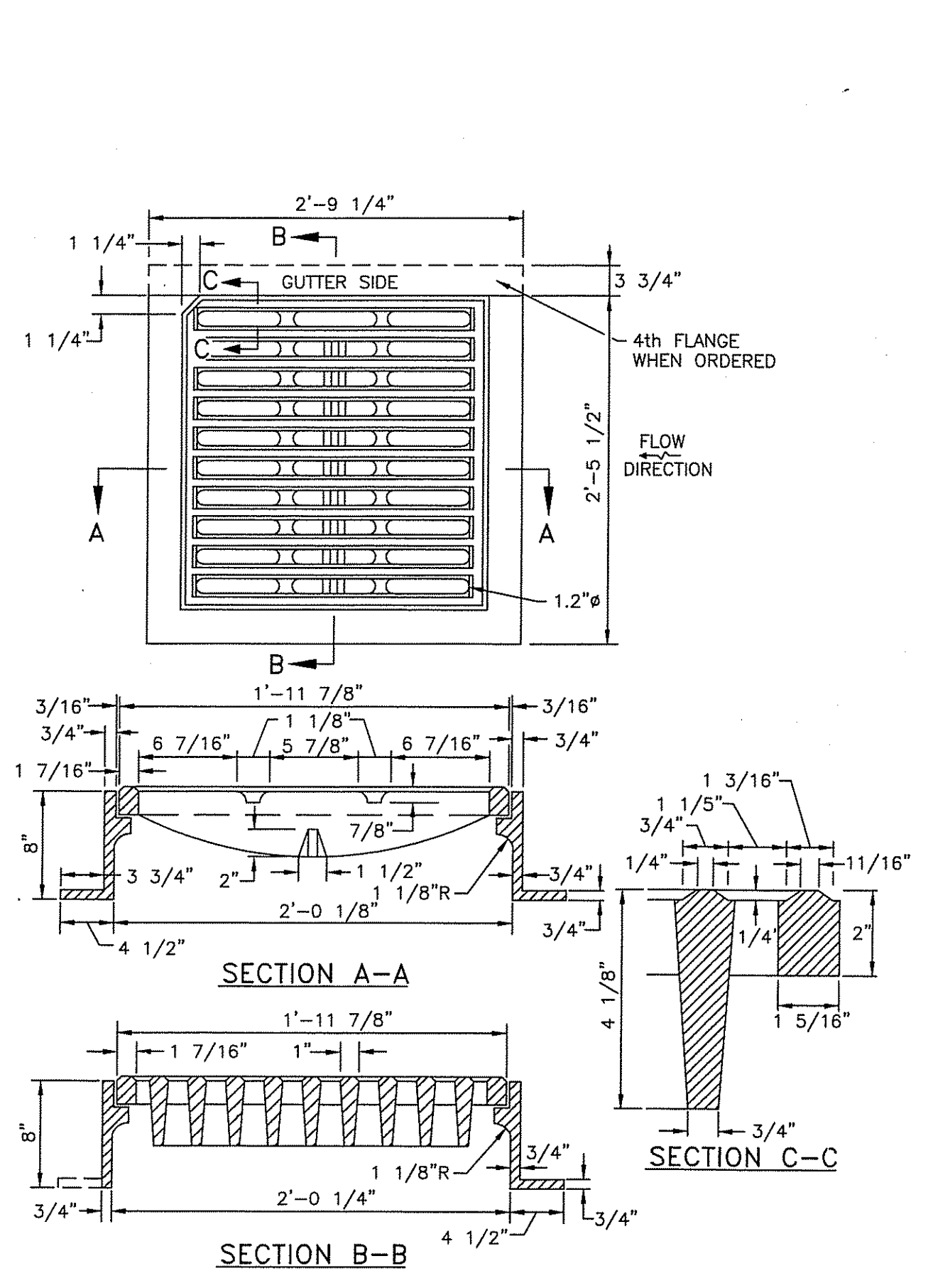
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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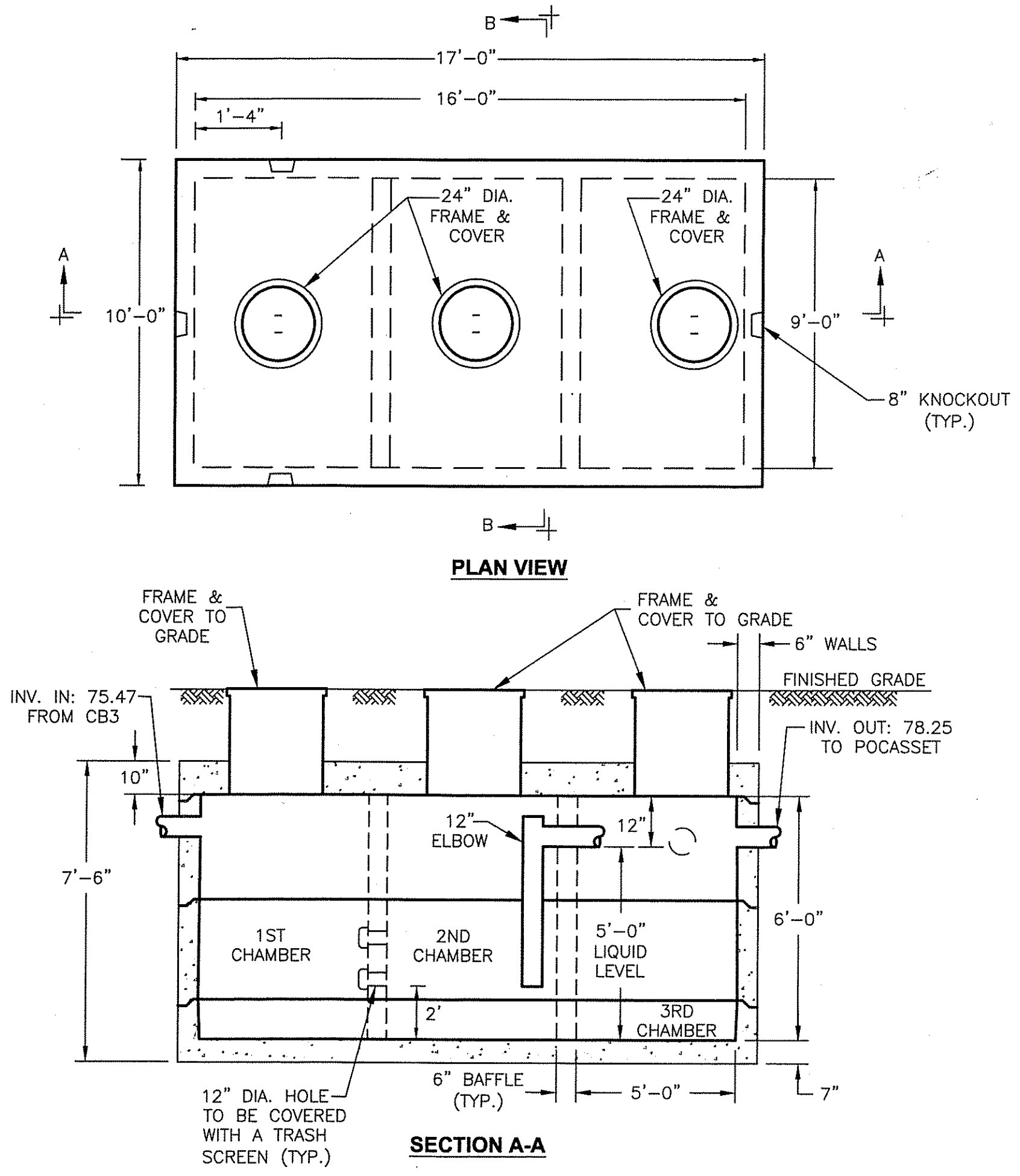
W. Joseph Conway

PRECAST 4'-0", 5'-0" OR 6'-0" ROUND CATCH BASIN
R.I. STANDARD 4.4.0 M1

PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB
R.I. STANDARD 7.1.3



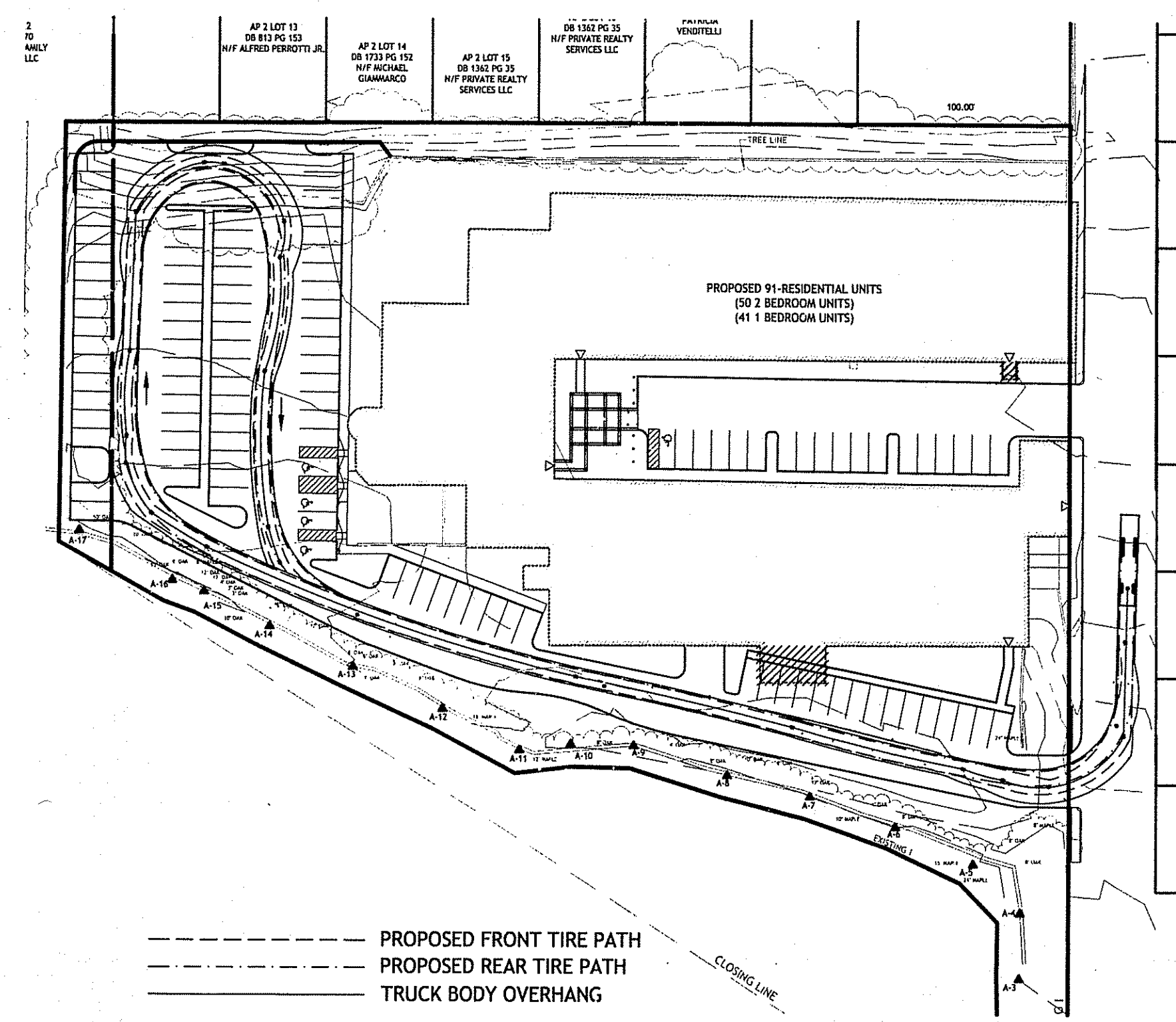
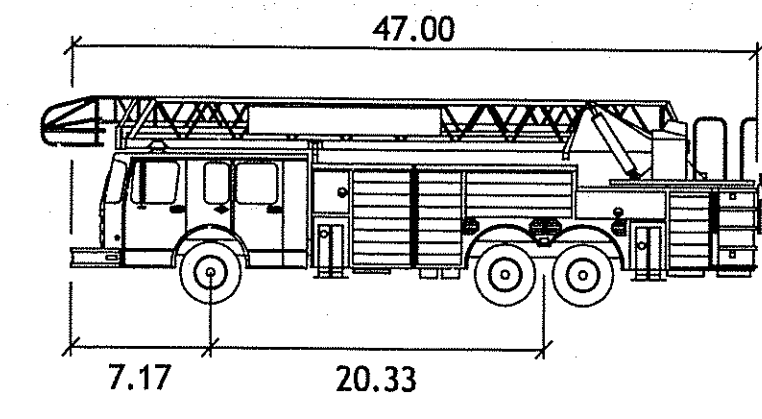
R.I. STANDARD 6.3.2



5,000 GALLON CAPACITY
OIL - WATER SEPARATOR PRECAST
CONCRETE TANK
NOT TO SCALE

- NOTES:
1. CONCRETE : 5,000 P.S.I MINIMUM STRENGTH @ 28 DAYS
 2. STEEL REINFORCING - ASTM A-615, GRADE 60.
 3. COVER TO STEEL - 1" MINIMUM
 4. TANKS ARE DESIGNED TO MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING
 5. EARTH COVER - 0 TO 5 FEET MAX.
 6. CONSTRUCTION JOINT - SEALED WITH 1" DIA BUTYL RUBBER OR EQUIVALENT
 7. ALL WALLS SHALL BE WATER TIGHT.
 8. ALL TANK AND PIPE CONNECTIONS MUST BE MADE WATER TIGHT WITH NON-SHRINKING GROUT.
 9. ALL PIPE WITHIN THE TANK SHALL BE GALVANIZED, CORROSION RESISTANT OR STAINLESS STEEL.

47 (JOHNSTON)
Width : 8.33'
Track : 6.83'
Lock to Lock Time : 6.00'
Steering Angle : 36.80'



JOHNSTON FIRE TRUCK ACCESS/EGRESS
COMPUTATIONS COMPLETED BY AUTOTRN
SCALE 1"=60'

POCASSET MILLS
75 POCASSET STREET
JOHNSTON, RHODE ISLAND
AP 2 LOT 134 & AP 3 LOT 368

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: GEC/JKB
DRAWN BY: WML/DZ
CHECKED BY: JAC
DATE: JUNE 2008
PROJECT NO: 07-105

PRELIMINARY, NOT FOR CONSTRUCTION

DETAILS II

SHEET 10 OF 10

CDE
CASALI & DIAMICO ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION,
DRAINAGE, WETLANDS, ESDS, TRAFFIC, FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1500 (401) 944-013 fax www.casaliandamico.com

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6-18-05