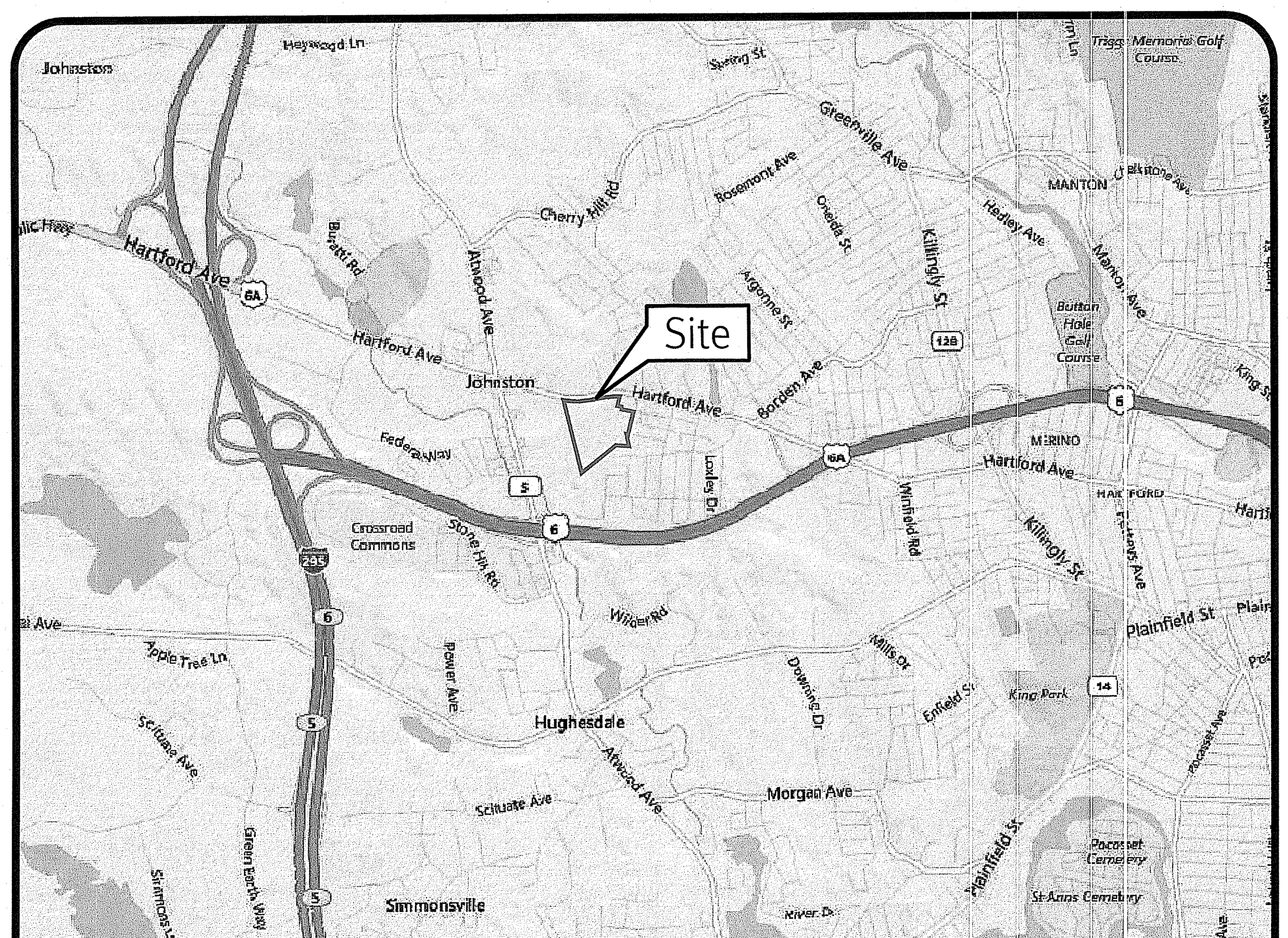
RIDEM, RIDOT & Utility Submission

1300 Hartford Avenue

1300 Hartford Avenue
Johnston, Rhode Island

Assessor's Plat 20 Lots 5, 298, 299, & 352
Assessor's Plat 21 Lot 38



Location Map 1" = 2000'

Sheet Index

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
OCT 11 2019
Office of Water Resources

SESC / O&M
The Soil Erosion and Sediment Control Plan (SESC) and Operation and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner on site.

RIDOT
The Proposed Improvements Will Not Increase the Rate of Stormwater Runoff Onto the State Highway. All Work Within the State Right of Way Must Conform to the RI Standard Specifications, Details, and Addendums.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
STATE of RHODE ISLAND
No. 9341
HOPE
10/10/2019
REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

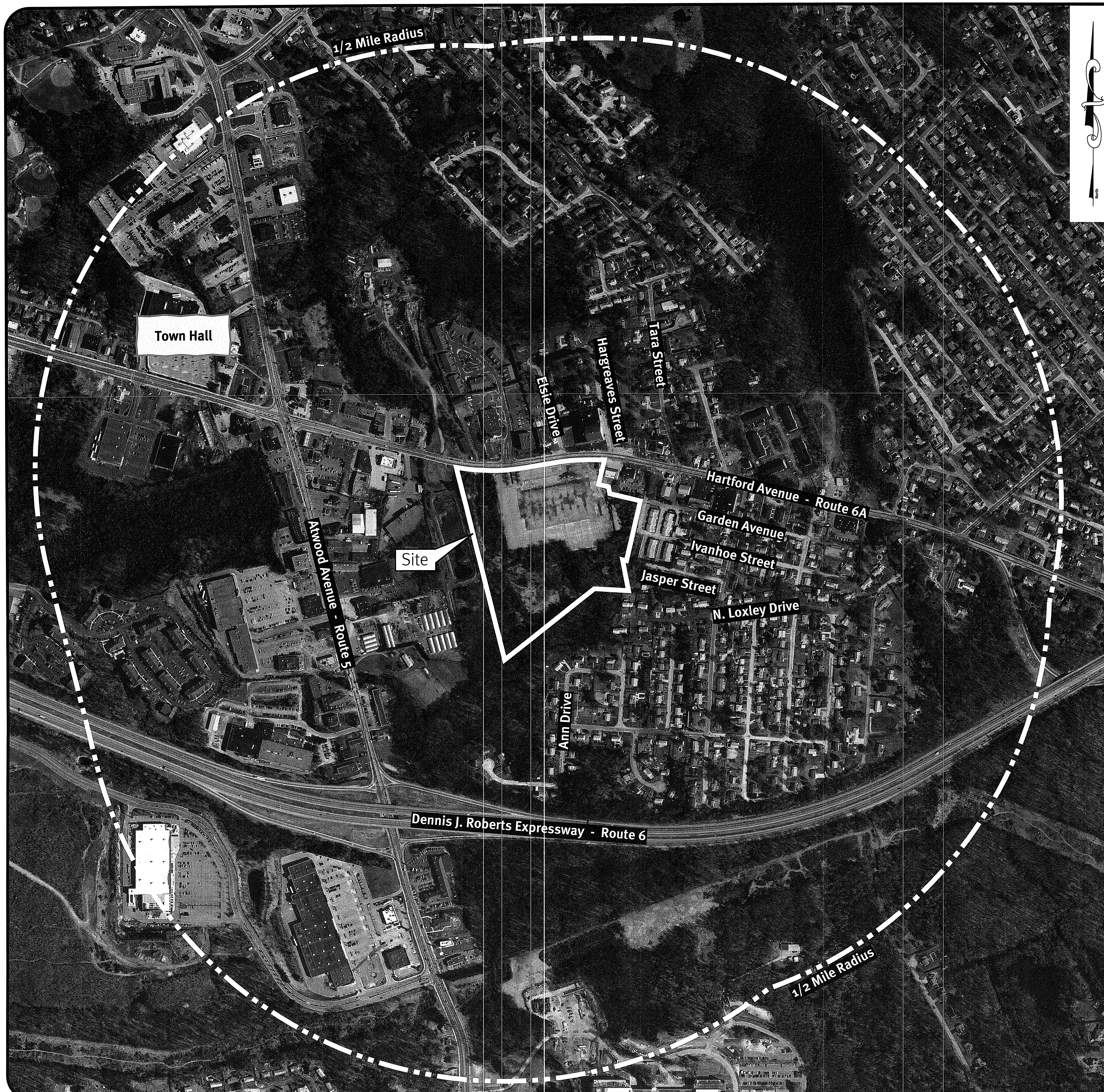
No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

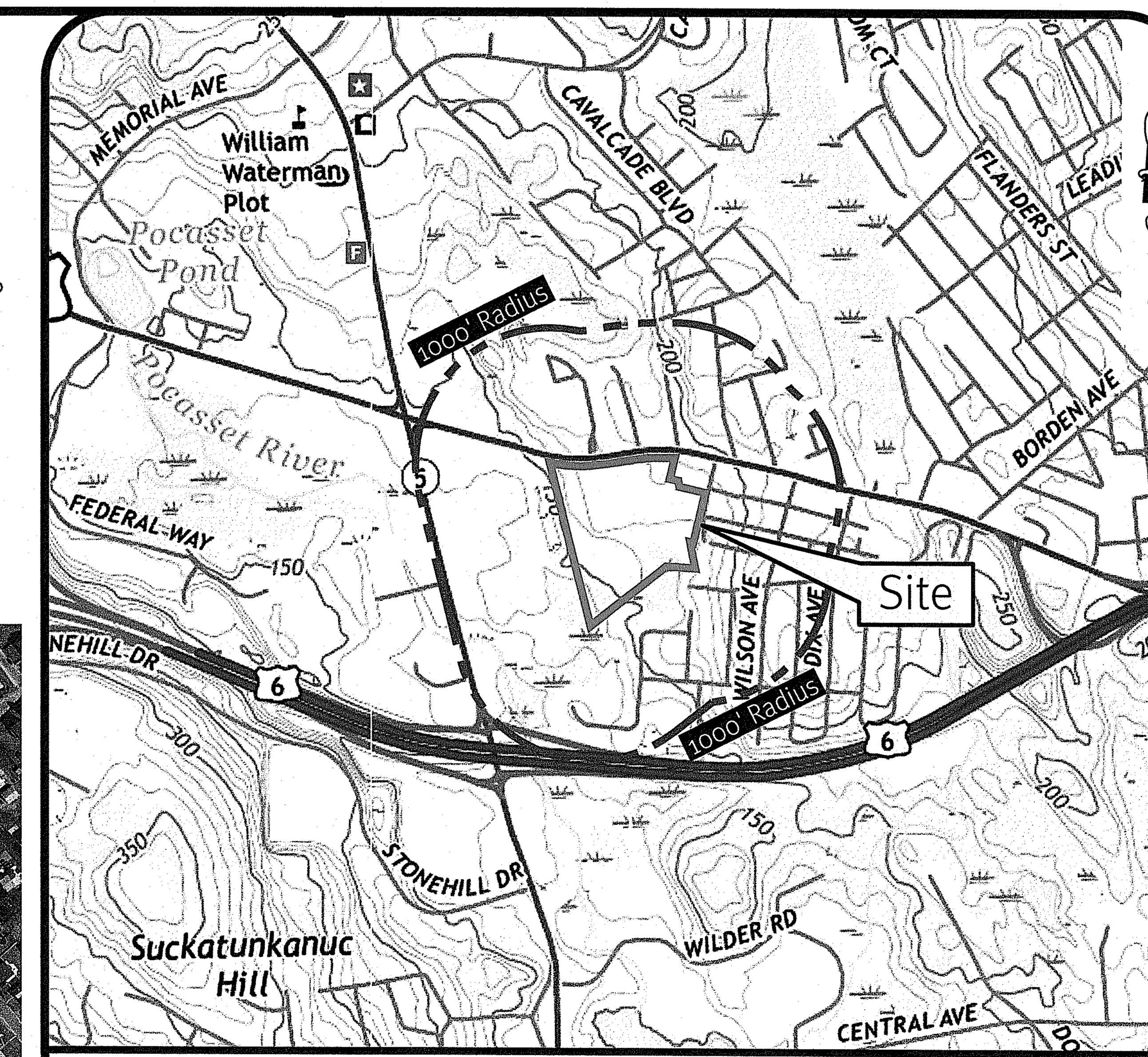
Drawn By: P.A.A. Design By: B.C.G.

Cover Sheet

1300 Hartford Avenue
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903





USGS Map Scale: 1"=1000'

Photo Obtained from the RIGIS 2014 database.

Scale: 1"=300'
0 150' 300' 600'

DiPrete Engineering

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Aerial Half Mile Radius

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF JOHNSTON ASSESSOR'S PLAT 20, LOTS 5, 298, 299, 352 AND ASSESSOR'S PLAT 21 LOT 38
2. THE SITE IS APPROXIMATELY 21.0 ± ACRES. AP 20 PARCELS 5, 298, 299 AND 352 ARE ZONED B–2. AP 21 PARCEL 38 IS ZONED B–2 AND R–15.
3. THE OWNER OF AP 20 LOTS 5, 298, 299, 362 AND AP 21 LOT 38 IS: BJ'S/ JOHNSTON ASSOCIATES, LLC. 235 PROMENADE STREET, ROOM 100 PROVIDENCE, RI 02908
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0303H, MAP REVISED OCTOBER 2, 2015.

   ZONE X (UNSHADED) – THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINE AS SHOWN ON THIS SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF JOHNSTON STANDARD SPECIFICATIONS AND DETAILS, AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
7. THE SITE IS NOT WITHIN A:
   GROUNDWATER PROTECTION AREA (RIDEM)
   NATURAL HERITAGE AREAS (RIDEM)
8. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET; THESE WILL BE SUBMITTED DURING STATE PERMITTING.
   - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
     - EROSION CONTROL MEASURES
     - SHORT TERM MAINTENANCE
     - ESTABLISHMENT OF VEGETATIVE COVER
     - CONSTRUCTION POLLUTION PREVENTION
     - SEQUENCE OF CONSTRUCTION
   - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
     - LONG TERM MAINTENANCE
     - LONG TERM POLLUTION PREVENTION
9. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP: //WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
10. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
11. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF JOHNSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND ABOVE AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
12. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
13. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON APRIL 2, 2019.
14. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/ DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
PbC	PAXTON VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
PD	PAXTON–URBAN LAND COMPLEX
RaB	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
Ur	URBAN LAND
WhB	WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

Layout and Materials:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. ONSITE CURBING TO BE GRANITE OR AS LABELED ON THE PLANS.
3. ONSITE SIDEWALK TO BE CONCRETE OR AS LABELED ON THE PLANS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. ALL GUARDRAIL ONSITE MUST BE IN CONFORMANCE WITH SECTION 5.4.1 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALL GUARDRAIL MUST MEET OR EXCEED RIDOT STANDARDS. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.

Soil Erosion and Sedimentation Control Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL, TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, TEMPORARY SEDIMENTATION PONDS, ETC. TO BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL LATEST EDITION AND THE SOIL EROSION SEDIMENTATION CONTROL PLAN (SESC).
3. TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED ROADWAY. TEMPORARY SWALES TO BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS ARE TO BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES ARE TO BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE TO BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAPS ARE TO BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS MUST INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTRACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS – TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

Traffic Notes:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD CONTROL DEVICES CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC (MUTCD) LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

As-Built Notes:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

UIC Notes:

PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:

1. 400 FEET FROM ALL PUBLIC WATER WELLS (SAND & GRAVEL)
2. 200 FEET FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FEET FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FEET FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FEET FROM ALL OTHER SURFACE WATERS
6. 25 FEET FROM ALL OWTS & OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FEET FROM ALL BUILDING(S) FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION. 10 FEET FROM ALL BUILDING(S) IF SYSTEM IS BELOW SLAB ELEVATION
8. 10 FEET FROM ALL PROPERTY LINES
9. 10 FEET FROM ALL BUILDING FOOTINGS

RIDOT Notes:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED AUGUST 2013 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS 1998 EDITIONS WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
3. NO LANE OR SHOULDER CLOSURES MUST BE PERFORMED WITHIN THE STATE'S RIGHT OF WAY DURING PEAK TRAFFIC HOURS.
4. SEWER AND WATER CONNECTIONS WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
5. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE DISCHARGE, AND STORMWATER RUNOFF VOLUME TO THE STATE RIGHT OF WAY FROM PRE–DEVELOPMENT TO POST–DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.

Grading and Utility Notes:

1. CONSTRUCTION TO COMMENCE FALL 2019 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 6" HIGH (5" WIDE) GRANITE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR TO INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE PROPOSED ON SITE.

DRAINAGE

ALL DRAINAGE PIPING TO BE HIGH–DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT OF WAY TO BE REINFORCED CONCRETE PIPE (RCP) PIPE.

DRAINAGE STRUCTURES TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS TO BE RIDOT STD 4.4.0, 4' DIAMETER
- CATCH BASINS TO HAVE 3' SUMPS WITHOUT WEEPHOLES.
- SINGLE FRAME CATCHBASIN GRATES TO BE RIDOT STD. 6.3.2
- DOUBLE FRAME CATCHBASIN GRATES TO BE RIDOT STD. 6.3.2
- HIGH CAPACITY CATCHBASIN GRATES TO BE RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
- MANHOLES TO BE RIDOT STD. 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
- DRAINAGE MANHOLE COVERS TO BE RIDOT STD 6.2.1
- DROP INLETS TO BE RIDOT STD. 4.5.0, 4.5.1 OR 4.5.2.
- APRON STONE, WHERE REQUIRED, TO BE RIDOT STD 7.3.6.
- HEADWALLS TO BE RIDOT STD 2.1.0.
- FLARED END SECTIONS (FES) TO BE RIDOT STD 2.3.0.

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS & PIPE SLOPES TO TIE INTO MAIN TRUNK LINE TO BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

ALL SANITARY SEWER PIPING TO BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE NARRAGANSETT BAY COMMISSION RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

WATER

ALL WATER SERVICES TO BE CONCRETE LINED DUCTILE IRON PIPE (CLDIP). ALL WATER SERVICE IMPROVEMENTS MUST COMPLY WITH THE PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOWS. ALL COMPONENTS OF THE WATER SYSTEM TO BE ASBUILT PER PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM TO BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR TO COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER & CONTRACTOR TO COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK TO BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND WILL BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLE TO BE COORDINATED WITH OTHER UTILITIES. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

Americans with Disabilities Act Notes:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE–SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/ PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

Abbreviations Legend

ADA	AMERICANS WITH DISABILITY ACT	OHW	OVERHEAD WIRE
AHJ	AUTHORITY HAVING JURISDICTION	PE	POLYETHYLENE
AP	ASSESSOR'S PLAT	PL	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BT	BOTTOM OF TESTHOLE	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS (BERM)	R	RADIUS
BIO	BIORETENTION	R&D	REMOVE AND DISPOSE
BS	BASEMENT SLAB ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	FINISHED GRADE AT BOTTOM OF WALL	RIHB	RHODE ISLAND HIGHWAY BOUND
CB	CATCH BASIN	RL	ROOF LEADER
(C)	CALCULATED	ROW	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
(CA)	CHORD ANGLE	SD	SUBDRAIN
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	SED	SEDIMENT FOREBAY
CO	CLEAN OUT	SF	SQUARE FOOT
CONC	CONCRETE	SFL	STATE FREEWAY LINE
(D)	DEED	SFM	SEWER FORCE MAIN
DCB	DOUBLE CATCH BASIN	SG	SLAB ON GRADE ELEVATION
DI	DROP INLET	SHL	STATE HIGHWAY LINE
DMH	DRAINAGE MANHOLE	SMH	SEWER MANHOLE
DP	DETENTION POND	SNDF	SAND FILTER
ELEV	ELEVATION	SS	SIDE SLOPE
EOP	EDGE OF PAVEMENT	STA	STATION
ESC	EROSION AND SEDIMENT CONTROL	TC	TOP OF CURB
EX	EXISTING	TD	TRENCH DRAIN
FES	FLARED END SECTION	TF	TOP OF FOUNDATION
FFE	FINISH FLOOR ELEVATION	TRANS	TRANSITION
GS	GARAGE SLAB ELEVATION	TW	TOP OF WALL (FINISHED GRADE AT TOP OF WALL)
GWT	GROUND WATER TABLE	TYP	TYPICAL
HW	HEADWALL	UDS	UNDERGROUND DETENTION SYSTEM
HC	HIGH CAPACITY CATCH BASIN GRATE	UIS	UNDERGROUND INFILTRATION SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE	UP	UTILITY POLE
ID	INLINE DRAIN	WO	WALKOUT ELEVATION
INV	INVERT	WQ	WATER QUALITY
IP	INFILTRATION POND	YD	YARD DRAINAGE
LF	LINEAR FEET		
LOD	LIMIT OF DISTURBANCE		
LP	LIGHT POLE		
(M)	MEASURED		
N/F	NOW OR FORMERLY		

Site Callouts Legend

7.1.0	RIDOT STD CONCRETE CURB
7.3.0	RIDOT STD GRANITE CURB
7.3.1	RIDOT STD 3' GRANITE TRANSITION CURB
7.4.0	RIDOT GRANITE SLOPE FACED CURB
7.5.1	RIDOT STD BITUMINOUS ASPHALT BERM
7.3.8	RIDOT STD GRANITE APRON STONE
7.6.0	RIDOT STD CURB SETTING DETAIL
43.2.0	RIDOT STD BITUMINOUS CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT–OF–WAY AREAS
20.1.0	PAVEMENT MARKINGS ARROWS AND ONLY
4DY	4" EPOXY RESIN PAVEMENT MARKINGS– DOUBLE YELLOW
4Y	4" PAINTED YELLOW MARKINGS
4W45	4" WHITE STRIPING 2' ON CENTER AT 45°
6WS	6" WHITE EPOXY RESIN PAVEMENT MARKINGS–SKIP PATTERN
6W	6" WHITE EPOXY RESIN PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS (SEE DETAIL SHEETS)
YL	YIELD LINE (REFERENCE MUTCD SECTION 3B.16)
STOP	PAVEMENT MARKING "STOP" (REFERENCE MUTCD FIGURE 3B.23)
MONO	MONOLITHIC CONCRETE CURB (SEE DETAIL SHEET)
VGC	VERTICAL GRANITE CURB (SEE DETAIL SHEET)
SGC	SLOPED GRANITE CURB (SEE DETAIL SHEET)

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
ASSESSORS LINE
BUILDING
BRUSHLINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
SOILS LINES (HkC, CaD)
50' PERIMETER WETLAND
100' RIVERBANK WETLAND
200' RIVERBANK WETLAND
FEMA BOUNDARY (ZONE X)
STREAM
WETLAND LINE & FLAG (B1, B2)
WETLAND HATCH
STATE HIGHWAY LINE
STATE FREEWAY LINE

NAIL FOUND/SET
DRILL HOLE FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
BENCH MARK
STREAM FLOW DIRECTION

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
BUILDING SETBACKS
CHAINLINK FENCE
GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 8.
RETAINING WALL SEGMENTAL BLOCK OR APPROVED EQUAL
MINOR CONTOUR LINE (308)
MAJOR CONTOUR LINE (310)
SPOT ELEVATION (312)
EDGE OF PAVEMENT
BITUMINOUS BERM (RIDOT STD 7.5.1)
GRANITE CURB (RIDOT STD 7.3.0)
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
SINGLE LIGHT (SEE LIGHTING PLANS BY OTHERS)
DOUBLE LIGHT (SEE LIGHTING PLANS BY OTHERS)
OVERHANGING LIGHT (SEE LIGHTING PLANS BY OTHERS)
ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
BUILDING INGRESS/EGRESS
CC CART CORAL
TRIPLE LIGHT (SEE LIGHTING PLANS BY OTHERS)

DRAINAGE LINE
SD PERFORATED SUBDRAIN
SWALE
SFM SEWER FORCE MAIN
G GAS LINE
W WATER LINE
HYDRANT ASSEMBLY
WATER SHUT OFF
WATER VALVE
THRUST BLOCK
S SEWER LINE
OHW OVERHEAD WIRE
ETC ELECTRIC, TELEPHONE, CABLE LINE
UD UNDERDRAIN
LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL
SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
UNDERGROUND INFILTRATION OUTLINE
POND ACCESS
RIPRAP
SAND FILTER
BIO RETENTION
REINFORCED TURF
CATCH BASIN
DOUBLE CATCH BASIN
MANHOLE
FLARED END SECTION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 2 7 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
OCT 11 2019
Office of Water Resources

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
STATE OF RHODE ISLAND
No. 9341
10/10/2019
REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

Drawn By: P.A.A. Design By: B.C.G.

Notes And Legend

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

List of Possible Encroachments:

- A TRAFFIC MAST ON PROPERTY LINE
- B CHAIN LINK FENCE OVER PROPERTY LINE
- C ASPHALT PARKING LOT OVER PROPERTY LINE
- D RETAINING WALL OVER PROPERTY LINE

Certification:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2 (DEVELOPED AREA)
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-4 (WOODED AREA)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

10/10/2019

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

This Plan Should Be Indexed By The Following Streets:

- DALE AVENUE
- GARDEN AVENUE
- HARTFORD AVENUE

General Notes:

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 20, LOTS 5, 298, 299, 352 AND ASSESSOR'S PLAT 21, LOT 38 IN THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1616, PAGE 105 IS BJ'S/JOHNSTON ASSOCIATES, LLC.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C0303H, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. PARCELS 5, 298, 299, AND 352 ARE ZONED B-2 AND PARCEL 38 IS ZONED B-2 AND R-15 BASED ON TOWN OF JOHNSTON GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 13–APRIL 1, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. CONTOUR DATA SHOWN ON THIS PLAN, IN WOODED AND WETLAND AREAS, CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
8. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING ON APRIL 12, 2019
9. THERE WERE 265 REGULAR PARKING SPACES AND 2 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 267 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY. ADDITIONAL FADED PARKING SPACES OBSCURED AND ARE NOT INCLUDED IN THIS COUNT.

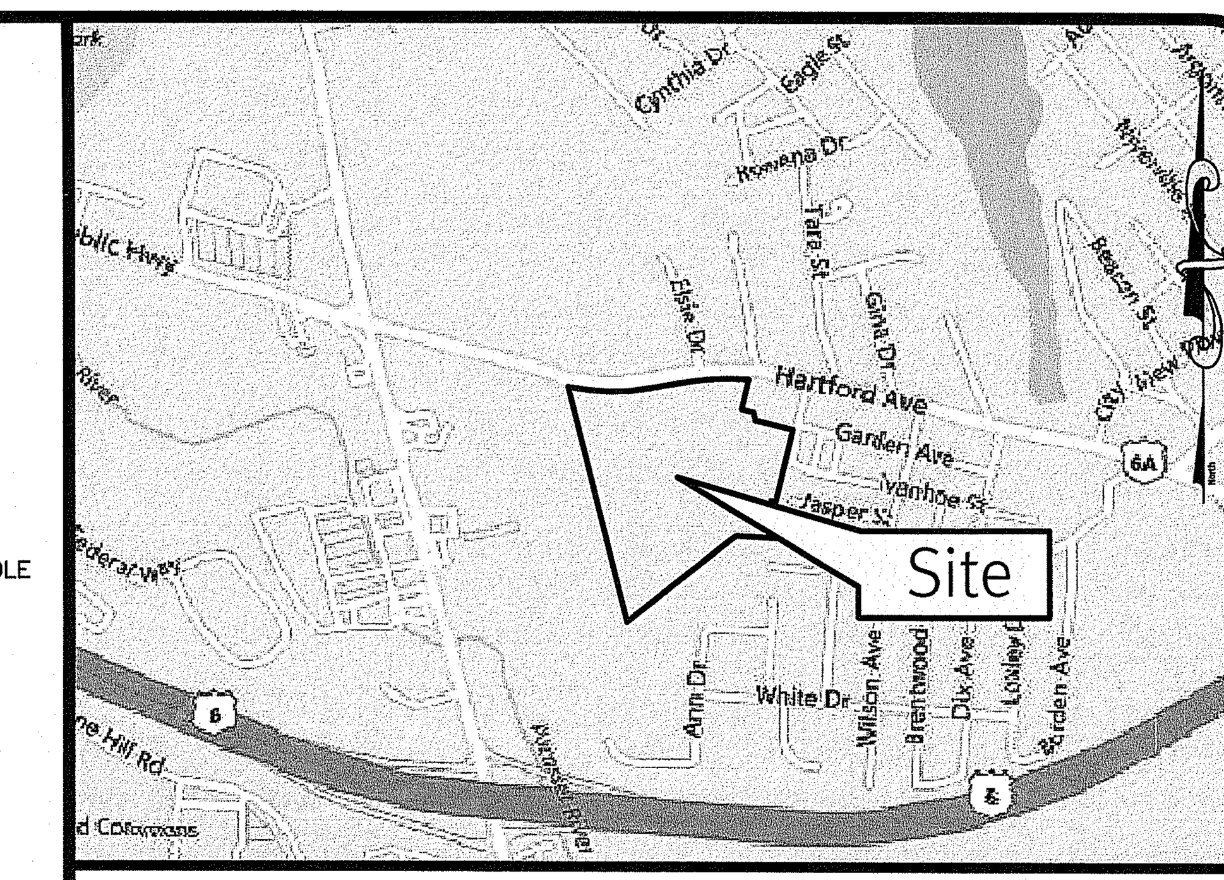
Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
			DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT		IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	■/□	BOUND FOUND/SET
(D)	DEED		SIGN
(M)	MEASURED		BOLLARD
(CA)	CHORD ANGLE	SEV	SOIL EVALUATION
HC	HANDICAPPED	CB	CATCH BASIN
SWL	SOLID WHITE LINE	DCB	DOUBLE CATCH BASIN
DYL	DOUBLE YELLOW LINE	DMH	DRAINAGE MANHOLE
	PROPERTY LINE	FES	FLARED END SECTION
	ASSESSORS LINE		GUY POLE
	TREELINE	EMH	ELECTRIC MANHOLE/HANDHOLE
	GUARDRAIL	UP	UTILITY/POWER POLE
	FENCE		LIGHTPOST
	RETAINING WALL	SMH	SEWER/SEPTIC MANHOLE
	STONE WALL	SV	SEWER VALVE
-2-	MINOR CONTOUR LINE		CLEANOUT
10	MAJOR CONTOUR LINE		HYDRANT
W	WATER LINE		IRRIGATION VALVE
S	SEWER LINE	WV	WATER VALVE
SFM	SEWER FORCE MAIN		WELL
G	GAS LINE		MONITORING WELL
E	ELECTRIC LINE		UNKNOWN MANHOLE
OHW	OVERHEAD WIRES	GV	GAS VALVE
D	DRAINAGE LINE	B-1	WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE



Locus Map Not To Scale

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

Utility Notes:

1. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATION, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233). DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
2. UNDERGROUND WATER INFORMATION OBTAINED FROM PROVIDENCE WATER
3. UNDERGROUND GAS INFORMATION OBTAINED FROM NATIONAL GRID
4. UNDERGROUND DRAINAGE AND SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND PLAN REFERENCE 4.

Plan References:

1. RHODE ISLAND STATE HIGHWAY PLAT NO. 305
2. PROVIDENCE GARDENS, JOHNSTON , R.I. OWNED BY J.W. WILBUR AND PURCHASED FROM W.B. COLWELL. SCALE 1"=100'. DATED JULY 8, 1912. RECORDED ON JULY 22, 1912 ON PLAT CARD 83.
3. LOT LAYOUT PLAN TANGLEWOOD ESTATES – WEST ANNEX A.P. 23 LOT 3, JOHNSTON R.I. SCALED 1"=80'. DATED MARCH 18, 1996. PLAN BY WATERMAN ENGINEERING CO. RECORDED ON PLAT CARD 297.
4. BJ's WHOLESALE WAREHOUSE, 1300 HARTFORD AVE JOHNSTON, RHODE ISLAND. EXISTING CONDITION 1 ASSESSOR'S PLAT 20/3 LOTS 5, 298 & 352. ISSUED FOR RIDEM REQUEST TO VERIFY DELINEATED EDGE OF WETLANDS. DRAWING NUMBER EV-3. DATED NOV. 21, 2003. PLAN BY VHB VANASSE HANGEN BRUSTLIN, INC. TRANSPORTATION LAND DEVELOPMENT ENVIRONMENTAL SERVICES. 530 BROADWAY PROVIDENCE, RHODE ISLAND 02909. 401-272-8100 * FAX 401-273-9694.

Zoning Notes:

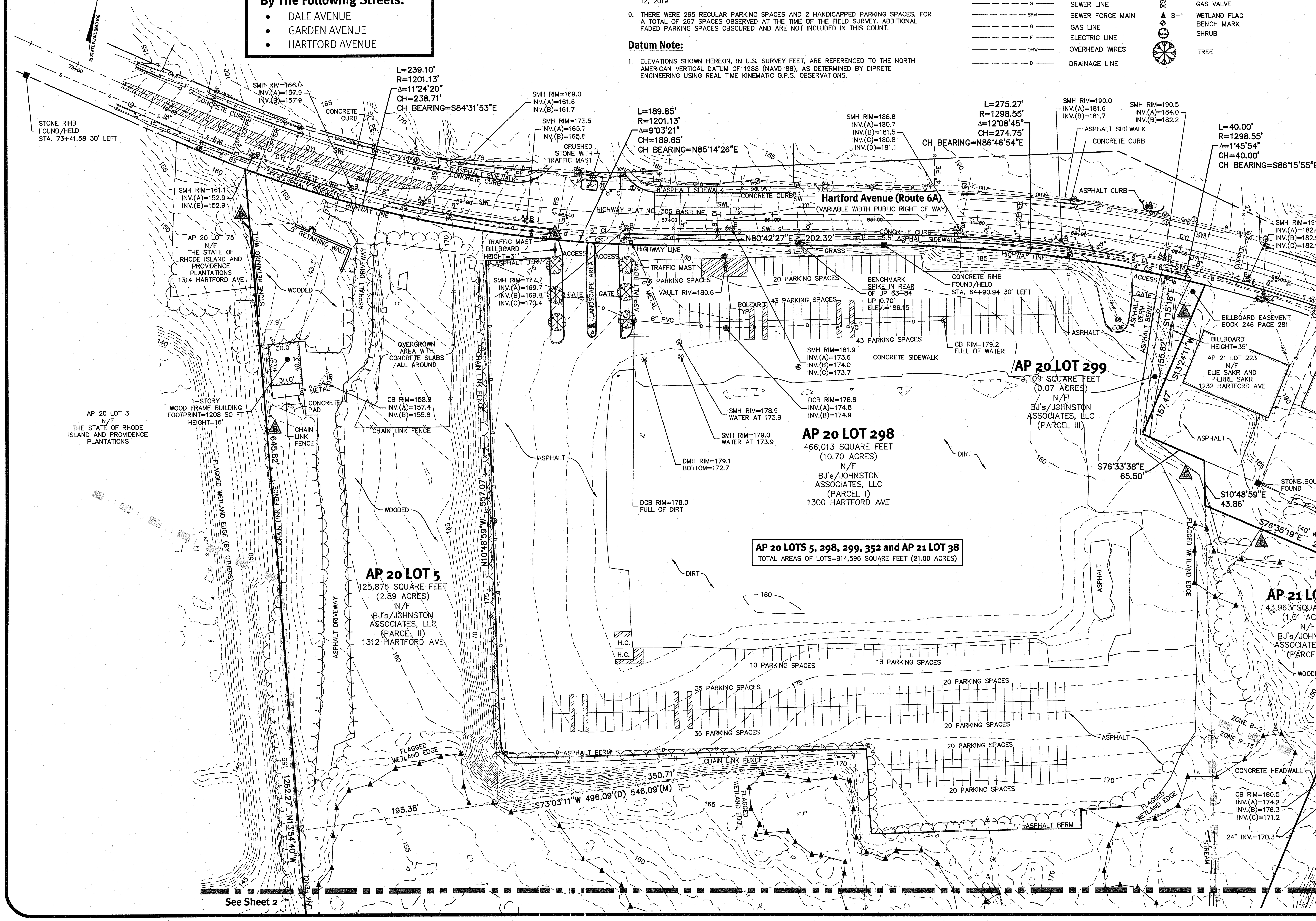
1. PARCELS 5, 298, 299, AND 352 ARE ZONED B-2 AND PARCEL 38 IS ZONED B-2 AND R-15 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE CHAPTER 340 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

	B-2	R-15
MINIMUM LOT AREA	N/A	15,000 SQ FEET
MINIMUM FRONTAGE AND LOT WIDTH	N/A	100 FEET
MINIMUM FRONT YARD	40 FEET	25 FEET
MINIMUM SIDE YARD	40 FEET	20 FEET
MINIMUM REAR YARD	40 FEET	45 FEET
MAXIMUM LOT COVERAGE	40 %	25 %
MAXIMUM HEIGHT (MAIN)	35 FEET	30 FEET
MAXIMUM HEIGHT (ACCESSORY)	N/A	15 FEET
MINIMUM DISTANCE FROM RESIDENTIAL ZONE	40 FEET	N/A

3. THE ZONING ORDINANCE SECTION 340-29 LISTS THE PARKING REQUIREMENTS OF RETAIL AND SERVICE BUSINESS AS THREE CARS PER 1,000 SF OF GROSS LEASABLE AREA.

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF JOHNSTON ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

Environmental Management
OCT 11 2019
Office of Water Resources



No.	Date	Description	By:
2	10/10/19	Updated Wetland Flags and Utilities	B.C.G.
1	4/17/19	Updated Wetland Flags	A.J.F.
0	4/5/19	Boundary/Topographic Survey	A.J.F.

Drawn By: A.J.F.

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

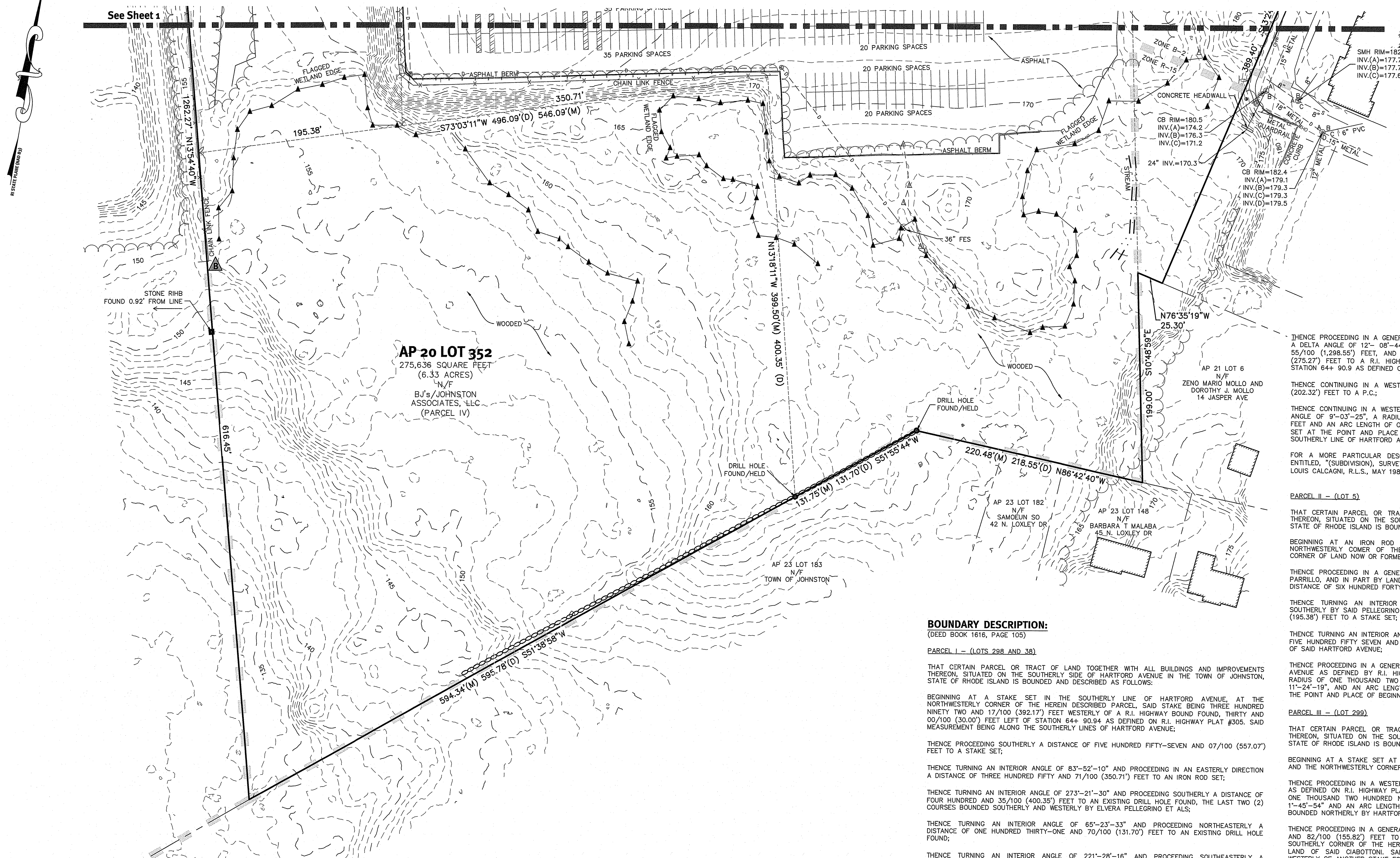
Boundary/Topographic Survey

1300 Hartford Ave
Johnston, Rhode Island

Client
Darrow Everett, LLP
One Turks Head Place, Suite 1200, Providence, Rhode Island 02903
tel (401) 453-1200 fax (401) 453-1201

DEM: 4 of 19
SHEET ~~1 OF 2~~

z:\demain\projects\2713-001 hartford avenue 1300\autocad drawings\2713-001-exco.dwg Plotted: 10/10/2019



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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Environmental Management
OCT 1 1 2019
Office of Water Resources

Certification:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
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DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2 (DEVELOPED AREA)
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THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

10/10/2019
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

EASEMENT DESCRIPTION:

(DEED BOOK 246, PAGE 281)

THAT CERTAIN PARCEL OR TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF HARTFORD AVENUE IN THE TOWN OF JOHNSTON, STATE OF RHODE ISLAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO SHARON CIABOTTONI;

THENCE PROCEEDING IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF HARTFORD AVENUE AS DEFINED ON THE R.I. HIGHWAY PLAT #305, FOLLOWING THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED NINETY EIGHT AND 55/100 (1,298.55'), A DELTA OF 1°-45'-54" AND AN ARC LENGTH OF FORTY AND 00/100 (40.00') FEET TO A POINT. SAID COURSE BOUNDED NORTHERLY BY HARTFORD AVENUE;

THENCE PROCEEDING IN A GENERAL SOUTHERLY DIRECTION A DISTANCE OF ONE HUNDRED FIFTY FIVE AND 82/100 (155.82') FEET TO AN EXISTING STAKE FOUND. SAID STAKE BEING AT THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND AT THE SOUTHWESTERLY CORNER OF LAND OF SAID CIABOTTONI. SAID STAKE ALSO BEING SIXTY FIVE AND 50/100 (65.50') FEET WESTERLY OF ANOTHER STAKE FOUND AT THE MOST NORTHWESTERLY TERMINUS OF GARDEN AVENUE, SAID MEASUREMENT BEING ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID AVENUE;

THENCE TURING AN INTERIOR ANGLE OF 14°-39'-37" AND PROCEEDING IN A NORTHEASTERLY DIRECTION, BOUNDED EASTERLY BY SAID CIABOTTONI LAND A DISTANCE OF ONE HUNDRED FIFTY SEVEN AND 4/100 (157.47) FEET TO THE POINT AND PLACE OF BEGINNING;

THE HEREIN DESCRIBED PARCEL CONTAINING BE ESTIMATION THREE THOUSAND ONE HUNDRED TWELVE (3,112±SF) SQUARE FEET, MORE OF LESS.

FOR A MORE PARTICULAR DESCRIPTION REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAN, ENTITLED. "(SUBDIVISION) SURVEY OF LAND FOR BJZ ASSOCIATES IN THE TOWN OF JOHNSTON, R.I., LOUIS CALCAGNI, R.L.S., MAY 11984, REVISED DECEMBER, 1984, SCALE 1"=50'."

BOUNDARY DESCRIPTION:

(DEED BOOK 1616, PAGE 105)

PARCEL I – (LOTS 298 AND 38)

THAT CERTAIN PARCEL OR TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF HARTFORD AVENUE IN THE TOWN OF JOHNSTON, STATE OF RHODE ISLAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET IN THE SOUTHERLY LINE OF HARTFORD AVENUE, AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID STAKE BEING THREE HUNDRED NINETY TWO AND 17/100 (392.17') FEET WESTERLY OF A R.I. HIGHWAY BOUND FOUND, THIRTY AND 00/100 (30.00') FEET LEFT OF STATION 64+ 90.94 AS DEFINED ON R.I. HIGHWAY PLAT #305. SAID MEASUREMENT BEING ALONG THE SOUTHERLY LINES OF HARTFORD AVENUE;

THENCE PROCEEDING SOUTHERLY A DISTANCE OF FIVE HUNDRED FIFTY-SEVEN AND 07/100 (557.07') FEET TO A STAKE SET;

THENCE TURNING AN INTERIOR ANGLE OF 83°-52'-10" AND PROCEEDING IN AN EASTERLY DIRECTION A DISTANCE OF THREE HUNDRED FIFTY AND 71/100 (350.71') FEET TO AN IRON ROD SET;

THENCE TURNING AN INTERIOR ANGLE OF 273°-21'-30" AND PROCEEDING SOUTHERLY A DISTANCE OF FOUR HUNDRED AND 35/100 (400.35') FEET TO AN EXISTING DRILL HOLE FOUND, THE LAST TWO (2) COURSES BOUNDED SOUTHERLY AND WESTERLY BY ELVERA PELLEGRINO ET ALS;

THENCE TURNING AN INTERIOR ANGLE OF 65°-23'-33" AND PROCEEDING NORTHEASTERLY A DISTANCE OF ONE HUNDRED THIRTY-ONE AND 70/100 (131.70') FEET TO AN EXISTING DRILL HOLE FOUND;

THENCE TURNING AN INTERIOR ANGLE OF 221°-28'-16" AND PROCEEDING SOUTHEASTERLY A DISTANCE OF TWO HUNDRED EIGHTEEN AND 55/100 (218.55') FEET TO A POINT, THE LAST TWO (2) COURSES BOUNDED GENERALLY SOUTHERLY BY LAND NOW OR FORMERLY BELONGING TO DORIS MCDONALD ET ALS;

THENCE TURNING AN INTERIOR ANGLE OF 75°-54-31" AND PROCEEDING IN A GENERAL NORTHERLY DIRECTION BOUNDED EASTERLY BY LAND NOW OR FORMERLY BELONGING TO DORIS MCDONALD A DISTANCE OF ONE HUNDRED NINETY-NINE AND 00/100 (199.00') FEET TO A STAKE FOUND;

THENCE TURNING AN INTERIOR ANGLE OF 294°-13'-40" AND PROCEEDING IN A GENERAL SOUTHEASTERLY DIRECTION ALONG THE WESTERLY PROLONGATION OF THE GENERAL SOUTHERLY LINE OF JASPER AVENUE, A DISTANCE OF TWENTY FIVE AND 30/100 (25.30') FEET TO A STAKE FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF JASPER AVENUE AND THE GENERAL WESTERLY LINE OF DALE AVENUE, SAID COURSE BOUNDED GENERALLY SOUTHERLY BY SAID MCDONALD;

THENCE TURNING AN INTERIOR ANGLE OF 90° AND PROCEEDING IN A GENERAL NORTHEASTERLY DIRECTION ALONG THE GENERAL WESTERLY LINE OF DALE AVENUE A DISTANCE OF THREE HUNDRED EIGHTY NINE AND 40/100 (389.40') FEET TO A STAKE FOUND AT THE INTERSECTION OF THE WESTERLY LINE OF SAID DALE AVENUE AND THE SOUTHERLY LINE OF GARDEN AVENUE;

THENCE TURNING AN INTERIOR ANGLE OF 90° AND PROCEEDING NORTHWESTERLY ALONG THE GENERAL SOUTHERLY LINE OF GARDEN AVENUE A DISTANCE OF TWO HUNDRED AND 50/100 (200.50') FEET TO A POINT AT THE SOUTHWESTERLY TERMINUS OF SAID GARDEN AVENUE;

THENCE TURNING AN INTERIOR ANGLE OF 245°-46'-20" AND PROCEEDING NORTHWESTERLY ALONG THE WESTERLY TERMINUS OF GARDEN AVENUE A DISTANCE OF FORTY THREE AND 86/100 (43.86') FEET TO A STAKE FOUND AT THE NORTHWESTERLY TERMINUS OF GARDEN AVENUE;

THENCE TURNING AN INTERIOR ANGLE OF 114°-13'-40" AND PROCEEDING IN A GENERAL NORTHWESTERLY DIRECTION ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF GARDEN AVENUE A DISTANCE OF SIXTY FIVE AND 50/100 (65.50') FEET TO A STAKE FOUND, BOUNDED NORTHERLY BY LAND NOW OR FORMERLY BELONGING TO SHARON CIABOTTONI;

THENCE TURNING AN INTERIOR ANGLE OF 165°-20'-23" AND PROCEEDING IN A GENERAL NORTHERLY DIRECTION A DISTANCE OF ONE HUNDRED FIFTY-FIVE AND 82/100 (155.82') FEET TO A POINT IN THE SOUTHERLY LINE OF HARTFORD AVENUE;

THENCE PROCEEDING IN A GENERAL WESTERLY DIRECTION FOLLOWING THE ARC OF A CURVE HAVING A DELTA ANGLE OF 12°- 08'-44", A RADIUS OF ONE THOUSAND TWO HUNDRED NINETY EIGHT AND 55/100 (1,298.55') FEET, AND AN ARC LENGTH OF TWO HUNDRED SEVENTY FIVE AND 27/100 (275.27') FEET TO A R.I. HIGHWAY BOUND FOUND THIRTY AND 00/100 (30.00') FEET LEFT OF STATION 64+ 90.9 AS DEFINED ON R.I. HIGHWAY PLAT #305;

THENCE CONTINUING IN A WESTERLY DIRECTION A DISTANCE OF TWO HUNDRED TWO AND 32/100 (202.32') FEET TO A P.C.;

THENCE CONTINUING IN A WESTERLY DIRECTION FOLLOWING THE ARC OF A CURVE HAVING A DELTA ANGLE OF 9°-03'-25", A RADIUS OF ONE THOUSAND TWO HUNDRED ONE AND 13/100 (1201.13') FEET AND AN ARC LENGTH OF ONE HUNDRED EIGHTY NINE AND 85/100 (189.85') FEET TO A STAKE SET AT THE POINT AND PLACE OF BEGINNING, THE LAST THREE (3) COURSES BEING ALONG THE SOUTHERLY LINE OF HARTFORD AVENUE AS DEFINED BY R.I. HIGHWAY PLAT #305;

FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAN ENTITLED, "(SUBDIVISION), SURVEY OF LAND FOR BJZ ASSOCIATES IN THE TOWN OF JOHNSTON, R.I., LOUIS CALCAGNI, R.L.S., MAY 1984, REVISED DECEMBER, 1984, SCALE 1" = 50"'.

PARCEL II – (LOT 5)

THAT CERTAIN PARCEL OR TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF HARTFORD AVENUE IN THE TOWN OF JOHNSTON, STATE OF RHODE ISLAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY LINE OF HARTFORD AVENUE AT THE NORTHWESTERLY COMER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO HENRY PARRILLO ET UX;

THENCE PROCEEDING IN A GENERAL SOUTHERLY DIRECTION BOUNDED WESTERLY IN PART BY SAID PARRILLO, AND IN PART BY LAND NOW OR FORMERLY BELONGING TO ELVERA PELLEGRINO ET ALS A DISTANCE OF SIX HUNDRED FORTY-FIVE AND 82/100 (645.82') FEET TO AN IRON ROD SET;

THENCE TURNING AN INTERIOR ANGLE OF 86°-57'-53" AND PROCEEDING EASTERLY BOUNDED SOUTHERLY BY SAID PELLEGRINO ET ALS A DISTANCE OF ONE HUNDRED NINETY FIVE AND 38/100 (195.38') FEET TO A STAKE SET;

THENCE TURNING AN INTERIOR ANGLE OF 96°-07'-50" AND PROCEEDING NORTHERLY A DISTANCE OF FIVE HUNDRED FIFTY SEVEN AND 07/100 (557.07') FEET TO A STAKE SET IN THE SOUTHERLY LINE OF SAID HARTFORD AVENUE;

THENCE PROCEEDING IN A GENERAL WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF HARTFORD AVENUE AS DEFINED BY R.I. HIGHWAY PLAT #305, FOLLOWING THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED ONE AND 13/100 (1,201.13') FEET, A DELTA ANGLE OF 11°-24'-19", AND AN ARC LENGTH OF TWO HUNDRED THIRTY NINE AND 10/100 (239.10) FEET TO THE POINT AND PLACE OF BEGINNING, BOUNDED NORTHERLY BY SAID AVENUE;

PARCEL III – (LOT 299)

THAT CERTAIN PARCEL OR TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF HARTFORD AVENUE IN THE TOWN OF JOHNSTON, STATE OF RHODE ISLAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO SHARON CIABOTTONI;

THENCE PROCEEDING IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF HARTFORD AVENUE AS DEFINED ON R.I. HIGHWAY PLAT #305, FOLLOWING THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED NINETY EIGHT AND 55/100 (1,298.55') FEET, A DELTA ANGLE OF 1°-45'-54" AND AN ARC LENGTH OF FORTY AND 00/100 (40.00') FEET TO A POINT. SAID COURSE BOUNDED NORTHERLY BY HARTFORD AVENUE;

THENCE PROCEEDING IN A GENERAL SOUTHERLY DIRECTION A DISTANCE OF ONE HUNDRED FIFTY FIVE AND 82/100 (155.82') FEET TO AN EXISTING STAKE FOUND. SAID STAKE BEING AT THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND AT THE SOUTHWESTERLY CORNER OF LAND OF SAID CIABOTTONI. SAID STAKE ALSO BEING SIXTY FIVE AND 50/100 (65.50') FEET WESTERLY OF ANOTHER STAKE FOUND AT THE MOST NORTHWESTERLY TERMINUS OF GARDEN AVENUE, SAID MEASUREMENT BEING ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID AVENUE;

THENCE TURNING AN INTERIOR ANGLE OF 14°-39'-37" AND PROCEEDING IN A NORTHEASTERLY DIRECTION, BOUNDED EASTERLY BY SAID CIABOTTONI LAND A DISTANCE OF ONE HUNDRED FIFTY SEVEN AND 47/100 (157.47') FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL IV – (LOT 352)

THAT CERTAIN PARCEL OR TRACT OF LAND, TOGETHER WITH ANY OR ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED SOUTHERLY OF HARTFORD AVENUE, IN THE TOWN OF JOHNSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SIX HUNDRED FORTY-FIVE AND 82/100 (645.82) FEET SOUTHERLY OF THE SOUTHERLY LINE OF HARTFORD AVENUE, AT A POINT IN SAID LINE OF HARTFORD AVENUE LOCATED AT STATION 71+22.21 AS SHOWN ON THE RI. STATE HIGHWAY PLAT 305;

THENCE RUNNING SOUTHERLY BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF ELVERA PELLEGRINO SIX HUNDRED SIXTEEN AND 45/100 (616.45) FEET TO A DRILL HOLE;

THENCE TURNING AN INTERIOR ANGLE OF 65° 42' 56" AND RUNNING EASTERLY BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF DORIS MCDONALD, ET ALS, FIVE HUNDRED NINETY-FIVE AND 78/100 (595.78) FEET TO A DRILL HOLE;

THENCE TURNING AN INTERIOR ANGLE OF 114° 36' 27" AND RUNNING NORTHERLY BOUNDED EASTERLY BY LAND NOW OR LATELY OF BJZ ASSOCIATES FOUR HUNDRED AND 35/100 (400.35) FEET TO AN IRON ROD;

THENCE TURNING AN INTERIOR ANGLE OF 68° 38' 32" AND RUNNING WESTERLY BOUNDING NORTHERLY ON SAID LAST NAMED LAND FOUR HUNDRED NINETY-SIX AND 09/100 (496.09) FEET TO T.HE POINT AND PLACE OF BEGINNING, THERE FORMING AN INTERIOR ANGLE OF 93° 02' 07" WITH THE FIRST DESCRIBED COURSE, CONTAINING SIX AND 35/100 (6.35) ACRES OF LAND, MORE OR LESS, AND BEING FURTHER DELINEATED AS PARCEL 3 AS SHOWN ON PROPERTY SURVEY PREPARED BY GEORGE J. GEISSER JR., CO. DATED DECEMBER 11, 1986 SCALE 1" = 50'.

Scale: 1"=50'
0 25' 50' 100'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

No.	Date	Description	By:
2	10/10/19	Updated Wetland Flags and Utilities	B.C.G.
1	4/17/19	Updated Wetland Flags	A.J.F.
0	4/5/19	Boundary/Topographic Survey	A.J.F.

Drawn By: A.J.F.

Boundary/Topographic Survey

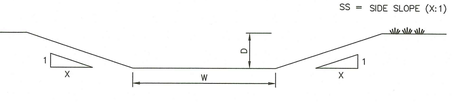
1300 Hartford Ave

Johnston, Rhode Island

Client
Darrow Everett, LLP
One Turks Head Place, Suite 1200, Providence, Rhode Island 02903
tel (401) 453-1200 fax (401) 453-1201

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

W = WIDTH
D = DEPTH
SS = SIDE SLOPE (X:1)



Swale Nomenclature
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 2 7 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Stephen D. Hancock

Hartford Ave (Route 6A)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SEDIMENT TRAP C
STOCKPILE AREA
CONCRETE WASHOUT (SEE SHEET 13)
PROPOSED BUILDING OUTLINE
PAVEMENT AREAS OUTLINE (TYP)
CONSTRUCTION STAGING AREA
SWALE C–S
L=120'
AVGS=0.5%
W=3.0'
D=1.0'
SS=3:1
SWALE A–N
L=158'
AVGS=1.1%
W=2.0'
D=1.0'
SS=3:1
SEDIMENT TRAP A
SWALE A–S
L=205'
AVGS=7.0%
W=2.0'
D=1.0'
SS=3:1
REINFORCED TURF MAT TO BE INSTALLED DURING THE EROSION CONTROL PHASE
SWALE B–W
L=345'
AVGS=2.1%
W=2.0'
D=1.0'
SS=3:1
SEDIMENT TRAP B
SWALE B–E
L=173'
AVGS=1.5%
W=3.0'
D=1.0'
SS=3:1
OFFSITE DIVERSION SWALE O–E
L=291'
AVGS=2.6%
W=3.0'
D=1.0'
SS=3:1
SWALE AT TOE OF SLOPE (SEE SHEET 13)

Environmental Management
OCT 11 2019
Office of Water Resources

Soil Erosion Control Legend:

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT BASIN
- TEMPORARY SEDIMENT TRAP
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0) OR APPROVED EQUAL)
- CLASS C SILT FENCE
- TRIBUTARY AREA TO SESC
- PROPOSED LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE (308)
- TEMPORARY CONTOUR (308)
- INLET SEDIMENT CONTROL

Soil Erosion Control Implementation Phasing

Phase IA– INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
Phase IB – INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS
Phase IC– CONSTRUCT PROPOSED DIVERSIONS
Phase IIA– CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.
Phase IIB– STABILIZE ALL DISTURBED AREAS. DE–CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.
Note– SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

Scale: 1"=40'
0 20' 40' 80'

Note: This Plan Must Be Reproduced In Color

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
No. 18341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/10/2019

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

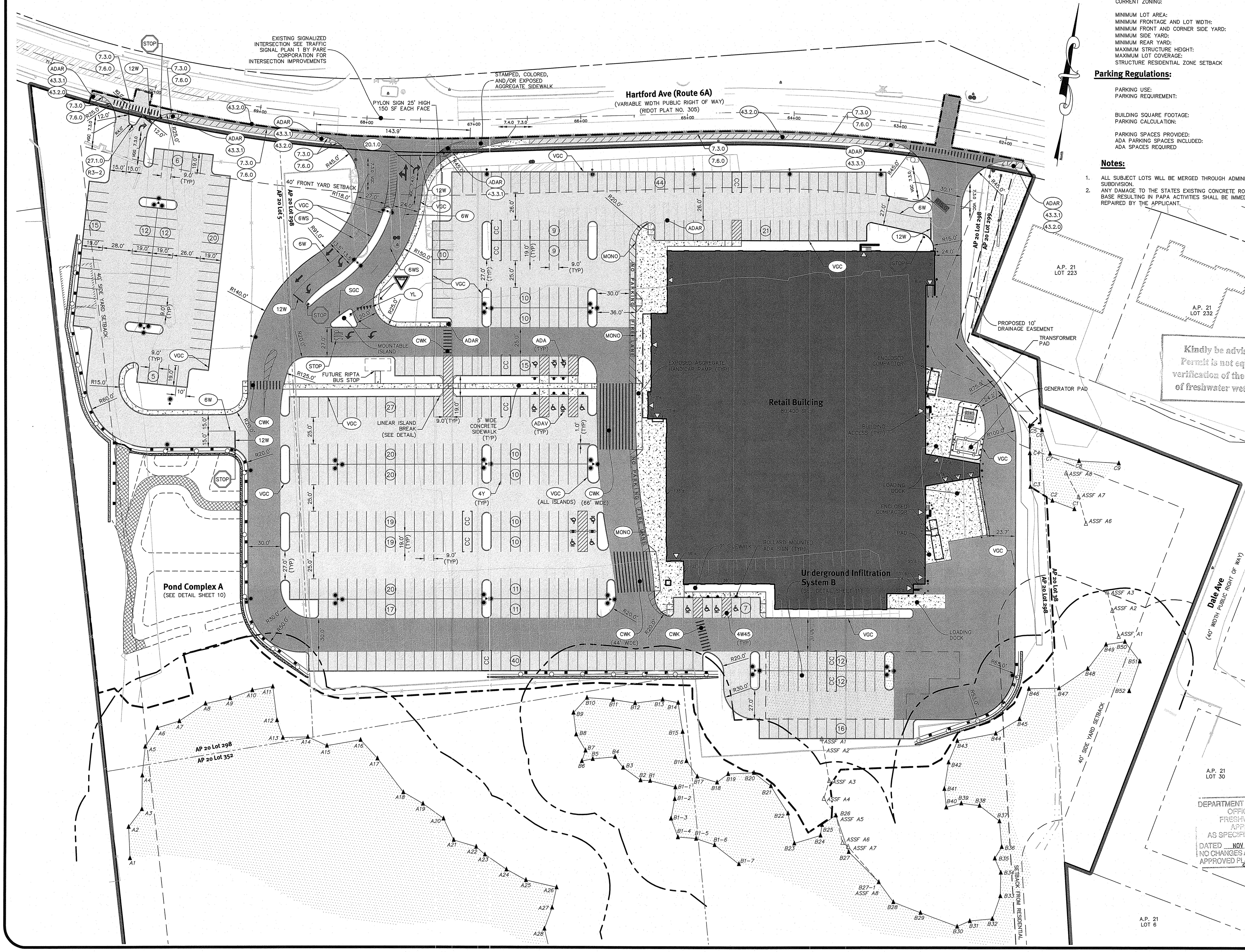
No.	Date	Description	By
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Master Connection	P.A.A.
	06-28-2019	Preliminary Submission	P.A.A.

Design By: B.C.G.
Drawn By: P.A.A.

Soil Erosion & Sediment Control Plan

1300 Hartford Avenue
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 2nd Floor, Providence, RI 02903



Dimensional Regulations:

CURRENT ZONING:	B-2	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	N/A SF	888,515 SF
MINIMUM FRONTAGE AND LOT WIDTH:	N/A	893'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	87'
MINIMUM SIDE YARD:	40'	43'
MINIMUM REAR YARD:	40'	410'
MAXIMUM STRUCTURE HEIGHT:	35'	35'
MAXIMUM LOT COVERAGE:	50%	20%
STRUCTURE RESIDENTIAL ZONE SETBACK	50'	125'

Parking Regulations:

PARKING USE:	RETAIL
PARKING REQUIREMENT:	3 SPACES PER 1,000 SF MINIMUM 4 SPACES PER 1,000 SF MAXIMUM
BUILDING SQUARE FOOTAGE:	80,400 SF
PARKING CALCULATION:	80,400 X 3/1,000 SF = 242 SPACES
PARKING SPACES PROVIDED:	490 SPACES
ADA PARKING SPACES INCLUDED:	15 SPACES
ADA SPACES REQUIRED	11 SPACES

Notes:

1. ALL SUBJECT LOTS WILL BE MERGED THROUGH ADMINISTRATIVE SUBDIVISION.
2. ANY DAMAGE TO THE STATES EXISTING CONCRETE ROADWAY BASE RESULTING IN PAPA ACTIVITIES SHALL BE IMMEDIATELY REPAIRED BY THE APPLICANT.

Environmental Management
OCT 11 2019
Office of Water Resources

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DiPrete Engineering
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BRIAN C. GIROUX
No. 8341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

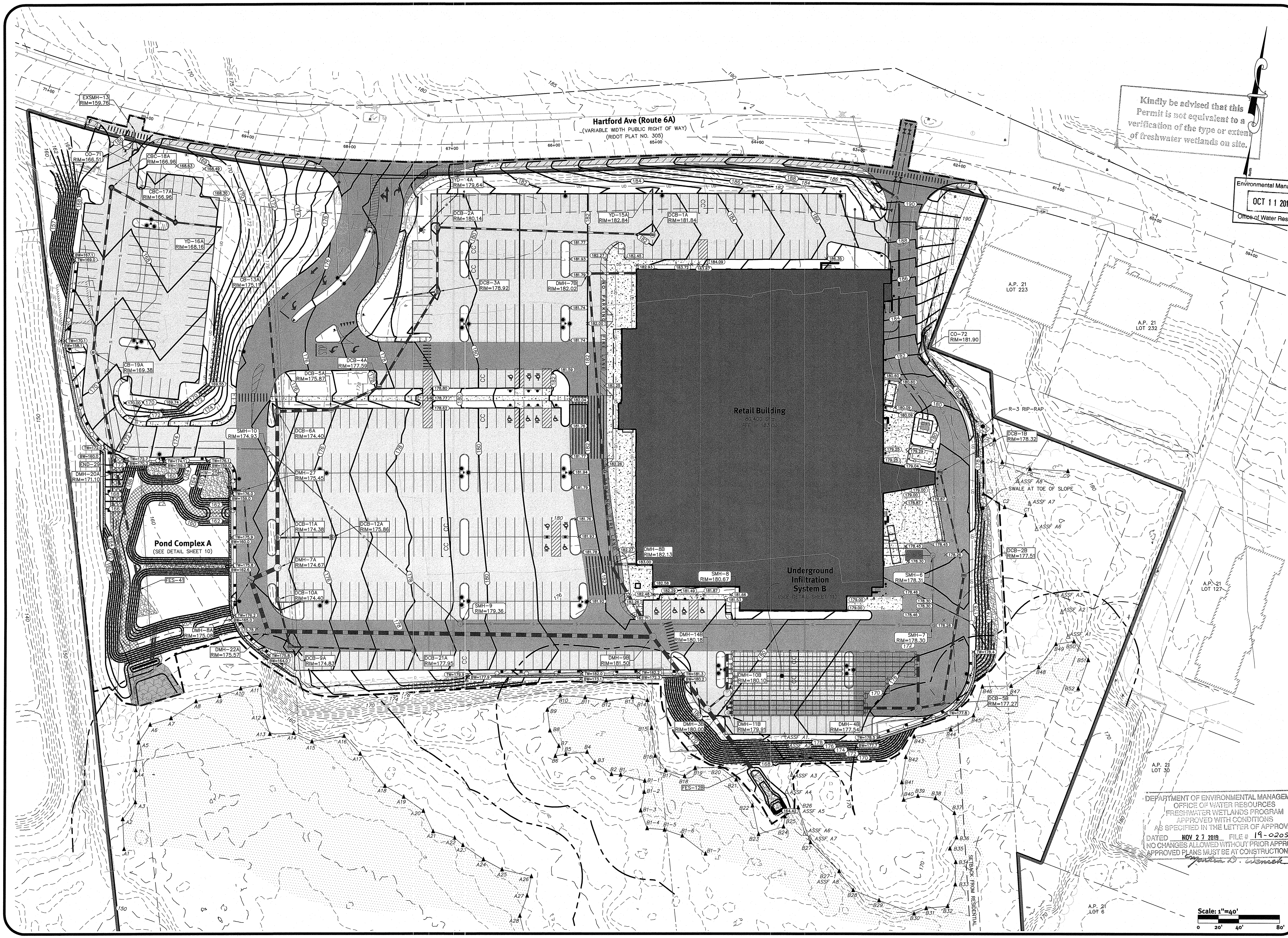
Drawn By: P.A.A. Design By: B.C.G.

Site Layout Plan

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903



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BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER CIVIL
10/10/2019

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No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

Drawn By: P.A.A. Design By: B.C.G.

Grading Plan

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

NOTE: UTILITY CONNECTIONS WITHIN THE STATE'S RIGHT-OF-WAY REQUIRES RIDOT UTILITY PERMIT APPROVAL. RIDOT PHYSICAL ALTERATION PERMIT APPLICATION (PAPA) APPROVAL DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK.

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

Environmental Management
OCT 11 2019
Office of Water Resources

Hartford Ave (Route 6A)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RIDOT PLAT NO. 305)

Retail Building
66,400 SF
FFE = 184.00

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Scale: 1"=40'
0 20' 40' 80'

DiPrete Engineering
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BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Description	Date	By
1	Revision Per RIDEM/DO Comments	10-10-2019	P.A.A.
2	Revised Fire & Water Connection	08-23-2019	P.A.A.
3	Site Plan Review Submission	06-28-2019	S.K.

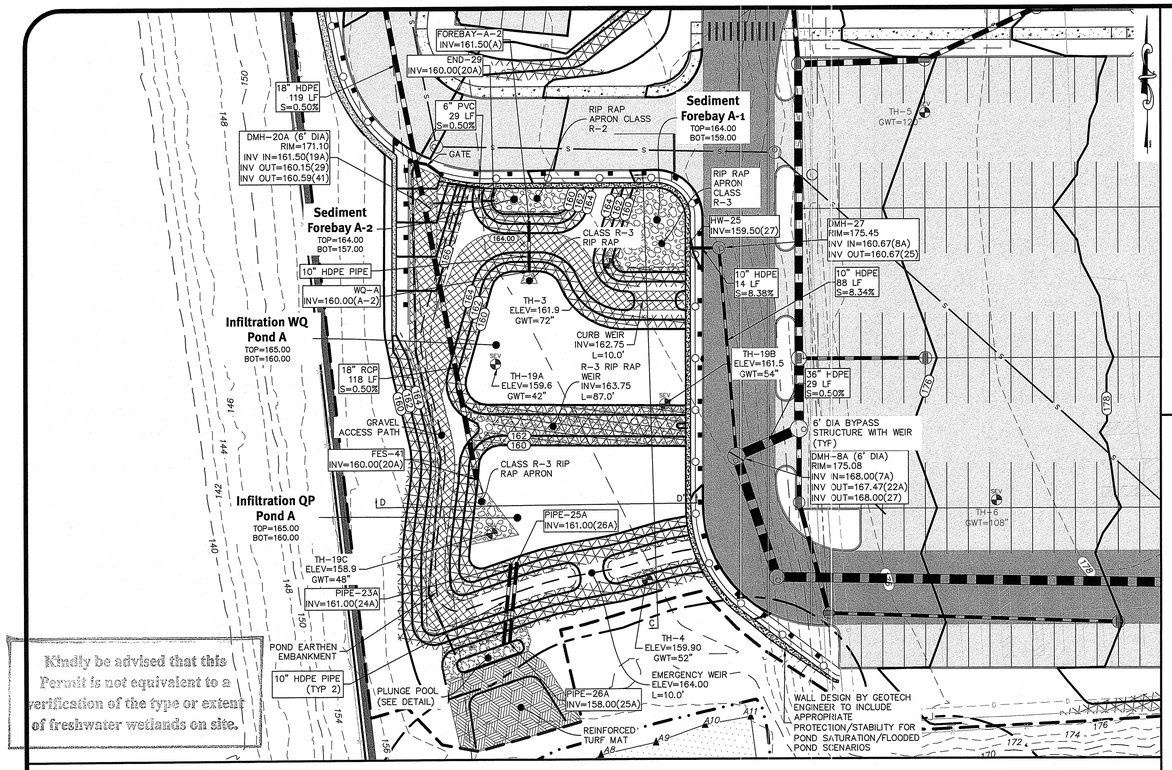
Drawn By: P.A.A. Design By: B.C.G.

Utilities Plan

1300 Hartford Avenue

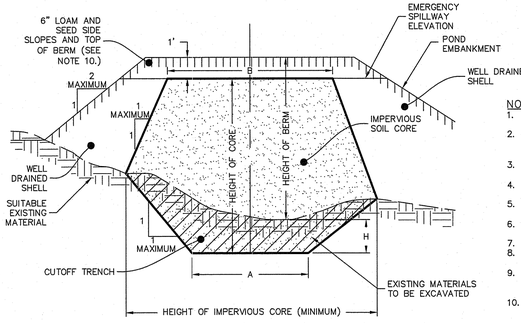
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Tanks Head Place, 32nd Floor, Providence, RI 02903



Pond Complex A

Scale: 1"=30'
0 15' 30' 60'



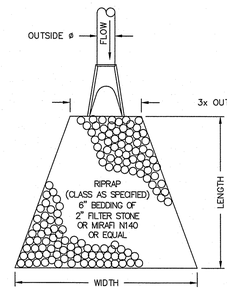
Pond Earthen Embankment

NOT TO SCALE

BERM HEIGHT (FT)	TOP WIDTH OF CORE – B (FT)
0–6.5	8.2
6.6–9.8	9.2
9.9–13.1	9.8
13.2–16.4	10.8
16.5–19.7	11.5

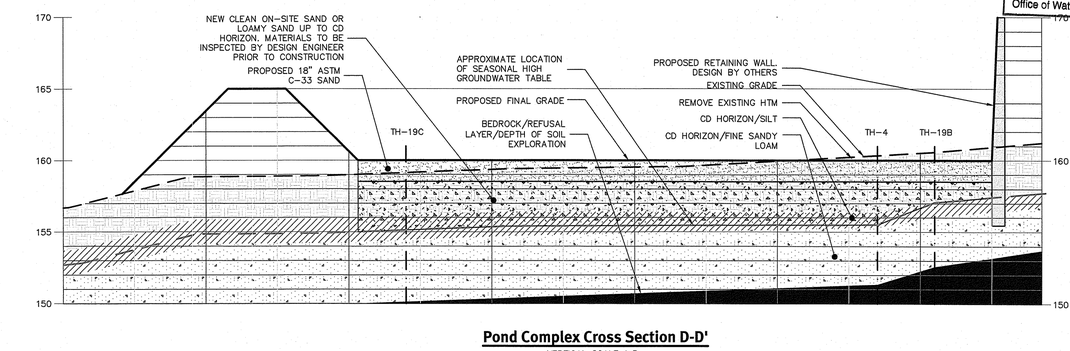
NOTES:
1. IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS.
2. IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 55% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/S.
3. WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
4. MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
5. THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
6. THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'–8', AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
7. SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
8. IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1'x1' (Ax#).
9. COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
10. SIDE SLOPE OF POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
11. THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
12. ALL EMBANKMENTS TO BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.

FLARED END	LENGTH	WIDTH	CLASS
FLARED END 41	20.00	23.00	R–3



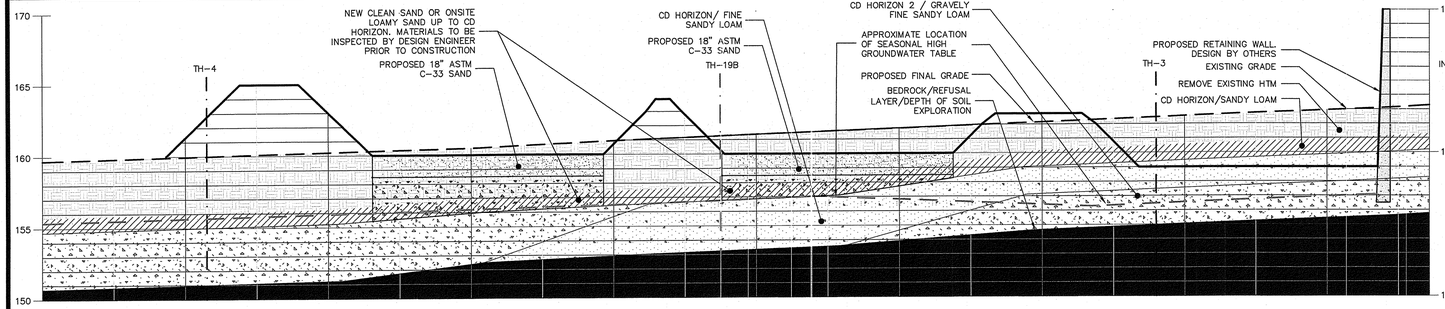
Riprap Apron/ FE Detail

NOT TO SCALE



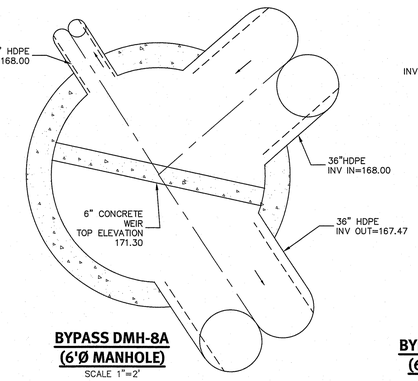
Pond Complex Cross Section D-D'

VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:10



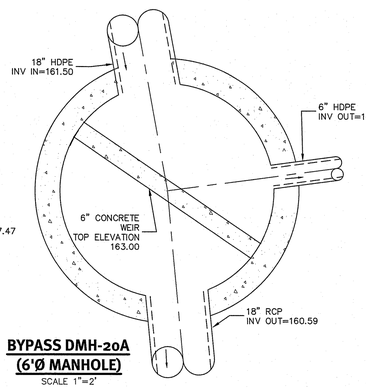
Pond Complex Cross Section C-C'

VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:10



BYPASS DMH-8A (6'Ø MANHOLE)

SCALE 1"=2'

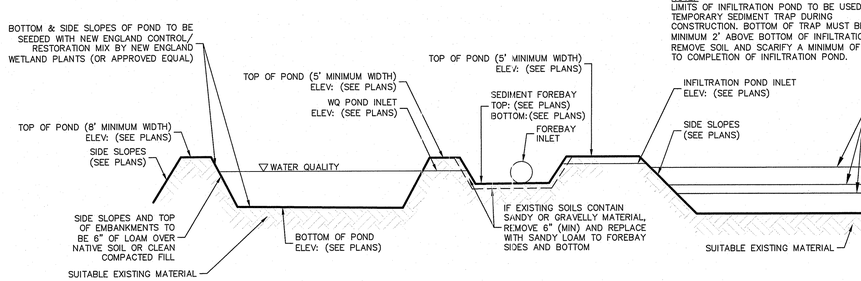


BYPASS DMH-20A (6'Ø MANHOLE)

SCALE 1"=2'

DESCRIPTION	WQ–A
TOP OF POND ELEVATION	165.00
100 YEAR STORM ELEVATION	164.03
10 YEAR STORM ELEVATION	163.85
1 YEAR STORM ELEVATION	163.79
WQ STORM ELEVATION	162.63
BOTTOM OF POND ELEVATION	160.00
SEASONAL HIGH GWT ELEVATION	156.00
SOIL EVALUATION	TH–3&4

NOTE:
LIMITS OF INFILTRATION POND TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)



NOTE:
LIMITS OF INFILTRATION POND TO BE USED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. BOTTOM OF TRAP MUST BE AT MINIMUM 2' ABOVE BOTTOM OF INFILTRATION POND. REMOVE SOIL AND SCARIFY A MINIMUM OF 1' PRIOR TO COMPLETION OF INFILTRATION POND.

WQ INFILTRATION POND
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

INFILTRATION POND
NOT TO SCALE

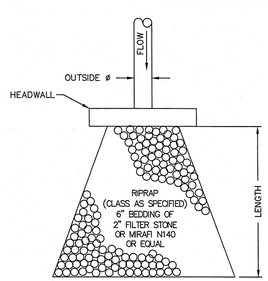
Pond Complex System

NOT TO SCALE

DESCRIPTION	QP–A
TOP OF POND ELEVATION	165.00
100 YEAR STORM ELEVATION	164.03
10 YEAR STORM ELEVATION	162.69
1 YEAR STORM ELEVATION	161.32
BOTTOM OF POND ELEVATION	160.00
SEASONAL HIGH GWT ELEVATION	156.00
SOIL EVALUATION	TH–3&4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

HEADWALL	LENGTH	WIDTH	CLASS
HEADWALL 25	SEE PLAN	SEE PLAN	R–3



Riprap Apron/ Headwall Detail

NOT TO SCALE

Received
Office of Water Resources
OCT 11 2019
Department of Environmental Management

BRIAN C. GIROUX
NEW HAMPSHIRE
9341
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering
Boston • Providence • Newport
Two Stafford Court Cranston, RI 02920
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This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineer representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

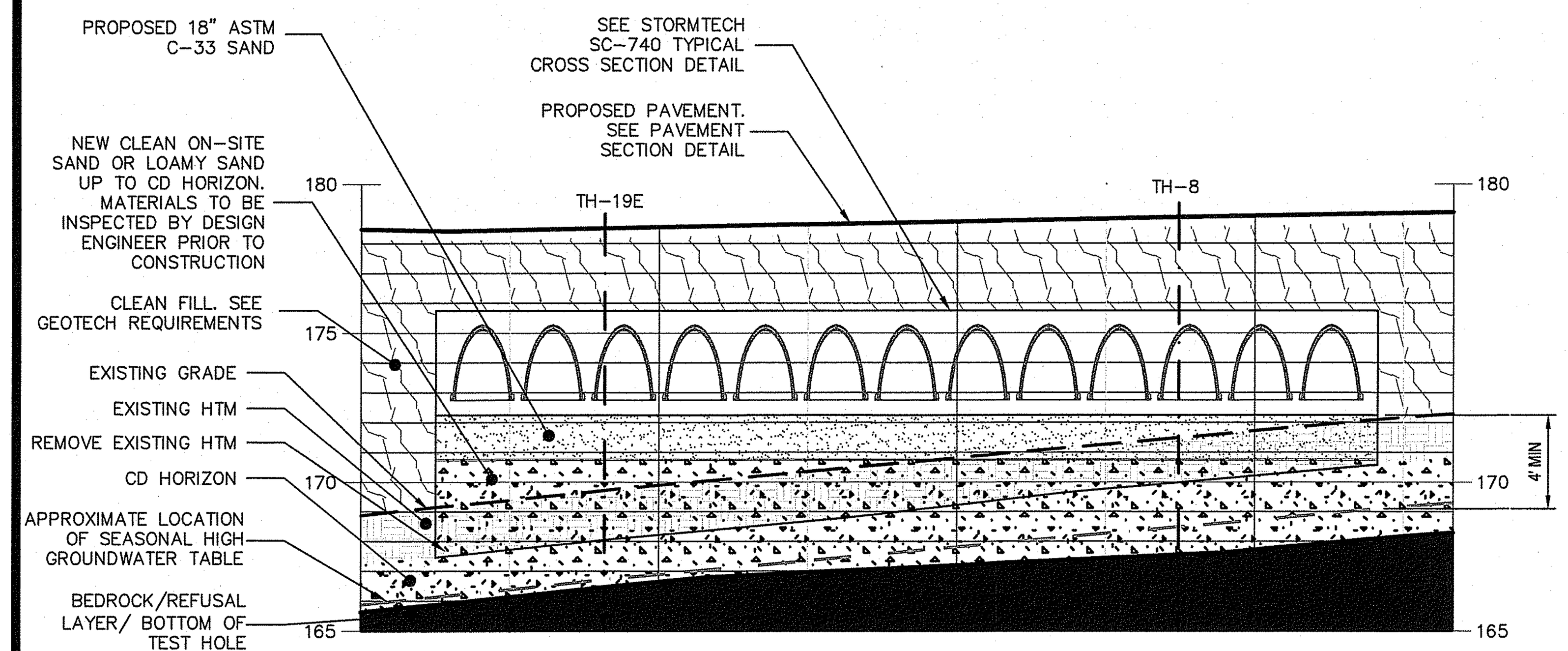
Drawn By: P.A.A. Design By: B.C.G.

Pond Complex A Details

1300 Hartford Avenue
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

SHEET 10 OF 19



UIS- B Cross Section A-A'

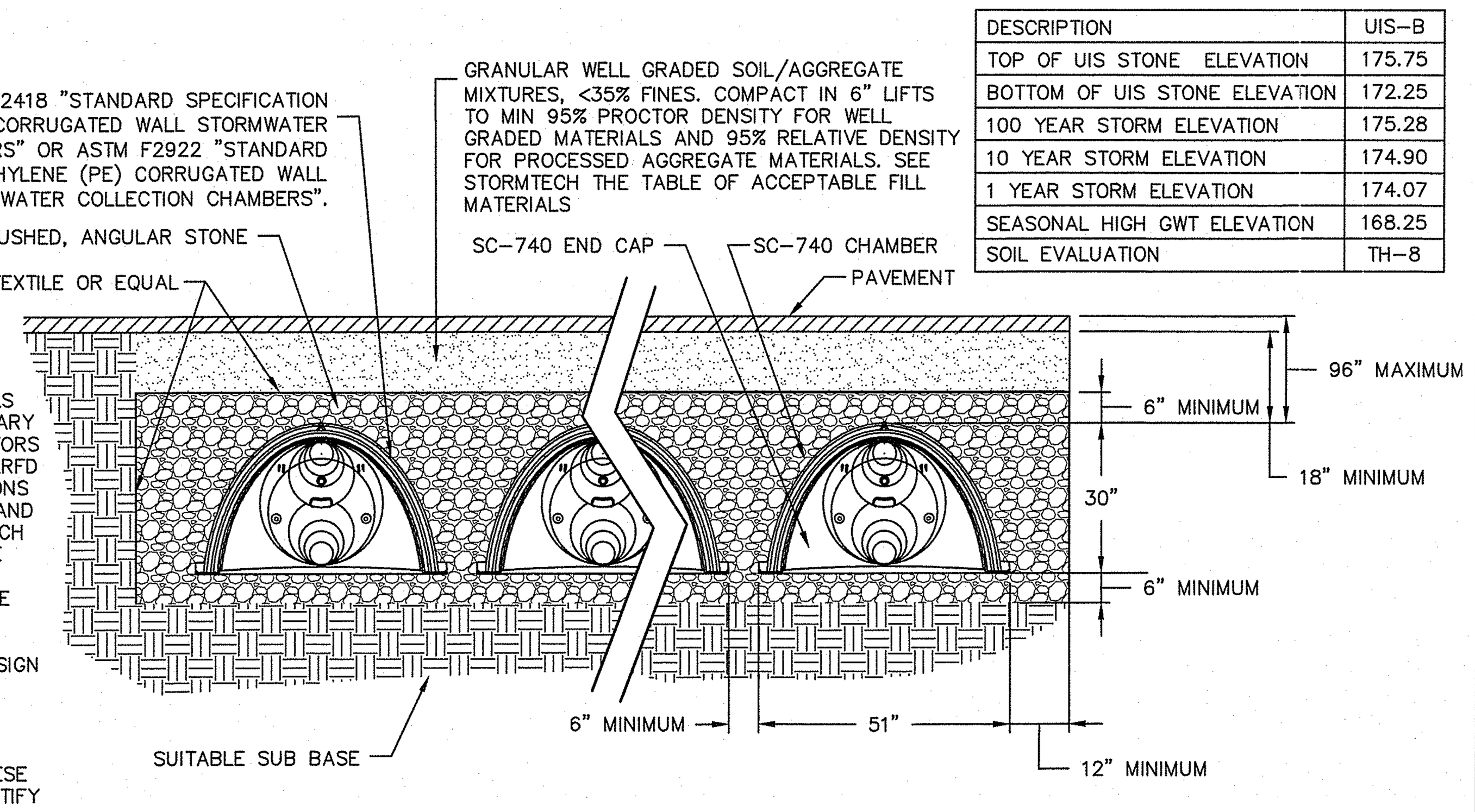
VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:10

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

NOTES:

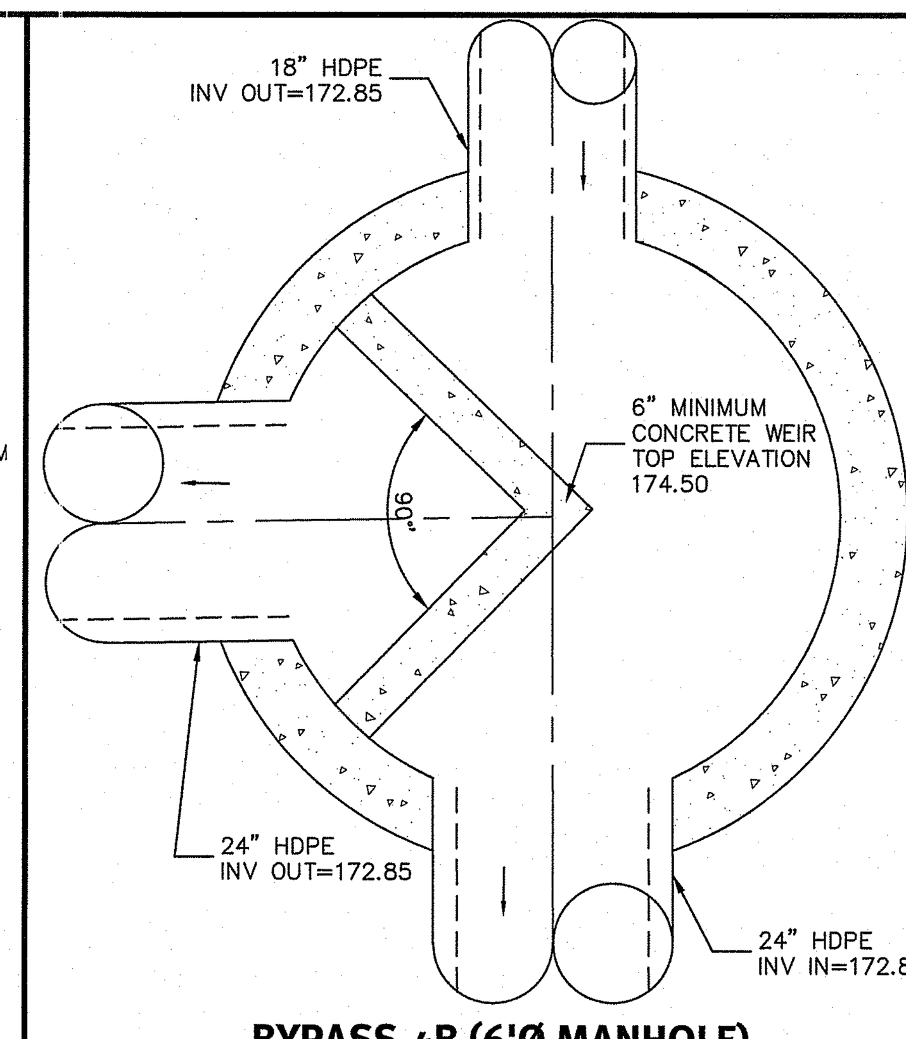
1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL.
3. ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESCRIPTION	UIS-B
TOP OF UIS STONE ELEVATION	175.75
BOTTOM OF UIS STONE ELEVATION	172.25
100 YEAR STORM ELEVATION	175.28
10 YEAR STORM ELEVATION	174.90
1 YEAR STORM ELEVATION	174.07
SEASONAL HIGH GWT ELEVATION	168.25
SOIL EVALUATION	TH-8



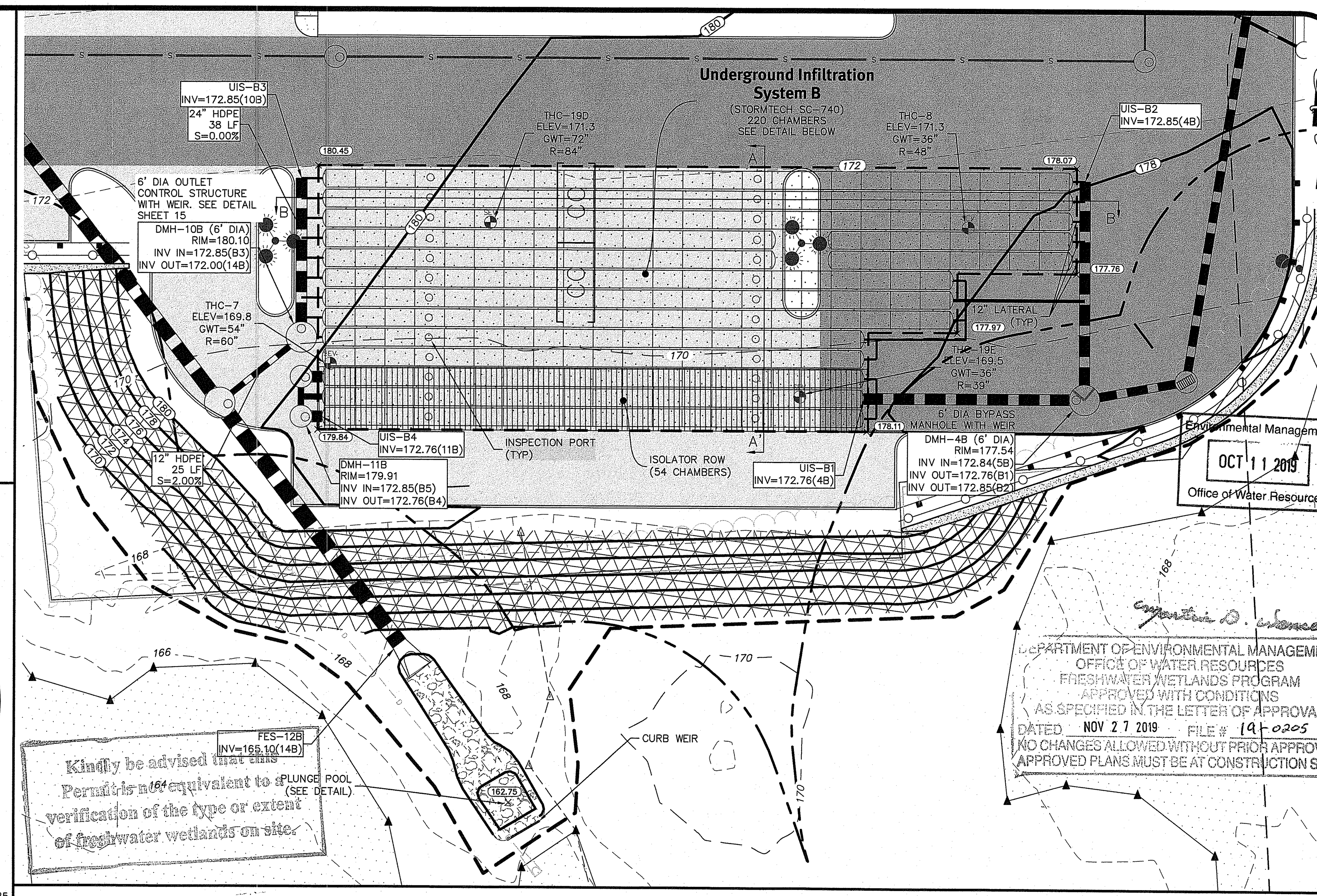
Stormtech SC-740 Typical Cross Section

NOT TO SCALE



BYPASS-4B (6'Ø MANHOLE)

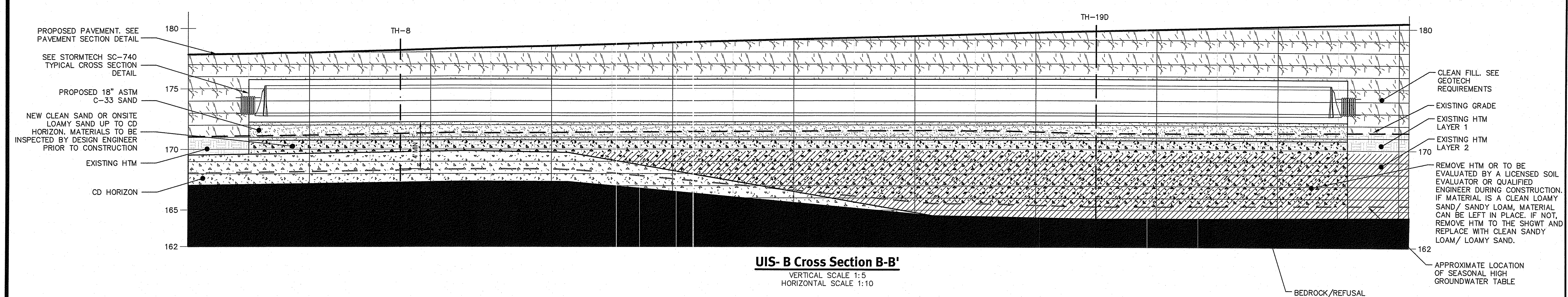
SCALE 1"=2'



Underground Infiltration Systems B

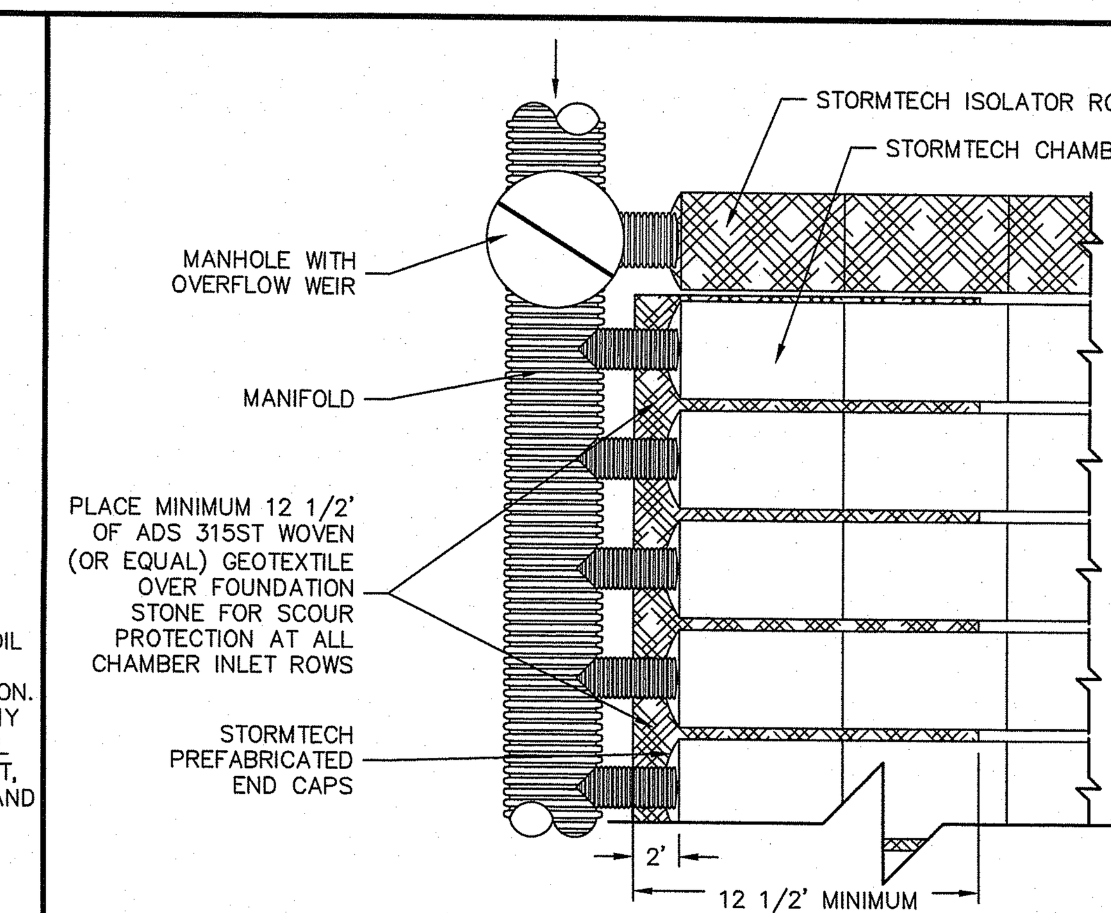
Scale: 1"=20'

0 10' 20' 40'



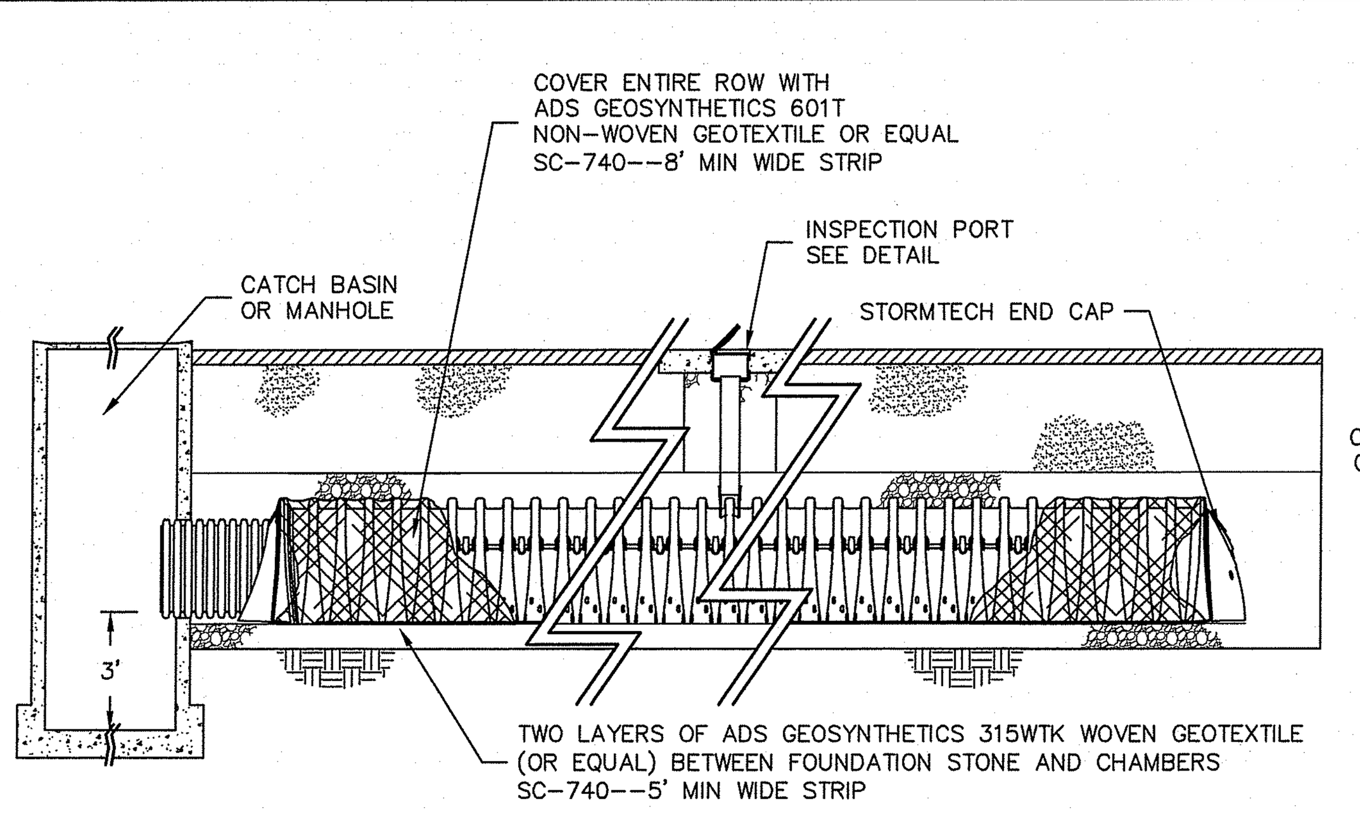
UIS- B Cross Section B-B'

VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:10



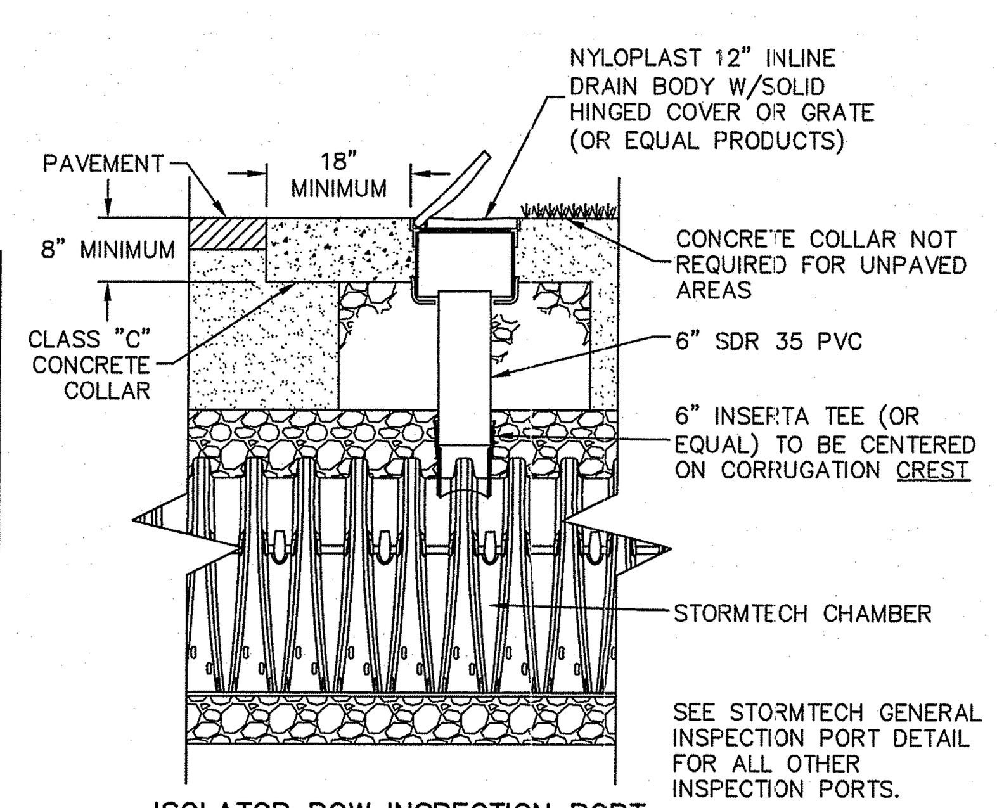
Stormtech Isolator Row Manifold Detail

NOT TO SCALE



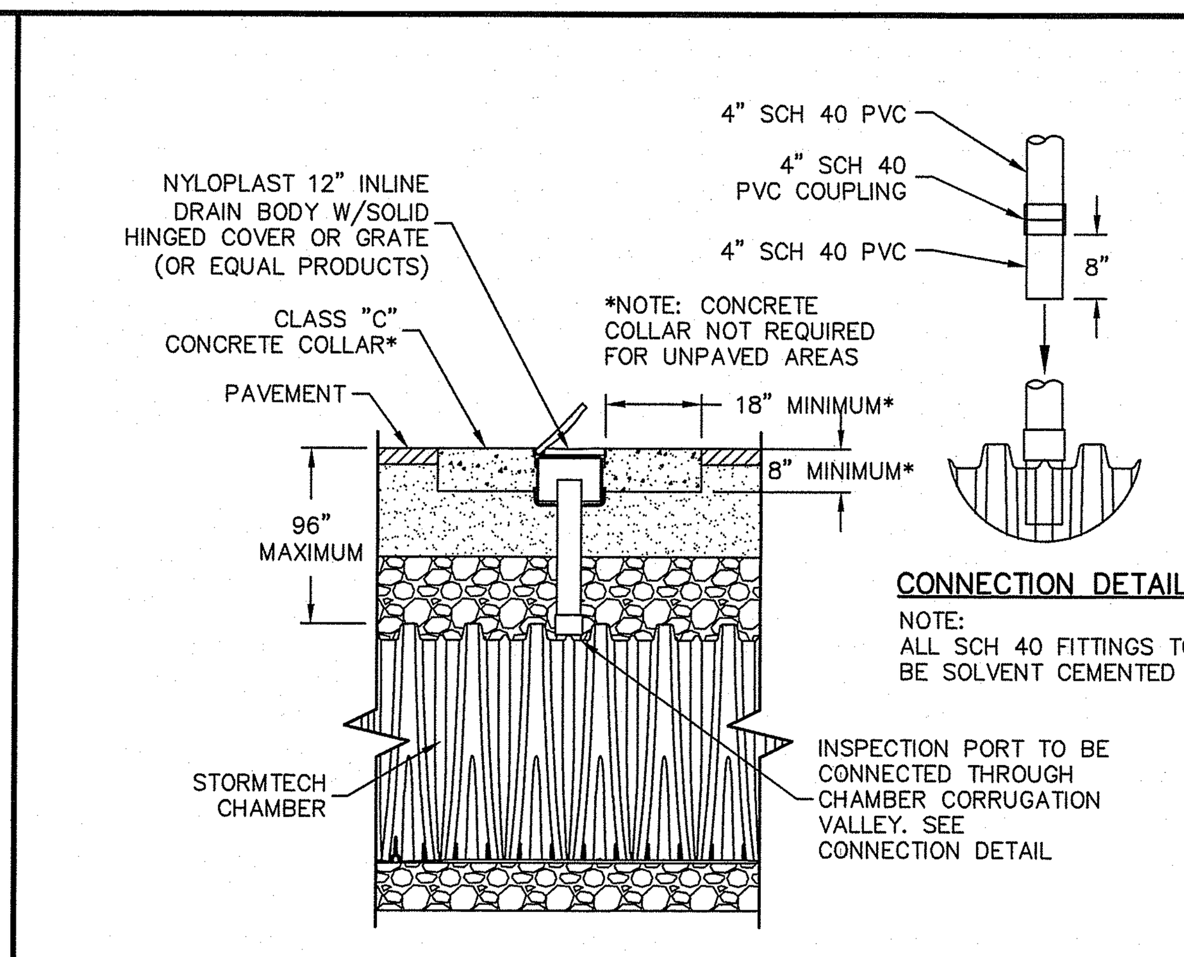
Stormtech Isolator Row Detail (SC-740)

NOT TO SCALE



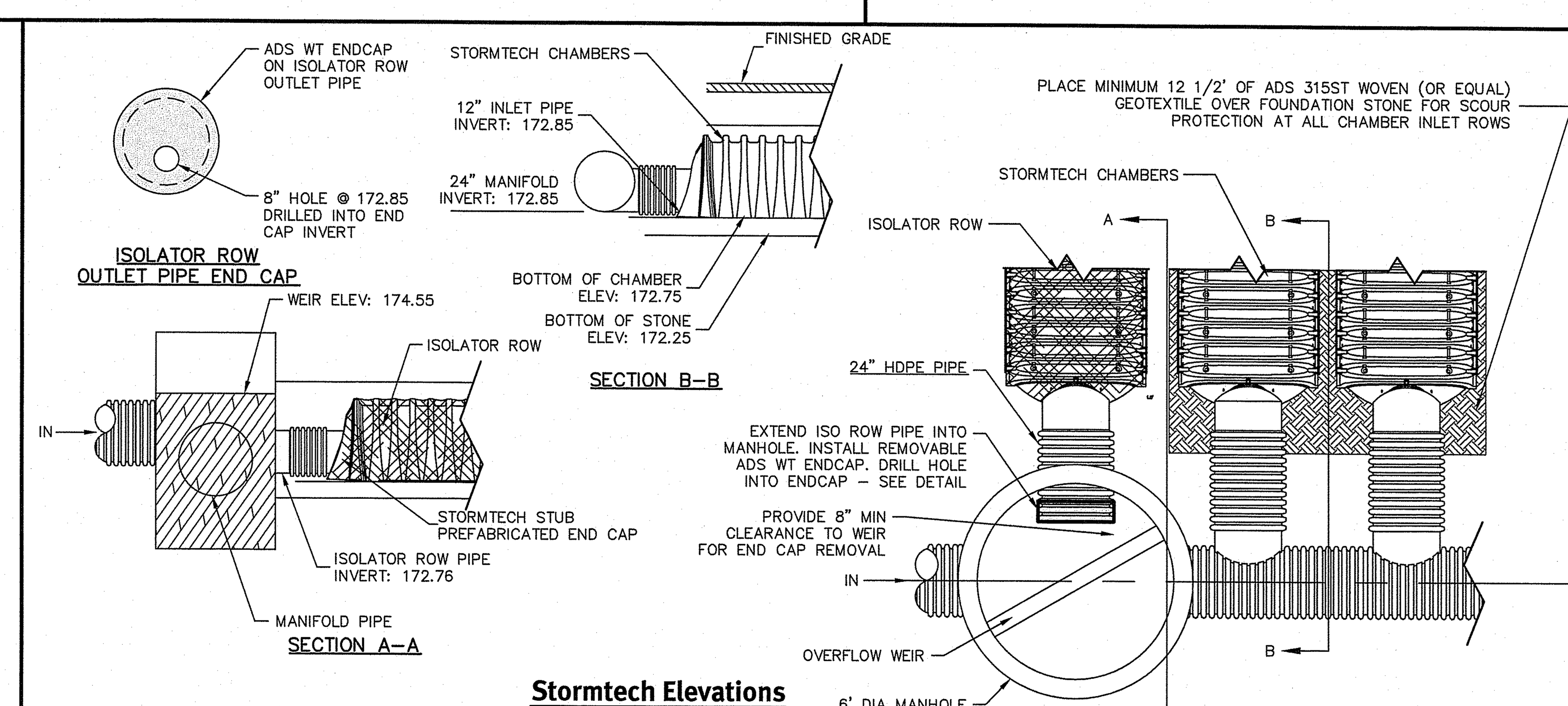
ISOLATOR ROW INSPECTION PORT

NOT TO SCALE



Stormtech General Inspection Port Detail

NOT TO SCALE



Stormtech Elevations

NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-22-2019	Revised Per Staff Comments	S.R.
	06-28-2019	Site Plan Review Submission	P.A.A.

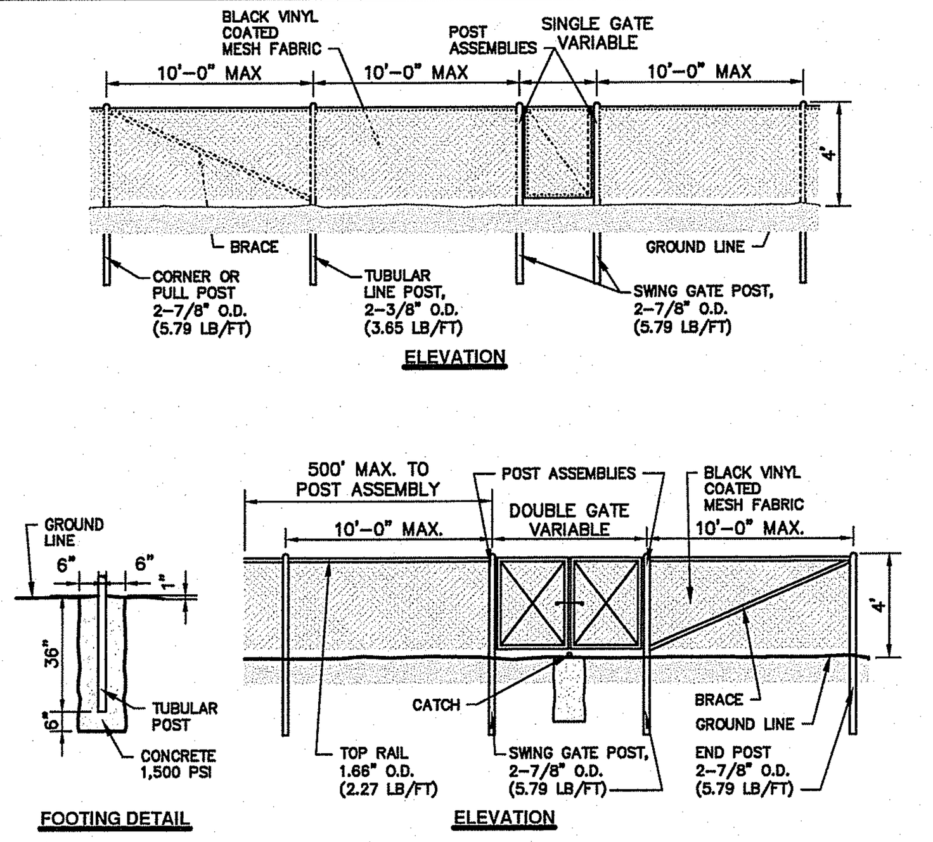
Drawn By: P.A.A. Design By: B.C.G.

Underground Infiltration System B

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 357 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 11th Floor, Providence, RI 02903

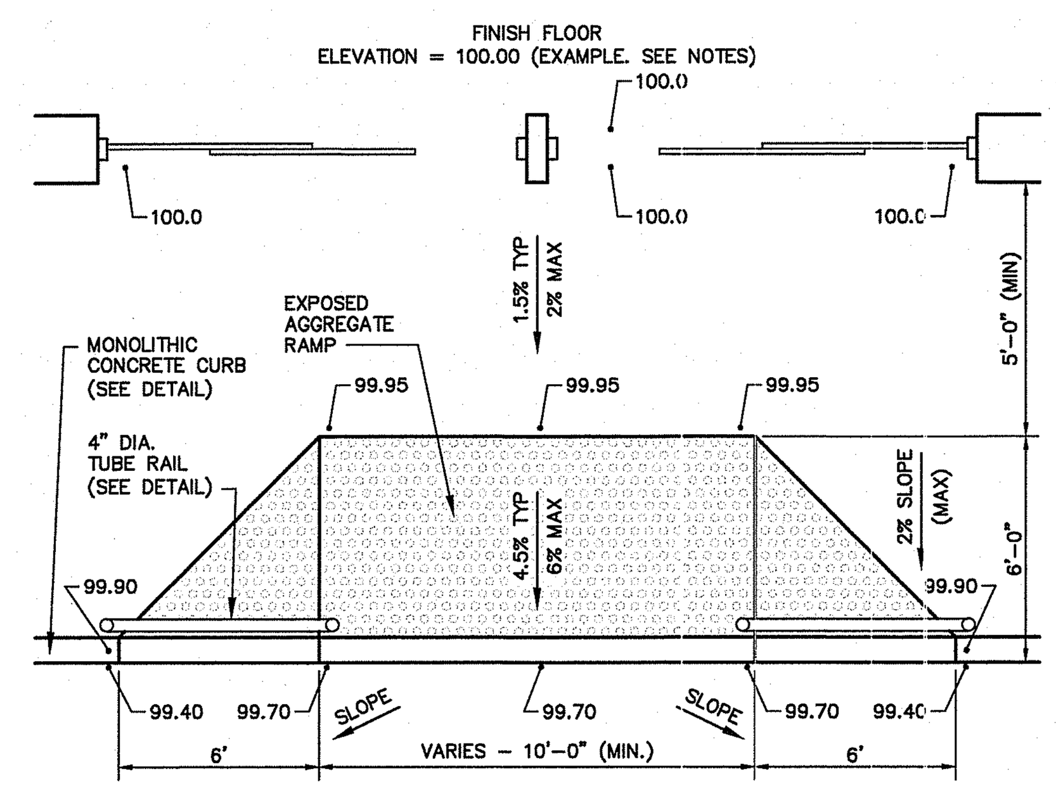


NOTES:

1. ALL END POSTS SHALL HAVE ONE BRACE. ALL CORNER AND INTERMEDIATE BRACE OR PULL POSTS SHALL HAVE TWO BRACES, WITH A MAXIMUM SPACING OF BETWEEN POST ASSEMBLIES OF 500 FEET.
2. ALL POSTS AND HARDWARE SHALL BE BLACK VINYL COATED

4' CHAIN LINK FENCE

N.T.S.

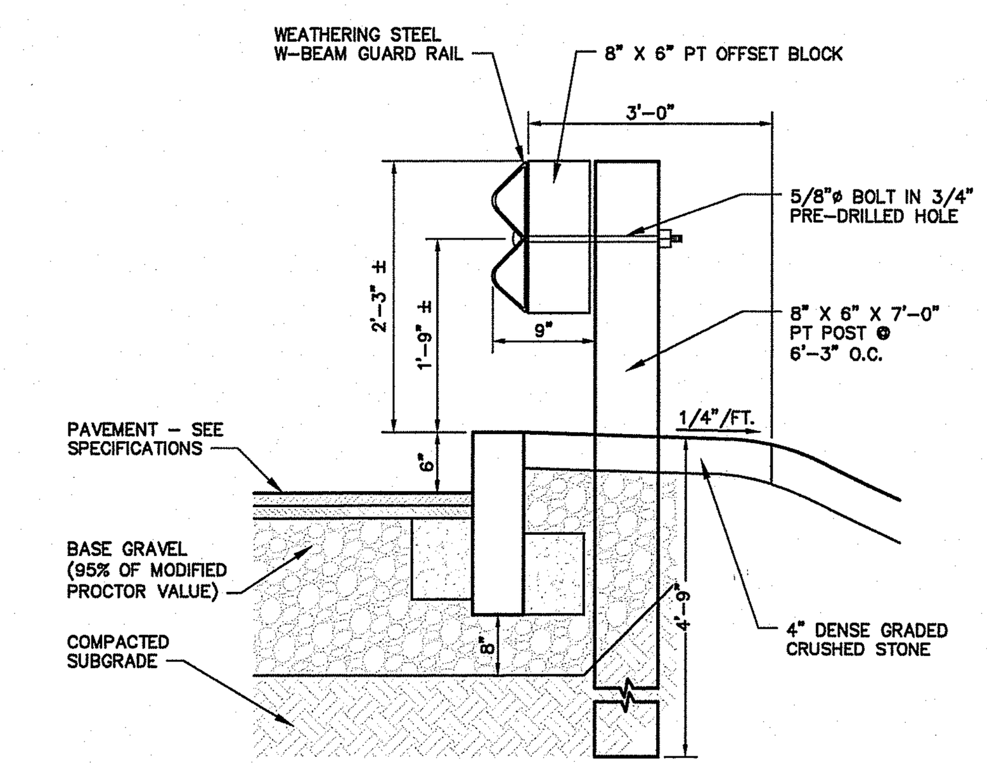


NOTES:

1. THIS PLAN IS A GENERAL REFERENCE FOR TYPICAL GRADING AT A SUPERMARKET FRONT DOOR. SEE CIVIL SITE PLANS FOR ACTUAL RAMP LOCATIONS AND GRADES.
2. ELEVATIONS REPRESENT RELATIVE GRADES ONLY, ACTUAL ELEVATION SHALL VARY FOR EACH SITE.

FRONT DOOR RAMP

N.T.S.

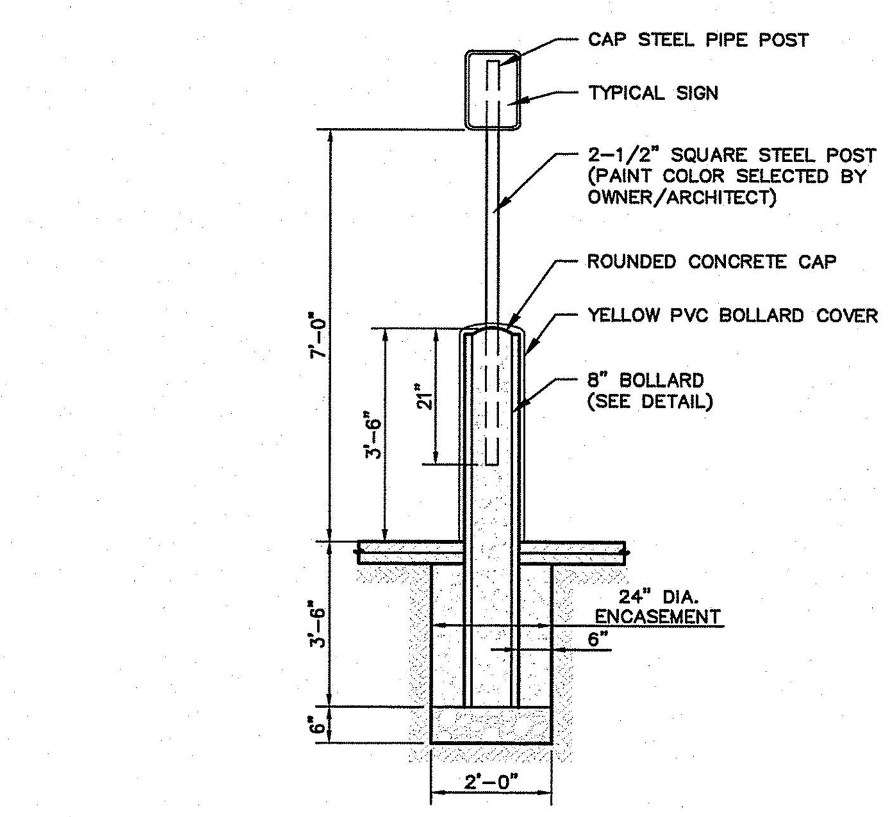


NOTE:

1. STEEL GUARDRAIL ELEMENTS SHALL CONFORM TO AASHTO M270 AND M180 CLASS B/TYPE 2
2. SEE GUARDRAIL OFFSET SCENARIOS DETAIL FOR SETBACK FROM CURB
3. GUARDRAIL MUST MEET OR EXCEED RIDOT STANDARDS.

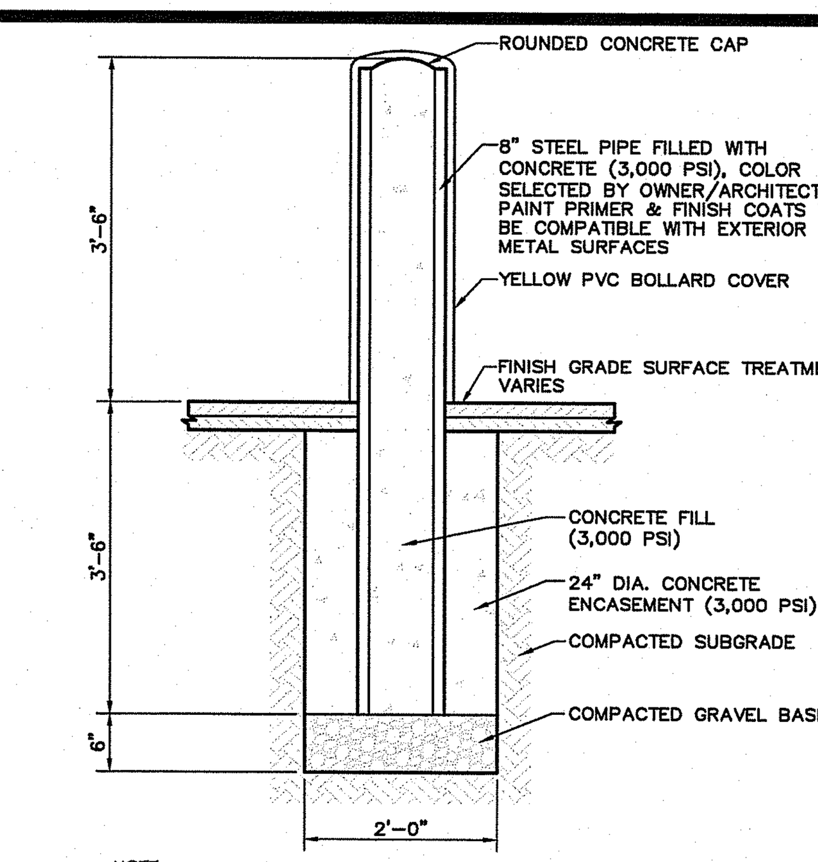
WEATHERING STEEL GUARDRAIL

N.T.S.



BOLLARD MOUNTED SIGN

N.T.S.

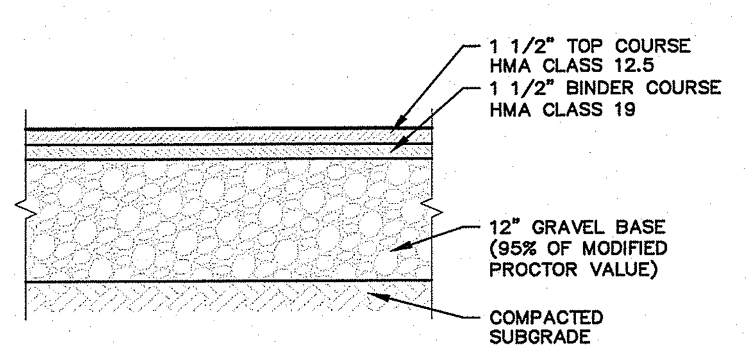


NOTE:

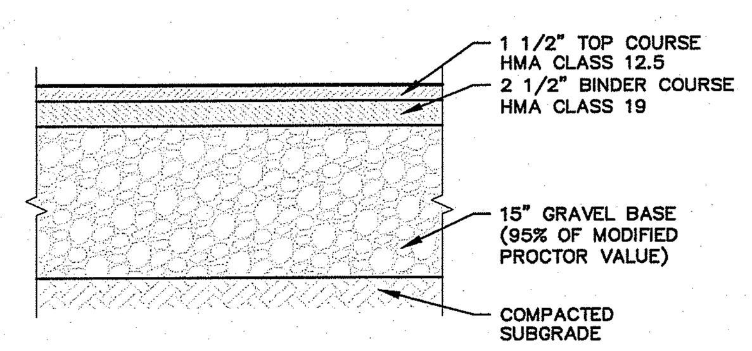
1. BOLLARDS SHALL BE PLACED IN ACCORDANCE WITH THE ADA ACCESSIBILITY GUIDELINES. A MINIMUM CLEAR WIDTH OF 36" SHALL BE PROVIDED TO MAINTAIN AN ACCESSIBLE PATH.
2. BOLLARDS SHALL BE INSTALLED TO PROTECT ALL SERVICE CONNECTIONS, STAIRS, METERS, AND REAR BUILDING CORNERS IN PAVEMENT AREAS.

BOLLARD

N.T.S.



STANDARD DUTY PAVEMENT



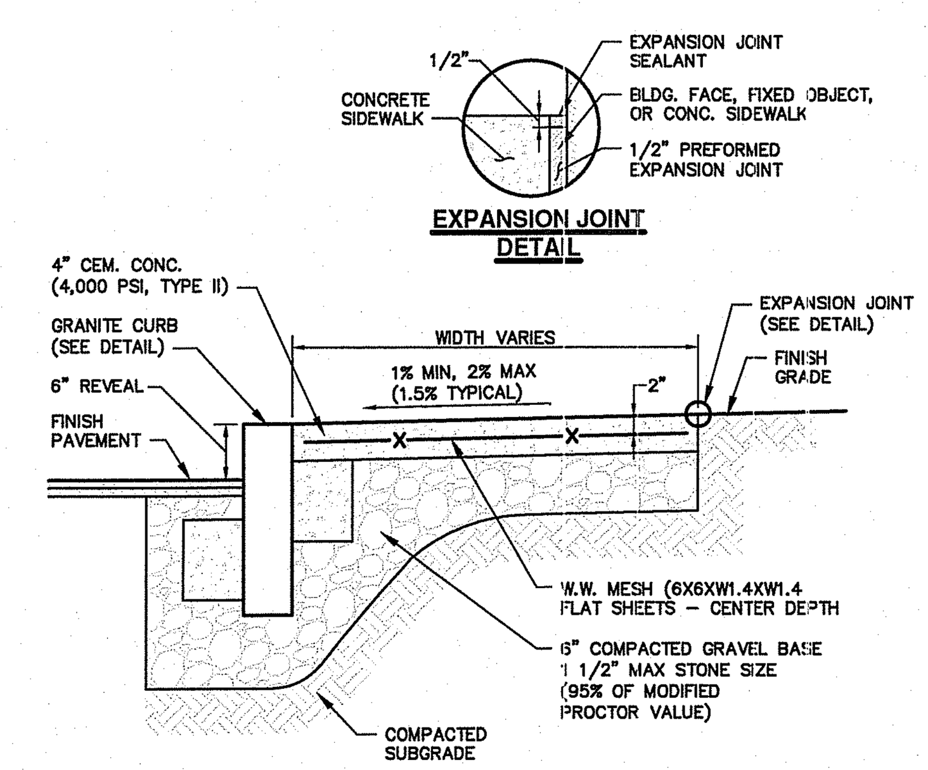
HEAVY DUTY PAVEMENT

NOTE:

1. THESE PAVEMENT SECTIONS ARE TO BE USED FOR PRICING AND PERMITTING ONLY. FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY LICENSED GEOTECHNICAL ENGINEER FOR THE SPECIFIC SITE.

STANDARD AND HEAVY DUTY PAVEMENT

N.T.S.

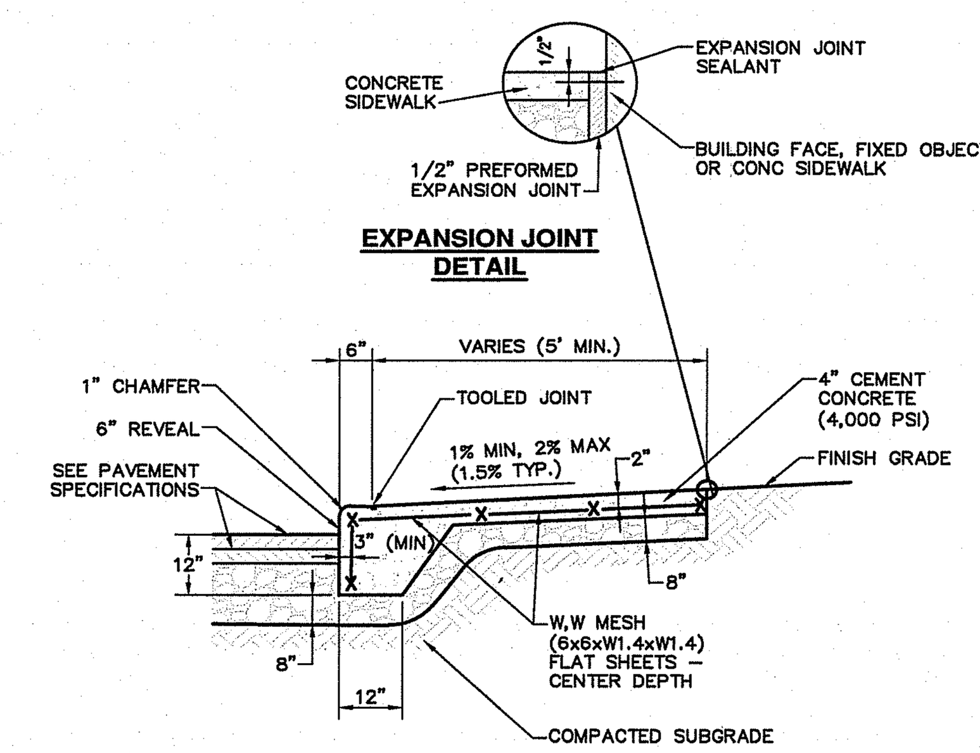


NOTES:

1. PROVIDE EXPANSION JOINTS AT 30' O.C. WITH PREFORMED JOINT FILLER. JOINTS TO BE DOWELED AND SLEEVED.
2. PROVIDE CONTROL JOINTS AT 6' O.C. TO BE SAWCUT 1" DEEP WITH 1/8" CHAMFER EACH SIDE.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. ALL CONSTRUCTION JOINTS TO BE DOWELED AND SLEEVED.

CONCRETE SIDEWALK W/GRANITE CURB

N.T.S.

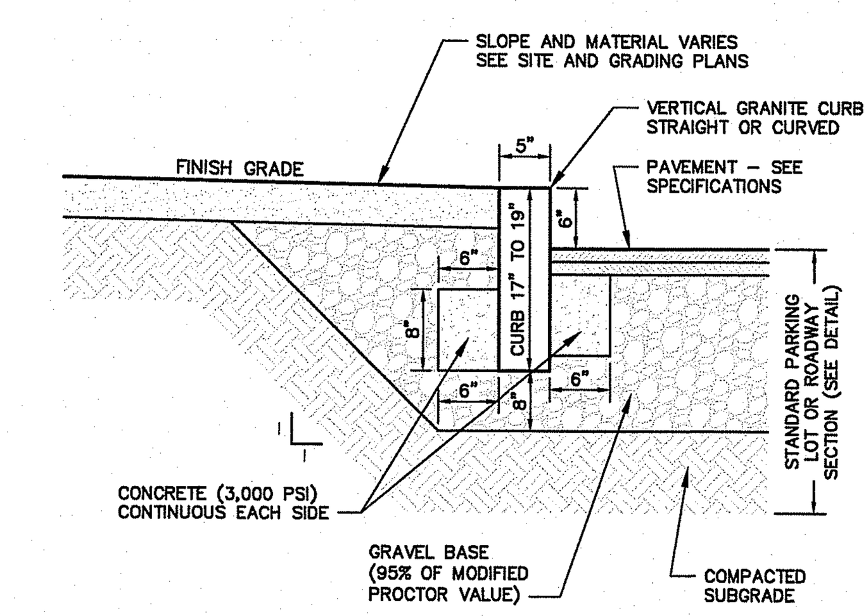


NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 20 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER. JOINTS TO BE DOWELED AND SLEEVED.
2. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C. SAWCUT 1" DEEP WITH 1/8" CHAMFER BOTH SIDES.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO FOOT TRAFFIC (CURB).
4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

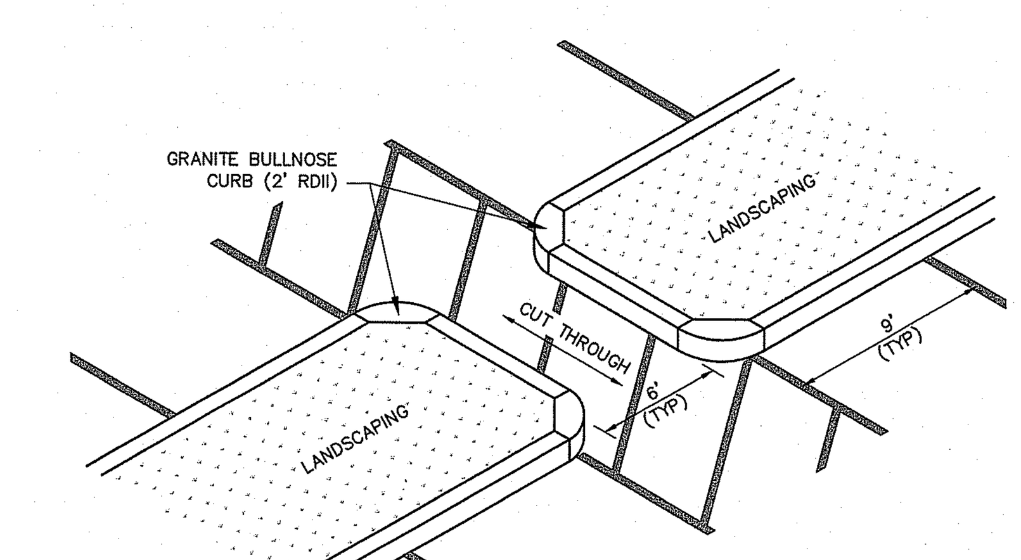
MONOLITHIC CONCRETE CURB

N.T.S.



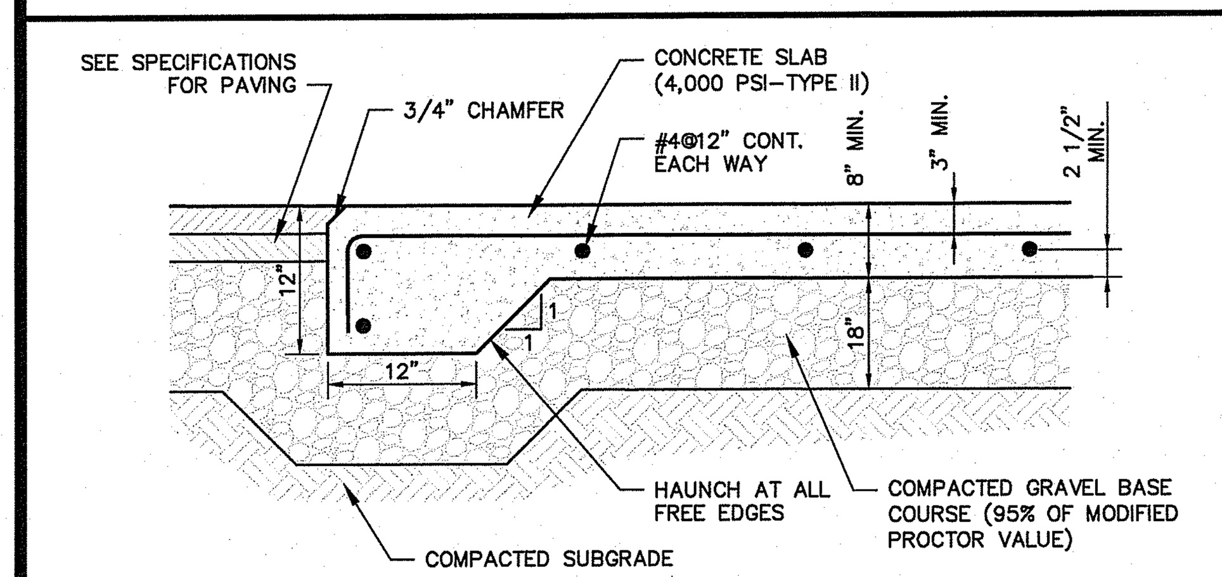
VERTICAL GRANITE CURB (VGC)

N.T.S.



LINEAR ISLAND BREAK

N.T.S.

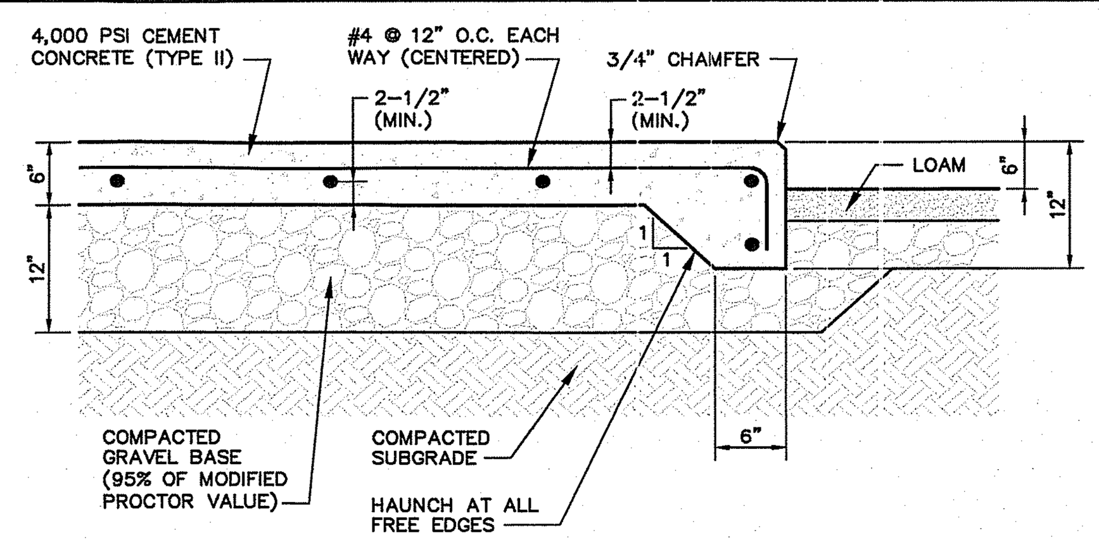


NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. MAXIMUM ALLOWABLE SLUMP SHALL NOT EXCEED 4" AND THE MAXIMUM W/C RATIO SHALL NOT EXCEED 0.45.
3. REINFORCING STEEL SHALL BE ASTM A615 GR 60 DEFORMED BARS (UNCOATED).
4. ALL REINFORCING STEEL SHALL BE SECURED IN A PROPER POSITION ON CHAIRS AS MANUFACTURED BY RICHMOND OR APPROVED EQUAL.
5. CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER TO ENSURE THAT THE BASE COURSE HAS BEEN PREPARED PROPERLY PRIOR TO CONCRETE PLACEMENT.
6. PROPOSED SLAB TO BE CONSTRUCTED TO MATCH PROPOSED DRAINAGE PATTERN IN PAVED AREA. ELECTRICAL PAD SHALL BE CONSTRUCTED 1.0' MIN ABOVE SURROUNDING GRASSED AREAS TO ALLOW DRAINAGE TO FLOW AROUND PAD.

COMPACTOR/DUMPSTER/LOADING PAD

N.T.S.

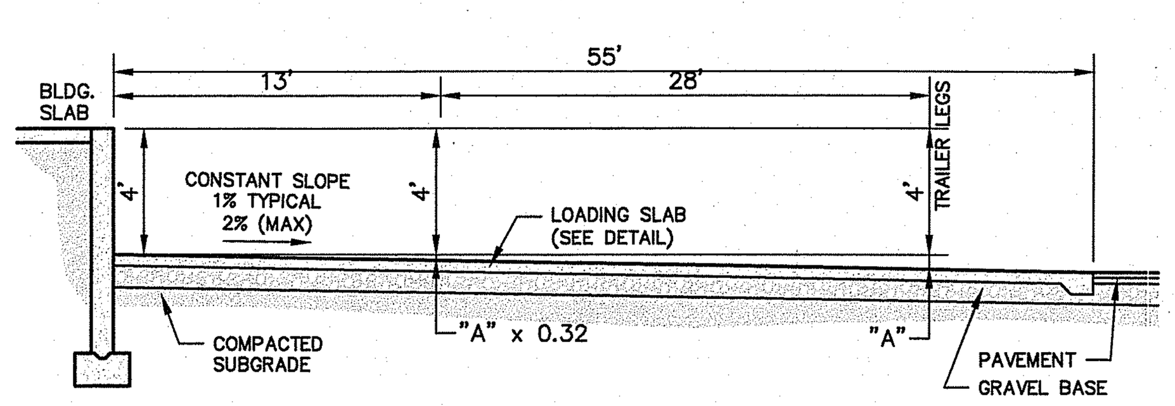


NOTES:

1. SIZE OF GENERATOR PAD TO BE AS INDICATED ON PLANS.
2. DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. FINAL DESIGN TO BE BASED ON GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
3. THE NEED FOR PLACEMENT OF A GEOTEXTILE OVER THE EXISTING FILL SUBGRADES SHOULD BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
4. KNOCK OUTS FOR PENETRATIONS TO BE VERIFIED BY ELECTRICAL ENGINEER.
5. BOLLARDS TO BE PLACED AS NECESSARY TO PROTECT GENERATOR FROM TRUCK TRAFFIC.
6. THE PAD SHALL BE PROTECTED BY AN 8' TALL CHAIN LINK FENCE (BLACK) WITH BLACK SLATS

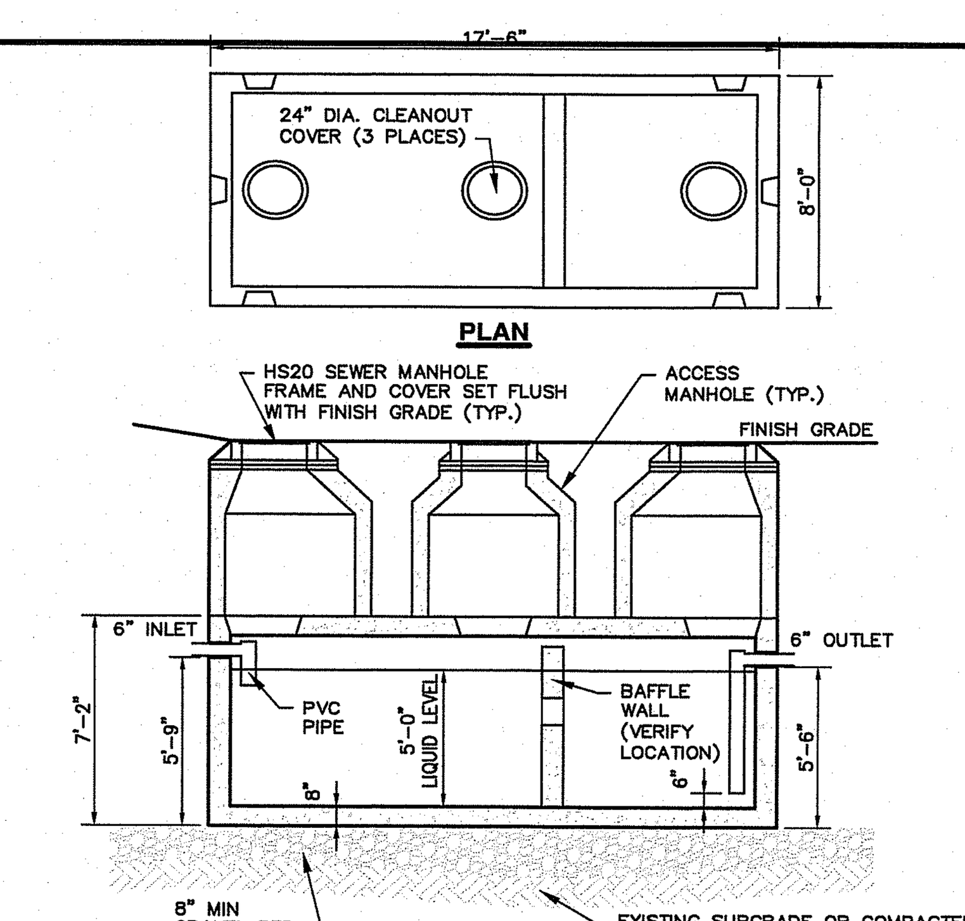
EMERGENCY GENERATOR PAD

N.T.S.



LOADING DOCK SECTION (AT GRADE)

N.T.S.

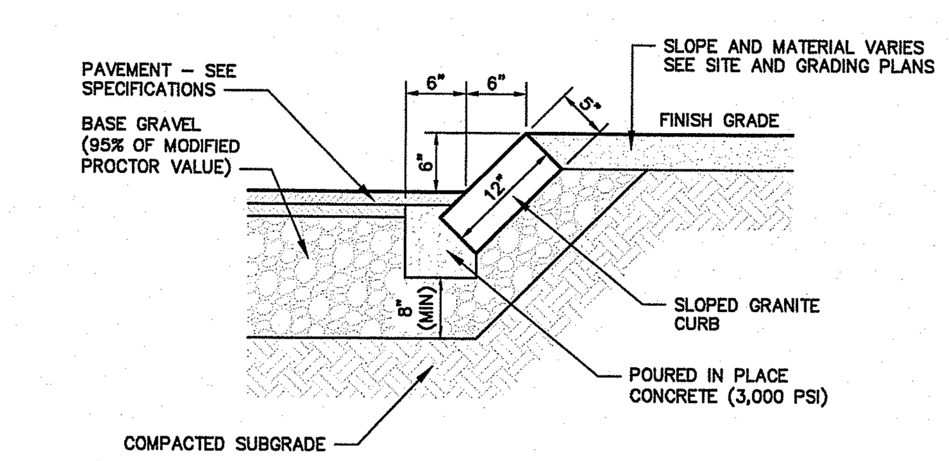


NOTE:

1. TANKS SHALL BE VENTED BACK TO BUILDING ROOF.

GREASE TRAP

4,000 GAL. 2 - COMPARTMENT TANK - N.T.S.

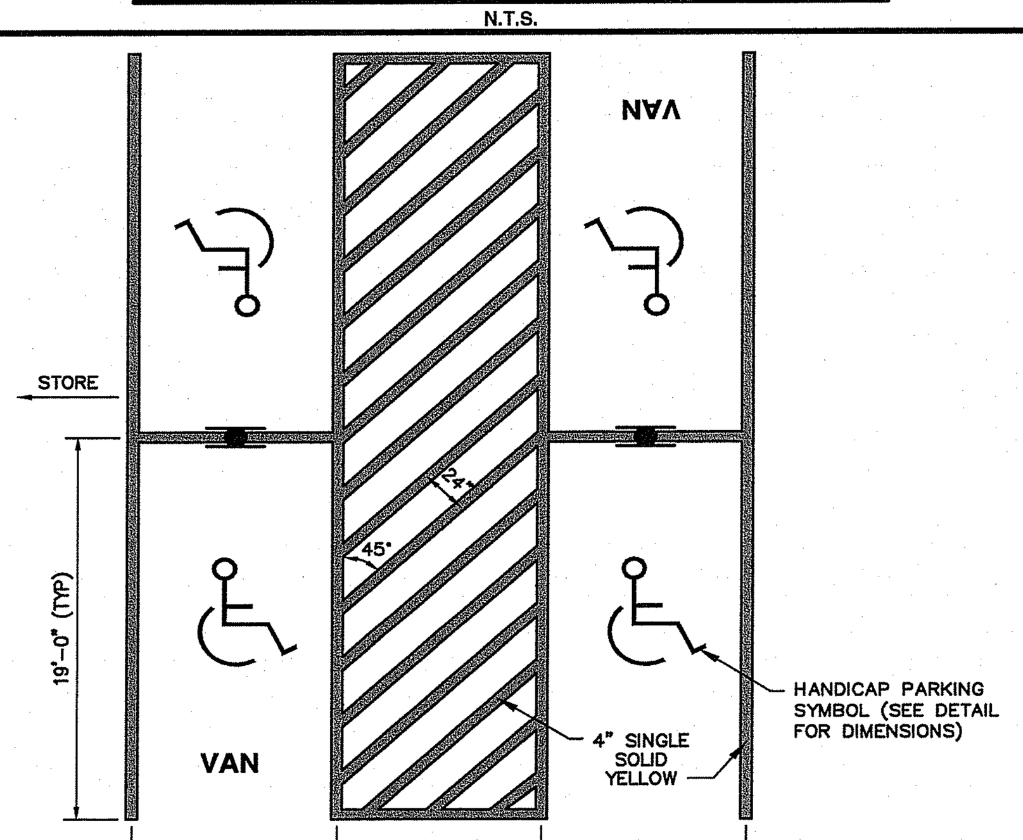


NOTE:

1. PAYMENT FOR CEMENT CONCRETE WILL BE INCLUDED IN THE PRICE PER LINEAL FOOT OF GRANITE CURB.

SLOPED GRANITE CURB (SGC)

N.T.S.

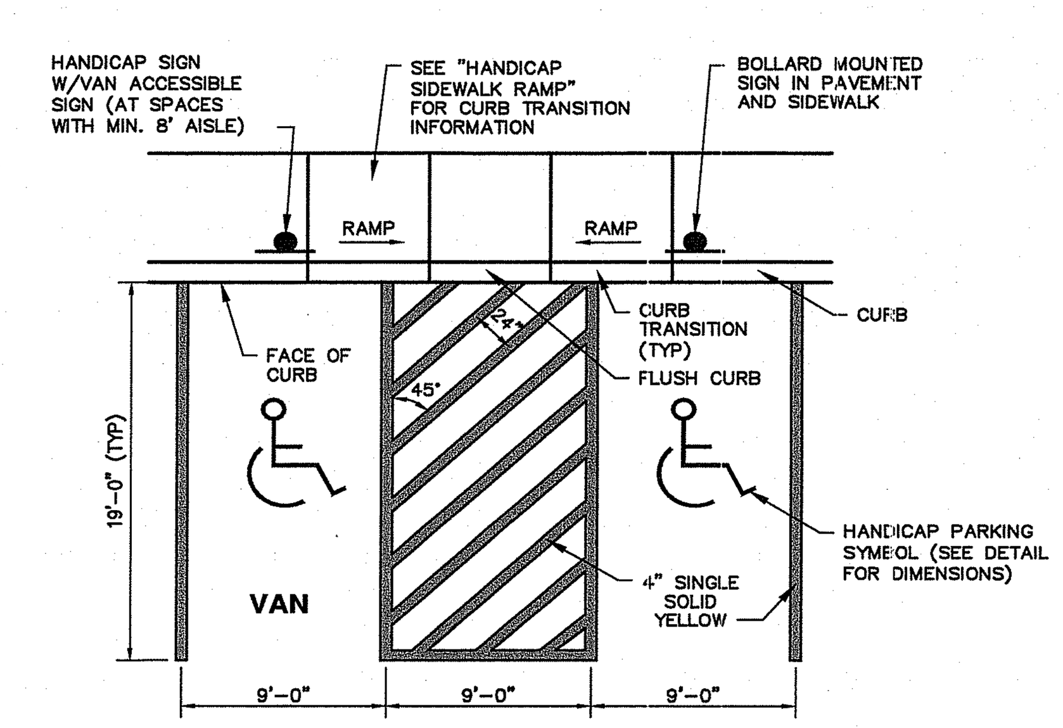


NOTES:

1. ONE IN EVERY 8 HC ACCESSIBLE SPACES, BUT NOT LESS THAN 1 HC ACCESSIBLE SPACE, SHALL BE DESIGNATED "VAN ACCESSIBLE". REMAINING HC ACCESSIBLE SPACE SHALL BE IDENTIFIED AS ACCESSIBLE PARKING SPACES.
2. GRADES IN ALL DIRECTIONS SHALL NOT EXCEED 2%.

HANDICAP PARKING STALL STRIPING

N.T.S.

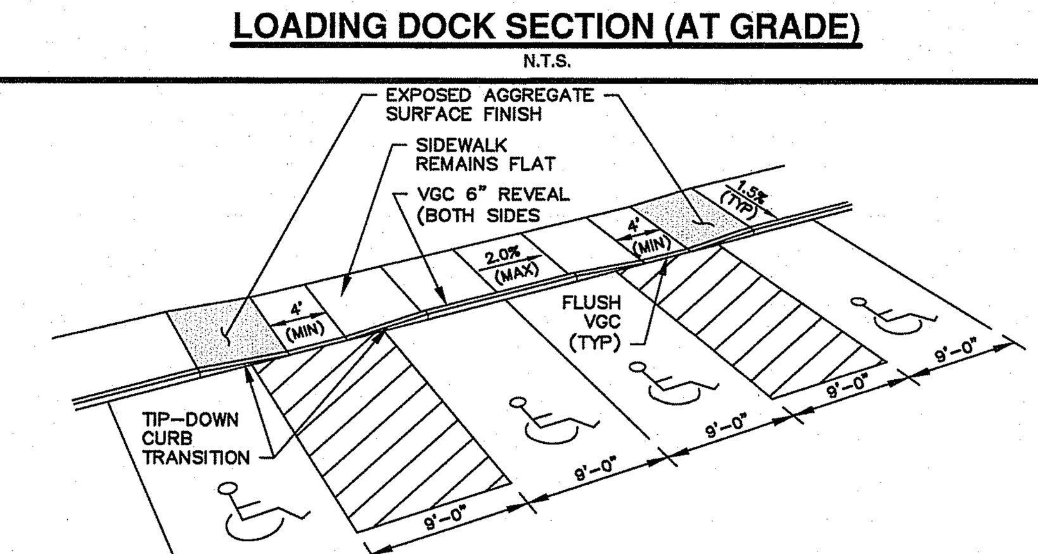


NOTES:

1. ONE IN EVERY 8 HC ACCESSIBLE SPACES, BUT NOT LESS THAN 1 HC ACCESSIBLE SPACE, SHALL BE DESIGNATED "VAN ACCESSIBLE". REMAINING HC ACCESSIBLE SPACE SHALL BE IDENTIFIED AS ACCESSIBLE PARKING SPACES.
2. GRADES IN ALL DIRECTIONS SHALL NOT EXCEED 2%.

HANDICAP STRIPING (VAN ACCESSIBLE)

N.T.S.

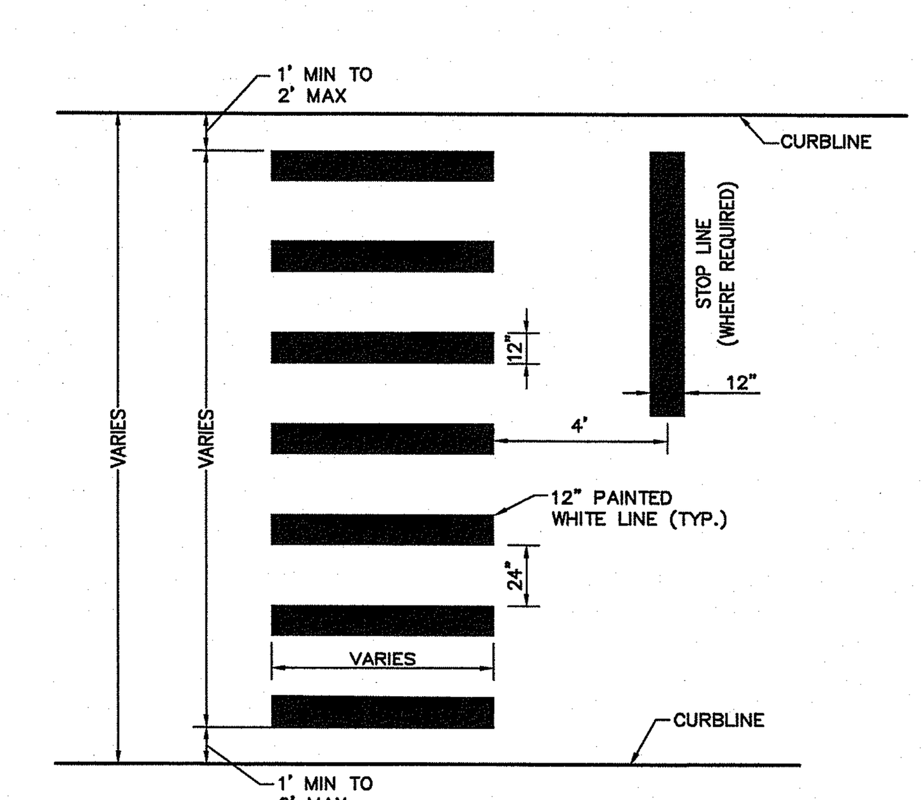


NOTES:

1. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% AND THE MAXIMUM CROSS SLOPE SHALL BE 2%.
2. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
4. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
5. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
6. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
7. ALL CONTROL JOINTS TO BE SAW CUT 1" DEEP WITH 1/8" CHAMFER EACH SIDE.
8. ALL CONSTRUCTION JOINTS TO BE DOWELED AND SLEEVED AND SEALED WITH PREFORMED EXPANSION JOINT FILLER AND EXPANSION JOINT SEALANT.
9. EXPOSED AGGREGATE SURFACE FINISH SHALL BE FILLMORE INDUSTRIES 1/2" UNCRUSHED GRAVEL STONE.

DOUBLE REVEAL VERTICAL GRANITE CURB

N.T.S.

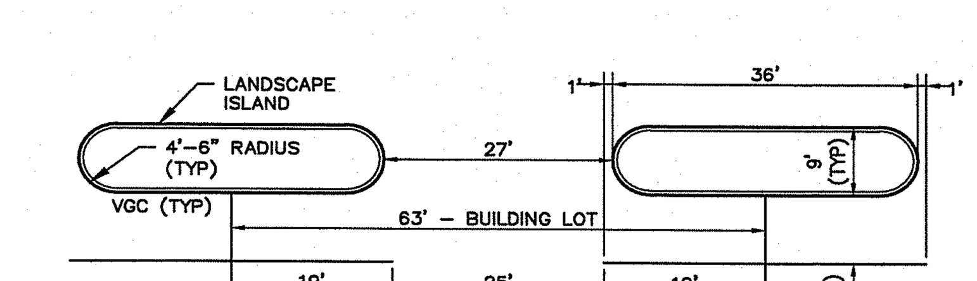


NOTES:

1. ALL 12" PAINTED LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6" LINES) WILL BE ACCEPTED.
2. LAYOUT OF CROSSWALKS SHALL BE APPROVED THE ENGINEER PRIOR TO APPLICATION OF PAINT.

CROSSWALK PAVEMENT MARKING

N.T.S.



NOTE:

1. VERIFY LOCAL ZONING CODE; WHICHEVER DIMENIONAL REQUIREMENTS ARE GREATER CONTROLS.

PARKING LOT STRIPING AND END ISLAND

N.T.S.

DiPrete Engineering
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Boston • Providence • Newport

BRIAN C. GIROUX
STATE OF RHODE ISLAND
No. 9341
HOPE
REGISTERED PROFESSIONAL ENGINEER CIVIL
10/10/2019

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
2	10-10-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	S.R.

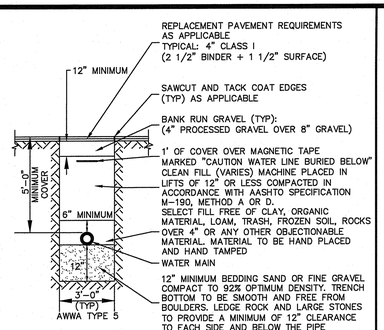
Drawn By: P.A.A. | Design By: B.C.G.

Detail Sheet - 1

1300 Hartford Avenue

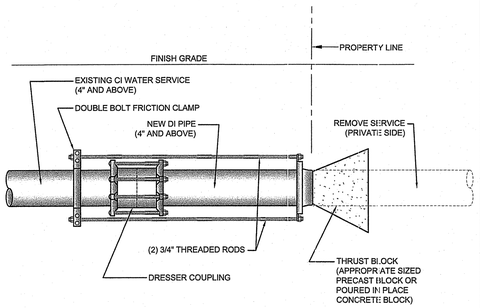
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903



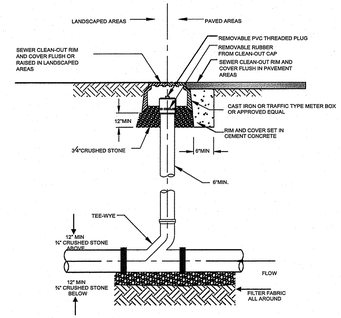
Water Trench Detail

NOT TO SCALE



TYPICAL WATER SERVICE CUT AND CAP

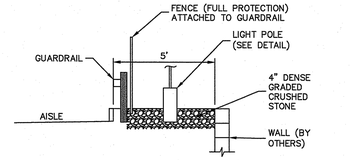
NOT TO SCALE



NOTES:

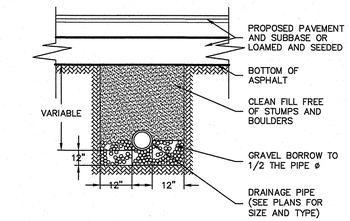
1. PLACE CLEAN-OUT WITHIN THE PUBLIC RIGHT-AWAY AT THE PROPERTY LINE
2. CLEAN-OUT SHALL BE ACCESSIBLE AT ALL TIMES.
3. 12" MIN. LAYER OF ¾" CRUSHED STONE ABOVE AND BELOW 12" EITHER SIDE OF THE CLEAN-OUT

	CONSTRUCTION DETAIL SEWER SERVICE CLEAN-OUT	JAN. 2019 NOT TO SCALE	S-0001



Guardrail Offset

NOT TO SCALE



NOTES:
ALL PIPES SPECIFIED TO BE RCP CLASS III

RCP Trench Detail

NOT TO SCALE

Sewer Line/Water Main Separation Policy For Design Of Sanitary Sewers

A. LATERAL PLACEMENT OF SEWERS AND WATER MAINS

SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE-TO-OUTSIDE EDGE. THERE IS NO MINIMUM VERTICAL SEPARATION REQUIRED PROVIDED THE 10' HORIZONTAL SEPARATION IS MAINTAINED.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10' HORIZONTAL SEPARATION, THE DIVISION MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER MAIN, PROVIDED THAT:

1. THE SEWER AND WATER MAIN ARE LAID IN SEPARATE TRENCHES, OR
2. THE SEWER AND WATER MAIN MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER MAIN PLACED ON A BENCH OF UNDISTURBED EARTH, AND
3. IN EITHER CASE, THE CROWN OF THE SEWER SHALL BE AT LEAST 18" BELOW THE INVERT OF THE WATER MAIN.

IN SITUATIONS WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE FOLLOWING PROTECTION SHALL BE PROVIDED:

4. ENCASEMENT OF THE SEWER PIPE IN CONCRETE (MINIMUM 6" THICKNESS) OR A CARRIER PIPE FOR AT LEAST 10' EITHER SIDE OF THE AREA NOT COMPLYING WITH THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION, OR
5. DESIGN AND CONSTRUCTION OF THE SEWER EQUAL TO WATER MAIN PIPE (CEMENT-LINED DUCTILE IRON OR OTHER AWWA-APPROVED MATERIAL FOR POTABLE WATER CONVEYANCE), AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS.

B. SEWERS CROSSING WATER MAINS

SEWERS CROSSING OVER WATER MAINS SHOULD BE AVOIDED, BUT IF CONDITIONS WARRANT THIS SITUATION, THEN ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE. SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE WATER MAIN AND THE CROWN OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

WHERE CONDITIONS PREVENT AN 18" VERTICAL SEPARATION FROM BEING MAINTAINED, THE FOLLOWING METHODS SHALL BE SPECIFIED:

A. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE (CEMENT-LINED DUCTILE IRON PIPE, PVC OR OTHER AWWA APPROVED MATERIAL FOR POTABLE WATER CONVEYANCE) FOR A DISTANCE OF 12' ON EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS, OR

B. EITHER THE WATER MAIN OR THE SEWER MAY BE ENCASED IN CONCRETE (MINIMUM 6" THICKNESS) OR A CARRIER PIPE FOR A DISTANCE OF 12' ON EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE DESIGNED AND CONSTRUCTED OF MATERIALS WHICH ARE SATISFACTORY TO THE DIVISION, OR

C. ANY OTHER METHODS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER, WHICH ENSURE ADEQUATE WATER TIGHTNESS AND ARE SATISFACTORY TO THE DIVISION.

DiPrete Engineering
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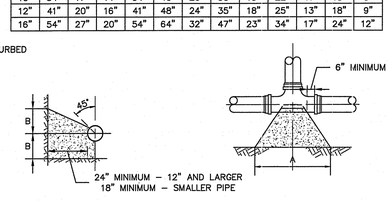
Boston • Providence • Newport

BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

INSTALLATION NOTES:

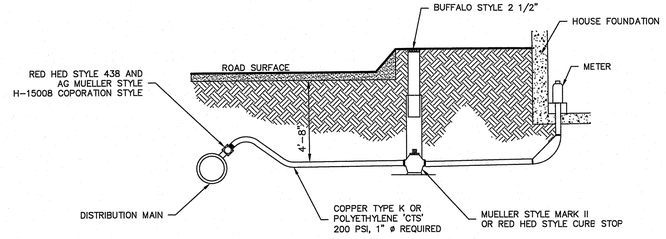
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100MM-600MM); 6" (150MM) FOR 30"-60" (750MM-900MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" ø PIPE AND 24" OF COVER FOR 54"-60" ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE ø	MINIMUM TRENCH WIDTH
6"	23"
8"	26"
12"	30"
15"	34"
24"	39"



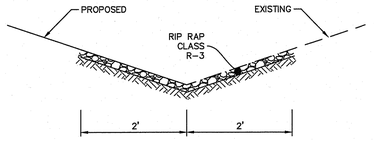
HDPE Trench Detail

NOT TO SCALE



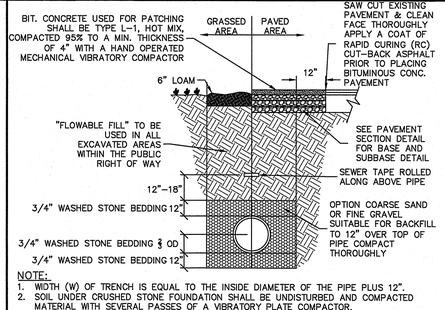
Water Service Installation (TYP)

NOT TO SCALE



Swale At Toe of Slope

NOT TO SCALE

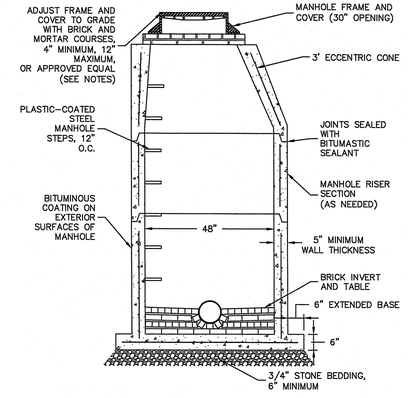


NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, SHALL BE PLACED 12" UNDER THE PIPE ND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
4. CRUSHED STONE HUNCHING ¾" MAXIMUM SIZE SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.

Sewer Line Trench Detail

NOT TO SCALE

NOTES:
1. MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
2. INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
3. MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE, IN ACCORDANCE WITH THE SEWER AUTHORITY SANITARY RULES AND REGULATIONS. UNDER NO CIRCUMSTANCES WILL EXFILTRATION TESTING BE ACCEPTED.
4. BOLTED AND GASKETED COVERS SHALL BE USED ON MANHOLES IN OFF-ROAD AREAS.
5. TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE SEWER AUTHORITY. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
6. PRECAST CONCRETE GRADE RINGS, HDPE GRADE RINGS, OR OTHER RIM ADJUSTMENT PRODUCTS MAY BE USED IN LIEU OF BRICK AND MORTAR WITH THE PERMISSION OF THE SEWER AUTHORITY.



Sewer Manhole

NOT TO SCALE

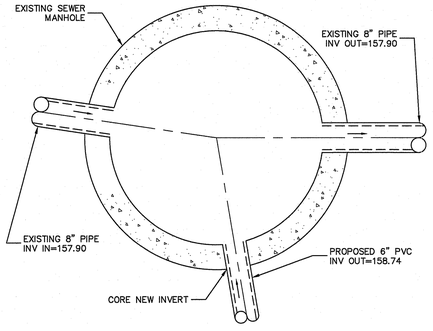
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT.

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"

PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

Thrust Block

NOT TO SCALE



Sewer Line Connection To Existing Manhole

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 NOV 27 2019 FILE # 19-0305
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

This regulatory submission set shall not be used for construction purposes unless signed by a DiPrete Engineering Construction and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements and OSHA conformance in the implementation of this plan and design.

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Drawn By: P.A.A. Design By: B.C.G.

Detail Sheet - 2

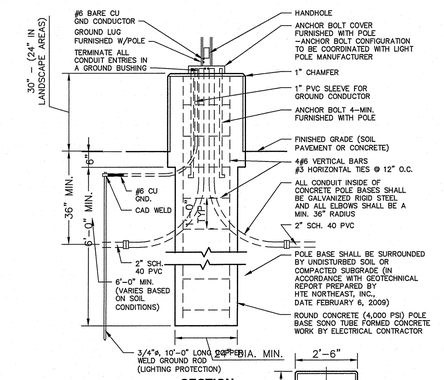
1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

DE Job No: 2713-001

SHEET 13 OF 19



SECTION

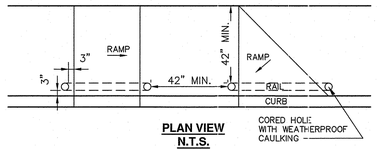
PLAN

NOTES:

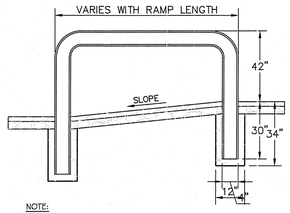
1. AN ADDITIONAL 2" SCH. 40 PVC PIPE SHALL BE INSTALLED TO EACH OF THE LIGHT POLES ALONG THE FRONT OF THE STORE, FOR POLE MOUNTED SECURITY CAMERAS. THE 2" PIPE SHALL HAVE A HOME RUN TO THE SERVICE DESK.
2. BASE SHOULD BE PAINTED YELLOW WHEN LOCATED IN PAVEMENT.

LIGHT POLE BASE (SQUARE)

N.T.S.



PLAN VIEW
N.T.S.

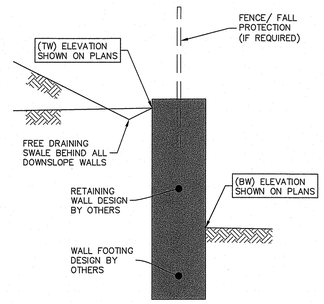


NOTE:

1. TUBE RAIL SHALL BE EMBEDDED A MINIMUM OF 30".
2. EMBED TUBE RAIL INTO 18"X18"X24" DEEP CONCRETE FOOTING CAST BELOW AND INTEGRAL WITH CONCRETE SIDEWALK (TYP.)
3. TUBE RAIL SHALL BE PAINTED GREEN (TENANT SPEC.)

STEEL TUBE ADA RAMP RAIL

N.T.S.



Typical Retaining Wall Section

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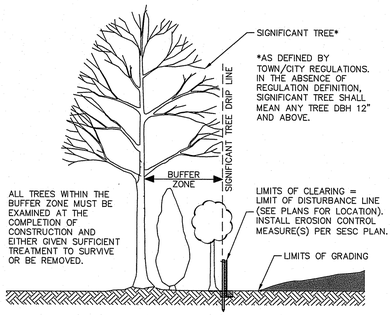


NOTE: LIMIT OF DISTURBANCE (LOD) MUST BE STAKED OUT PRIOR TO CONSTRUCTION. IF ANY SIGNIFICANT TREE DRIP LINE IS ENCROACHING PAST THE LOD, CONTRACTOR MUST CONTACT SITE ENGINEER PRIOR TO CONSTRUCTION.

Limit of Disturbance at Vegetation

NOT TO SCALE

Sediment Trap Inspection, Maintenance, and Removal Requirements:

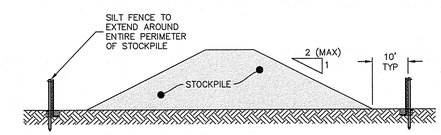
1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

Sediment Trap Installation Notes:

1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9—INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION

Sediment Trap Notes:

1. THE TEMPORARY SEDIMENT TRAPS SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1.
4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET.
8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

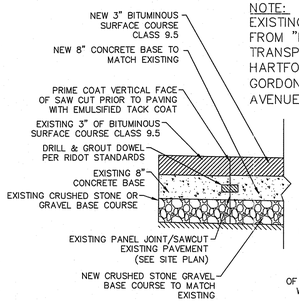


NOTES:

1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

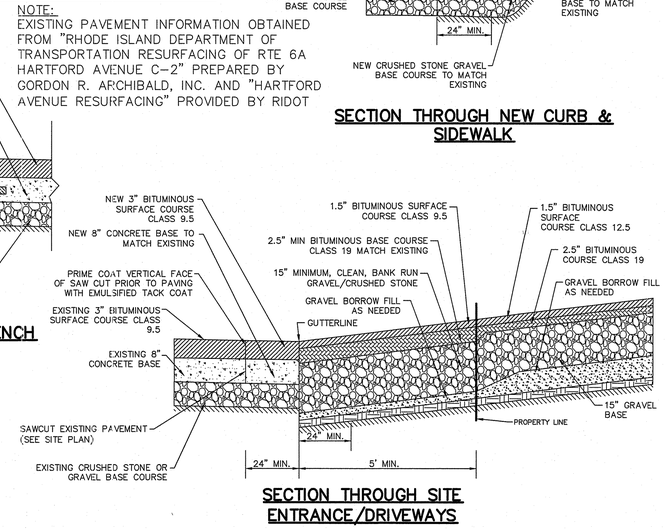
Stockpile Protection

NOT TO SCALE



SECTION THROUGH TRENCH

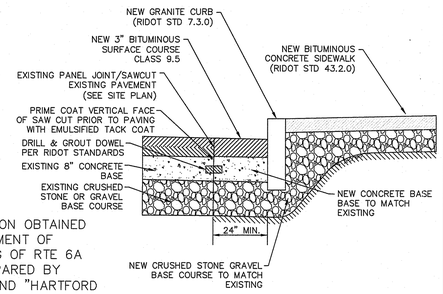
NOTE:
EXISTING PAVEMENT INFORMATION OBTAINED FROM "RHODE ISLAND DEPARTMENT OF TRANSPORTATION RESURFACING OF RTE 6A HARTFORD AVENUE C—2" PREPARED BY GORDON R. ARCHIBALD, INC. AND "HARTFORD AVENUE RESURFACING" PROVIDED BY RIDOT



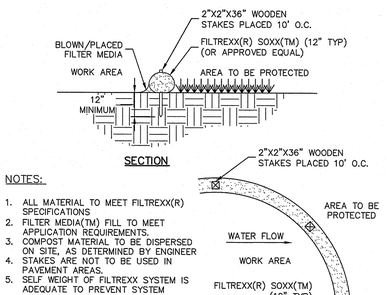
SECTION THROUGH SITE ENTRANCE/DRIVEWAYS

SAW CUT AND MATCH DETAIL CROSS SECTION

NOT TO SCALE



SECTION THROUGH NEW CURB & SIDEWALK



SECTION

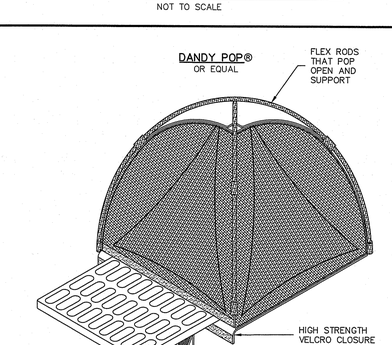
NOTES:

1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

PLAN

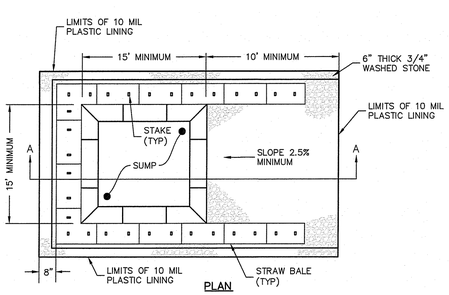
Filtrexx Sediment Control (or Approved Equal)

NOT TO SCALE

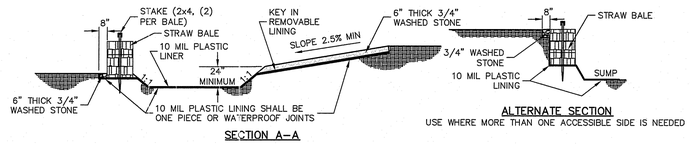


Inlet Sediment Control Devices

NOT TO SCALE



PLAN



SECTION A—A

ALTERNATE SECTION

USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN

Concrete Washout Area

NOT TO SCALE

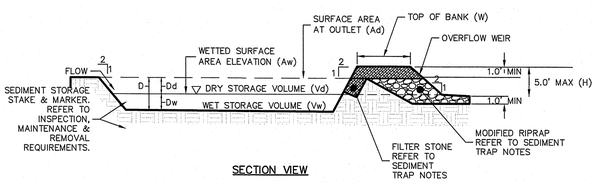
NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

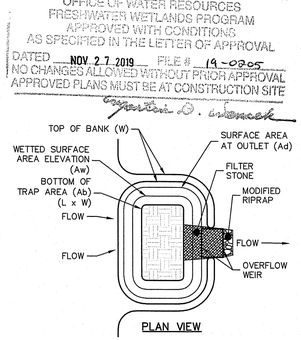
SEDIMENT TRAP DIMENSIONS	TRAP A	TRAP B	TRAP C
TRIBUTARY DRAINAGE AREA (AC)	1.92	3.46	3.95
WET STORAGE DEPTH (Dw) (FT)	1.50	1.50	2.00
DRY STORAGE DEPTH (Dd) (FT)	0.50	1.00	1.00
TOTAL DEPTH (D) (FT)	2.00	2.50	3.00
BOTTOM OF TRAP AREA (Ab) (SF)	3,561	4,870	3,379
WETTED SURFACE AREA (Aw) (SF)	4,260	6,610	4,957
SURFACE AREA AT OUTLET (Ad) (SF)	4,235	7,840	5,936

TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	3.0
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5



SECTION VIEW



PLAN VIEW

Temporary Sediment Trap Details

NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel.401-943-1000 fax.401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
2	10-30-2019	Revision Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	K.S.

Drawn By: P.A.A. | Design By: B.C.G.

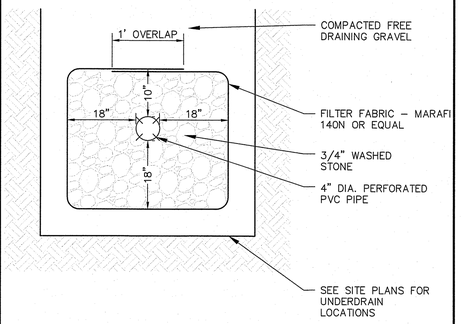
Detail Sheet - 3

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

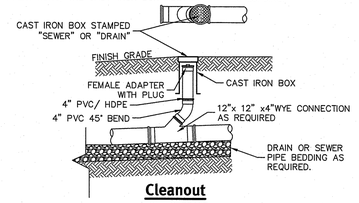
Applicant
Johnston Hartford LLC
One Parks Head Place, 12th Floor, Providence, RI 02903

DE Job No: 2713-001



Underdrain
NOT TO SCALE

NOTES:
1. ALL PIPE AND FITTINGS SHALL BE GASKETED SCH-40 PVC FOR SEWER, OR HDPE PIPE FOR DRAINAGE.
2. PIPE BEDDING AND BACKFILL FOR CLEANOUTS SHALL MEET APPLICABLE DRAINAGE AND SEWER SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
3. FOR SEWER CLEANOUTS, A MINIMUM OF ONE CLEANOUT SHALL BE PLACED ON EACH LATERAL, 5' FROM THE STRUCTURE. FOR LONGER RUNS, CLEANOUTS SHALL BE LOCATED EVERY 100'. FOR DRAIN CLEANOUTS SEE PLANS FOR LOCATION AS REQUIRED.
4. ALL CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITHIN THE FINAL GRADE OF GRASS, HARDSCAPE, ROADWAYS OR CONCRETE AREAS. CAST IRON BOX NOT REQUIRED FOR STORMWATER BMP AREAS. COVERS SHALL BE INSCRIBED WITH THE WORD "SEWER." OR "DRAIN" ACCORDINGLY, FOR ROADWAY APPLICATIONS, THE CAST-IRON BOX MUST MEET H-20 LOADING.



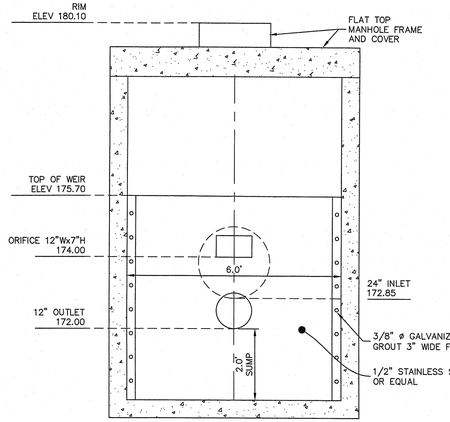
Cleanout
NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

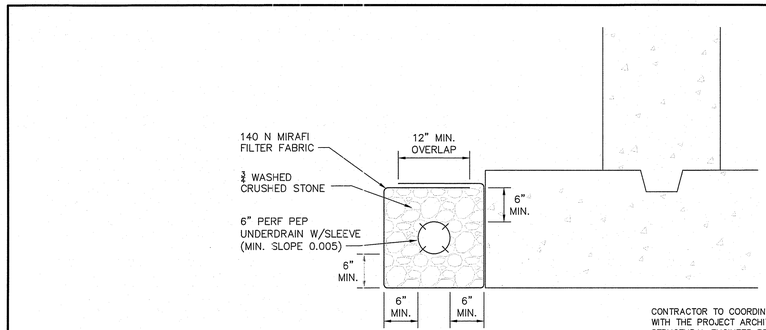
Environmental Management
OCT 11 2019
Office of Water Resources

BRIAN C. GIROUX
No. 9341
6/10/2019
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0205
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



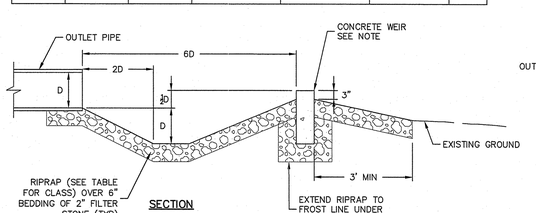
Outlet Control Structure
6' Diameter Manhole (DMH-10B)
SCALE: 1"=2'



CONTRACTOR TO COORDINATE FOOTING DRAIN WITH THE PROJECT ARCHITECT, MEP AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

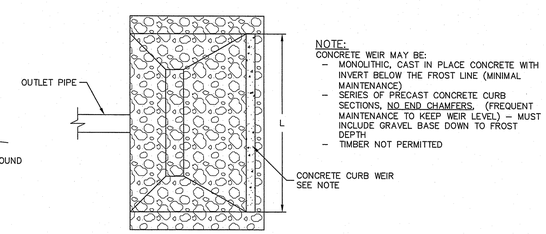
Footing Drain
NOT TO SCALE

LOCATION	PIPE INVERT	PIPE DIA (D)	WIDTH (6D)	LENGTH (L)	CONCRETE CURB WEIR ELEV	RIPRAP CLASS
FES-12B	165.10	3.00'	18.00	9.0	166.60	R-4
CO-77/ CO-80	158.00	1.00'	6.00	37.0	158.50	R-3



SECTION

Plunge Pool
NOT TO SCALE



PLAN

NOTE:
CONCRETE WEIR MAY BE:
- MONOLITHIC, CAST IN PLACE CONCRETE WITH INVERT BELOW THE FROST LINE (MINIMAL MAINTENANCE)
- SERIES OF PRECAST CONCRETE CURB SECTIONS, NO END CHAMFERS, (FREQUENT MAINTENANCE TO KEEP WEIR LEVEL) – MUST INCLUDE GRAVEL BASE DOWN TO FROST DEPTH
- TIMBER NOT PERMITTED

No.	Date	Description	By:
2	10-10-2019	Revison Per RIDEM/DOT Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Initial Permit Submission	P.A.A.

Drawn By: P.A.A. | Design By: B.C.G.

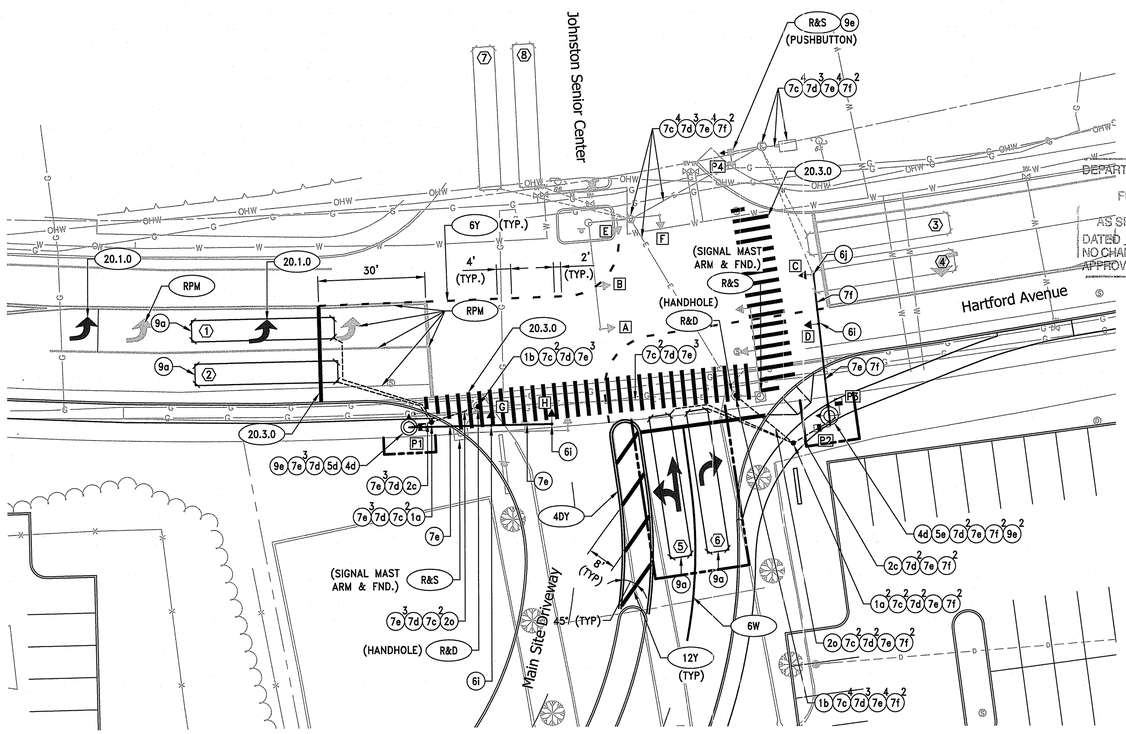
Detail Sheet - 1

1300 Hartford Avenue
Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

DE Job No: 2713-001

SHEET 15 OF 19

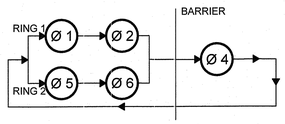


LEGEND:

- R&D = REMOVE AND DISPOSE
- R&S = REMOVE AND SALVAGE
- RMP = REMOVE PAVEMENT MARKINGS
- 20.1.0 = PAVEMENT MARKINGS – "ARROW" AND "ONLY"
- 20.3.0 = PAVEMENT MARKINGS – CROSSWALKS AND STOP LINES, R.I. STD. 20.3.0
- 4DY = 4" EPOXY RESIN PAVEMENT MARKINGS – DOUBLE YELLOW
- #W = EPOXY RESIN PAVEMENT MARKINGS – WHITE
- #Y = EPOXY RESIN PAVEMENT MARKINGS – YELLOW

DETECTOR DATA

DETECTOR No.	No. SECTION / SIZE	RELAY NUMBER	SLOT	DELAY (SEC)	CALL PHASE	REMARKS
1	1 - 6' x 40'	1	2	3	5	PROPOSED
2	1 - 6' x 40'	1	2	3	2	PROPOSED
3	1 - 6' x 40'	1	2	3	6	EXISTING
4	1 - 6' x 40'	1	2	3	1	EXISTING
5	1 - 6' x 40'	2	4	5	4	PROPOSED
6	1 - 6' x 40'	2	4	5	4	PROPOSED
7	1 - 6' x 40'	2	4	5	4	EXISTING
8	1 - 6' x 40'	2	4	5	4	EXISTING

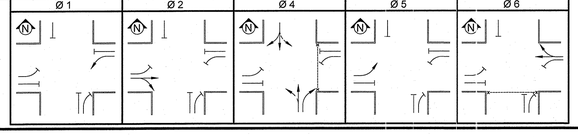


PHASE SEQUENCE DIAGRAM

TRAFFIC SIGNAL NO. 659

PHASING AND TIMING DIAGRAM

APPROACH	DIRECTION	HOUSING	Ø 1			Ø 2			Ø 4			Ø 5			Ø 6			FLASHING OPERATION
MINIMUM INTERVAL			5			5			5			5			5			
VEHICLE EXTENSION			2.4			2.6			2.4			2.4			2.6			
MAXIMUM 1 (FREE OPERATION)			10			55			20			10			55			
MAXIMUM 2 (NOT USED)																		
YELLOW CHANGE				3.0			4.0			3.0			3.0			4.0		
RED CLEARANCE					2.5			1.5			2.5			3.5			1.5	
PED WALK / CLEARANCE									7 / 12						7 / 26			
MAIN SITE DRIVEWAY	NB	E, F	R	R	R	R	R	R	G	Y	R	R	R	R	R	R	R	FR
JOHNSTON SENIOR CENTER	SB	G, H	R	R	R	R	R	R	G	Y	R	R	R	R	R	R	R	FR
HARTFORD AVENUE	EBL	C	R	R	R	R	R	R	R	R	R	←	←	R	R	R	R	FY
HARTFORD AVENUE	EB	D	R	R	R	G	Y	R	R	R	R	R	R	R	R	R	R	FY
HARTFORD AVENUE	WBL	A	←	←	R	R	R	R	R	R	R	R	R	R	R	R	R	FY
HARTFORD AVENUE	WB	B	R	R	R	R	R	R	R	R	R	R	R	R	G	Y	R	FY
PED CROSSING	N - S	P3, P4	DW	DW	DW	DW	DW	DW	W/FDW	DW	DW	DW	DW	DW	DW	DW	DW	DARK
PED CROSSING	E - W	P1, P2	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	DW	W/FDW	DW	DW	DARK
DETECTOR			NON - LOCK			NON - LOCK			NON - LOCK			NON - LOCK			NON - LOCK			
RECALL			OFF			SOFT			OFF			OFF			SOFT			
			Ø 1			Ø 2			Ø 4			Ø 5			Ø 6			



PHASING AND TIMING NOTES:

1. FLASHING OPERATION PER M.U.T.C.D. SECTION 4D.28 - 4D.31.

TRAFFIC SIGNAL LEGEND

No.	SYMBOL	ITEM CODE	DESCRIPTION
1a		T05.0100	PRECAST TYPE 'A' HANDHOLE R.I. STD. 18.2.0
1b		T05.0200	PRECAST TYPE 'H' HEAVY DUTY HANDHOLE R.I. STD. 18.2.1
2c		T06.5130	3 INCH SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC CONDUIT - UNDERGROUND
2o		T06.5430	3 INCH POLYVINYL CHLORIDE PLASTIC CONDUIT (SCHEDULE 80) - UNDER EXISTING PAVEMENT
4d		T11.9901	40 FOOT GALVANIZED STEEL MAST ARM TRAFFIC SIGNAL POST AND FOUNDATION
5d		T14.9901	1 WAY 2 SECTION BRACKET MOUNTED LED PEDESTRIAN SIGNAL HEAD 12 INCH W/ COUNTDOWN TIMER
5e			2 WAY 2 SECTION BRACKET MOUNTED LED PEDESTRIAN SIGNAL HEAD 12 INCH W/ COUNTDOWN TIMER
6i		T14.3513	1 WAY 3 SECTION MAST ARM MOUNTED SIGNAL HEAD 12 INCH
6j		T14.3516	1 WAY 4 SECTION MAST ARM MOUNTED SIGNAL HEAD 12 INCH (WITH DUAL IND F.G. ARROW)
7c		T04.5302	14 AWG 2 CONDUCTOR TWISTED SHIELDED CABLE
7d		T04.5303	14 AWG 3 CONDUCTOR CABLE
7e		T04.5305	14 AWG 5 CONDUCTOR CABLE
7f		T04.5307	14 AWG 7 CONDUCTOR CABLE
9a		T13.1000	TRAFFIC DETECTOR - LOOP STANDARD 19.6.0
9e	→	T13.8210	ACCESSIBLE PEDESTRIAN DETECTOR - PUSHBUTTON WITH SIGN

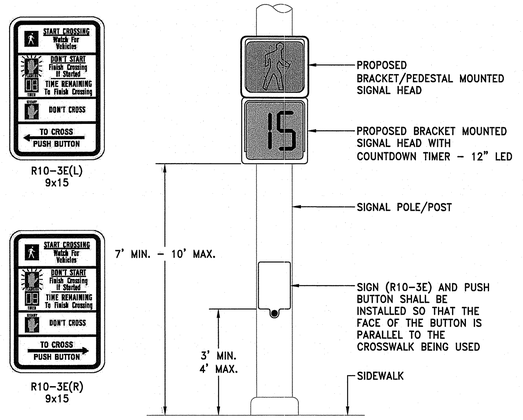
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0305
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

SIGNAL HEAD DATA

B, E, F	A	D, G, H	C	P4	P1, P2, P3
R Y G	R Y G ← G	3" 5" R Y G 3" 5"	3" 5" R Y G ← G 3" 5"	00	00
		ALL 12" LENS		TWO SECTION	TWO SECTION

NOTES:

1. ALL PROPOSED TRAFFIC SIGNAL HEADS SHALL BE EQUIPPED WITH LED MODULES.
2. SIGNAL HEADS C, D, G AND H SHALL BE FURNISHED WITH BACK PLATES AS SHOWN. BACK PLATES SHALL BE EQUIPPED WITH A 3" YELLOW RETROREFLECTIVE STRIP IN ACCORDANCE WITH SECTION 4D.12 OF THE MUTCD 2009 EDITION.
3. SIGNAL HEADS A, B, E, F, AND P4 ARE EXISTING TO REMAIN.



NOTES:

1. INSTALL PEDESTRIAN SIGNAL HEAD WITH COUNTDOWN TIMER IN ACCORDANCE WITH SECTION 4E.04 AND 4E.05 OF THE 2009 MUTCD WITH ALL REVISIONS.1.
2. INSTALL PEDESTRIAN PUSH BUTTON IN ACCORDANCE WITH SECTION 4F.08 OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH ALL REVISIONS.
3. THE AUDIBLE WALK INDICATION SHALL BE A PERCUSSIVE TONE FOR THE ACCESSIBLE PEDESTRIAN PUSHBUTTONS LOCATED WITH SIGNAL HEADS P1 AND P4.
4. THE AUDIBLE WALK INDICATION SHALL BE A SPEECH WALK MESSAGE FOR THE ACCESSIBLE PEDESTRIAN PUSHBUTTON LOCATED WITH SIGNAL HEAD P2. THE MESSAGE SHALL BE "DRIVEWAY. WALK SIGN IS ON TO CROSS DRIVEWAY".
5. THE AUDIBLE WALK INDICATION SHALL BE A SPEECH WALK MESSAGE FOR THE ACCESSIBLE PEDESTRIAN PUSHBUTTON LOCATED WITH SIGNAL HEADS P3. THE MESSAGE SHALL BE "HARTFORD AVE. WALK SIGN IS ON TO CROSS HARTFORD AVE".

TYPICAL PEDESTRIAN SIGNAL HEAD COUNTDOWN TIMER AND PUSHBUTTON ASSEMBLY
NOT TO SCALE

REMOVE & SALVAGE TRAFFIC SIGNAL EQUIPMENT

APPROX. QUANTITY	ITEM
3 EA.	1 WAY 3 SECTION MAST ARM MOUNTED SIGNAL HEAD 12 INCH
1 EA.	1 WAY 4 SECTION MAST ARM MOUNTED SIGNAL HEAD 12 INCH
1 EA.	20 FOOT TRAFFIC SIGNAL MAST ARM AND FOUNDATION
1 EA.	30 FOOT TRAFFIC SIGNAL MAST ARM AND FOUNDATION
2 EA.	PEDESTRIAN PUSH BUTTON WITH SIGN
1 EA.	PEDESTRIAN SIGNAL HEAD

NOTES:

1. ALL SALVAGED TRAFFIC SIGNAL EQUIPMENT SHALL BE DELIVERED TO THE R.I.D.O.T. MAINTENANCE HEADQUARTERS, 360 LINCOLN AVENUE, WARWICK, RHODE ISLAND, 02888.
2. THE CONTRACTOR SHALL SUPPLY AND INSTALL ON THE UPPER LEFT HAND CORNER OF THE BACK OF THE CONTROLLER CABINET DOOR A LAMINATED INTERSECTION GRAPHIC AND TABLE DEPICTING THE TRAFFIC DETECTOR RELAY CHANNEL ASSIGNMENTS. THE DIAGRAM SHALL BE A GRAPHIC OF THE INDIVIDUAL INTERSECTION ORIENTED SIMILAR TO THE PLANS SHOWING THE LOCATIONS OF EACH OF THE LOOP DETECTORS. THE DIAGRAM SHALL, AT A MINIMUM, INCLUDE DETECTOR NUMBERS, STREET NAME LABELS, NORTH ARROW, AND CONTROLLER CABINET LOCATION. THE ASSIGNMENT INFORMATION SHALL BE INCLUDED IN A TABLE WHICH SHALL INCLUDE, AT A MINIMUM, THE APPROACH NAME, DETECTOR NUMBER, TERMINAL NUMBER, DETECTOR RACK SLOT NUMBER, RELAY NUMBER, RELAY CHANNEL NUMBER, AND PHASE ASSOCIATED WITH EACH DETECTOR.
3. ALL DELAY AND EXTENSION TIMES, AS CALLED FOR ON THE PLANS, FOR PROPOSED LOOP DETECTORS SHALL BE PROGRAMMED IN THE TRAFFIC SIGNAL CONTROLLER AND NOT THE DETECTOR RELAY.
4. A BARE GROUND WIRE SHALL BE PLACED IN ALL PVC CONDUITS AND SHALL BE BONDED TO GROUND RODS IN ACCORDANCE WITH SECTION T.03 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. THE FINAL POSITION OF SIGNAL HEADS, PEDESTRIAN PUSHBUTTONS, DETECTORS, AND STOP LINE AND CROSSWALK PAVEMENT MARKINGS SHALL BE AS DIRECTED BY THE ENGINEER IN THE FIELD ACCORDING TO ACTUAL INTERSECTION CHARACTERISTICS.
6. A 2' MINIMUM BUFFER SHALL BE PROVIDED BETWEEN THE CURB AND ALL LATERAL OBSTRUCTIONS (INCLUDING ALL SIGNAL POLES AND TRAFFIC/PEDESTRIAN SIGNAL HEADS) TO PROVIDE ADEQUATE CLEARANCE FOR TURNING VEHICLES.
7. ALL FOUNDATIONS MUST HAVE CONES OR BARRELS BOLTED TO FOUNDATION BASES UNTIL ACTUAL POLE IS INSTALLED.
8. WHEN PLACING TRAFFIC SIGNAL HANDHOLES OR CONDUIT IN EXISTING PORTLAND CEMENT CONCRETE SIDEWALKS, THE ENTIRE SIDEWALK SQUARE OF CONCRETE SHALL BE REPLACED IN ACCORDANCE WITH R.I. STD. 43.1.0. NO PATCHES WILL BE ALLOWED.
9. ALL PEDESTRIAN PUSHBUTTONS SHALL BE COMPLIANT WITH "THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" (ADAAG) AND SHALL INCLUDE A PRESSURE–ACTIVATED (NON–MOVING) BUTTON. SIGNS APPLICABLE TO PUSHBUTTON ACTUATION SHALL BE INSTALLED SUCH THAT THE CROSSING ASSIGNED TO EACH BUTTON IS CLEARLY INDICATED. IF SITE CONDITIONS DO NOT ALLOW PEDESTRIAN PUSHBUTTONS TO BE INSTALLED WHERE CALLED FOR ON THE PLANS, THE R.I.D.O.T. TRAFFIC ENGINEERING UNIT SHALL BE CONSULTED WITH THROUGH AN R.F.I. PRIOR TO INSTALLING THE PUSHBUTTONS. THE FINAL PLACEMENT OF ALL PEDESTRIAN PUSHBUTTONS SHALL BE IN ACCORDANCE WITH ADAAG AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL LOOP DETECTORS SHALL BE CENTERED WITHIN EACH LANE AS DELINEATED, UNLESS OTHERWISE DIMENSIONED ON PLANS.
11. ALL LOOP DETECTORS SHALL BE CUT INTO THE FINAL PAVEMENT SURFACE COURSE.
12. THE CONTRACTOR SHALL WORK CONTINUOUSLY TO RESTORE TRAFFIC SIGNAL OPERATION TO ITS INTENDED PURPOSE WHEN REPLACING THE TRAFFIC SIGNAL EQUIPMENT. A POLICE DETAIL IS REQUIRED TO DIRECT TRAFFIC AT THE INTERSECTION AT ALL TIMES WHEN THE TRAFFIC SIGNAL IS INOPERATIVE. AT NO TIME SHALL THE CONTRACTOR LEAVE THE SITE BEFORE RESTORING FULL TRAFFIC OPERATIONS.
13. SHOP DRAWINGS, INCLUDING ALL DESIGN CALCULATIONS, FOR THE TRAFFIC SIGNAL MAST ARMS, POLES, AND FOUNDATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

Environmental Management
OCT 11 2019
Office of Water Resources

1300 Hartford Avenue

Johnston, Rhode Island

JOHN P. SHEVLIN
No. 6358
REGISTERED PROFESSIONAL ENGINEER
10.01.19

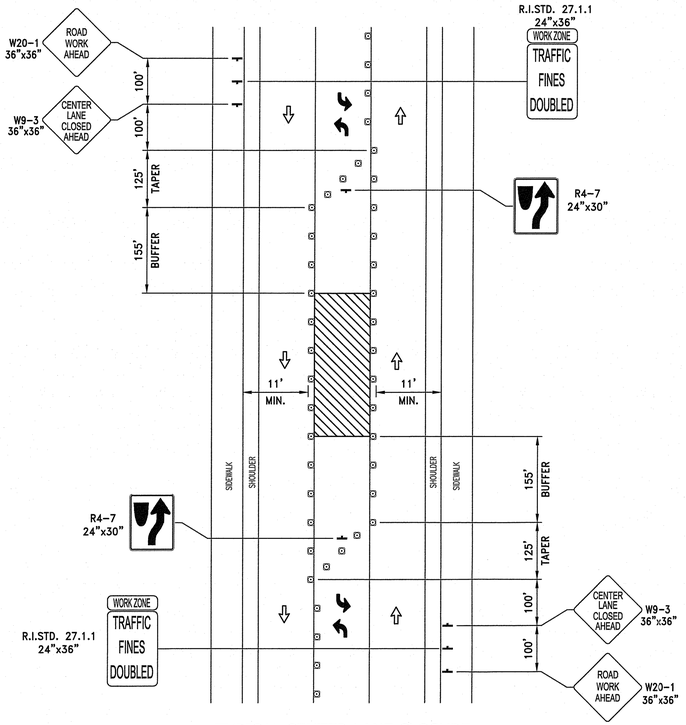
REVISIONS:

PROJECT NO.:	19043.00
DATE:	OCTOBER 1, 2019
SCALE:	
DESIGNED BY:	TT
CHECKED BY:	JPS
DRAWN BY:	TT
APPROVED BY:	JPS

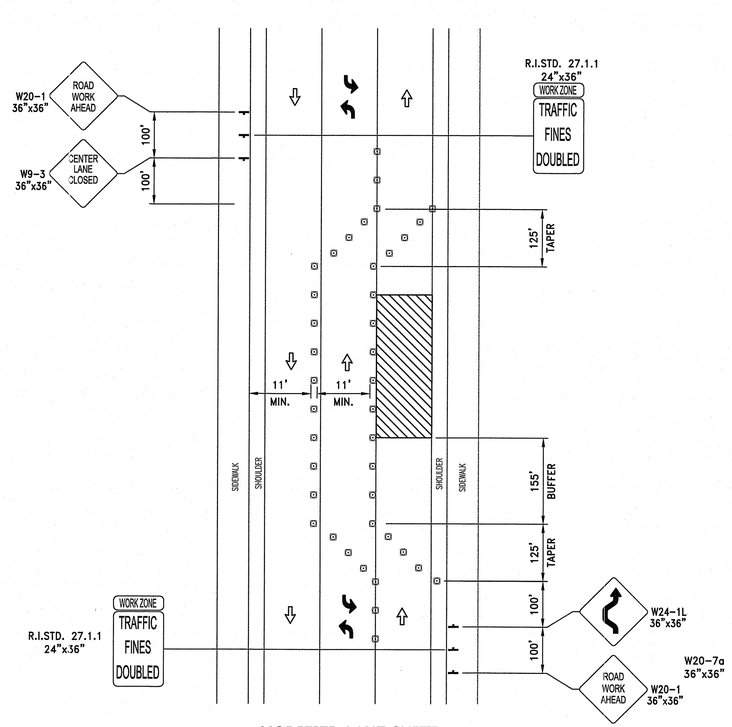
DRAWING TITLE:
TRAFFIC SIGNAL PLAN 1

DRAWING NO.:
TS-1

SHEET NO. 16 OF 19



TYPICAL CENTER LANE CLOSURE



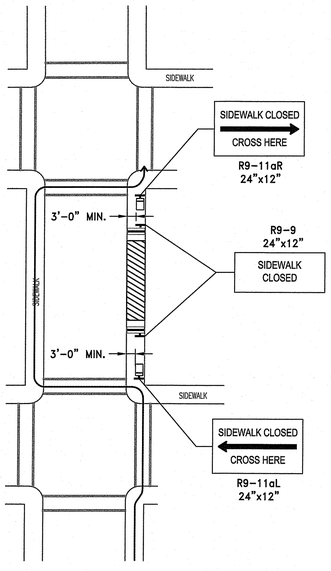
MODIFIED LANE SHIFT

NOTES:

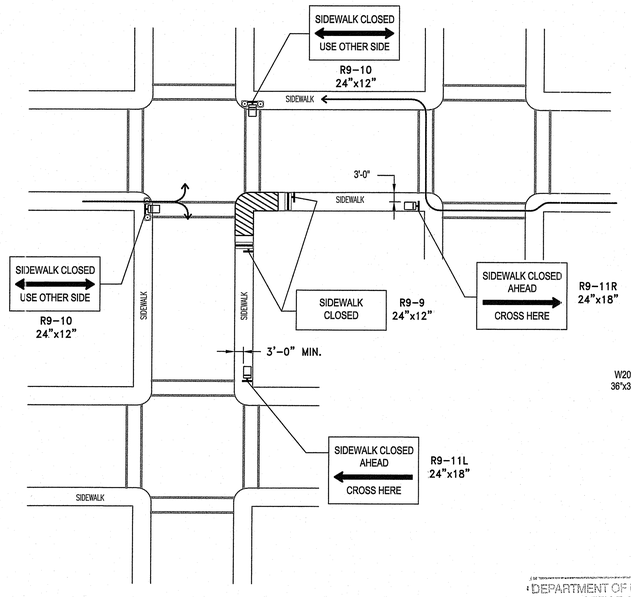
1. ONE TRAVEL SHALL BE MAINTAINED IN EACH DIRECTION ON HARTFORD AVENUE AT ALL TIMES. LANE CLOSURES ARE LIMITED TO MONDAY–FRIDAY, 7:00 AM – 4:00 PM. NO LANE OR SHOULDER CLOSURES ARE PERMITTED ON HOLIDAYS.
2. ALL SIDEWALKS SHALL REMAIN OPEN AT ALL TIMES EXCEPT WHEN THE SIDEWALK REPLACEMENT OPERATION REQUIRES THEIR CLOSURE.
3. WHILE ONSITE, THE CONTRACTOR SHALL ALLOW FOR SAFE PEDESTRIAN PASSAGE THROUGH THE WORK SPACE AT ALL TIMES DURING THE WORK. A TRAFFIC PERSON MUST BE PROVIDED TO ASSIST AND SAFELY GUIDE PEDESTRIANS THROUGH THE WORK SPACE WHEN THE WORK RESTRICTS OR BLOCKS PEDESTRIANS FROM USING THE EXISTING SIDEWALKS AND OTHER EXISTING PEDESTRIAN WALKWAYS.
4. THE PVC PLASTIC PIPE BARRICADE SHALL BE EQUIPPED WITH TYPE A WARNING LIGHTS IN ACCORDANCE WITH SECTION 6F.83 OF THE MOST RECENT EDITION OF THE MUTCD, INCLUDING ALL REVISIONS AND ADDENDA.
5. ALL TEMPORARY TRAFFIC CONTROL SET–UPS AND DEVICES AND THEIR INSTALLATION, MAINTENANCE, AND REMOVAL SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) WITH ALL REVISIONS, AND THE LATEST EDITION OF THE "RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" WITH ALL REVISIONS.
6. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK.
7. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
8. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
9. MAXIMUM SPACING OF CHANNELIZATION DEVICES FOR TAPER AND TANGENT SECTIONS ON HARTFORD AVENUE AND SIDE STREETS IS 25 FEET.
10. MINIMUM LANE WIDTH IS TO BE 11 FEET UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF THE CHANNELIZATION DEVICES.
11. ACCESS TO ALL DRIVEWAYS WITHIN THE WORK AREA SHALL BE MAINTAINED AT ALL TIMES.
12. TEMPORARY CONSTRUCTION SIGNS SHALL BE PLACED BEHIND THE BACK OF SIDEWALK, OR BEHIND THE EDGE OF PAVEMENT WHERE THERE IS NO SIDEWALK. THE CONTRACTOR SHALL ENSURE THAT A 36" UNOBSTRUCTED MINIMUM CLEARANCE IS PROVIDED AT ALL TIMES AT SIDEWALKS OPEN TO PEDESTRIANS. WHERE THERE IS INSUFFICIENT WIDTH, THE CONTRACTOR SHALL COORDINATE WITH THE RESIDENT ENGINEER TO PROVIDE MOUNTED SIGNS WITH THE BOTTOM OF THE SIGN OVERHANG NO LESS THAN 84" HIGH IN ORDER TO MEET ADA STANDARDS.
13. WHEN WORK IMPACTS TRAFFIC OPERATIONS AT A SIGNALIZED INTERSECTION, THE TRAFFIC SIGNAL SHALL BE SET INTO FLASH MODE AND AN APPROPRIATE NUMBER OF TRAFFIC PERSONS SHALL BE USED TO DIRECT AND CONTROL ROAD USERS THROUGH THE INTERSECTION. THE POSITIONS OF TRAFFIC PERSONS ARE NOT SHOWN ON THE PLANS AS JUDGEMENT SHALL BE USED BY OFFICERS IN DETERMINING WHERE THEY SHOULD BE STATIONED TO CONTROL TRAFFIC IN THE INTERSECTION.
14. THE CONTRACTOR SHALL PROVIDE NECESSARY ACCESS FOR FIRE APPARATUS AND OTHER EMERGENCY VEHICLE THROUGH THE WORK ZONE AT ALL TIMES.

LEGEND

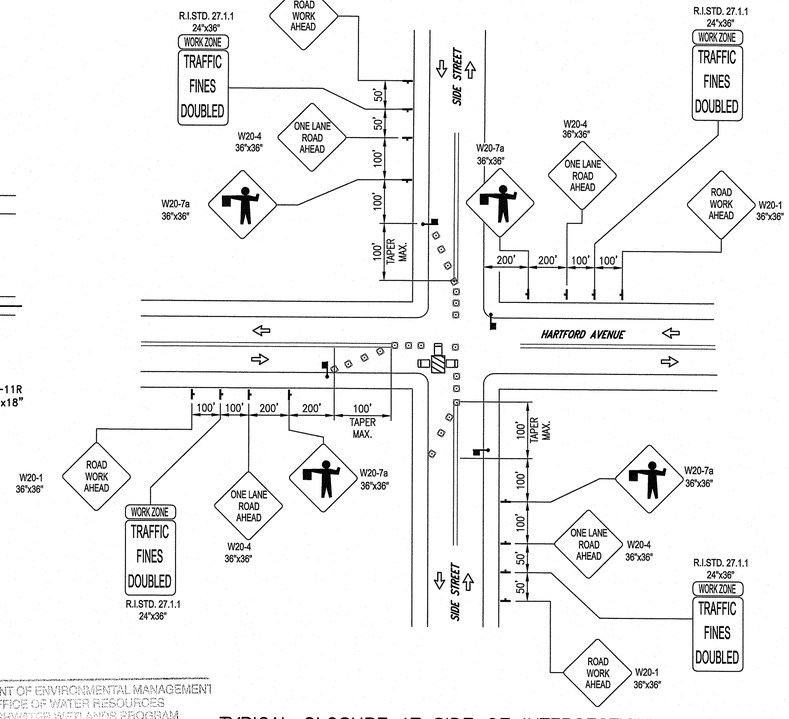
- PVC PLASTIC PIPE BARRICADE, RI STD. 26.3.0
- CONE R.I. STD. 26.1.0
- DIRECTION OF TRAVEL
- TEMPORARY SIGN
- WORK AREA
- FLAGGER OR POLICE OFFICER
- LONGITUDINAL CHANNELIZING DEVICE
- ACCESSIBLE ROUTE



SIDEWALK CLOSED WITH PEDESTRIAN DETOUR



CROSSWALK CLOSED WITH PEDESTRIAN DETOUR



TYPICAL CLOSURE AT SIDE OF INTERSECTION

PARE
PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

1300 Hartford Avenue

Johnston, Rhode Island

JOHN P. SHEVLIN
No. 6358
REGISTERED PROFESSIONAL ENGINEER
10.01.19

REVISIONS:

PROJECT NO.:	19043.00
DATE:	OCTOBER 1, 2019
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DRAWING TITLE:
TEMPORARY TRAFFIC CONTROL PLAN No. 1

DRAWING NO.: TTCP-1

SHEET NO. 17 OF 19

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

Planting Notes:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG–SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF BLACK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5–7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
11. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
12. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
13. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
14. ALL LANDSCAPE AREAS AND SIDEWALK PLANTERS SHALL BE IRRIGATED. IRRIGATION WATER SHALL BE EITHER SUPPLIED BY THE MUNICIPAL SYSTEM OR A WELL AND PUMP SYSTEM PER LOCAL ORDINANCES. ALL LANDSCAPED ISLANDS AND AREAS SHALL BE CONNECTED BY 4" PVC IRRIGATION SLEEVES, BACK TO WATER ROOM, INCLUDING SIDEWALK PLANTERS ALONG THE STOREFRONT. ALL FEATURES OF THE IRRIGATION DESIGN BY OTHERS.
15. THE LANDSCAPING LOCATED ADJACENT TO THE STORE (OUTSIDE THE SITE CONTRACTOR'S LIMIT OF WORK) SHALL BE CONSIDERED PART OF THE BUILDING CONTRACTOR'S (A.C.) WORK AND SHALL BE COORDINATED BY OTHERS.
16. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

Hartford Ave (Route 6A)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PYLON SIGN 25' HIGH
150 SF FACE

Retail Building
80,327 SF±

PLANTING BED 1
(SEE DETAIL)

PERENNIAL PLANTING BED
(6 TYPICAL)

Pond
Complex

Underground Infiltration
System

Vegetative
Screening

50' PERIMETER WETLAND

EDGE OF WETLAND

Note per Dem.

These drainage pipes/culverts are erroneously depicted on this site plan which are not consistent with the authorized design. Sheet 18 of 19 as approved by DEM is solely for landscaping purposes.

Scale: 1"=40'
0 20' 40' 80'

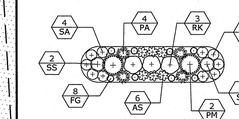
PLANT SCHEDULE VEGETATIVE SCREENING

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	JVS	25	Juniperus virginiana	Eastern Red Cedar	4/5` HT
	PCS	11	Picea glauca	White Spruce	6/7` HT
	PSS	7	Pinus strobus	White Pine	6/7` HT
	TPS	23	Thuja plicata	Western Red Cedar	5/6` HT

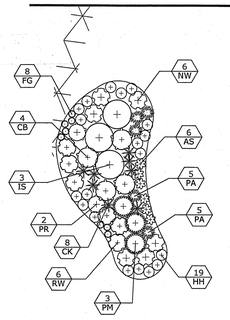
Vegetative Screen Note:

1. THERE ARE NO PLANTS WHICH CAN BE GUARANTEED TO BE DEER PROOF. IT IS RECOMMENDED THAT SCREEN PLANTINGS BE PROTECTED FROM DEER GRAZING UNTIL PLANTS ARE ESTABLISHED.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0805
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Perennial Planting Bed (6 Typical)
SCALE: 1" = 10'



Planting Bed 1
SCALE: 1" = 10'

DiPrete Engineering
Boston • Providence • Newport
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431

Received
OCT 11 2019
Office of Water Resources

No.	Date	Description	By
3	10-23-2019	Revision Per RIDEM/DOT Comments	P.A.A.
2	09-23-2019	Revised Fire & Water Connection	P.A.A.
1	08-21-2019	Site Plan Review Submission	S.K.
0	06-28-2019		

Drawn By: P.A.A. Design By: B.C.G.

Landscape Plan

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 12th Floor, Providence, RI 02903

DE Job No: 2713-001 Copyright 2019 by DiPrete Engineering Associates, Inc.

SHEET 18 OF 19

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	AR	18	Acer rubrum `October Glory` TM	October Glory Maple	2.5/3" CAL B&B
+	BT	6	Betula nigra	River Birch Multi-Trunk	8/10` B&B Clump
+	GT	13	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	2.5/3" CAL B&B
+	PSC	4	Prunus sargentii `Columnaris`	Columnar Sargent Cherry	2.5/3" CAL B&B
+	PSK	8	Prunus serrulata `Kwanzan`	Flowering Cherry	2.5/3" CAL B&B
+	PC	19	Pyrus calleryana `Aristocrat` TM	Aristocrat Flowering Pear	2.5/3" CAL B&B
+	SR	9	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2.5/3" CAL B&B
+	ZG	13	Zelkova serrata `Green Vase`	Sawleaf Zelkova	2.5/3" CAL B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	PG	1	Picea glauca	White Spruce	7/8` HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
+	CB	52	Cornus sericea `Baileyi`	Red Twig Dogwood	3 gal
+	HM	15	Hydrangea macrophylla 'Endless Summer' TM	Bailmer Hydrangea	3 gal
+	HP	11	Hydrangea paniculata `Little Lime`	Little Lime Hydrangea	5 gal
+	IH	108	Ilex crenata `Helerii`	Heler Japanese Holly	3 gal
+	IS	100	Ilex glabra `Shamrock`	Inkberry	5 gal
+	IV	27	Ilex verticillata `Sparkleberry`	Winterberry	3-4` HT
+	PM	33	Picea pungens `Montgomery`	Montgomery Blue Spruce	18" HT/SPREAD MIN.
+	RK	18	Rosa x `Knockout` TM	Knockout Rose	18" HT/SPREAD MIN.
+	RW	61	Rosa x `White-Out`	White-Out Rose	18" HT/SPREAD MIN.
+	SG	51	Spiraea x bumalda `Goldmound`	Gold Mound Spirea	3 gal
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
+	AS	68	Astilbe x arendsii `Snowdrift`	Snowdrift Astilbe	1 gal
+	HH	480	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal
+	NW	80	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal
+	PR	36	Perovskia atriplicifolia 'Rocketman'	Russian Sage	2 gal
+	RF	77	Rudbeckia fulgida `Goldstrum`	Coneflower	1 gal
+	SS	70	Salvia x sylvestris `Mainacht`	Sage	1 gal
+	SA	46	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
+	CK	112	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal
+	FG	240	Festuca glauca `Elijah Blue`	Blue Fescue	1 gal
+	LV	24	Liriope muscari `Variegata`	Variegated Lily Turf	1 gal
+	PA	302	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 gal

Town of Johnston, Rhode Island
Article V, Supplementary Regulations

§340-27.2 LANDSCAPE DESIGN STANDARDS
B. LANDSCAPING STANDARDS
(1) GENERAL REQUIREMENTS.
(A) LANDSCAPING SHALL BE PROVIDED AS PART OF SITE PLAN DESIGN FOR ALL INDUSTRIAL, COMMERCIAL, BUSINESS, PLANNED DEVELOPMENT, AND MULTIFAMILY ZONES AND USES. IT SHALL BE CONCEIVED IN A TOTAL PATTERN THROUGHOUT THE SITE, INTEGRATING VARIOUS ELEMENTS OF SITE DESIGN, PRESERVING AND ENHANCING THE PARTICULAR IDENTITY OF THE SITE WHERE APPROPRIATE. LANDSCAPING SHALL CONSTITUTE A MINIMUM OF 15% OF THE ENTIRE SITE.

PROPOSED LANDSCAPING COMPRISES >15% OF THE ENTIRE SITE.
SITE AREA = 21.00± ACRES
IMPERVIOUS AREA = 8.25± ACRES
12.75/21.00 = (0.607) 60.7% > 15% PROPOSED

(F) SOIL EROSION PLAN. A SOIL EROSION PLAN FOR CONSTRUCTION AND INSTALLATION OF TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PREPARED BY AN APPROPRIATE CERTIFIED PROFESSIONAL, SUBMITTED TO THE BUILDING DEPARTMENT FOR DETERMINATION OF APPLICABILITY, AND REVIEWED/APPROVED BY THE BUILDING OFFICIAL BEFORE ANY LAND DISTURBANCE OCCURS. SAID PLAN SHALL BE IN CONFORMANCE WITH ANY AND ALL LANDSCAPE PLANS APPROVED PURSUANT TO THE PROVISIONS OF THIS SECTION.

SEE CIVIL PLANS FOR SOIL EROSION CONTROL MEASURES AND DETAILS.

(2) SITE PROTECTION AND GENERAL PLANTING REQUIREMENTS
(D) PROTECTION OF EXISTING PLANTING. MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREE OR OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. IN THE EVENT THAT ANY SUCH TREE OR PLANT SPECIMENS ARE TO BE REMOVED, THEY ARE TO BE REPLACED ELSEWHERE ON THE PROJECT SITE WITH SPECIMENS OF A COMPARABLE SIZE AND TYPE. SUCH REQUIREMENT MAY BE WAIVED PLANNING BOARD OR THE LANDSCAPE REVIEW COMMITTEE, AT THE PLANNING BOARD'S DIRECTION, WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE BOARD OR COMMITTEE THAT SPECIAL SITE AND DESIGN CONDITIONS SO WARRANT. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE A MINIMUM OF FOUR FEET HIGH AND CONSTRUCTED OF DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED. SNOW FENCES AND SILT FENCES ARE EXAMPLES OF ACCEPTABLE BARRIERS.

NOT APPLICABLE.

(3) SLOPE PLANTINGS. LANDSCAPING OF ALL CUTS AND FILLS AND/OR TERRACES SHALL BE SUFFICIENT TO PREVENT EROSION, AND ALL ROADWAY SLOPES STEEPER THAN ONE FOOT VERTICALLY TO THREE FEET HORIZONTALLY SHALL BE PLANTED WITH VEGETATIVE GROUND COVER APPROPRIATE TO THE PURPOSE AND FOR SOIL CONDITIONS AND ENVIRONMENT.

MAXIMUM SLOPES PROPOSED ARE < 3:1 WHERE FEASIBLE.

(4) ADDITIONAL LANDSCAPING. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDINGS AND REQUIRED IMPROVEMENTS SHALL BE LANDSCAPED BY THE PLANTING OF GRASS OR OTHER VEGETATIVE GROUND COVER, SHRUBS, AND TREES AS PART OF THE APPROVED LANDSCAPE PLAN, UNLESS THE EXISTING NATURAL LANDSCAPING AND TERRAIN ARE TO BE MAINTAINED AND OTHERWISE APPROVED BY THE PLANNING BOARD OR THE LANDSCAPE REVIEW COMMITTEE, AS APPLICABLE.

(5) PLANTING SPECIFICATIONS. DECIDUOUS TREES SHALL HAVE AT LEAST A2 1/2 INCH CALIPER AT THE TIME OF PLANTING. SUCH REQUIREMENT MAY BE MODIFIED BY THE PLANNING BOARD AND/OR LANDSCAPE REVIEW COMMITTEE, AS APPLICABLE, WHERE THE APPLICANT DEMONSTRATES SATISFACTORILY THAT THE TYPE AND GROUPINGS OF THE TREES REQUIRE A SMALLER CALIPER AT THE TIME OF PLANTING. SIZE OF EVERGREENS AND SHRUBS SHALL BE ALLOWED TO VARY DEPENDING ON SETTING AND TYPE OF SHRUB. ONLY NURSERY-GROWN PLANT MATERIALS SHALL BE ACCEPTABLE, AND ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED ACCORDING TO ACCEPTABLE HORTICULTURAL STANDARDS. DEAD AND DISEASED PLANTS AND TREES SHALL BE REMOVED AND REPLACED BY THE OWNER ON AT LEAST AN ANNUAL BASIS. FAILURE TO PROPERLY MAINTAIN TREES SHALL RESULT IN SUCH WORK BEING PERFORMED BY THE TOWN AT THE OWNER'S EXPENSE.

(6) PLANT SPECIES. THE PLANT SPECIES SELECTED SHALL BE CLASSIFIED AS HARDY FOR THE PARTICULAR CLIMATE ZONE IN WHICH THE DEVELOPMENT IS LOCATED AND APPROPRIATE IN TERMS OF FUNCTION AND SIZE. THE APPLICANT IS ENCOURAGED TO SELECT PLANT SPECIES WHICH HAVE MINIMAL REQUIREMENTS FOR WATERING AND FERTILIZATION. IN SELECTION OF TREE TYPES A REFERENCE SHOULD BE MADE TO TREE TYPES RECOMMENDED IN THE LAND DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS1 OR OF A VARIETY APPROVED BY THE LANDSCAPE REVIEW COMMITTEE.

(7) SHADE TREES.
(A) LOCATION. SHADE TREES SHALL BE EITHER PLANTED OR MANICURED AT INTERVALS OF NO MORE THAN 35 FEET ALONG BOTH SIDES OF ALL NEW OR EXISTING STREETS ABUTTING A DEVELOPMENT SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. THE LANDSCAPE REVIEW COMMITTEE MAY PERMIT SPACING OF TREES AT GREATER INTERVALS WHERE THE APPLICANT SATISFACTORILY DEMONSTRATES TO THE COMMITTEE THAT SUCH SPACING IS NECESSARY FOR THE PRESERVATION OF LARGE EXISTING TREES OR OTHER PLANTING OF LARGE TREE SPECIMENS.

SHADE TREES ARE PROPOSED ALONG HARTFORD AVENUE WHERE NONE WERE PREVIOUSLY.

(C) PLANTING SPECIFICATIONS. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2 INCHES AT TIME OF PLANTING, AND MUST BE NURSERY-GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS. STREET TREES, WITH THE EXCEPTION OF ORNAMENTAL TREES, SHALL HAVE OR WILL HAVE, WHEN FULLY MATURE, A MINIMUM CALIPER OF 12 INCHES. TREES SHALL BE PROPERLY PLANTED AND STAKED AND PROVISION MADE BY THE DEVELOPER FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. DEAD AND DISEASED TREES SHALL BE REMOVED AND REPLACED BY THE OWNER ON AT LEAST AN ANNUAL BASIS. FAILURE TO PROPERLY MAINTAIN STREET TREES SHALL RESULT IN SUCH WORK BEING PERFORMED BY THE TOWN AT THE OWNER'S EXPENSE.

(8) BUFFERING
(B) BUFFER REQUIRED.
[2] MINIMUM BUFFER SIZE REQUIRED:
[A] A FIVE-FOOT-WIDE BUFFER STRIP OF GRASS OR OTHER VEGETATION IS REQUIRED AROUND THE ENTIRE PERIMETER OF THE SITE, EXCEPT FOR ANY CURB CUTS.

A BUFFER > OR = TO 5 FEET CONSISTING OF PROPOSED GRASS AND VEGETATION IS PROVIDED AROUND THE PERIMETER OF THE PROPERTY WHERE APPLICABLE.

[B] WHERE MORE-INTENSIVE LAND USES ABUT LESS-INTENSIVE USES, A BUFFER STRIP (25 FEET) IN WIDTH SHALL BE REQUIRED BETWEEN SUCH USES.

NOT APPLICABLE.

[C] PARKING LOTS, GARBAGE COLLECTION AND UTILITY AREAS, AND LOADING AND UNLOADING AREAS SHOULD BE SCREENED AROUND THEIR PERIMETERS BY A BUFFER STRIP A MINIMUM OF FIVE FEET WIDE.

NOT APPLICABLE.

[1] PLANTING SPECIFICATIONS. PLANT MATERIALS SHALL BE SUFFICIENTLY LARGE AND PLANTED IN SUCH A FASHION THAT A YEAR-ROUND EFFECTIVE BUFFER HEIGHT OF AT LEAST EIGHT FEET IN HEIGHT SHALL BE PRODUCED WITHIN THREE GROWING SEASONS. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS.

(9) PARKING AREA LANDSCAPING REQUIREMENTS.
(A) TREES SHALL BE PLANTED WITHIN THE PLANTING STRIP OR IN SIDEWALK AREAS AS MAY BE APPROPRIATE, AT INTERVALS OF NO MORE THAN 35 FEET, AND SHALL HAVE A MINIMUM CALIPER AT TIME OF PLANTING OF 2 1/2 INCHES. THE PLANNING BOARD OR LANDSCAPE REVIEW COMMITTEE, AS APPLICABLE, MAY PERMIT SPACING OF TREES AT GREATER INTERVALS WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE PLANNING BOARD OR LANDSCAPE REVIEW COMMITTEE, AS APPLICABLE, THAT SUCH A SPACING IS NECESSARY FOR THE PRESERVATION OF LARGE EXISTING TREES OR THE PLANTING OF LARGE TREE SPECIMENS.

TREES ARE TO BE PLANTED IN PARKING AREA AND SHALL BE 2-1/2 TO 3 INCH CALIPER AT TIME OF PLANTING.

(B) THE INTERIOR OF PARKING AREAS 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 LANDSCAPED ISLANDS WHICH MEASURE NOT LESS THAN FIVE FEET IN WIDTH AND NOT LESS THAN 18 FEET IN LENGTH. THE INTERIOR OF THE PARKING AREA SHALL INCORPORATE LANDSCAPED AREAS IN APPROPRIATE LOCATIONS IN ORDER TO PREVENT LONG, UNINTERRUPTED ROWS OF PARKING SPACES. SUCH LANDSCAPED ISLANDS MAY BE INCLUDED IN CALCULATING THE REQUIRED LANDSCAPED AREA. MANDATORY TERMINAL ISLANDS SHALL BE SURROUNDED WITH CONTINUOUS RAISED CURBING. INTERIOR ISLANDS AND DIVIDER MEDIANS SHALL BE PROTECTED FROM ENCROACHMENT OF MOTOR VEHICLES IN A MANNER APPROVED BY THE PLANNING BOARD OR LANDSCAPE REVIEW COMMITTEE, AS APPLICABLE. PEDESTRIAN PATHS MAY BE INCORPORATED WITHIN THE LANDSCAPED AREA, PROVIDED A MINIMUM DIMENSION OF FOUR FEET, EXCLUSIVE OF PAVED AREAS, IS MAINTAINED FOR ALL LANDSCAPED AREAS.

REQUIRED LANDSCAPING PER PARKING SPACE = 10 SF
PROPOSED NEW PARKING SPACES = 490
LANDSCAPE AREA REQUIRED = 10 SF X 490 = 4,900 SF
LANDSCAPE AREA PROPOSED = >4,900 SF (10,328 SF)

(C) THE INTERIOR OF PARKING AREAS SHALL BE SHADED BY DECIDUOUS TREES (EITHER RETAINED OR PLANTED BY THE DEVELOPER) THAT HAVE OR WILL HAVE WHEN FULLY MATURE A TRUNK OF AT LEAST 12 INCHES IN DIAMETER. THE MINIMUM CALIPER OF NEW TREES AT TIME OF PLANTING SHALL BE AT LEAST 2 1/2 INCHES. AT MATURITY, EACH TREE SHALL BE PRESUMED TO SHADE A CIRCULAR AREA HAVING A RADIUS OF 15 FEET WITH A TRUNK AS THE CENTER, AND THERE MUST BE SUFFICIENT TREES SO THAT, USING THIS STANDARD, 20% OF THE PARKING AREA WILL BE SHADED. TREES SHALL BE LOCATED SO THAT THEY ARE SURROUNDED BY AT LEAST 100 SQUARE FEET OF UNPAVED AREA, WHICH MAY BE COUNTED TOWARDS CALCULATING THE REQUIRED LANDSCAPED AREA. PARKING AREAS SHALL BE LAID OUT AND DETAILED TO PREVENT VEHICLES FROM STRIKING TREES AND TO PROVIDE FOR THE HEALTHY GROWTH OF THE SELECTED TREE SPECIES. VEHICLES WILL BE PRESUMED TO HAVE A BODY OVERHANG OF THREE FEET, SIX INCHES.

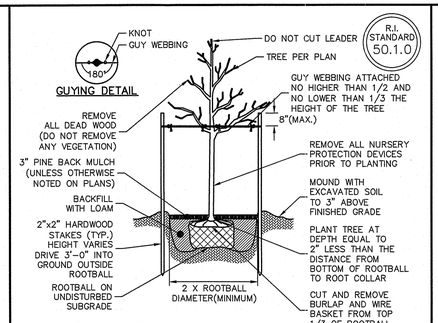
DECIDUOUS TREES THAT SHALL HAVE A VARIED TRUNK DIAMETER AND A VARIED CANOPY WITH RADII RANGING FROM APPROXIMATELY 10 TO 20 FEET WHEN MATURE ARE PROPOSED.

PROPOSED TREE CANOPY AREA = 31,806 SF±
PROPOSED INTERIOR PARKING AREA = 150,130 SF±
PROPOSED CANOPY COVERAGE = 31,806/ 150,130 = 21.1% (0.211) >20% REQUIRED

(D) THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING OF A PARKING AREA IN A NEAT AND ATTRACTIVE MANNER. ONLY NURSERY-GROWN PLANT MATERIAL SHALL BE ACCEPTABLE, AND ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR WATERING PLANTINGS REGULARLY AND SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL DEAD OR DISEASED PLANTINGS ON AT LEAST AN ANNUAL BASIS. FAILURE TO ADEQUATELY MAINTAIN REQUIRED PLANTINGS MAY RESULT IN THE TOWN PERFORMING REQUIRED MAINTENANCE AT THE EXPENSE OF THE LANDOWNER.

Environmental Management
OCT 11 2019
Office of Water Resources

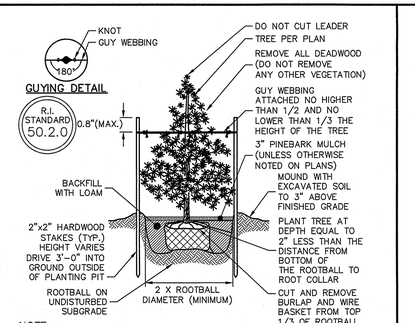
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 27 2019 FILE # 19-0905
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Large Tree Staking and Planting Detail (2" Caliper and Greater)

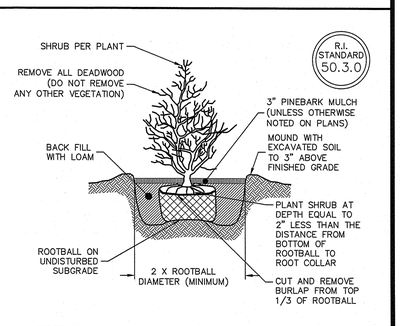
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Evergreen Planting Detail (4'-0" High and Greater)

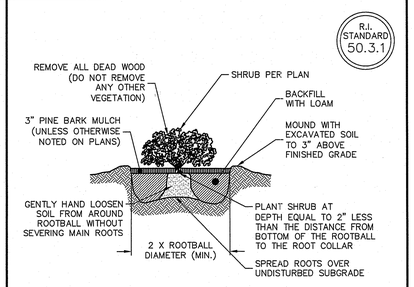
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Ball and Burlap Shrub Planting Detail

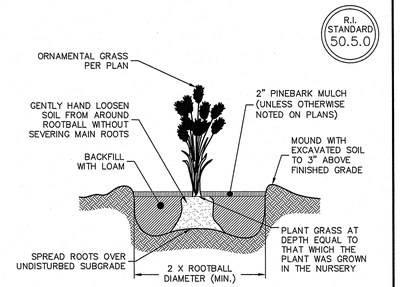
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Container Grown Shrub Planting Detail

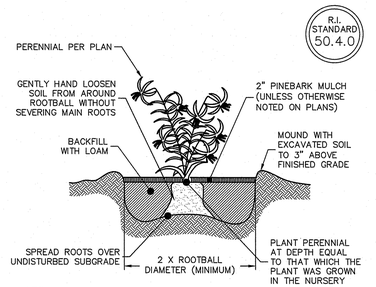
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Ornamental Grass Planting Detail

NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Perennial Planting Detail

NOT TO SCALE

DiPrete Engineering
Boston • Providence • Newport
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.dipreteeng.com

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431
LANDSCAPE ARCHITECTURE

No.	Date	Description	Design By: B.C.G.
2	10-10-2019	Revision Per RIDEM/OD1 Comments	P.A.A.
1	08-23-2019	Revised Fire & Water Connection	P.A.A.
0	06-28-2019	Site Plan Review Submission	B.K.

Drawn By: P.A.A. | By:

Landscape Notes & Details

1300 Hartford Avenue

Johnston, Rhode Island
Assessor's Plat 20 Lots 5, 298, 299 & 352 and Assessor's Plat 21 Lot 38

Applicant
Johnston Hartford LLC
One Turks Head Place, 2nd Floor, Providence, RI 02903