HARTFORD AVENUE (ROUTE 6)
(RI HIGHWAY PLAT 308)

SEE SHEET 10

SEE SHEET 13

AP 54
LOT 89
0.49± AC
N/F
THE SHELBURNE CO LLC ½ INT
&
LOTOJOSA LLC ½ INT
C/O CAROL NAJARIA

AP 54
LOT 91
N/F
HARPER THOMAS

AP 54 LOT 90
1.41± AC
N/F
THE SHELBURNE CO LLC ½ INT
&
LOTOJOSA LLC ½ INT
C/O CAROL NAJARIA

AP 54 LOT 93
0.85± AC
N/F
THE SHELBURNE CO LLC ½ INT
&
LOTOJOSA LLC ½ INT
C/O CAROL NAJARIA

AP 54
LOT 81
N/F
SASA MOHAMMAD Y
& RHONDA A TE

FUTURE OFFSITE HARTFORD AVE. IMPROVEMENTS PERMITTED UNDER DIEM PERMIT NO. 21-0246 IN COLLABORATION WITH RIDOT

POND COMPLEX H
SEE SHEET 63

POND COMPLEX G
SEE SHEET 63

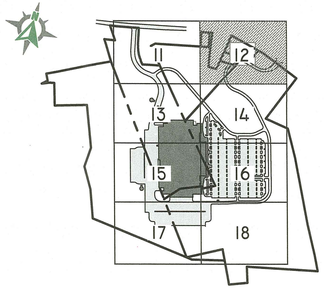
100.0' FRONT YARD SETBACK

150.0' BUILDING SETBACK

MONUMENT SIGN
(SEE ARCH PLANS)

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

SITE PLAN INDEX
SCALE 1"=1,000'



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 18 2022 FILE #: 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin B Wensek
Supervising Environmental Scientist

RI Environmental Management
OCT 26 2022
Office of Water Resources

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401 943 3100 fax 401 464 6066 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/25/2022

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY STAMPS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR PLANS THAT ARE ALTERED BY ANY OTHER ENGINEER.

DIPRETE ENGINEERING ONLY STAMPS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR PLANS THAT ARE ALTERED BY ANY OTHER ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO	DATE	DESCRIPTION	BY:
1	10/25/2022	RIDEM RESPONSE TO COMMENTS	KED
2	7/06/2022	RIDEM FRONT MODIFICATION	KED
3	6/17/2022	RIDEM RESPONSE TO COMMENTS	KED
4	6/17/2022	RIDEM RESPONSE TO COMMENTS	KED
5	5/17/2022	RIDEM LANDSCAPE SUBMISSION	AZL
6	5/13/2022	RIDEM FRESHWATER WETLANDS	KED

DESIGN BY: K.E.D., M.A.H, B.E.G.
DRAWN BY: SPB

SITE PLAN - 2
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 11 OF 70

DE JOB NO. 1095-03

COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\1095-03\hartford avenue\submissions & approvals\102222revs\wtlp permit mod 21-0097.ret\xatoc\afc095-03-site.dwg Plotted: 10/25/2022

Protocol for Permanent Erosion Control:

1. BETWEEN ROAD B STATIONS 4+00 AND 15+00 (APPROXIMATELY), EXCAVATION FOR THE ROAD WILL REQUIRE REMOVAL OF SUBSURFACE ROCK. IN AREAS WHERE THE FINAL SURFACE IS TO BE VEGETATED, ROCK MUST BE REMOVED TO A MINIMUM OF 6" BELOW PROPOSED FINISHED GRADE TO ALLOW FOR PLACEMENT OF A MINIMUM OF 6" OF LOAM OVER ALL ROCK.
2. LOAM TO BE PLACED BETWEEN THESE STATIONS MUST BE A FREE DRAINING SANDY LOAM MATERIAL.
3. CONTRACTOR MUST PROVIDE A SIEVE ANALYSIS OF THE PROPOSED LOAM TO THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF LOAM.
4. NOT LESS THAN 30-DAYS PRIOR TO PLACEMENT OF LOAM ON SLOPES STEEPER THAN 3:1, CONTRACTOR MUST PROVIDE LOAM SAMPLES TO PROFILE PRODUCTS LLC FOR ANALYSIS. POOR QUALITY LOAM MAY REQUIRE SOIL AMENDMENTS TO MEET PROJECT REQUIREMENTS. CONTRACTOR MUST PROVIDE RESULTS OF SOIL TESTING, PROFILE PRODUCT'S RECOMMENDATIONS, AND CONTRACTOR'S PROPOSED SOIL AMENDMENTS TO THE SITE ENGINEER AND GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF LOAM AND AMENDMENTS.
5. LOAM MUST HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR MUST PROVIDE PROOF OF PH TESTING TO THE SITE ENGINEER AND GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF LOAM.
6. GEOTECHNICAL ENGINEER MUST REVIEW ROCK SURFACE A MINIMUM OF FIVE (5) DAYS PRIOR TO LOAM PLACEMENT.
7. AFTER PLACEMENT OF LOAM AND BEFORE SEED AND/OR EROSION CONTROLS ARE APPLIED, LOAM DEPTH TO BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER WITH RANDOM SAMPLING AT A RATE OF ONE (1) TEST FOR EVERY 10,000 SQUARE FEET OF ROCK FACE TO BE COVERED WITH LOAM.
8. ALL ECB MIX COMPONENTS AND ADMIXTURES INCLUDING (BUT NOT LIMITED TO) BIOPOLYMERS MUST BE 100% NON TOXIC.
9. USE OF POLYACRYLIMIDES IS PROHIBITED IN AREAS WITHIN 100' OF WETLANDS (SEE 100' BUFFER SHOWN ON PLANS).
10. PERMANENT EROSION CONTROL BLANKET, GREENARMOR 7020 OR EQUAL, MUST BE PLACED OVER ALL AREAS WITH LESS THAN 24" COMBINED DEPTH OF LOAM AND SUBSOIL, AND ALL SLOPES WITH AN UNINTERRUPTED SLOPE LENGTH OF GREATER THAN 40'.
11. SHOULD THE ABOVE PROTOCOL BE APPLIED AND DEEMED INADEQUATE TO SUFFICIENTLY STABILIZE ANY AREAS IN THE OPINION OF THE DESIGN ENGINEER OR AUTHORITY HAVING JURISDICTION, THE DEFICIENT AREA(S) MUST BE STABILIZED USING NON VEGETATIVE MEASURES IN ACCORDANCE WITH THE RISESCH.
12. AREAS NOT STABILIZED BY NOVEMBER 15 MUST BE STABILIZED BY NON VEGETATIVE EROSION CONTROL MEASURES IN ACCORDANCE WITH THE RISESCH.
13. IF EARTHWORK OCCURS BETWEEN OCT 15 AND APRIL 15 (OUTSIDE THE GROWING SEASON), DISTURBED AREAS MUST BE STABILIZED WITHIN 5 DAYS USING NON VEGETATIVE MEASURES. ADDITIONALLY, SEDIMENT TRAPS AND/ OR SEDIMENT BASINS MAY BE REQUIRED. ANY SEDIMENT

TRAP/ BASIN MUST BE DESIGNED AND INSTALLED PER THE RISESCH.

FINAL GRADING AND STABILIZATION OF 2:1 SLOPE BETWEEN STATIONS 4+00 AND 15+00 TO BE COORDINATED WITH SITE AND GEOTECHNICAL ENGINEER

SEE SHEET 18

SEE SHEET 21

SEE SHEET 49

POND COMPLEX H

POND COMPLEX G

ROAD B

FUTURE OFFSITE IMPROVEMENTS PERMITTED UNDER DIEM PERMIT NO. 21-0297 IN COLLABORATION WITH RIDOT

FUTURE STATE HIGHWAY LINE

BERM
1.0' HIGH FROM EX GRADE
2.0' WIDE
2:1 TO EX GRADE (HEIGHT VARIES)

RIPRAP SWALE (R-3)
0.5' DEEP
1.5' WIDE BOTTOM
2:1 LEFT SIDE SLOPE
3:1 RIGHT SIDE SLOPE

MATCH LINE FOR ROAD PROFILE B STA 2+42.83. REFER TO ENTRANCE DESIGN PLANS BY BETA FOR CONTINUATION.

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

SITE PLAN INDEX
SCALE 1"=1,000'

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: 1/8/2022 FILE #: 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
OCT 26 2022

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/25/2022

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE LETTERHEAD THAT ARE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. SEE "UTILITY NOTE" ON SHEET 3.

NO	DATE	DESCRIPTION	BY:
6	10/25/2022	RIDEM RESPONSE TO COMMENTS	KED
5	9/26/2022	RIDEM RESPONSE TO COMMENTS	KED
4	6/29/2022	RIDEM RESPONSE TO COMMENTS	KED
3	5/11/2022	RIDEM RESPONSE TO COMMENTS	KED
2	3/31/2022	RIDEM APPLICATION	AD
1	06/10/2021	RIDEM APPLICATION	AD

DESIGN BY: K.E.D., M.A.H, B.E.G.
DRAWN BY: SPB

GRADING PLAN - 2
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 19 OF 70

DE JOB NO. 0395-029 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

r:\dsmain\projects\0395-029 hartford avenue\submissions & approvals\0503500-wtlnd permit mod 21-0097-ret\latout\0395-029 grad.dwg Plotted: 10/25/2022

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/25/2022

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REGULATIONS IN THE PERFORMANCE OF THEIR WORK. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BASED ON THEIR DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SEE SHEET 3 FOR ADDITIONAL NOTES.

NO.	DATE	DESCRIPTION	BY:
7	10/25/2022	RIDEM APPLICATION FOR FWW	KED
6	10/24/2022	RIDEM RESPONSE TO COMMENTS	KED
5	9/29/2022	RIDEM RESPONSE TO COMMENTS	KED
4	6/17/2022	RIDEM RESPONSE TO COMMENTS	KED
3	5/11/2022	RIDEM RESPONSE TO COMMENTS	KED
2	4/29/2022	RIDEM RESPONSE TO COMMENTS	KED
1	04/19/2022	RIDEM APPLICATION FOR FWW	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H. B.E.G.

DRAINAGE PLAN - 2
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 1930-20 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 27 OF 70

Z:\Clients\projects\1930-20\Hartford Avenue\submissions & approvals\2022\10-26\dwg\Plan Set.dwg Plotted: 10/25/2022

SITE PLAN INDEX

SCALE 1"=1,000'

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. 8341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 18 2022 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Engineer: A. Spinale

Environmental Management
OCT 26 2022
Water Resources

THIS PLAN SET PAST, NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

EMPLOYEES, ENGINEERS OR OFFICERS OF DIPRETE ENGINEERING ARE NOT REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REQUIREMENTS, BY THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON RECORD INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

SEE SHEET 1 NOTE 24 SHEET 3

NO	DATE	DESCRIPTION	BY
9	10/25/2022	DRDH RESPONSE TO COMMENTS	KED
8	7/26/2022	DRDH RESUBMISSION	KED
7	7/15/2022	DRDH PERMIT MODIFICATIONS	KED
6	6/1/2022	DRDH RESPONSE TO COMMENTS	KED
5	4/19/2022	DRDH RESPONSE TO COMMENTS	KED
4	04/19/2022	RIDEM APPLICATION SUBMITTAL	KED

DESIGN BY: K.E.D., M.A.H, B.E.G.
DRAWN BY: SRB

UTILITIES PLAN - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 35 OF 70

DE JOB NO. 0395-029

COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SEE SHEET 34

SEE SHEET 37

SEE SHEET 51 FOR ROAD PROFILE

FUTURE OFFSITE HARTFORD AVE. IMPROVEMENTS PERMITTED UNDER DIEM PERMIT NO. 21-0246 IN COLLABORATION WITH RIDOT

POND COMPLEX H
SEE SHEET 49

POND COMPLEX G
SEE SHEET 49

ROAD B

FUTURE STATE HIGHWAY LINE

CO-NBC
INV IN=260.52(S29)
INV OUT=260.52(S30)

6" PVC
52 LF
S=1.00%

CONNECT TO EXISTING 6" SEWER STUB. SEWER INVERT STUB IS 259.80 PER JV SITE INVESTIGATION.

SMH-S30
RIM=266.47
INV IN=259.99(NBC)
INV OUT=259.89(S31)

SMH-S29
RIM=270.54
INV IN=261.31(S28)
INV OUT=261.21(NBC)

6" PVC
69 LF
S=1.00%

6" PVC
126 LF
S=1.99%

SMH-S28
RIM=273.44
INV IN=263.91(S27)
INV OUT=263.81(S29)

6" PVC
172 LF
S=2.20%

SMH-S27
RIM=272.90
INV IN=267.80(S26)
INV OUT=267.70(S28)

6" PVC
50 LF
S=2.10%

SMH-S25
STA=5+52 13'R
RIM=281.73
INV IN=276.01(S24)
INV OUT=275.91(S26)

6" PVC
123 LF
S=5.65%

SMH-S26
STA=4+25 5'R
RIM=275.55
INV IN=268.96(S25)
INV OUT=268.86(S27)

SMH-S24
STA=8+10 11'R
RIM=294.69
INV IN=289.14(S23)
INV OUT=289.04(S25)

6" PVC
261 LF
S=5.00%

SMH-S23
STA=9+40 2'R
RIM=301.37
INV IN=295.50(S22)
INV OUT=295.40(S24)

6" PVC
132 LF
S=4.75%

6" PVC
165 LF
S=5.00%

SMH-S22
RIM=309.66
INV IN=303.82(S21)
INV OUT=303.72(S23)

6" PVC
104 LF
S=5.00%

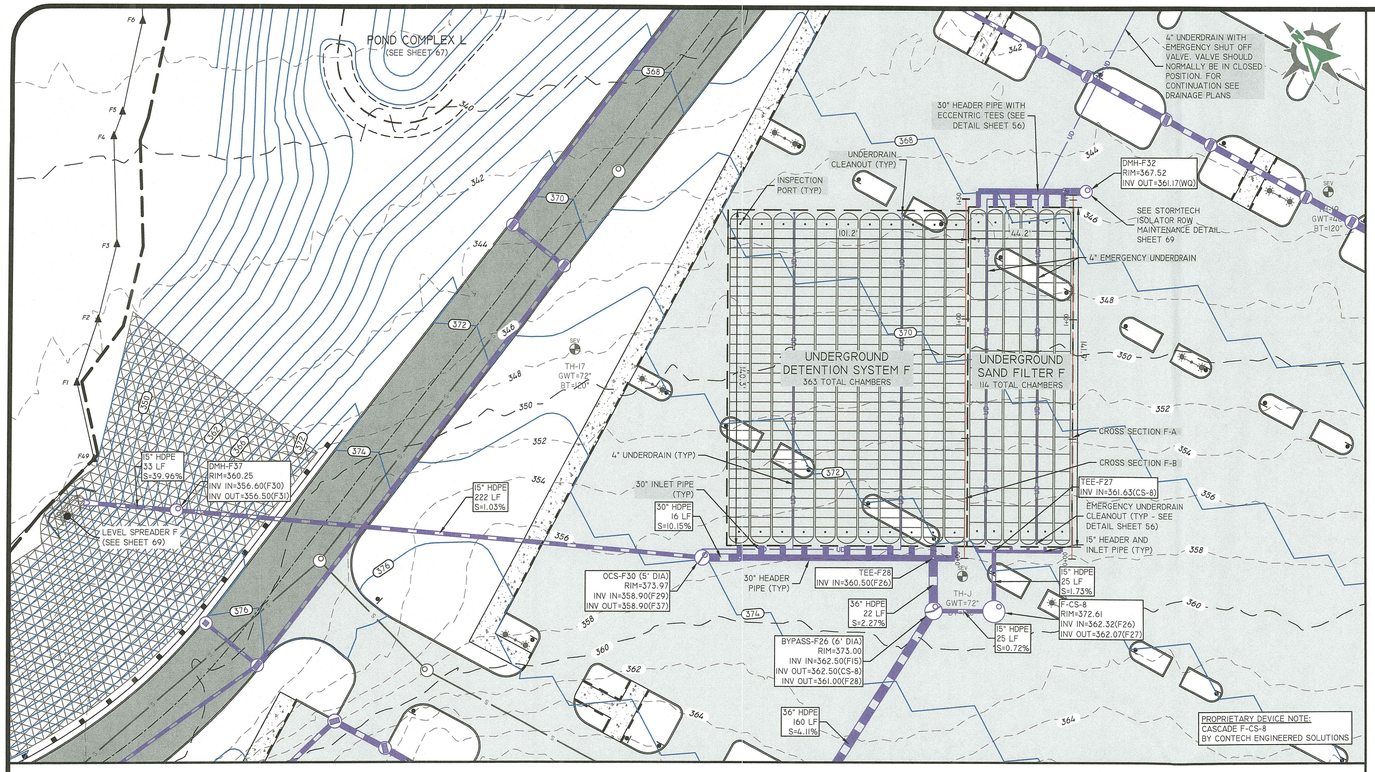
SMH-S21
STA=12+10 3'R
RIM=314.85
INV IN=309.12(S20)
INV OUT=309.02(S22)

6" PVC
153 LF
S=5.00%

CB-4E
DMH-4
CB-4W
BYPASS-HS
DMH-G14
DCB-G13
CB-G12
DMH-G11
DCB-G16
DCB-G15
DCB-G10
CB-G9
DMH-G8
CB-G18
DCB-G17
DMH-G19
DCB-G20
DMH-G22
CB-G21
DCB-N1
CB-N2
JELLYFISH-JF4-2-1
FES-N3
CB-H2
CB-H1

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

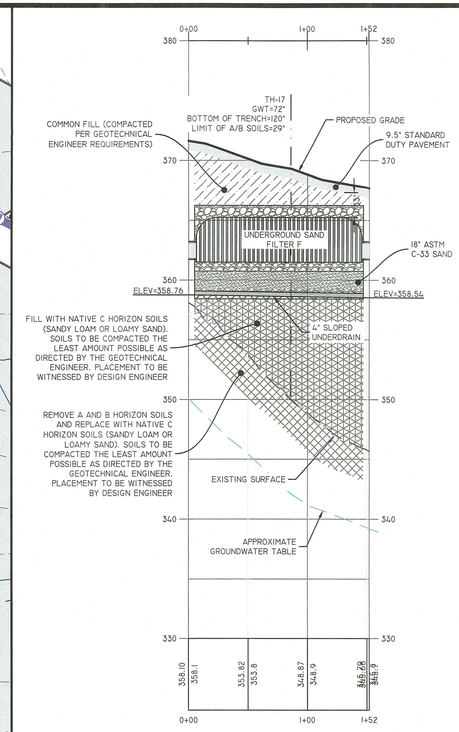
z:\dem\projects\0395-029\hartford avenue\submissions & approvals\2022\town-wide\permit mod 21-0097 rec\autocad\0395-029-utl.dwg Plotted: 10/25/2022



UNDERGROUND DETENTION SYSTEM F

SCALE: 1"=30'

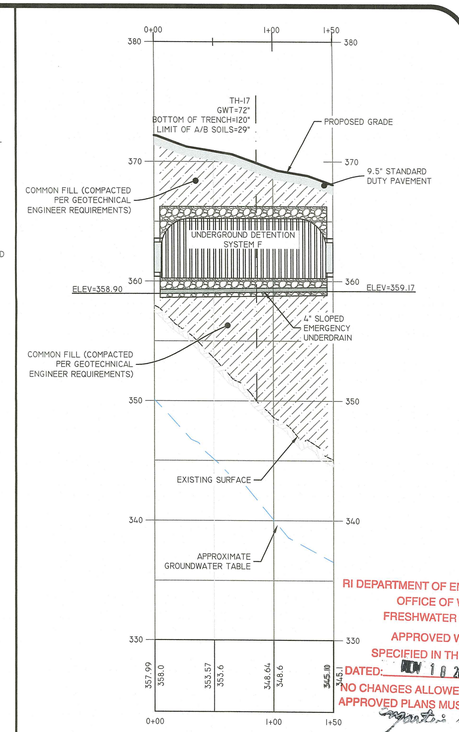
0 15' 30' 60'



CROSS SECTION F-A

VERTICAL: 0 3' 6' 12'

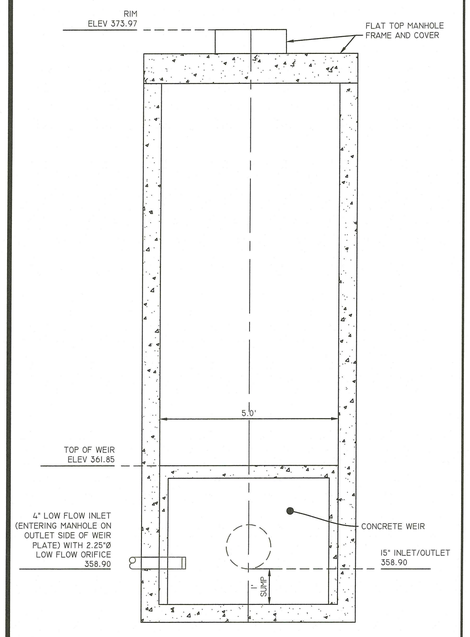
HORIZONTAL: 0 15' 30' 60'



CROSS SECTION F-B

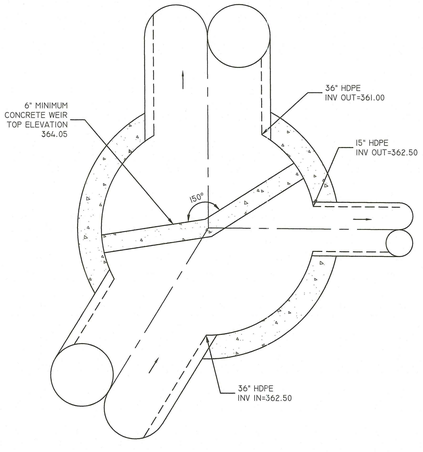
VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'



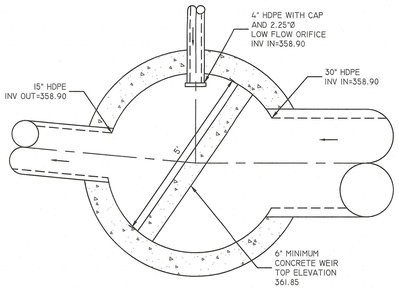
OUTLET CONTROL STRUCTURE
5' DIAMETER MANHOLE (OCS-F30)

SCALE: 1"=2'



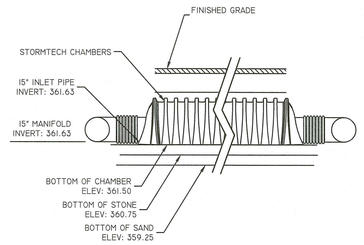
BYPASS DMH-F26 (6'Ø MANHOLE)

SCALE 1"=2'



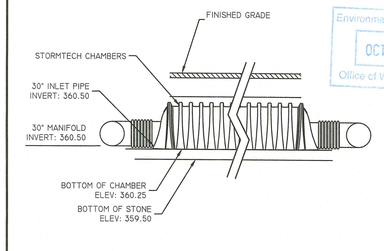
OUTLET CONTROL STRUCTURE
DMH-F30 (5'Ø MANHOLE)

SCALE 1"=2'



STORMTECH ELEVATIONS - WATER QUALITY CHAMBERS

NOT TO SCALE



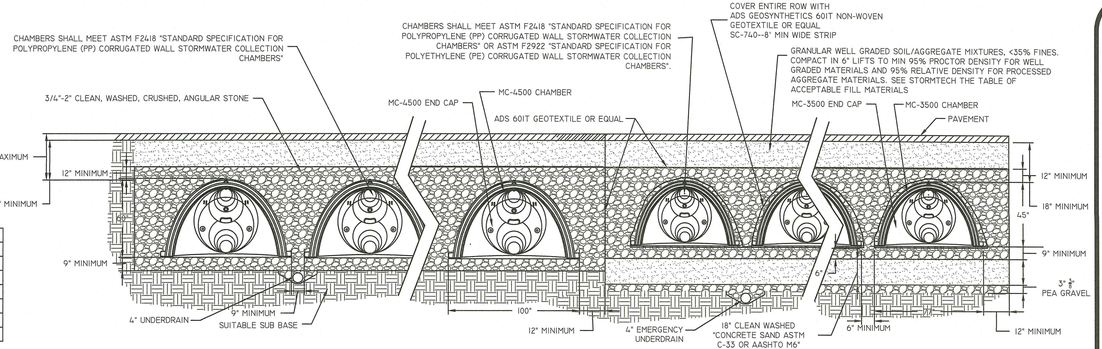
STORMTECH ELEVATIONS - DETENTION CHAMBERS

NOT TO SCALE

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	WQ-F	QP-F
TOP OF STONE ELEVATION	366.25	366.25
BOTTOM OF STONE ELEVATION	360.75	359.50
100 YEAR STORM ELEVATION	366.68	366.22
10 YEAR STORM ELEVATION	365.23	362.46
1 YEAR STORM ELEVATION	364.37	361.37
SEASONAL HIGH GWT ELEVATION	352.41	352.41
SOIL EVALUATION	TH-J	TH-J



UNDERGROUND DETENTION SYSTEM F DETAIL

NOT TO SCALE

UNDERGROUND SAND FILTER F DETAIL

NOT TO SCALE

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

BRIAN C. GIROUX
NO. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/25/2022

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 10 2022 FILE #: 21-0097
*NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
OCT 26 2022
Office of Water Resources

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS OR A DIPRETE REGISTERED PROFESSIONAL ENGINEER'S STAMP ON PLANS. THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING, AND ITS EMPLOYEES SHALL NOT ASSUME RESPONSIBILITY FOR:

- THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REQUIREMENTS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
6	10/26/2022	RIDEM RESPONSE TO COMMENTS	KED
5	7/26/2022	RIDEM PERMIT MODIFICATION	KED
4	6/17/2022	RIDEM RESPONSE TO COMMENTS	KED
3	6/1/2022	RIDEM RESPONSE TO COMMENTS	KED
2	5/20/2022	RIDEM LANDSCAPE SUBMISSION	AA
1	2/25/2022	RIDEM PERMIT SUBMISSION	KED
DRAWN BY:	SPB	DESIGN BY: K.E.D., M.A.H. B.E.G.	

UNDERGROUND SYSTEM F

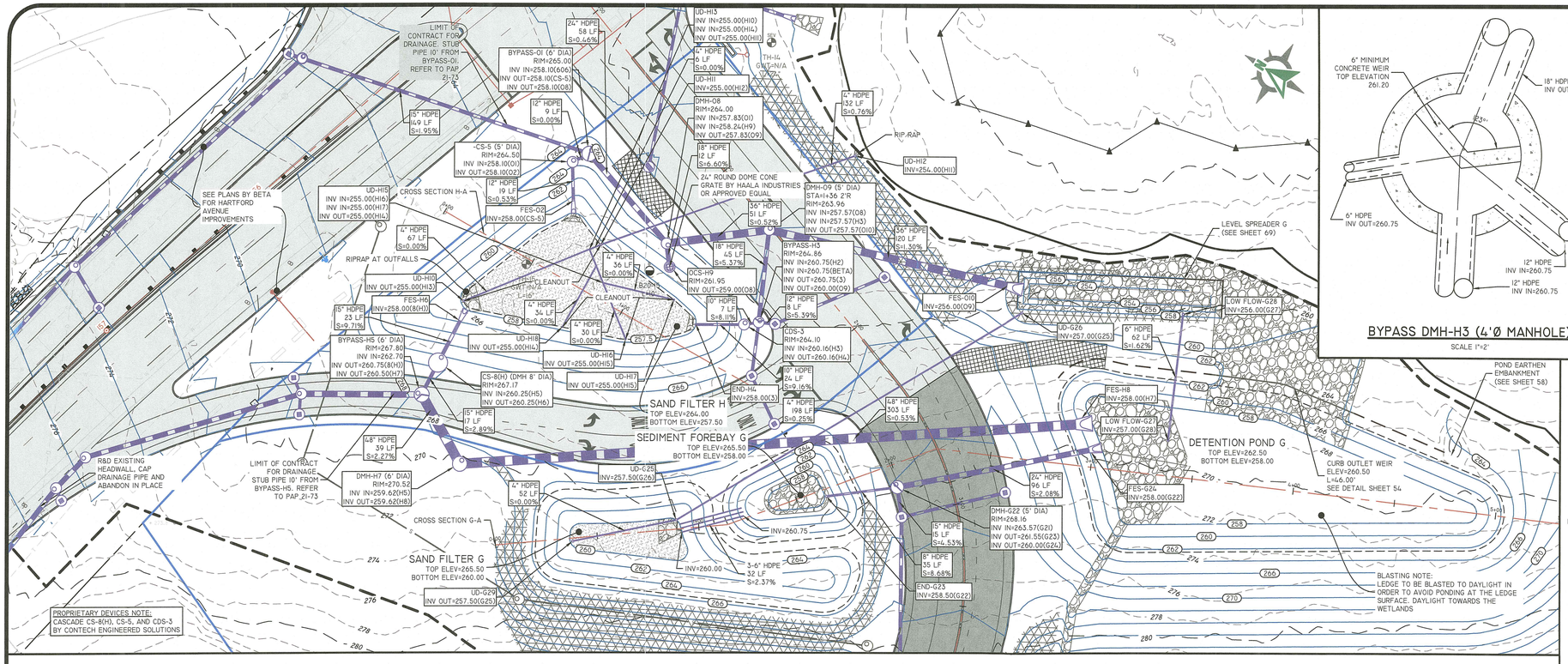
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 6395-029 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 48 OF 70

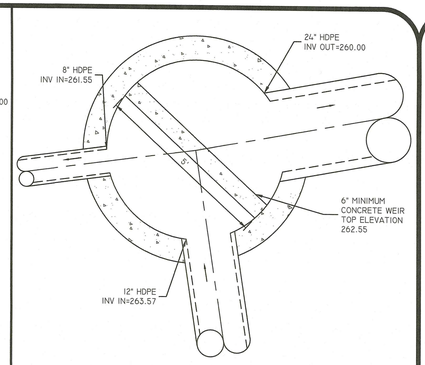
z:\details\projects\6395-029 hartford avenue\submissions & approvals\2022\oct\ri wetlands permit mod 21-0097 rev\cad\cad files\6395-029-temps-utils-f-det.dwg Plotted: 10/25/2022



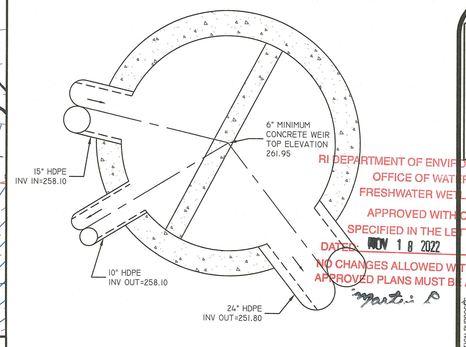
POND COMPLEXES G & H

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

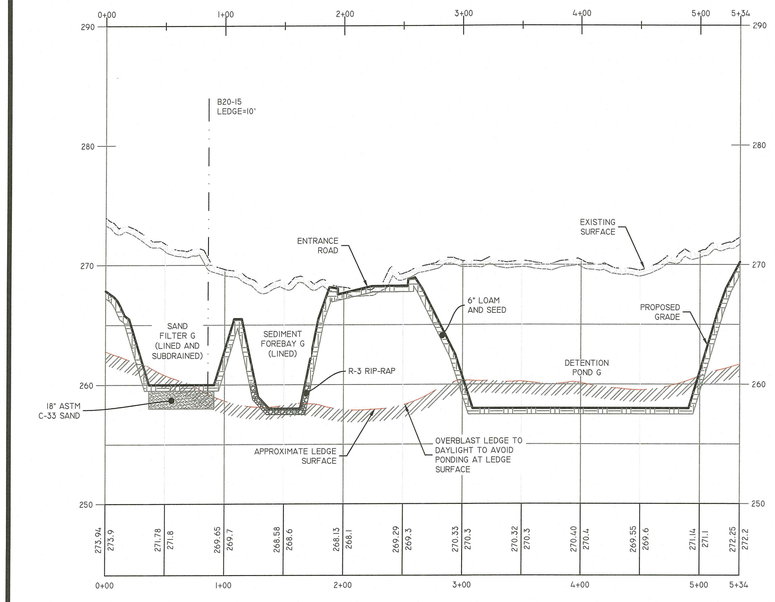
BYPASS DMH-H3 (4'Ø MANHOLE)
SCALE 1"=2'



BYPASS DMH-G22 (5'Ø MANHOLE)
SCALE 1"=2'

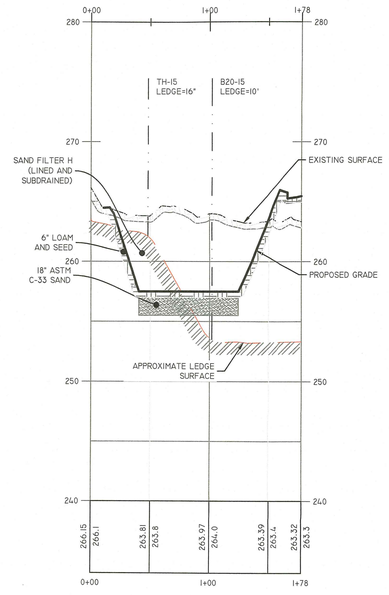


BYPASS-01 (6'Ø MANHOLE)
SCALE 1"=2'



POND CROSS SECTION G-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 30' 60' 120'



POND CROSS SECTION H-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 30' 60' 120'

DESCRIPTION	DP-G
TOP OF POND ELEVATION	262.50
100 YEAR STORM ELEVATION	261.60
10 YEAR STORM ELEVATION	261.09
1 YEAR STORM ELEVATION	260.51
BOTTOM OF POND ELEVATION	258.00
SEASONAL HIGH GWT ELEVATION	N/A
SOIL EVALUATION	TH-15

NOTE: SEE SHEET 58 FOR STANDARD DETENTION POND DETAILS

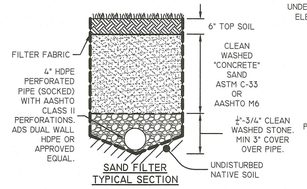
PONDS G AND H ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
G28	2.50"	256.00
HI2	3.00"	254.00

NOTE: SEE SHEET 57 FOR LOW FLOW OUTLET DETAIL WITHOUT OUTLET CONTROL STRUCTURE

DETENTION POND G FLOODING AND ORIFICE DETAILS

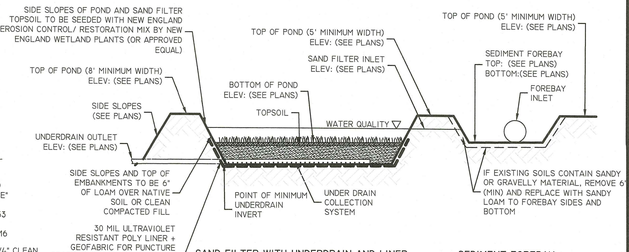
DESCRIPTION	SNDF-G	SNDF-H
TOP OF POND ELEVATION	265.50	264.00
100 YEAR STORM ELEVATION	263.98	262.65
10 YEAR STORM ELEVATION	262.80	262.38
1 YEAR STORM ELEVATION	262.58	262.01
WQ STORM ELEVATION	261.03	260.15
BOTTOM OF POND ELEVATION	260.00	257.50
TOP SOIL DEPTH	0.50	0.50
SAND DEPTH	1.50	1.50
BOTTOM OF SAND ELEVATION	258.00	255.50
SEASONAL HIGH GWT ELEVATION	N/A	N/A
SOIL EVALUATION	TH-15	TH-15

NOTE: SEE BELOW FOR LINED SAND FILTER DETAILS



SAND FILTER TYPICAL SECTION

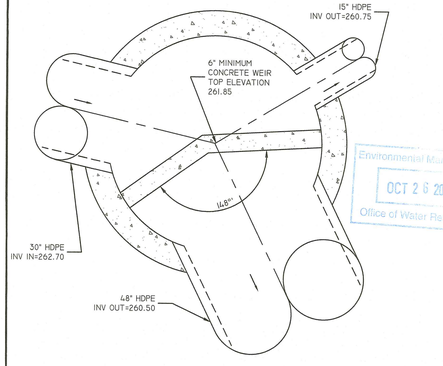
*NOTE: SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.
POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



SAND FILTER WITH UNDERDRAIN AND LINER
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

SAND FILTER BMP SYSTEM
NOT TO SCALE



BYPASS-H5(6'Ø MANHOLE)
SCALE 1"=2'

Environmental Management
OCT 26 2022
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
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/25/2022

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 1 8 2022 FILE #: 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Jenaek
Martin P

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR PLANS ALTERED BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO ACTIONS OR OMISSIONS. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
6	10/25/2022	RIDEM RESPONSE TO COMMENTS	KED
5	7/06/2022	RIDEM PERMIT MODIFICATION	KED
4	6/01/2022	RIDEM RESPONSE TO COMMENTS	KED
3	5/13/2022	RIDEM RESPONSE TO COMMENTS	KED
2	4/04/2022	RIDEM LARGE AFF SUBMISSION	AA
1	12/17/2021	RIDEM APPLICATION TO ALTER	BG
DRAWN BY: SPB		DESIGN BY: K.E.D., M.A.H, B.E.G.	

POND COMPLEX G & H
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 5095-009 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 49 OF 70

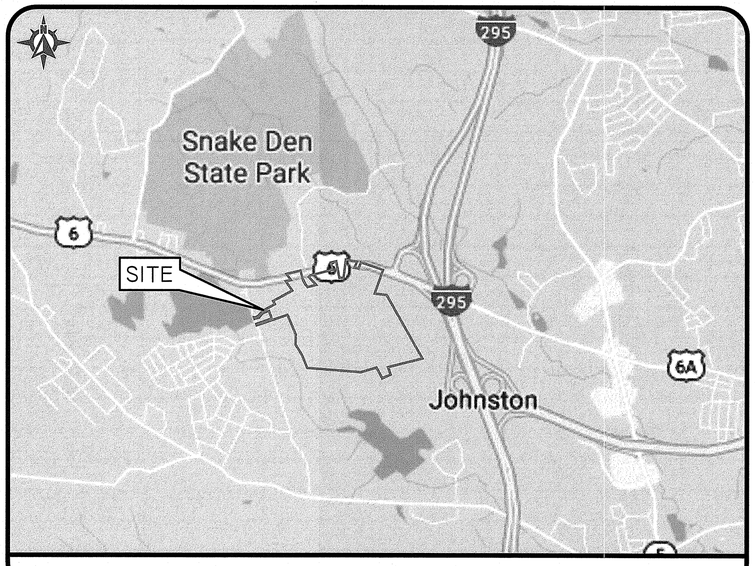
z:\domain\projects\5095-009 hartford avenue\submissions & approvals\2022\2206 wetlp permit mod 21-0097.ret\latex.rdf\5095-009-bmps-east ponds.dwg Plotted: 10/25/2022

RIDEM SUBMISSION

RETAIL DISTRIBUTION CENTER

LOCATED AT 2120 HARTFORD AVENUE
JOHNSTON, RI 02919

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90, & 93



LOCATION MAP NOT TO SCALE

SHEET LIST

1 COVER SHEET
2 AERIAL HALF MILE RADIUS & USGS MAP
3 NOTES AND LEGEND
4 BOUNDARY SURVEY
5 EXISTING CONDITIONS PLAN - 1
6 EXISTING CONDITIONS PLAN - 2
7 EXISTING CONDITIONS PLAN - 3
8 SOIL EROSION & SEDIMENT CONTROL PLAN
9 OVERALL SITE PLAN
10 SITE PLAN - 1
11 SITE PLAN - 2
12 SITE PLAN - 3
13 SITE PLAN - 4
14 SITE PLAN - 5
15 SITE PLAN - 6
16 SITE PLAN - 7
17 SITE PLAN - 8
18 GRADING PLAN - 1
19 GRADING PLAN - 2
20 GRADING PLAN - 3
21 GRADING PLAN - 4
22 GRADING PLAN - 5
23 GRADING PLAN - 6
24 GRADING PLAN - 7
25 GRADING PLAN - 8
26 DRAINAGE PLAN - 1
27 DRAINAGE PLAN - 2
28 DRAINAGE PLAN - 3
29 DRAINAGE PLAN - 4
30 DRAINAGE PLAN - 5
31 DRAINAGE PLAN - 6
32 DRAINAGE PLAN - 7
33 DRAINAGE PLAN - 8
34 UTILITIES PLAN - 1
35 UTILITIES PLAN - 2
36 UTILITIES PLAN - 3
37 UTILITIES PLAN - 4
38 UTILITIES PLAN - 5
39 UTILITIES PLAN - 6
40 UTILITIES PLAN - 7
41 UTILITIES PLAN - 8
42 UNDERGROUND SYSTEM A
43 POND COMPLEX B - 1
44 POND COMPLEX B - 2
45 UNDERGROUND SYSTEM C
46 POND COMPLEX D
47 POND COMPLEX E
48 UNDERGROUND SYSTEM F
49 POND COMPLEX G & H
50 UNDERGROUND SYSTEM I
51 POND COMPLEX J & K - 1
52 POND COMPLEX J & K - 2
53 POND COMPLEX L
54 POND COMPLEX M
55 DRAINAGE DETAIL SHEET
56 CRITTER CROSSING PLAN
57 WATER AND SEWER DETAILS
58 SITE DETAILS
59 SESC DETAILS - 1
60 SESC DETAILS - 2
61 OVERALL LANDSCAPE PLAN
62 LANDSCAPE PLAN - 1
63 LANDSCAPE PLAN - 2
64 LANDSCAPE PLAN - 3
65 LANDSCAPE PLAN - 4
66 LANDSCAPE PLAN - 5
67 LANDSCAPE PLAN - 6
68 LANDSCAPE PLAN - 7
69 LANDSCAPE PLAN - 8
70 LANDSCAPE NOTES & DETAILS

SESC / O&M
THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER 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.

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/21

THIS PLAN AND DESIGN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ALL OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
5	6/25/2021	RIDEM RESPONSE TO COMMENTS	KEB
4	6/11/2021	RIDEM RESPONSE TO COMMENTS	KEB
3	5/7/2021	RIDEM SUBMISSION	KEB
2	4/30/2021	RIDEM APPLICATION TO ALTER	KEB
1	10/09/2020	RIDEM APPLICATION	KEB
NO.	DATE	DESCRIPTION	BY:

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H. B.E.G.S.

COVER SHEET

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

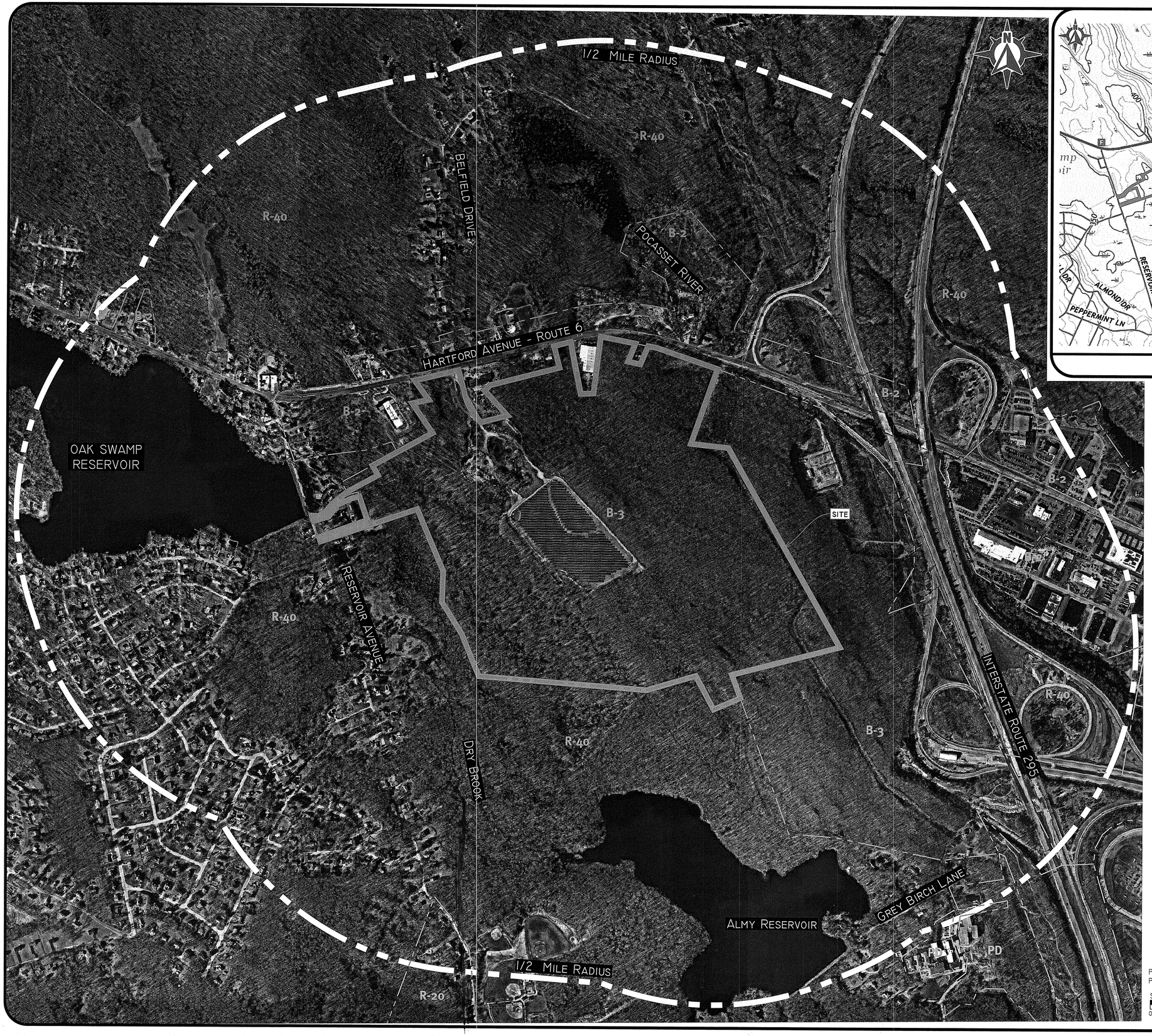
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

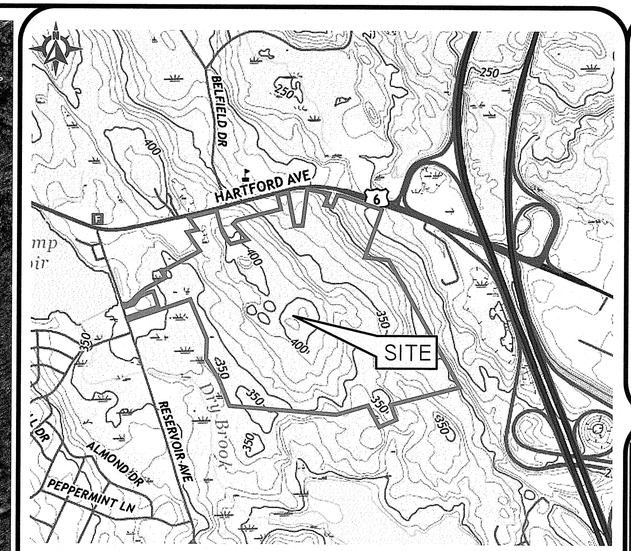
DE JOB NO. 0396-009

COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 70

z:\domain\projects\0395-009 hartford avenue\autocad drawings\0395-009-cover.dwg Plotted: 6/29/2021





USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP. DATE OF PHOTOGRAPHY 03/21/2020.

SCALE: 1"=400'

0 200' 400' 800'

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

AERIAL HALF MILE RADIUS & USGS MAP

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

GENERAL NOTES:

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 AND 93 IN THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF:
   - LOTS 39 AND 54 PER DEED BOOK 1919, PAGE 29 IS LOTOJOSA, LLC.
   - LOTS 40, 89, 90, AND 93, PER DEED BOOK 1919, PAGE 32 IS LOTOJOSA, LLC.
   - LOT 42 PER DEED BOOK 2008, PAGE 114 IS DOMENIC CASSISI AND FRANCESCO CASSISI.
   - LOT 61 AND 75:
     - ELIZABETH R. BEALS, TRUSTEE OF THE ELIZABETH R. BEALS TRUST PER DEED BOOK 2413 AT PAGE 255;
     - CHERYL S. KING AND KAREN L. STETSON AS ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. STETSON PER DEED BOOK 2556 AT PAGE 309;
     - KAREN L. STETSON, A LIFE ESTATE, RICHARD L. STETSON AND CHRISTOPHER L. STETSON PER DEED BOOK 2574, PAGE 80.
3. THE SITE IS APPROXIMATELY 196.0± ACRES AND IS ZONED B-3.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED) AND A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0283H AND 44007C0284H, DATED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
   - ZONE A - THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. ZONE A ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
   - 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 THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS ENGINEERING PLAN SET 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. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-3 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE COMPILED BY BLUESKY GEOSPATIAL LTD., NORTH ADAMS, MA. FROM DATA THAT IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AN OPTECH GALAXY T500 SENSOR CALIBRATED BY TELEDYNE OPTECH. THE AERIAL PHOTOGRAPHY WAS ACQUIRED WITH A CO-MOUNTED MEDIUM FORMAT CALIBRATED PHASE ONE CAMERA. VERTICAL ACCURACY IS IN ACCORDANCE WITH NATIONAL STANDARD FOR LIDAR: ACCURACY IS ESTIMATED AT 6 CM RMSE FOR HARD SURFACES AND 12CM RMSE FOR SOFT SURFACES.
7. 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.
8. THE SITE IS WITHIN A:

   GROUNDWATER PROTECTION AREA
   NON COMMUNITY WELLHEAD PROTECTION AREA
9. THE SITE IS NOT WITHIN A NATURAL HERITAGES PROTECTION AREA:
10. 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:
    - 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
10. 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.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER BY PROVIDENCE WATER SUPPLY BOARD AND PUBLIC SEWER BY NARRAGANSETT BAY COMMISSION.
12. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF JOHNSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, DETENTION BASINS, UNDERGROUND DETENTION BASINS, AND SAND FILTERS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
14. BORINGS AND BORING LOGS PREPARED BY PARE CORPORATION. TEST PITS, SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING.
15. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND NATURAL RESOURCE SERVICES. WETLANDS SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON 11-25-2020. WETLAND SERIES NRS# AND FLAGS J35-J61 WERE LOCATED USING ON THE GROUND SURVEY. FLAGS HAVE BEEN SHOWN PER RIDEM WETLAND EDGE VERIFICATION NO 21-0005. NOTE: FLAG SERIES ASF# HAS BEEN RELABELED TO NRS# AND ONLY A PORTION OF THE J SERIES (FLAGS J6 TO J220) WERE VERIFIED AS PART OF APPLICATION 21-0005.
16. INTERMITTENT STREAMS EXIST WITHIN THE SITE WITHIN THE J SERIES WETLAND AND THE P SERIES WETLAND. NEITHER STREAM HAS A 100 YEAR FLOOD PLAIN AS DEFINED BY FEMA. BOTH STREAMS ARE LOCATED OUTSIDE OF THE AREA OF WORK AND NO WORK IS PROPOSED WITHIN EITHER 100 YEAR FLOOD PLAIN.
17. 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.
18. THIS PLAN SET MAY REFERENCE AND/ OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/ OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION/ SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/ DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/ DETAIL BY OTHERS OR ITS DESIGN.

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

CaD	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES
CeC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
CnB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CnD	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CxC	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
Rr	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
SvB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
UD	UDORTHENTS-URBAN LAND COMPLEX
Ur	URBAN LAND

NOTE: THERE ARE NO PRIME FARMLAND OR FARMLANDS OF STATEWIDE IMPORTANCE ONSITE

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 BUILDINGS/ 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

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR TO PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

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 DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, TEMPORARY SEDIMENTATION PONDS, ETC. TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/ TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORKS. 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 / SEDIMENT BASINS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION BASIN IS 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 HERE IN. 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.
7. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED, TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY DIPRETE ENGINEERING, THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
9. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM DIPRETE ENGINEERING AND THE OWNER.

TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 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.

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 MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS DATED JUNE 21, 2019 WITH ALL REVISIONS.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE ROW PRIOR TO CONSTRUCTION. THE PAPA IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAPA DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES MUST BE PERFORMED WITHIN THE STATE'S RIGHT OF WAY DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
6. 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.
7. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROWAG. WORK ONSITE WILL CONFORM TO ADAAG UNLESS THE WORK IS IN STATE OWNED LAND.

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. CURBING TO BE AS LABELED ON THE PLANS.
3. 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 STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE. 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.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, ANY DISTURBED PAVEMENT ON ROADWAYS AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING STRIPING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT STRIPING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

GRADING AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SUMMER 2021 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 RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING 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" CONCRETE CURBING IN VEHICULAR ACCESS AREAS AND 12" CONCRETE CURBING WITH THE TRUCK AREAS AS SHOWN ON SITE PLANS. 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.
13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST NOTIFY THE DIPRETE ENGINEERING OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION IMMEDIATELY. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK.
14. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.

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 ALONG CURBING TO BE RIDOT STD. 4.4.0, TYPE F FRAME, 4' DIAMETER WITH APRON STONE.
- CATCH BASINS NOT ALONG CURBING 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 7.1.7 OR 7.1.8.
- HEADWALLS TO BE RIDOT STD 2.1.0.

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

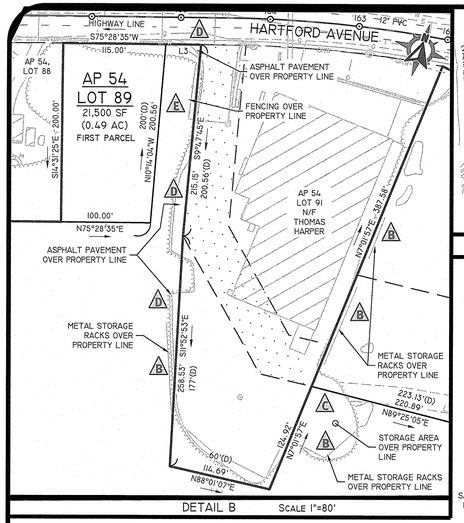
ALL SANITARY SEWER PIPING TO BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. SEWER FORCE MAIN PIPE TO BE SDR 26 CLASS 160. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE NARRAGANSETT BAY COMMISSION RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

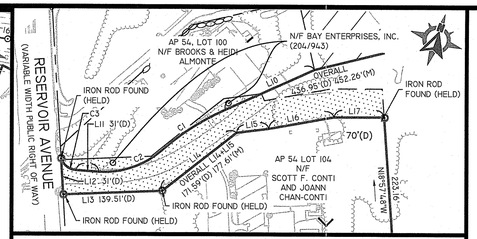
WATER

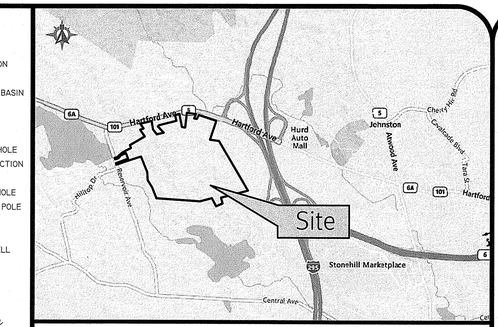
ALL WATER MAINS TO BE CONCRETE LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND 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 AND MEP 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



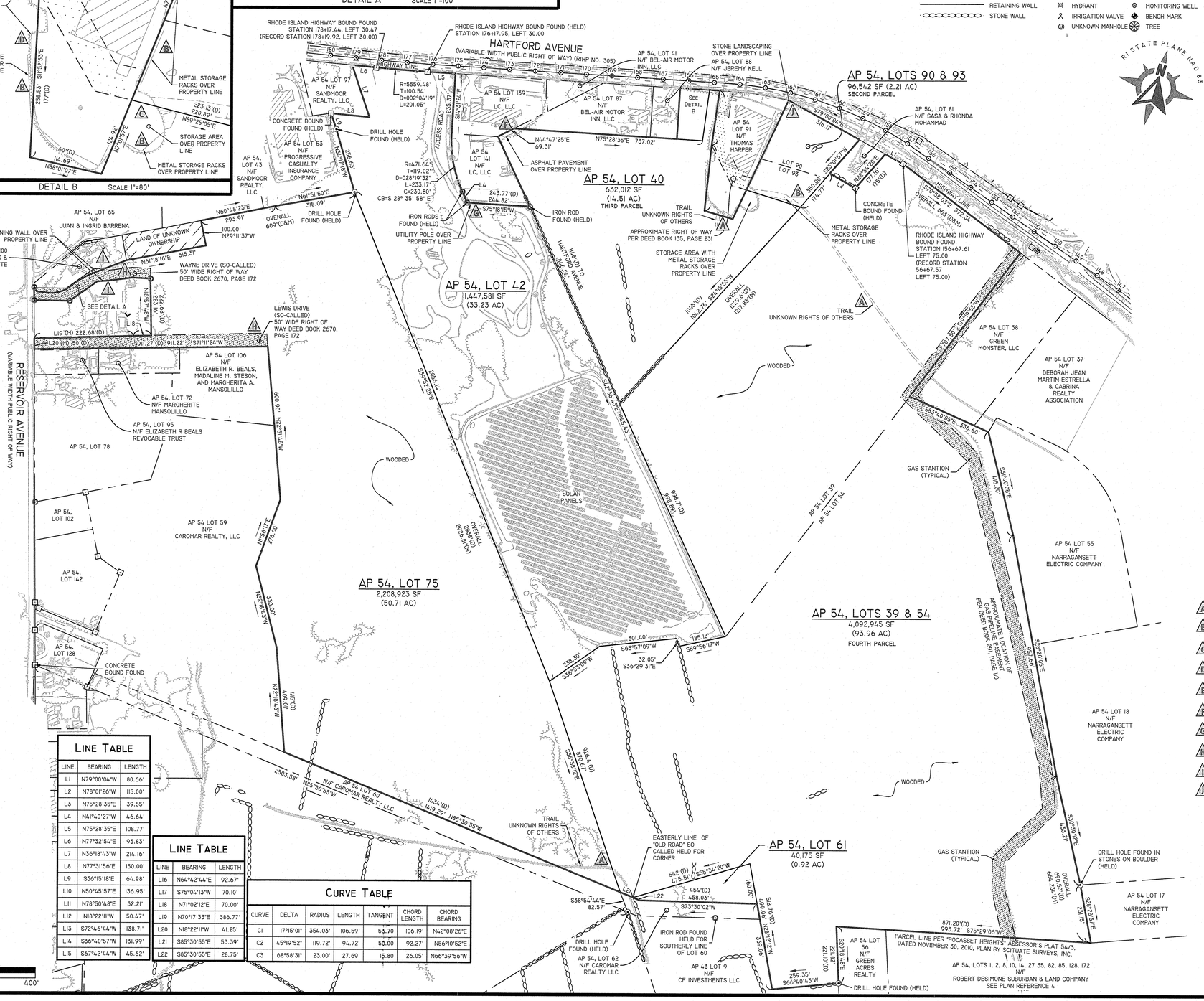




DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE		BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT		SOIL EVALUATION
SFM	SEWER FORCE MAIN	HC	HANDICAPPED		CATCH BASIN
G	GAS LINE	N/F	NOW OR FORMERLY		DOUBLE CATCH BASIN
E	ELECTRIC LINE	LC	LANDSCAPING		WATER VALVE
OHW	OVERHEAD WIRES	(D)	DEED		GAS VALVE
D	DRAINAGE LINE	(CA)	CHORD ANGLE	B-I	WETLAND FLAG
	MINOR CONTOUR LINE		NAIL/SPIKE		DRAINAGE MANHOLE
S	MAJOR CONTOUR LINE		DRILL HOLE		FLARED END SECTION
	PROPERTY LINE		IRON ROD/PIPE		GUY POLE
	ASSESSORS LINE		BOUND		ELECTRIC MANHOLE
	TREELINE		SIGN POST	UP	UTILITY/POWER POLE
	GUARDRAIL		SEWER MANHOLE		LIGHTPOST
	FENCE		SEWER CLEANOUT		WELL
	RETAINING WALL		HYDRANT		MONITORING WELL
	STONE WALL		IRRIGATION VALVE		BENCH MARK
			UNKNOWN MANHOLE		TREE



LINE TABLE

LINE	BEARING	LENGTH
L1	N79°00'04"W	80.66'
L2	N78°01'26"W	115.00'
L3	N75°28'35"E	39.55'
L4	N41°40'27"W	46.64'
L5	N75°28'35"E	108.77'
L6	N77°32'54"E	93.85'
L7	N36°18'43"W	214.16'
L8	N77°31'56"E	150.00'
L9	S36°15'18"E	64.98'
L10	N50°45'57"E	136.95'
L11	N78°50'48"E	32.21'
L12	N18°22'11"W	50.47'
L13	S72°46'44"W	138.71'
L14	S36°40'57"W	151.99'
L15	S67°42'44"W	45.62'

LINE TABLE

LINE	BEARING	LENGTH
L16	N64°42'44"E	92.67'
L17	S75°04'13"W	70.10'
L18	N71°02'12"E	70.00'
L19	N70°17'33"E	386.77'
L20	N18°22'11"W	41.25'
L21	S85°30'55"E	53.39'
L22	S85°30'55"E	28.75'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	17°15'01"	354.03'	106.59'	53.70	106.19'	N42°08'26"E
C2	45°19'52"	119.72'	94.72'	50.00	92.27'	N56°10'52"E
C3	68°58'31"	23.00'	27.69'	15.80	26.05'	N66°39'56"W

SCALE: 1"=200'
0 100' 200' 400'

GENERAL NOTES:

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 AND 93 IN THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF:
   - LOTS 39 AND 54 PER DEED BOOK 1919, PAGE 29 IS LOTOJOSA, LLC.
   - LOTS 40, 89, 90, AND 93, PER DEED BOOK 1919, PAGE 32 IS LOTOJOSA, LLC.
   - LOT 42 PER DEED BOOK 2008, PAGE 114 IS DOMENIC CASSISI AND FRANCESCO CASSISI.
   - LOT 61 AND 75:
     - ELIZABETH R. BEALS, TRUSTEE OF THE ELIZABETH R. BEALS TRUST PER DEED BOOK 2413 AT PAGE 255;
     - CHERYL S. KING AND KAREN L. STETSON AS ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. STETSON PER DEED BOOK 2556 AT PAGE 309;
     - KAREN L. STETSON, A LIFE ESTATE, RICHARD L. STETSON AND CHRISTOPHER L. STETSON PER DEED BOOK 2574, PAGE 80.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE A PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 44007C0283H AND 44007C0284H, 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. THE PARCEL IS ZONED B-3 AND R-40 BASED ON THE TOWN OF JOHNSTON ONLINE 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. LOT 42 IS SUBJECT TO AN ELECTRICAL EASEMENT WITH VERIZON NEW ENGLAND INC. AND THE NARRAGANSETT ELECTRIC COMPANY PER DEED BOOK 2007, PAGE 1 AND DEED BOOK 2634, PAGE 139.

PLAN REFERENCES:

1. RHODE ISLAND HIGHWAY PLATS. 305 & 1443A
2. "FINAL ADMINISTRATIVE SUBDIVISION" RESERVOIR AVENUE - MITTLEMAN IN JOHNSTON, RHODE ISLAND, FOR RICHARD S. MITTLEMAN (RHODE ISLAND SUPERIOR COURT APPOINTED MASTER), DESIGNATED AS ASSESSOR'S PLAT 54 LOTS 59, 102, AND 142, SCALE 1"=50', DATED MARCH 29, 2004, PLAN BY HALL & MCCHESNEY INC., RECORDED IN BOOK 3, PAGE 170.
3. HARTFORD AVENUE, SANDMOOR REALTY, LLC AND ZAREMBA GROUP, LLC, JOHNSTON, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION FINAL PLAN, RECORD PLAN PROPERTY LINE PLAN ASSESSOR'S PLAT 43, 53, 79, & 79, SCALE 1"=50', DATED NOVEMBER 15, 2005, PLAN BY VHB INC., RECORDED IN BOOK 3, PAGE 192.
4. BOUNDARY SURVEY OF PARCEL CONTAINING MAPPED LOTS AND STREETS DEPICTED ON (LOST) PLAT OF "POCASSET HEIGHTS" ASSESSOR'S PLAT 54/3, JOHNSTON, RHODE ISLAND, SCALE 1"=120', DATED NOVEMBER 30, 2010, PLAN BY SCITUATE SURVEYS, INC.
5. AP 43-1 LOTS 9 & 267 OFF OLD POCASSET ROAD, JOHNSTON, RHODE ISLAND, SCALE 1"=100', DATED SEPTEMBER, 2008, PLAN BY INTERNATIONAL MAPPING & SURVEYING CORP.
6. EXISTING CONDITIONS PLAN "ALTUS POWER AMERICA SOLAR ARRAY", HARTFORD AVENUE, JOHNSTON, R.I., ASSESSORS MAP 54 LOT 42, SCALE 1"=80', DATED APRIL 28, 2017 AND LAST REVISED NOVEMBER 7, 2017, PLAN BY IN SITE ENGINEERING SERVICES, LLC.
7. PLAN OF LAND IN JOHNSTON RI BELONG TO RAYMAT REALTY CORP. PLAN BY DRURY SURVEYING, INC. DATED MAY 1989. PLAT BOOK 2, PAGE 76.
8. SURVEY PLAN PREPARED FOR NICK K THANAS AND GEORGE P GIONIS. PLAN BY KWP ASSOCIATES, DATED JULY 12, 1996. PLAT BOOK 2, PAGE 122
9. PLAN OF LAND. PLAN CARD 103
10. BROWN HOMESTEAD PLAT LOCATED IN THE TOWN OF JOHNSTON, PLAN BY RALPH S MOHR. DATED APRIL 1931. PLAN CARD 109.
11. MAP OF THE WM SMITH ESTATE IN JOHNSTON RI. PLAN BY JA LATHAM. DATED APRIL 1897. PLAN CARD 117.

LIST OF POSSIBLE ENCROACHMENTS:

- A TRAIL - UNKNOWN RIGHTS OF OTHERS
- B METAL STORAGE RACKS OVER PROPERTY LINE
- C STORAGE AREA OVER PROPERTY LINE ONTO LOT 40
- D ASPHALT PAVEMENT OVER PROPERTY LINE
- E FENCING OVER PROPERTY LINE
- F ASPHALT PAVEMENT OVER PROPERTY LINE
- G UTILITY POLE OVER PROPERTY LINE
- H FEE OWNERSHIP, WAYNE DRIVE AND LEWIS DRIVE AND OR RIGHTS OF OTHERS
- I RETAINING WALL OVER PROPERTY LINE
- J STONE LANDSCAPING OVER PROPERTY LINE

Environmental Management
JUN 29 2021
Office of Water Resources

SURVEYOR'S CERTIFICATE

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:

- PERIMETER BOUNDARY SURVEY CLASS I

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

4/27/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-6600 fax 401-464-6066 www.diprete-eng.com
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY:
	1/27/21	BOUNDARY SURVEY	MTI

BOUNDARY SURVEY
JOHNSTON DISTRIBUTION CENTER
AP 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90, & 93
JOHNSTON, PROVIDENCE ISLAND, 02919

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 4 OF 70

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dems\in\projects\0395-029 hartford avenue\autocad drawings\0395-029-plbu.dwg Plotted: 4/29/2021

GENERAL NOTES:

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 AND 93 IN THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF:
   - LOTS 39 AND 54 PER DEED BOOK 1919, PAGE 29 IS LOTOJOSA, LLC.
   - LOTS 40, 89, 90, AND 93, PER DEED BOOK 1919, PAGE 32 IS LOTOJOSA, LLC.
   - LOT 42 PER DEED BOOK 2008, PAGE 114 IS DOMENIC CASSISI AND FRANCESCO CASSISI.
   - LOT 61 AND 75:
     - ELIZABETH R. BEALS, TRUSTEE OF THE ELIZABETH R. BEALS TRUST PER DEED BOOK 2413 AT PAGE 255;
     - CHERYL S. KING AND KAREN L. STETSON AS ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. STETSON PER DEED BOOK 2556 AT PAGE 309;
     - KAREN L. STETSON, A LIFE ESTATE, RICHARD L. STETSON AND CHRISTOPHER L. STETSON PER DEED BOOK 2574, PAGE 80.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE A PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 44007C0283H AND 44007C0284H, 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. THE PARCEL IS ZONED B-3 BASED ON THE TOWN OF JOHNSTON ONLINE 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. LOT 42 IS SUBJECT TO AN ELECTRICAL EASEMENT WITH VERIZON NEW ENGLAND INC. AND THE NARRAGANSETT ELECTRIC COMPANY PER DEED BOOK 2007, PAGE 1 AND DEED BOOK 2634, PAGE 139.
6. SUBSTANTIAL PORTIONS OF THE SITE WERE COVERED WITH SNOW AT THE TIME OF THE FIELD SURVEY. DUE TO THIS SNOW COVER PORTIONS OF THE SITE WERE DIGITIZED FROM AERIAL PHOTOGRAPHS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING OR INACCURATE INFORMATION DUE TO SNOW COVER.
7. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-3 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE COMPILED BY BLUESKY GEOSPATIAL LTD., NORTH ADAMS, MA. FROM DATA THAT IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AN OPTECH GALAXY T500 SENSOR CALIBRATED BY TELEDYNE OPTECH. THE AERIAL PHOTOGRAPHY WAS ACQUIRED WITH A CO-MOUNTED MEDIUM FORMAT CALIBRATED PHASE ONE CAMERA. VERTICAL ACCURACY IS IN ACCORDANCE WITH NATIONAL STANDARD FOR LIDAR. ACCURACY IS ESTIMATED AT 6 CM RMSE FOR HARD SURFACES AND 12CM RMSE FOR SOFT SURFACES.

PLAN REFERENCES:

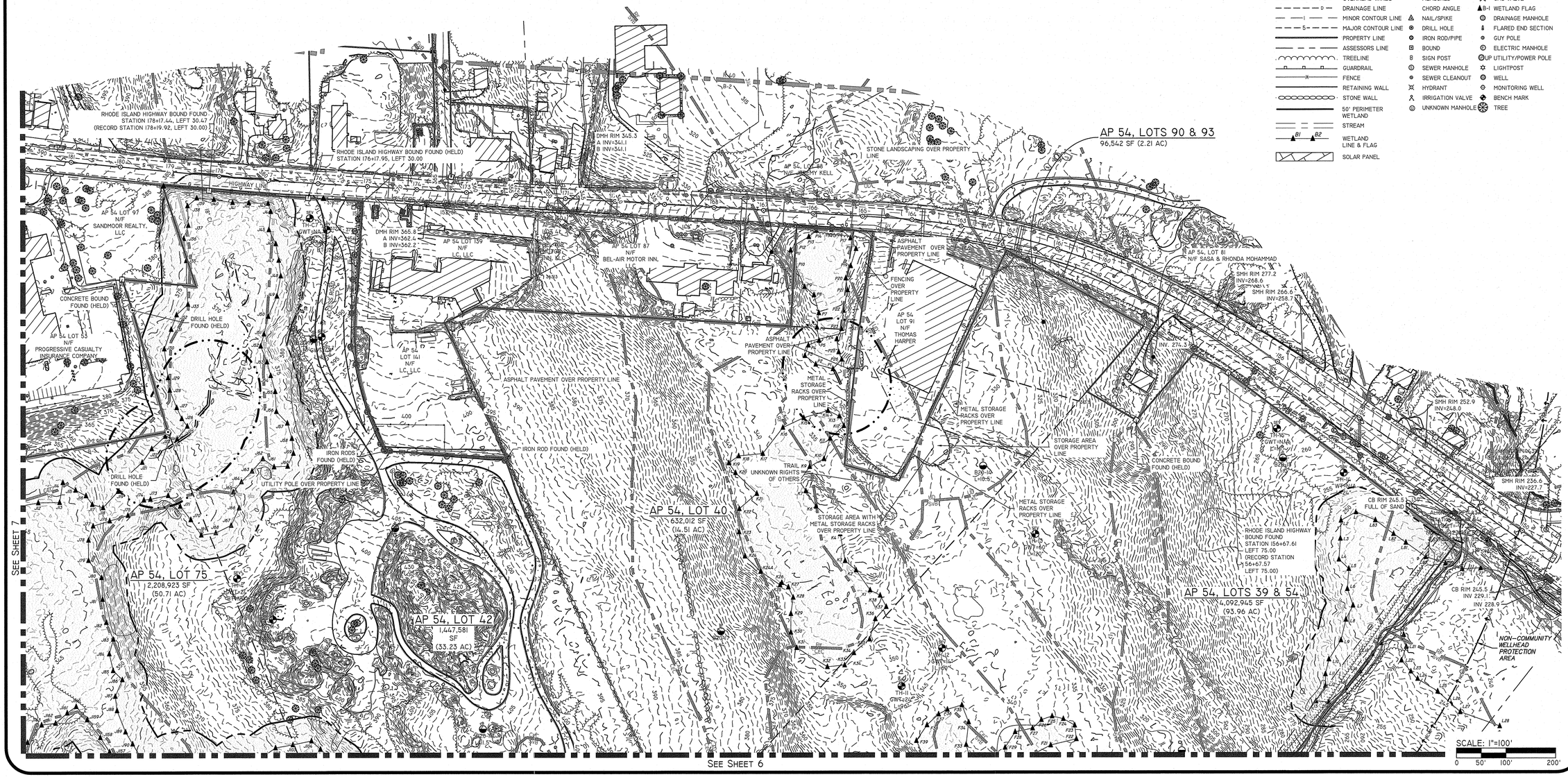
1. RHODE ISLAND HIGHWAY PLATS. 305 & 1443A
2. "FINAL ADMINISTRATIVE SUBDIVISION" RESERVOIR AVENUE - MITTLEMAN IN JOHNSTON, RHODE ISLAND, FOR RICHARD S. MITTLEMAN (RHODE ISLAND SUPERIOR COURT APPOINTED MASTER), DESIGNATED AS ASSESSOR'S PLAT 54 LOTS 59, 102, AND 142, SCALE 1"=50', DATED MARCH 29, 2004, PLAN BY HALL & MCCHESNEY INC., RECORDED IN BOOK 3, PAGE 170.
3. HARTFORD AVENUE, SANDMOOR REALTY, LLC AND ZAREMBA GROUP, LLC, JOHNSTON, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION FINAL PLAN, RECORD PLAN PROPERTY LINE PLAN ASSESSOR'S PLAT 43, 53, 79, & 79, SCALE 1"=50', DATED NOVEMBER 15, 2005, PLAN BY VHB INC., RECORDED IN BOOK 3, PAGE 192.
4. BOUNDARY SURVEY OF PARCEL CONTAINING MAPPED LOTS AND STREETS DEPICTED ON (LOST) PLAT OF "POCASSET HEIGHTS" ASSESSOR'S PLAT 54/3, JOHNSTON, RHODE ISLAND, SCALE 1"=120', DATED NOVEMBER 30, 2010, PLAN BY SCITUATE SURVEYS, INC.
5. AP 43-1 LOTS 9 & 267 OFF OLD POCASSET ROAD, JOHNSTON, RHODE ISLAND, SCALE 1"=100', DATED SEPTEMBER, 2008, PLAN BY INTERNATIONAL MAPPING & SURVEYING CORP.
6. EXISTING CONDITIONS PLAN "ALTUS POWER AMERICA SOLAR ARRAY", HARTFORD AVENUE, JOHNSTON, R.I., ASSESSORS MAP 54 LOT 42, SCALE 1"=80', DATED APRIL 28, 2017 AND LAST REVISED NOVEMBER 7, 2017, PLAN BY IN SITE ENGINEERING SERVICES, LLC.
7. PLAN OF LAND IN JOHNSTON RI BELONG TO RAYMAT REALTY CORP. PLAN BY DRURY SURVEYING, INC. DATED MAY 1989. PLAT BOOK 2, PAGE 76.
8. SURVEY PLAN PREPARED FOR NICK K THANAS AND GEORGE P GIONIS. PLAN BY KWP ASSOCIATES, DATED JULY 12, 1996. PLAT BOOK 2, PAGE 122
9. PLAN OF LAND. PLAN CARD 103
10. BROWN HOMESTEAD PLAT LOCATED IN THE TOWN OF JOHNSTON, PLAN BY RALPH S MOHR. DATED APRIL 1931. PLAN CARD 109.
11. MAP OF THE WM SMITH ESTATE IN JOHNSTON RI. PLAN BY JA LATHAM. DATED APRIL 1897. PLAN CARD 117.

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Venezia

LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE		BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT		SOIL EVALUATION
SFM	SEWER FORCE MAIN	HC	HANDICAPPED		CATCH BASIN
G	GAS LINE	N/F	NOW OR FORMERLY		DOUBLE CATCH BASIN
E	ELECTRIC LINE	LC	LANDSCAPING		WATER VALVE
OHW	OVERHEAD WIRES		MEASURED		GAS VALVE
D	DRAINAGE LINE		CHORD ANGLE	B-1	WETLAND FLAG
	MINOR CONTOUR LINE		NAIL/SPIKE		DRAINAGE MANHOLE
	MAJOR CONTOUR LINE		DRILL HOLE		FLARED END SECTION
	PROPERTY LINE		IRON ROD/PIPE		GUY POLE
	ASSESSORS LINE		BOUND		ELECTRIC MANHOLE
	TREELINE		SIGN POST	UP	UTILITY/POWER POLE
	GUARDRAIL		SEWER MANHOLE		LIGHTPOST
	FENCE		SEWER CLEANOUT		WELL
	RETAINING WALL		HYDRANT		MONITORING WELL
	STONE WALL		IRRIGATION VALVE		BENCH MARK
	50' PERIMETER WETLAND		UNKNOWN MANHOLE		TREE
	STREAM				
B1 B2	WETLAND LINE & FLAG				
	SOLAR PANEL				



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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
4	4/26/2021	RIDEM RESPONSE TO COMMENTS	KED
3	8/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDEM RESPONSE TO COMMENTS	KED
1	04/09/2021	RIDEM APPLICATION TO AHLER	KED
DRAWN BY: SPB		DESIGN BY: K.E.D., M.A.H, B.E.G.	

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF EXISTING UTILITIES. FOR LOCATIONS OF EXISTING UTILITIES SEE "UTILITY NOTES" ON SHEET 4.

EXISTING CONDITIONS PLAN - 1

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

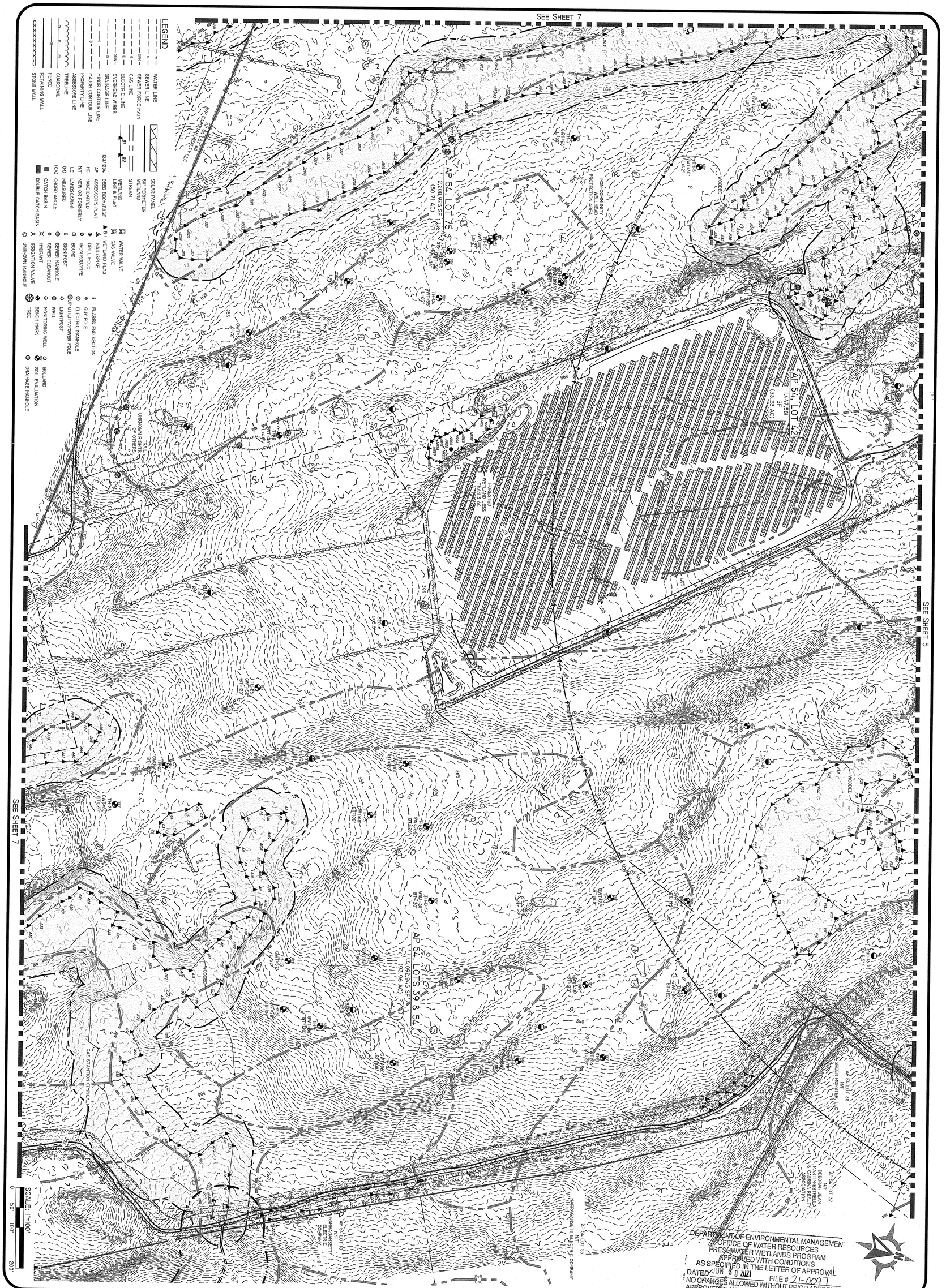
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 3292-329 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 5 OF 70

z:\domain\projects\3292-329 hartford avenue\autocad drawings\3292-329-recp.dwg Plotted: 6/29/2021

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-exco.dwg Plotted: 6/29/2021



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 29 2021
FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

EXISTING CONDITIONS PLAN - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 6 OF 70

NO.	DATE	DESCRIPTION	BY
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
4	5/17/2021	RIDEM LANDSCAPE SUBMISSION	AA
3	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE
S	SEWER LINE	AP	ASSESSOR'S PLAT
SFM	SEWER FORCE MAIN	HC	HANDICAPPED
G	GAS LINE	N/F	NOW OR FORMERLY
E	ELECTRIC LINE	LC	LANDSCAPING
OHW	OVERHEAD WIRES		MEASURED
D	DRAINAGE LINE		CHORD ANGLE
	MINOR CONTOUR LINE		NAIL/SPIKE
5	MAJOR CONTOUR LINE		DRILL HOLE
	PROPERTY LINE		IRON ROD/PIPE
	ASSESSORS LINE		BOUND
	TREELINE	8	SIGN POST
	GUARDRAIL		SEWER MANHOLE
X	FENCE		SEWER CLEANOUT
	RETAINING WALL		HYDRANT
	STONE WALL		IRRIGATION VALVE
	50' PERIMETER WETLAND		UNKNOWN MANHOLE
	STREAM		
B1 B2	WETLAND LINE & FLAG		
	SOLAR PANEL		

	BOLLARD
	SOIL EVALUATION
	CATCH BASIN
	DOUBLE CATCH BASIN
	WATER VALVE
	GAS VALVE
B-1	WETLAND FLAG
	DRAINAGE MANHOLE
	FLARED END SECTION
	GUY POLE
	ELECTRIC MANHOLE
UP	UTILITY/POWER POLE
	LIGHTPOST
	WELL
	MONITORING WELL
	BENCH MARK
	TREE

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0697
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martha D. Stewart

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
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET IS NOT RELEASED FOR CONSTRUCTION PURPOSES UNLESS ALL SHEETS ARE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER AS PREPARED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

CONTRACTOR LIFT LITES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE APPROVED PLANS AND OSHA REGULATIONS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THIS PLAN AND SHALL NOT BE HELD LIABLE FOR SAFETY VIOLATIONS. SEE NOTE (1) NOTED ON SHEET 1.

NO.	DATE	DESCRIPTION	BY:
4.	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3.	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2.	05/07/2021	RIDEM RESPONSE TO COMMENTS	KED
1.	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

EXISTING CONDITIONS PLAN - 3

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 7 OF 70

DI JOB NO: 3295-001 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dimain\projects\v295-rcsp-hartford avenue\autocad drawings\v295-rcsp-exco.dwg Plotted: 6/29/2021

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
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE (500)
- INLET SEDIMENT CONTROL

SESC NOTE:
SESC SHOWN ON THIS PLAN REFLECTS THE INITIAL PHASE OF CONSTRUCTION. CONTRACTOR CAN MODIFY WITH APPROVAL OF DESIGN ENGINEER. AS CONSTRUCTION PROGRESSES, SESC MEASURES WILL NEED TO BE MODIFIED BASED ON SITE CONDITIONS, STABILIZED AREAS AND CURRENT CONSTRUCTION PHASE. REVISIONS TO THIS PLAN AND FUTURE PHASES MUST BE DOCUMENTED ONSITE IN THE SESC PLAN.

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Jonathan D. Womack

SCALE: 1"=200'
0 100' 200' 400'

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8/25/2021

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES AND ASSURING OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTES SHEET 2.

NO.	DATE	DESCRIPTION	BY:
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
4	6/4/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/17/2021	RIDEM APPLICATION TO FILE	KED
2	4/30/2021	RIDEM APPLICATION TO FILE	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

SOIL EROSION & SEDIMENT CONTROL PLAN

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 1095-09 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 8 OF 70

z:\detail\projects\095-09 hartford avenue\autocad drawings\095-09 sesc.dwg Plotted: 6/29/2021

DEVELOPMENT DATA:

TOTAL SITE AREA:	196.0± ACRES
TOTAL NUMBER OF BUILDINGS:	1
BUILDING AREA ("OCCUPIED" BY EMPLOYEES):	823,522 ± SF

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	B3 - INTERCHANGE BUSINESS LIGHT MANUFACTURING	
	REQUIRED	PROVIDED
MINIMUM FRONTAGE AND LOT WIDTH:	100'	1,623' ±
	PRINCIPAL BUILDING	
MINIMUM FRONT AND CORNER SIDE YARD:	100'	652.0' ±
MINIMUM SIDE YARD:	150'	876.8' ±
MINIMUM REAR YARD:	200'	585.8' ±
MAXIMUM LOT COVERAGE:	40%	9.7% ±
	ACCESSORY BUILDING	
MINIMUM FRONT AND CORNER SIDE YARD:	25'	487.4' ±
MINIMUM SIDE YARD:	25'	687.6' ±
MINIMUM REAR YARD:	25'	579.1' ±
MAXIMUM LOT COVERAGE:	40%	< 1%
SETBACK TO R ZONE:	200'	
SETBACK TO I ZONE:	140'	
SETBACK TO B ZONE:	150'	
BUILDING HEIGHT:	N/A	

PARKING REGULATIONS:

PARKING USE:	LIGHT MANUFACTURING
PARKING REQUIREMENT:	5 SPACES + 1 SPACE/500 SF
BUILDING AREA ("OCCUPIED" BY EMPLOYEES):	823,522 SF ±
PARKING CALCULATION:	823,522 / 500 = 1,647.04 1,647.04 + 5 = 1,653 SPACES REQUIRED
ADA PARKING REQUIRED:	20 + 1 FOR EACH 100 OR FRACTION THEREOF, OVER 1000 SPACES (OF PARKING PROVIDED)
ADA PARKING CALCULATION:	HUNDREDS OF SPACES PROVIDED OVER 1000 = 8.05 20 + 8.05 = 29 SPACES REQUIRED
REQUIRED PARKING SPACES:	1,653 SPACES
PARKING SPACES PROVIDED:	1,805 EMPLOYEE SPACES (16 MOTORCYCLE, 32 ADA) 379 TRAILER SPACES 69 LOADING SPACES
ADA SPACES PROVIDED:	32 SPACES

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Marten D. Wencek

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/2021

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THE LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES BEING OTHER THAN SHOWN.

NO.	DATE	DESCRIPTION	BY:
5	6/25/2021	DEPT RESPONSE TO COMMENTS	KED
4	6/11/2021	DEPT RESPONSE TO COMMENTS	KED
3	5/21/2021	DEPT RESPONSE TO COMMENTS	KED
2	5/19/2021	STORMWATER/GRADING ALTER.	KED
1	4/29/2021	STORMWATER/GRADING ALTER.	KED
NO.	DATE	DESCRIPTION	BY:

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

OVERALL SITE PLAN

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

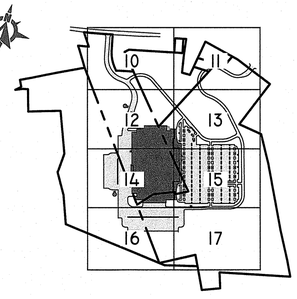
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 9 OF 70

DE JOB NO. 2095-009 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

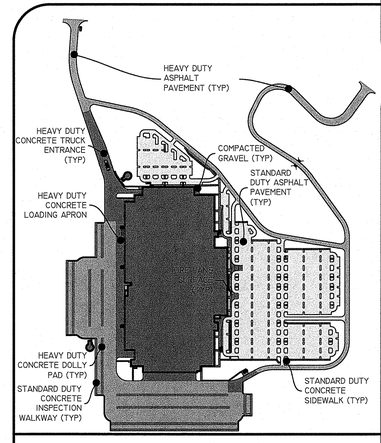
SITE PLAN INDEX

SCALE 1"=1000'



PAVING TYPES

SCALE 1"=500'



SCALE: 1"=200'
0 100' 200' 400'

z:\dennis\projects\2095-009 hartford avenue\autocad drawings\2095-009-site.dwg Plotted: 6/29/2021

FUTURE OFFSITE HARTFORD AVE. IMPROVEMENTS TO BE PERMITTED UNDER SEPARATE SUBMISSION IN COLLABORATION WITH RIDOT

BELFIELD DRIVE

HARTFORD AVENUE (ROUTE 6)
(RI HIGHWAY PLAT 305)

SEE INSET RIGHT

RETAINING WALL

MONUMENT SIGN (SEE ARCH PLANS)

R60.0'

WATER MASTER METER

UNDERGROUND SYSTEM A
SEE SHEET 42

AP 54 LOT 41 N/F BEL-AIR MOTOR INN LLC

AP 54 LOT 139 N/F LE LLC

AP 54 LOT 87 N/F BEL-AIR MOTOR INN LLC C/O ATTORNEY RALPH VELLECO

AP 54 LOT 141 N/F LC LLC

100.0' BUILDING SETBACK

SEE SHEET II

HARTFORD AVE. INSET
SCALE 1"=40'

FUTURE OFFSITE @ HARTFORD AVE. IMPROVEMENTS TO BE PERMITTED UNDER SEPARATE SUBMISSION IN COLLABORATION WITH RIDOT

SEE LEFT

STOP BAR (TYP)

MOUNTABLE CURB (TYP)

SOLAR UTILITY EASEMENT

AP 54 LOT 42
32.86± AC

AP 54 LOT 40
14.39± AC

SEE SHEET 12

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

SITE PLAN INDEX
SCALE 1"=1000'

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

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION IMPOSES
A REGISTERED PROFESSIONAL ENGINEER STAMPED BY
ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED
PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

DIPRETE ENGINEERING ONLY WARRANTS PLANS OWN & DIPRETE

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES, AND OSHA CONFORMANCE IN THE PERFORMANCE OF THE WORK DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND LIMITED RESPONSIBILITY IS ASSUMED FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE 3 SHEET 3

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDOT RESPONSE TO COMMENTS	KED
3	6/17/2021	RIDOT RESPONSE TO COMMENTS	KED
2	6/7/2021	CONSERVATION AREA & LIDA	KED
1	04/09/2021	PRELIMINARY SUBMISSION	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE PLAN - 1

RETAIL DISTRIBUTION CENTER

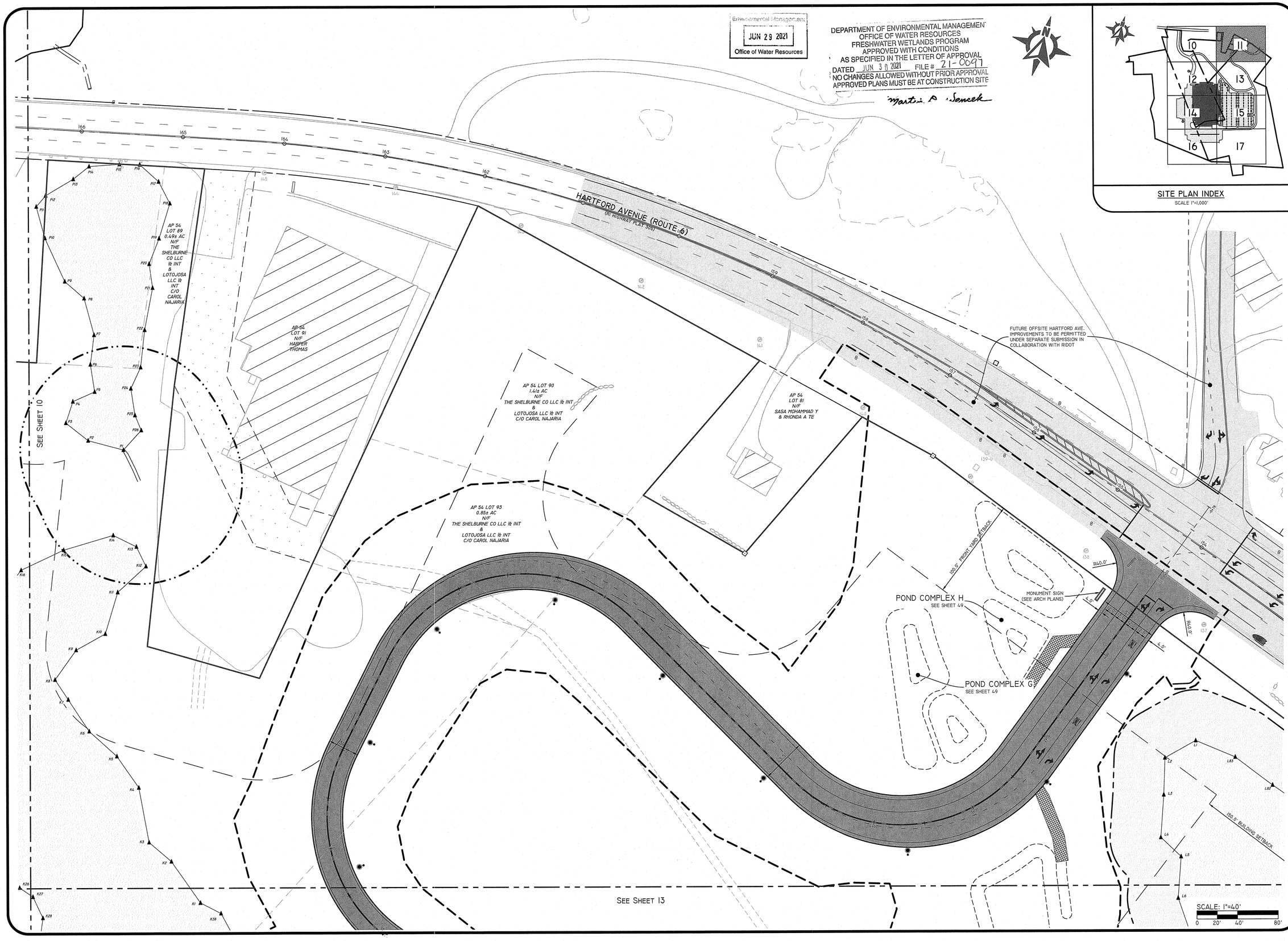
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 10 OF 70

DE JOB NO. 2095-001 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\Domain\projects\2095-001 hartford avenue\autocad drawings\2095-001-site.dwg Plotted: 6/29/2021



Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin P. Sencek

SITE PLAN INDEX
SCALE 1"=1,000'

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	6/4/2021	RIDEM AND CAPE SUBMISSION	AA
1	6/25/2021	RIDEM APPROVED FOR ALTER	REB

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE PLAN - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

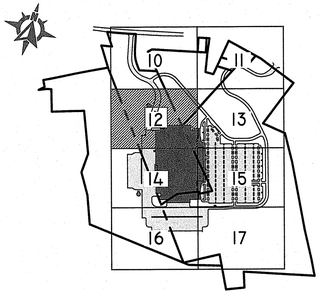
DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 11 OF 70

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-site.dwg Plotted: 6/29/2021

SEE SHEET 10

SITE PLAN INDEX
SCALE 1"=1,000'



Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin A Sencek

AP 54 LOT 42
32.86± AC
N/F
CASSISI DOMENIC
& FRANCESCO TC

AP 54 LOT 75
50.94± AC
N/F
STETSON KAREN L LE
C/O REM STETSON,
KING, BEALS

AUTOMATIC LICENSE PLATE RECOGNITION SYSTEM (ALPR) (TYP)
8" STEEL BOLLARDS (TYP) (SEE ARCHITECTURAL PLANS)
STEEL CHAIN LINK FENCE (TYP)
20' SOLAR UTILITY EASEMENT
21'W X 8'H BLACK VINYL COATED MANUAL SWING GATE WITH DROP ROD AND LOCKING HARDWARE (TYP)
PRIMARY ELECTRIC METER PAD
PRIMARY GUARD HOUSE AND CONCRETE PAD (SEE ARCHITECTURAL PLANS)
FIRE PUMP HOUSE WITH WATER STORAGE TANK
"DO NOT BLOCK" STRIPING 100'X75'
CONCRETE INSPECTION WALKWAY ALONG TRAILER PARKING AT FENCE
CURB STOP (TYP)
STOP
STOP BAR (TYP)
BUS STOP PULL OFF
BUS STOP
EMERGENCY GENERATOR
BUILDING
ELECTRICAL VEHICLE SPACES
CONCRETE WALK PAD (TYP)
POND COMPLEX B
SEE SHEET 43
SEE SHEET 14
SEE SHEET 12

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

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-5006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C GIROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONFORMANCE WITH THE OSHA REGULATIONS FOR THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

ONLY UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE SHEET 2

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/1/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/4/2021	RIDEM RESPONSE TO COMMENTS	KED
1	4/29/2021	DESIGN DEVELOPMENT ALTER	KED
NO.	DATE	DESCRIPTION	BY:

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H. B.E.G.

SITE PLAN - 3
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 12 OF 70

DE JOB No. 2019-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dieselm\projects\v2gy-xx2-hartford avenue\autocad drawings\v2gy-xx2g-site.dwg Plotted: 6/29/2021

SEE SHEET 11

POND COMPLEX M
SEE SHEET 54

POND COMPLEX G
SEE SHEET49

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin B. Venezia

CRITTER CROSSING
(SEE SHEET 56)

MOUNTABLE
CURB (TYP)

AP 54
LOT 39
31.3± AC
N/F

AP 54
LOT 38
N/F
GREEN
MONSTER
LLC

EX GAS PIPELINE
EASEMENT PER DEED
BOOK 291, 110

MOUNTABLE
CURB

POND COMPLEX L
SEE SHEET 53

150.0' SIDE
YARD SETBACK

STOP
STOP BAR
(TYP)

SEE SHEET 12

SEE SHEET 15

EMPLOYEE
DROP-OFF
LANE

FLUSH CURB

SPEED BUMPS TO
PROTECT CROSS
WALK (TYP)

LANDSCAPED
AREA (TYP)

CURB
STOP
(TYP)

SPEED BUMP WITH
5MPH SIGNS (TYP)

25.0'
(TYP)

8.0'
(TYP)

9.0'
(TYP)

SITE PLAN INDEX
SCALE 1"=1,000'

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

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. 20179
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
6/15/2021

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER OF DIPRETE.

ANY PERSON OR ENTITY PERFORMING ON A WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED PROFESSIONAL ENGINEER, ASSUMES ALL RESPONSIBILITY FOR SUCH PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA REGULATIONS, AND REQUIREMENTS, AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. DIPRETE ENGINEERING IS NOT LIABLE FOR ANY SUCH DAMAGES.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. SEE UTILITY NOTE ON SHEET 12.

NO.	DATE	DESCRIPTION	BY:
1	6/15/2021	PEER RESPONSE TO COMMENTS	K.E.D.
2	6/11/2021	PEER RESPONSE TO COMMENTS	K.E.D.
3	5/4/2021	PEER REVIEW COMMENTS	K.E.D.
4	4/14/2021	PEER REVIEW COMMENTS	K.E.D.
5	4/7/2021	INITIAL RESPONSE TO COMMENTS	K.E.D.
6	3/29/2021	INITIAL RESPONSE TO COMMENTS	K.E.D.
7	3/15/2021	INITIAL RESPONSE TO COMMENTS	K.E.D.
8	2/25/2021	INITIAL RESPONSE TO COMMENTS	K.E.D.

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE PLAN - 4

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

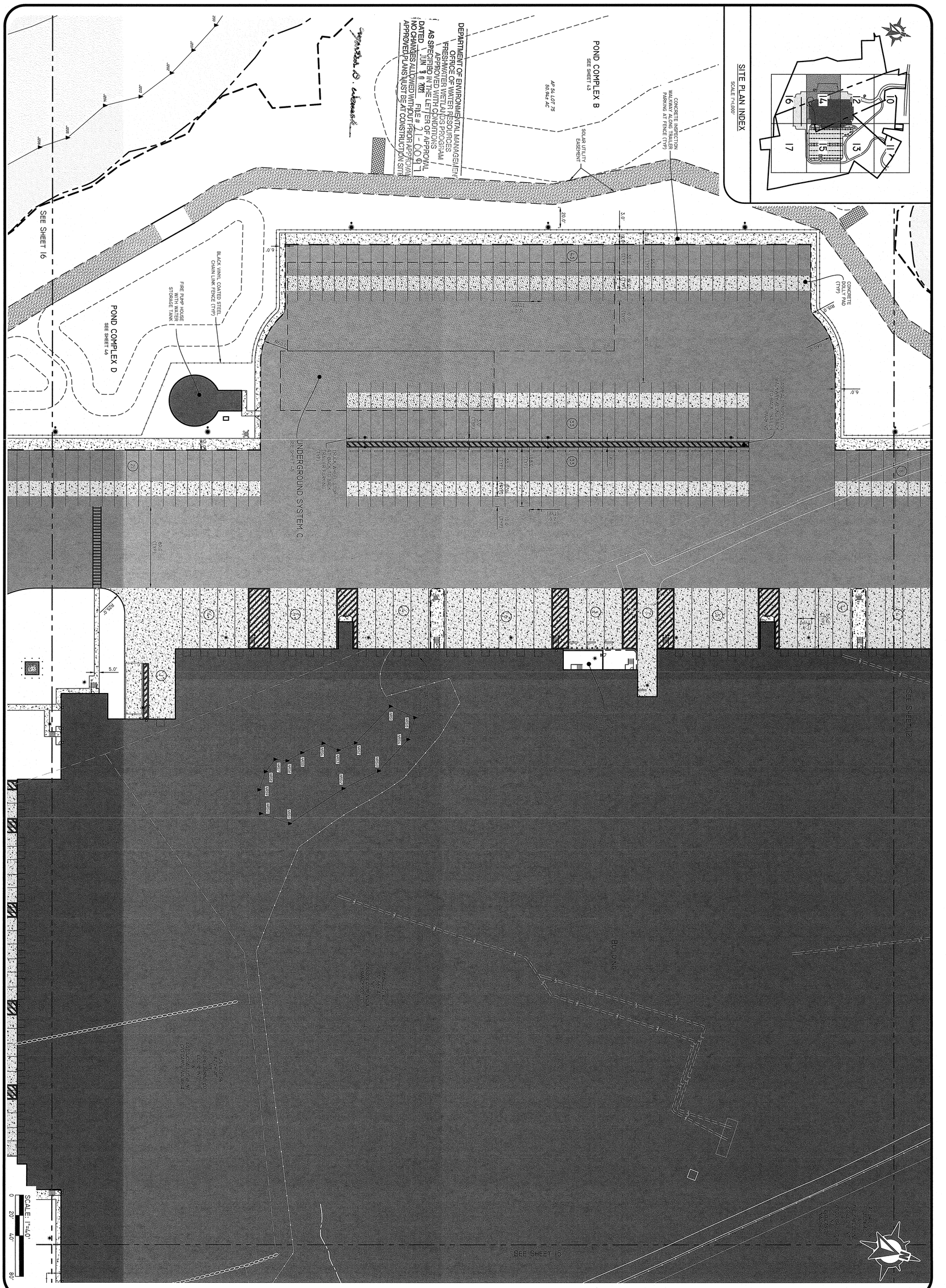
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 13 OF 70

DE JOB NO. 0365-20 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-003 hartford avenue\autocad drawings\0395-003-site.dwg Plotted: 6/29/2021

z:\dem\in\projects\0395-029 hartford avenue\autocad drawings\0395-029-site.dwg Plotted: 6/29/2021



SITE PLAN - 5

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 14 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	KED
1	3/19/2021	RIDEM APPLICATION	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GIROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SEE SHEET 13

SEE SHEET 14

MOTORCYCLE PARKING

SPEED BUMP (TYP)

5 MPH SIGNS AT SPEED BUMP (TYP)

UNDERGROUND SYSTEM F
SEE SHEET 48

CURB STOP (TYP)

DECORATIVE BOLLARDS AT MAIN ENTRANCE

FIRE LANE SURFACE WITH MOUNTABLE CURB (TYP)

VENDOR PARKING

UNDERGROUND SYSTEM I
SEE SHEET 50

FLUSH CURB

EMPLOYEE DROP-OFF LANE

STOP
STOP BAR (TYP)

SECONDARY GUARD HOUSE AND CONCRETE PAD (SEE ARCHITECTURAL PLANS)

STEEL CHAIN LINK FENCE (TYP)

MOUNTABLE CURB (TYP)

AP 54 LOT 54
62.0± AC
N/F
THE SHELBURNE CO LLC 1/6 INT
&
LOTOJOSA LLC 1/6 INT
C/O CAROL NAJARIA

POND COMPLEX K
SEE SHEET 51

POND COMPLEX J
SEE SHEET 51

SEE SHEET 17

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

SITE PLAN INDEX
SCALE 1"=1,000'

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Venezia

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING SEAL BEARING DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE SAFETY CONDITIONS AT THE JOB SITE AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES TO ALL KNOWN AND UNKNOWN UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO	DATE	DESCRIPTION	BY:
4	6/24/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/4/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/14/2021	RIDEM LANDSCAPE SUBMISSION	KED
1	2/22/2021	RIDEM APPLICATION/ALTER	REPS

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE PLAN - 6

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 15 OF 70

DE JOB NO. 9393-20

DE JOB NO. 9393-20 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\9393-xx\9393-xx01 hartford avenue\autocad drawings\9393-xx01-site.dwg Plotted: 6/29/2021

SEE SHEET 14

POND COMPLEX D
SEE SHEET 46

J205 J206 J207 J208 J209 J210 J211 J212 J213 J214 J215 J216 J217 J218 J219

STEEL CHAIN LINK FENCE (TYP)

SOLAR UTILITY EASEMENT

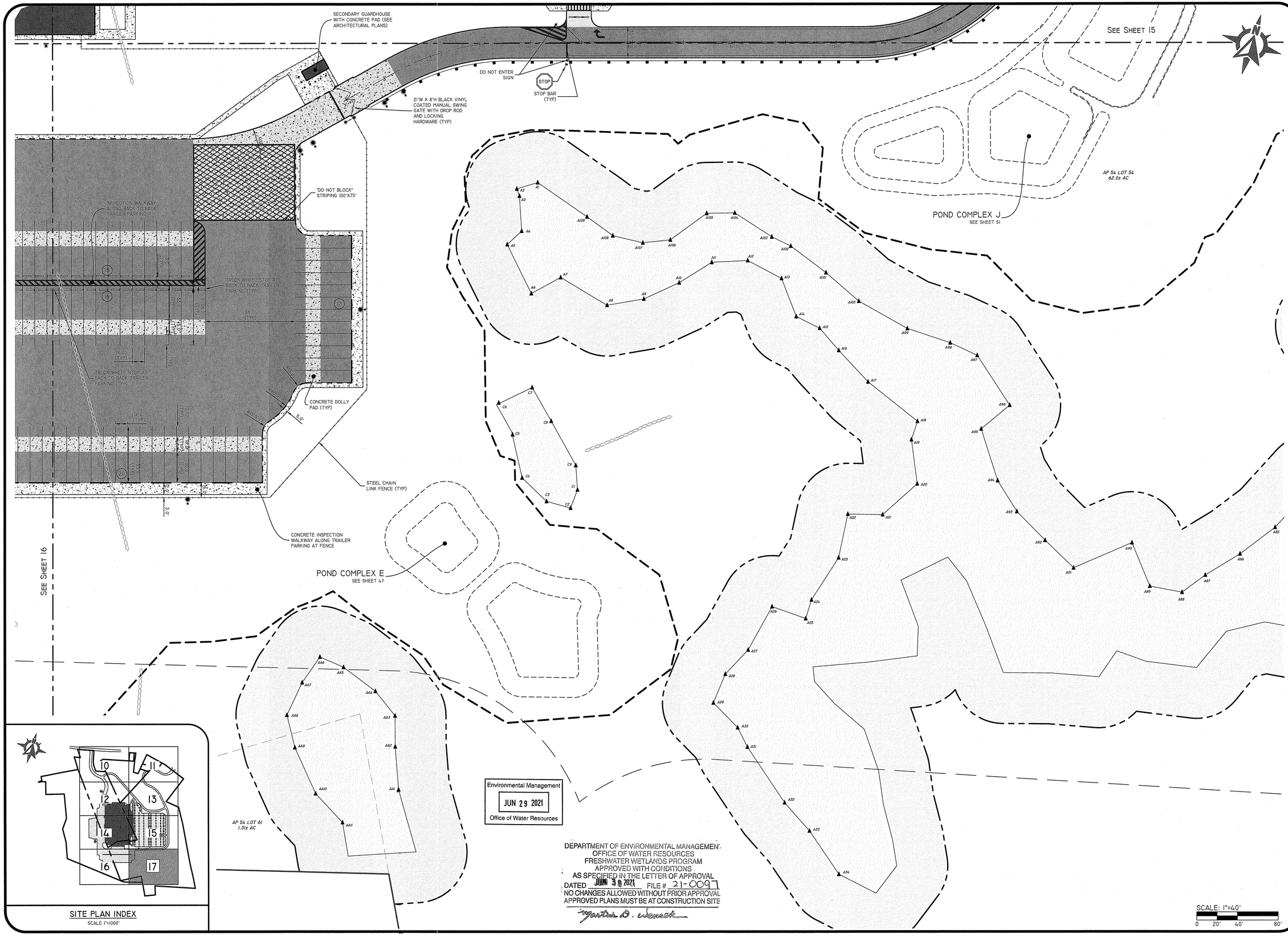
ASPHALT INSPECTION WALKWAY ALONG BACK TO BACK TRAILER PARKING (TYP)

TRUCK WHEEL STOP AT BACK TO BACK TRAILER PARKING (TYP)

CONCRETE DOLLY PAD (TYP)

CONCRETE INSPECTION WALKWAY ALONG TRAILER PARKING AT FENCE (TYP)

80.0'
6.0'
R20.0'
R27.0'
R15.0'
5.0'
84.0'
3.0' (TYP)
3.0'
3.0'
3.0'



SITE PLAN INDEX
SCALE 1"=1000'

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Weneck

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/31/2021	RIDEM RESPONSE TO COMMENTS	AA
1	04/29/2021	RIDEM APPROVING/NO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE PLAN - 8

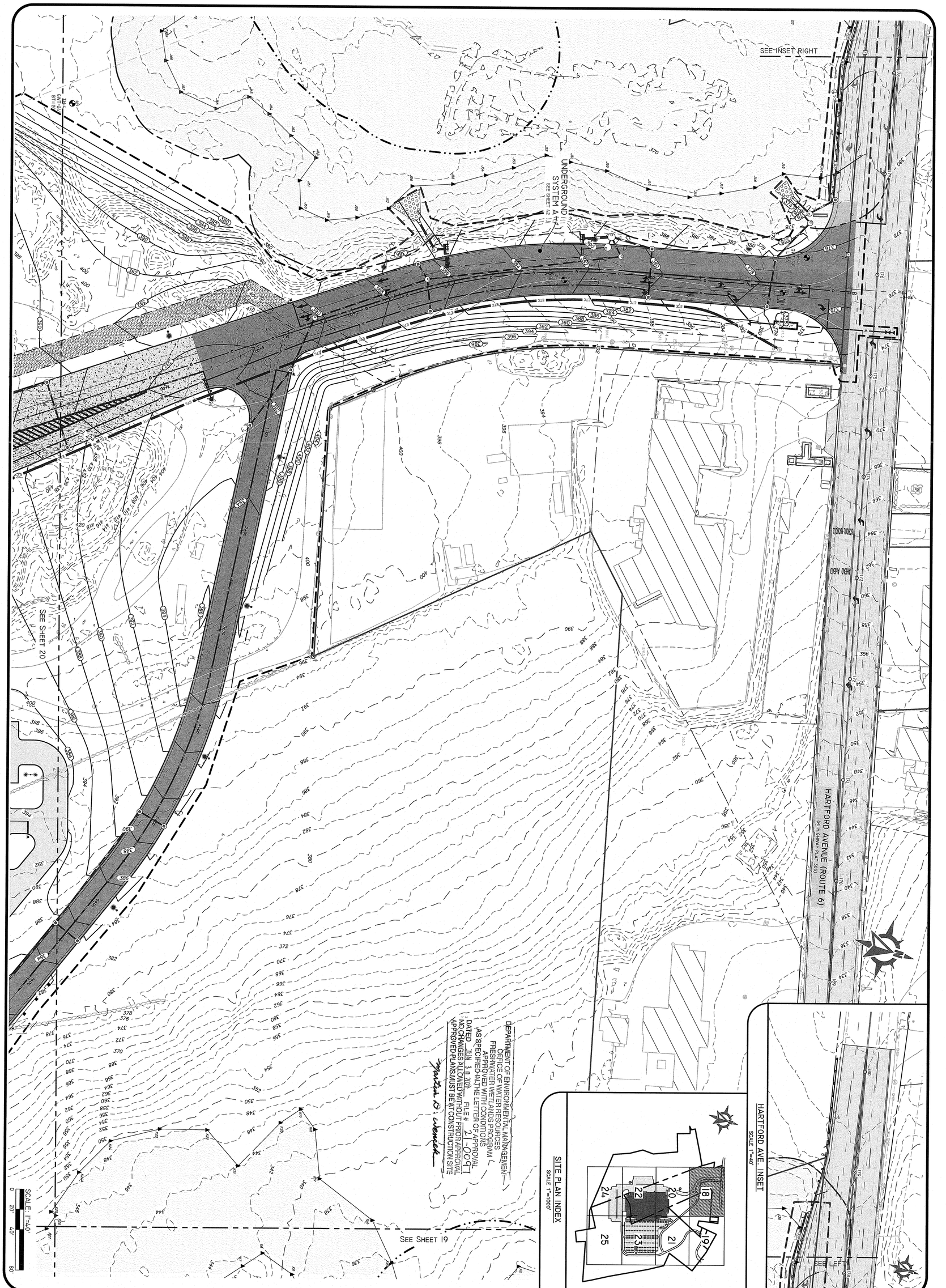
RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 29 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Office of Water Resources
Environmental Management
JUN 29 2021

SITE PLAN INDEX
SCALE 1"=1000'

GRADING PLAN - 1

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

SHEET 18 OF 70

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

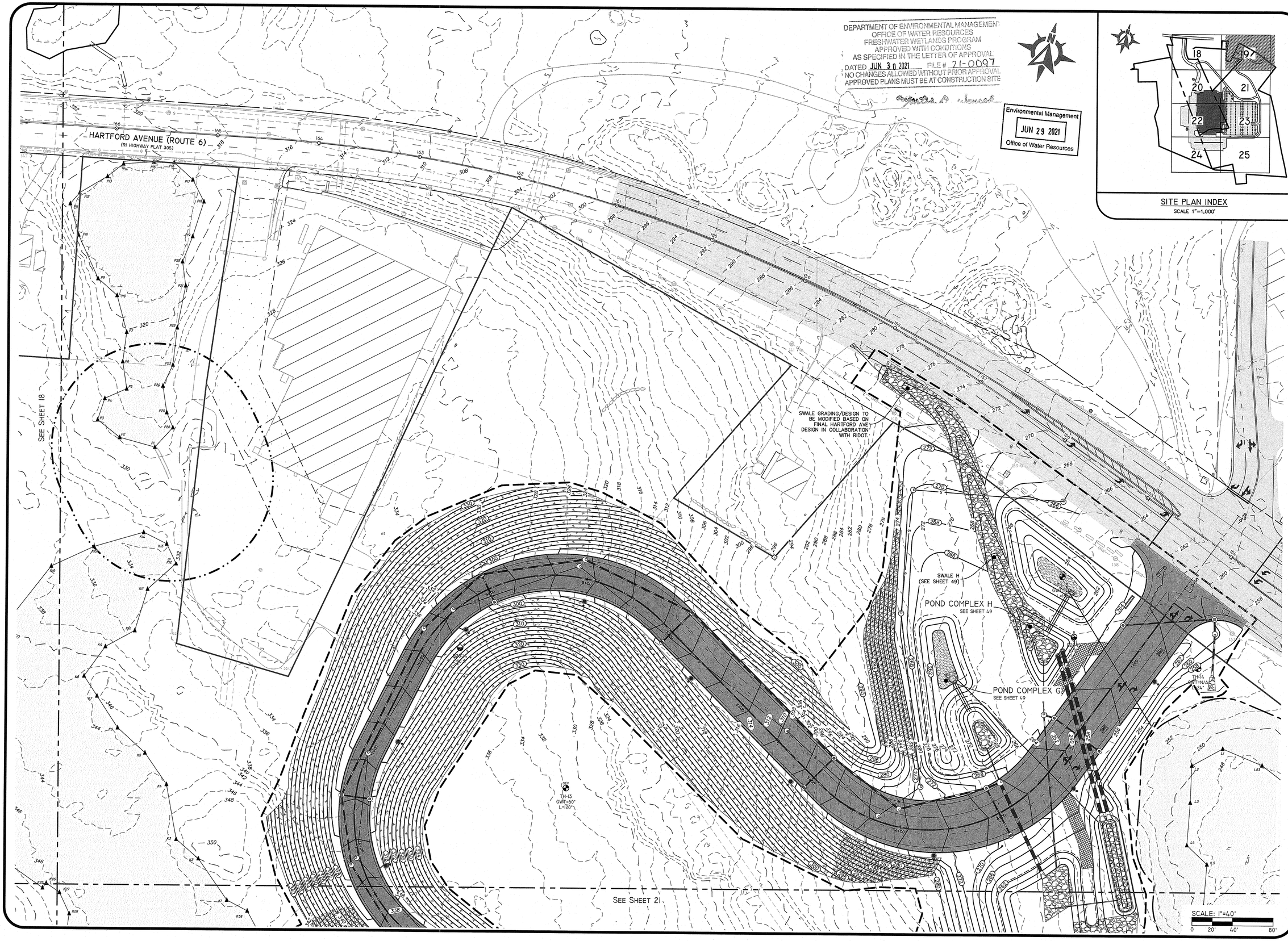
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

BRIAN C. GROUX
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/29/2021

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
Office of Water Resources

SITE PLAN INDEX
SCALE 1"=1,000'

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

GRADING PLAN - 2

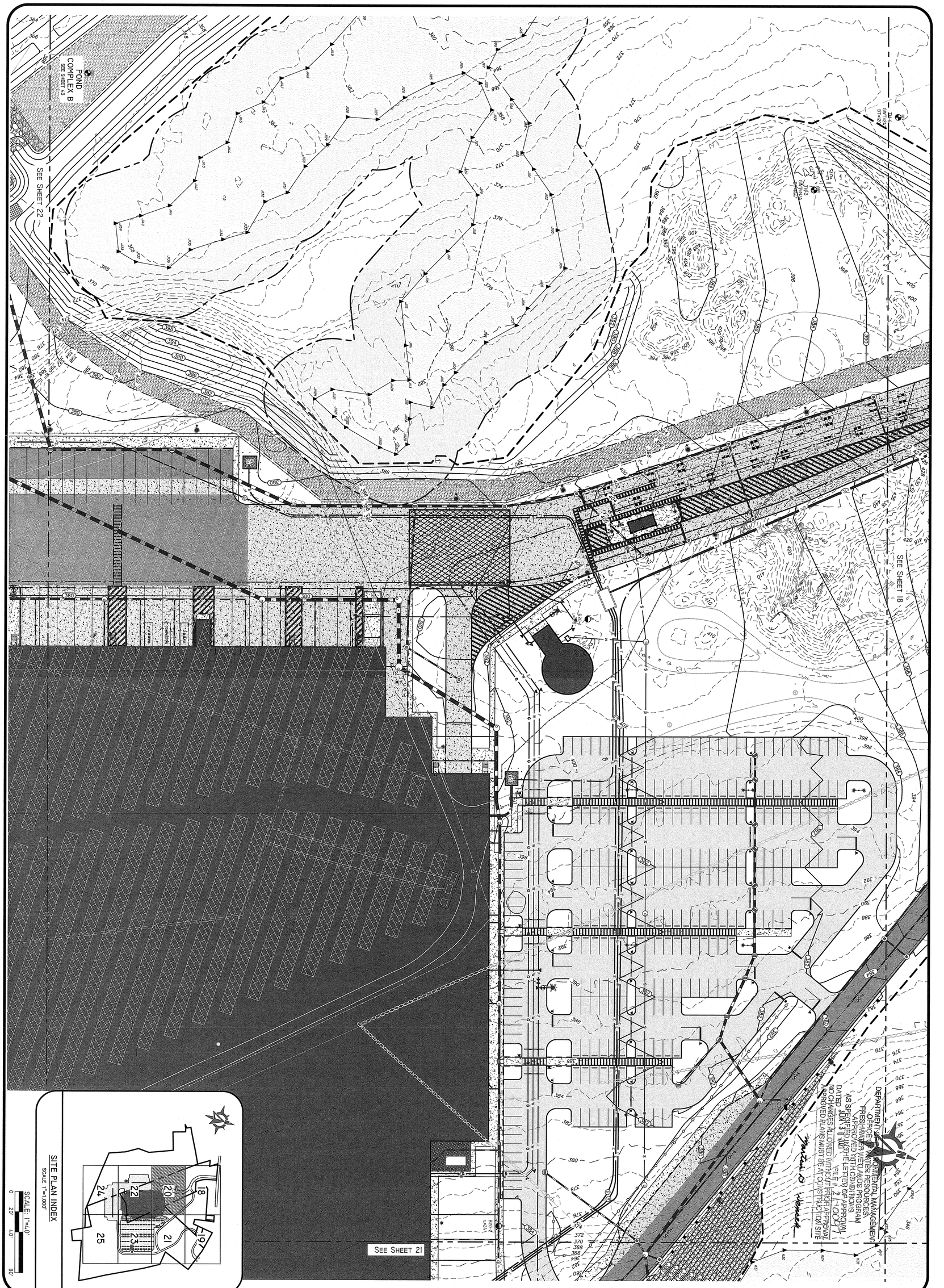
RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021



SITE PLAN INDEX
SCALE 1"=1,000'

SCALE 1"=40'
0 20 40 80'

GRADING PLAN - 3

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 20 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/23/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/07/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

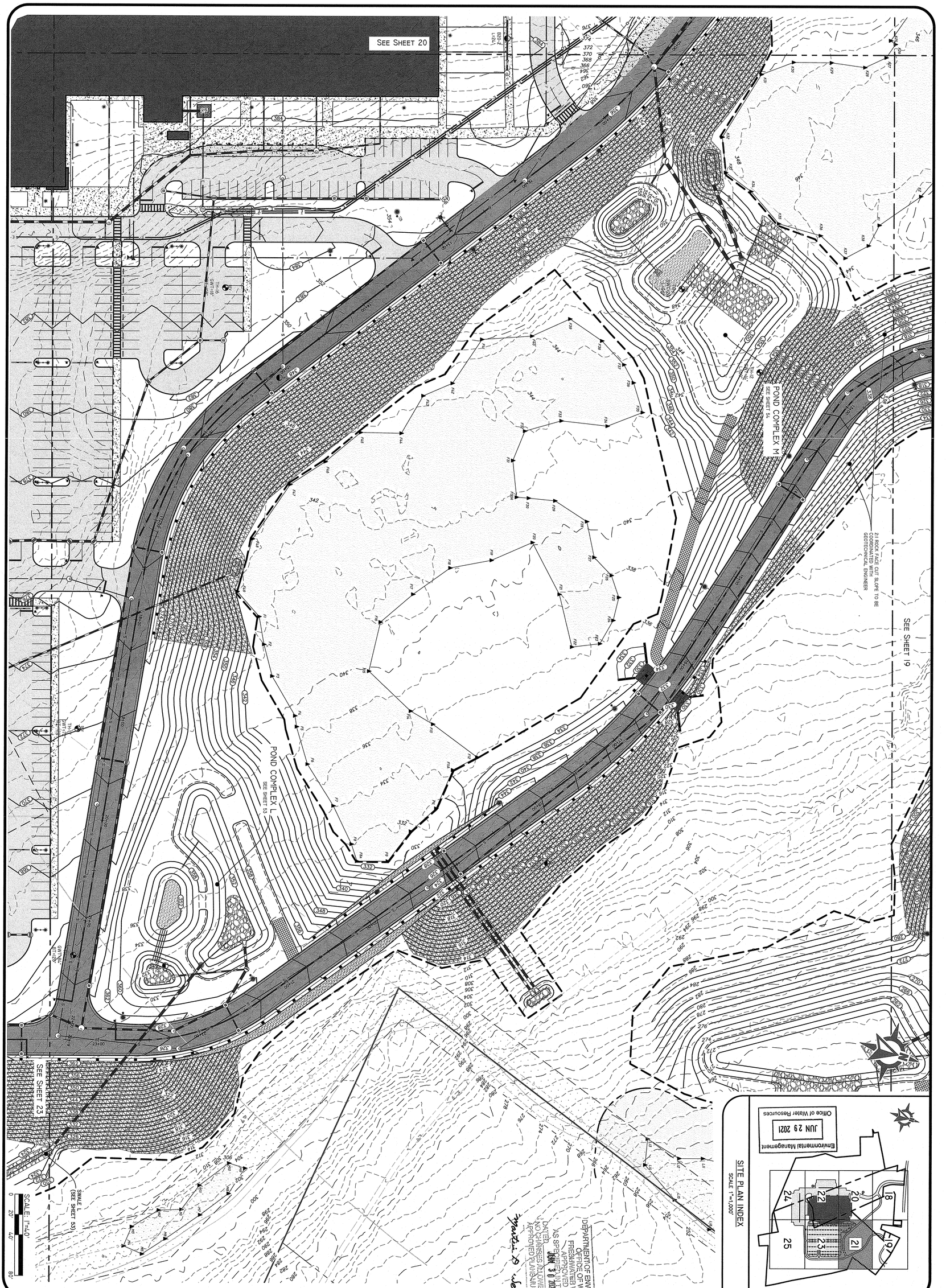
Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GROUX
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021



SITE PLAN INDEX
SCALE 1"=1,000'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE
LETTER OF APPROVAL
DATED JUN 29 2021
FILE # 21-0001
NO CHANGES ALLOWED
WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

BRIAN C. GROUX
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

GRADING PLAN - 4

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 21 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

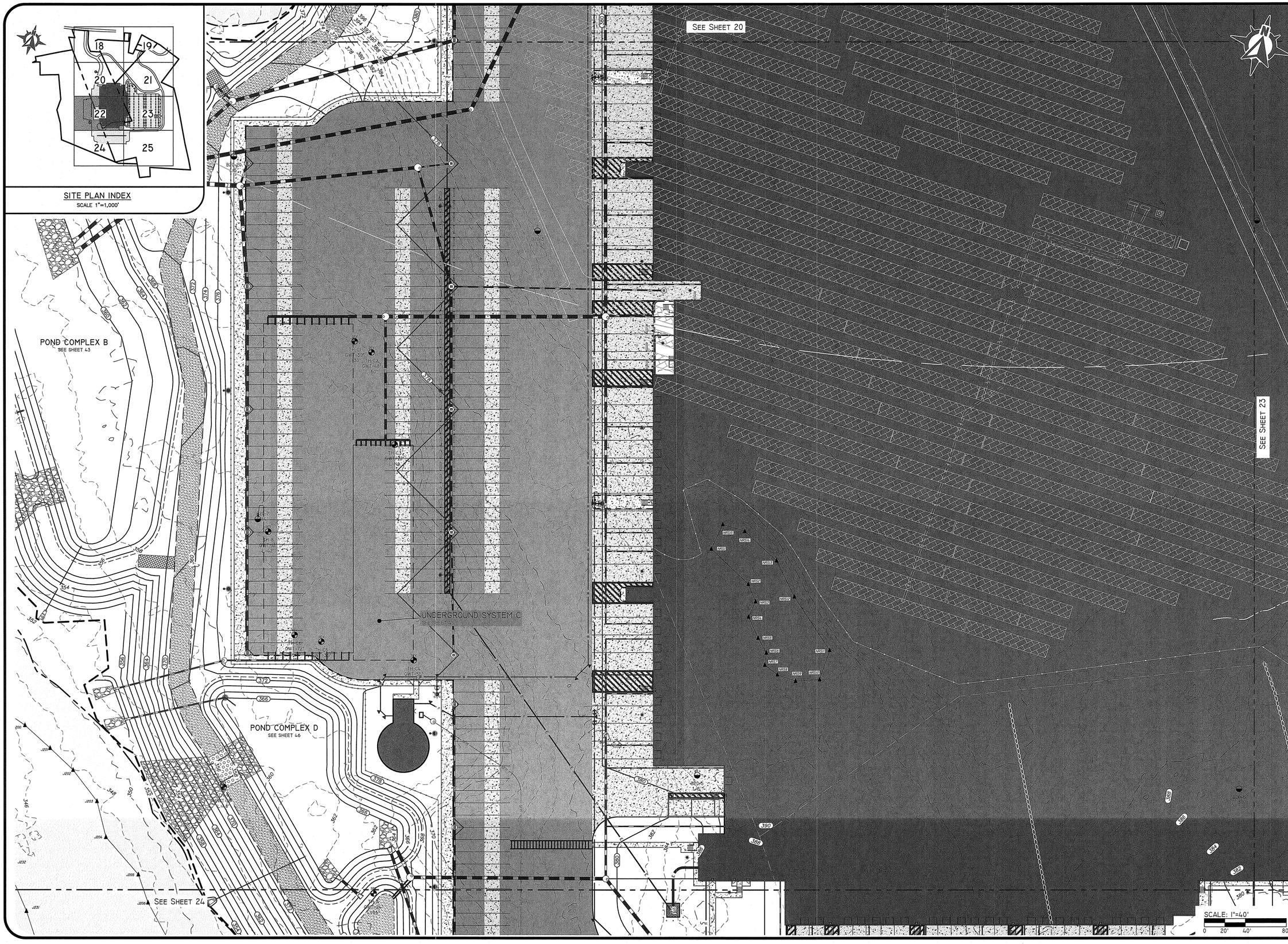
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



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

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
1	06/29/2021	FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED JUN 30 2021 FILE # 21-0097 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL OF THE DIRECTOR AND MUST BE AT CONSTRUCTION SITE	KED
3	07/29/2021	FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED JUN 30 2021 FILE # 21-0097 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL OF THE DIRECTOR AND MUST BE AT CONSTRUCTION SITE	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

GRADING PLAN - 5

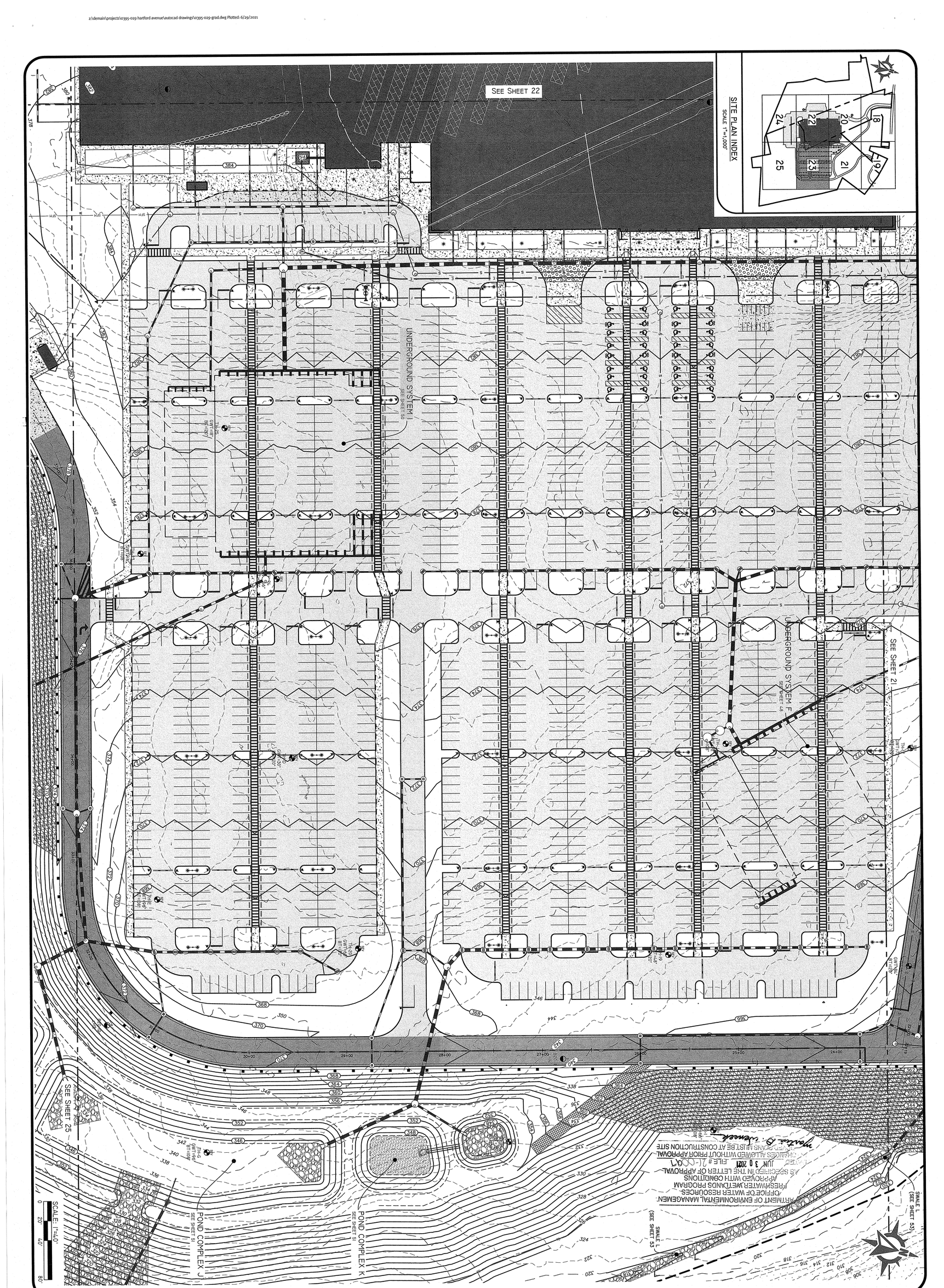
RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021



GRADING PLAN - 6

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 23 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GROUX
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 8341
6/25/2021

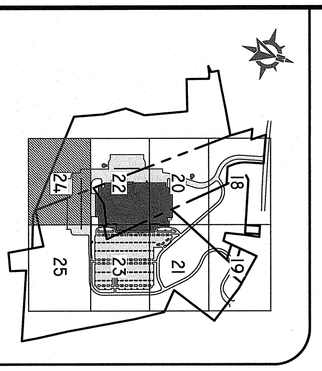
DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021

SITE PLAN INDEX

SCALE 1"=1000'



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
A.S. SPECIFIED IN THE LETTER OF APPROVAL
FILE # 21-0071
JUN 30 2021
LIMITED CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

Environmental Management
Office of Water Resources
JUN 29 2021

POND COMPLEX D
SEE SHEET 23

SEE SHEET 22

POND COMPLEX E
SEE SHEET 23

SEE SHEET 25

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

GRADING PLAN - 7

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 24 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

BRIAN C. GROUX
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 19341

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-grad.dwg Plotted: 6/29/2021

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 29 2021, FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
Office of Water Resources

GRADING PLAN - 8

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 25 OF 70

NO.	DATE	DESCRIPTION	BY
5	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
4	6/1/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
2	04/9/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

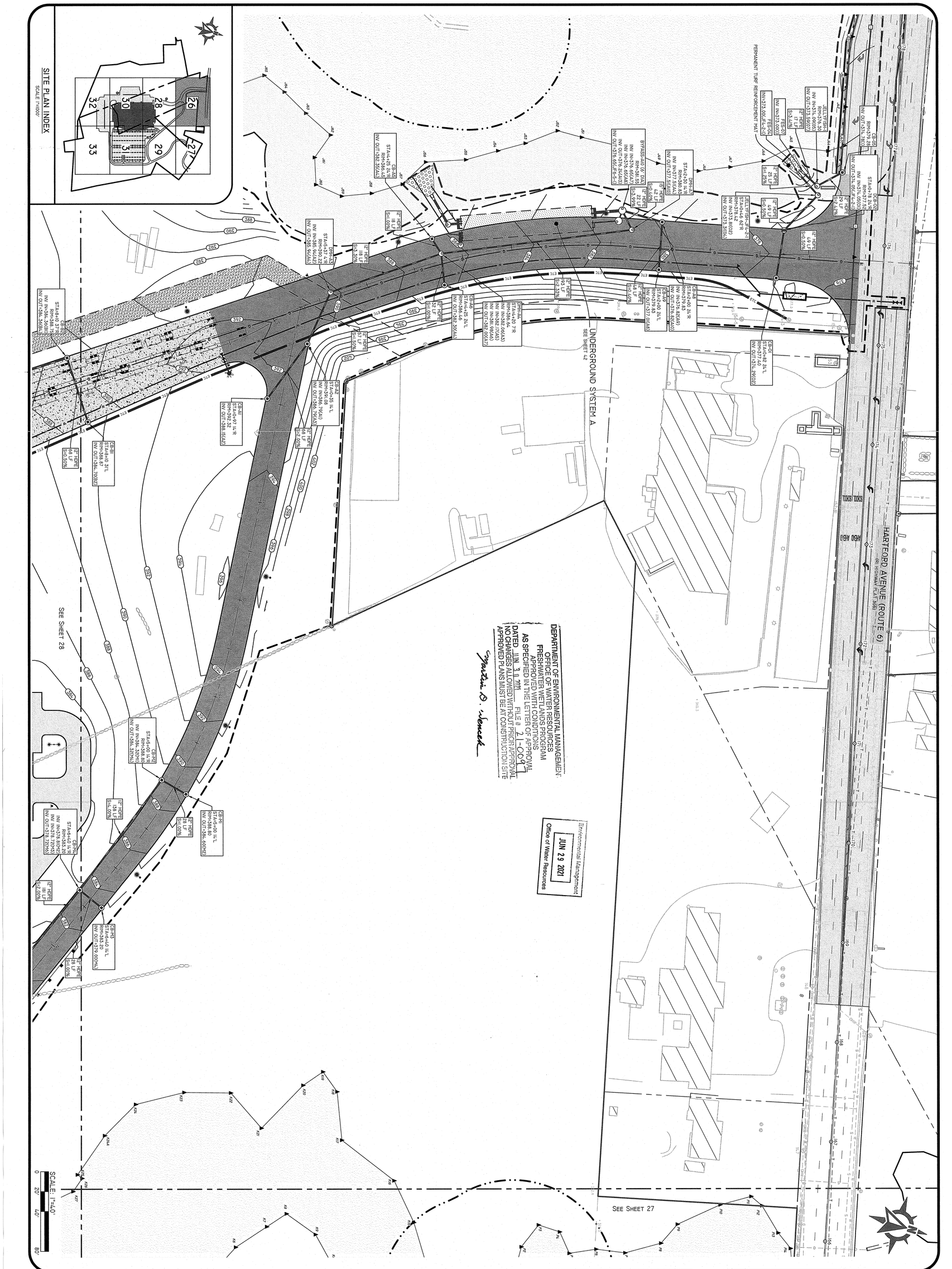
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

BRIAN C. GROUX
REGISTERED PROFESSIONAL ENGINEER
No. 19341
CIVIL

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-dran.dwg Plotted: 6/29/2021



DRAINAGE PLAN - 1

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 26 OF 70

NO.	DATE	DESCRIPTION	BY:
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

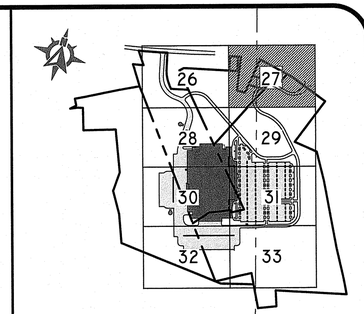
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

BRIAN C. GIROUX
No. 20241
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



SITE PLAN INDEX

SCALE 1"=1,000'

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND UNLESS STAMPED "PROFESSIONAL ENGINEER" BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING DOES NOT WARRANT IT PLANS ON A DIPRETE METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REGULATIONS AND REQUIREMENTS IN CONNECTION WITH THE WORK OF THIS DESIGN.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REGULATIONS AND REQUIREMENTS IN CONNECTION WITH THE WORK OF THIS DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON RECORD INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
1	5/25/2021	RIDEM RESPONSE TO COMMENTS	KED
2	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/24/2021	RIDEM LANDSCAPE SUBMISSION	AA
4	8/13/2021	RIDEM RESPONSE TO 10 DAY LTR	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H., B.E.G.

DRAINAGE PLAN - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 27 OF 70

DI. JOB NO. 6395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

HARTFORD AVENUE (ROUTE 6)
(RI HIGHWAY PLAT 308)

SEE SHEET 26

SEE SHEET 29

POND COMPLEX G
SEE SHEET 49

POND COMPLEX H
SEE SHEET 49

R&D EXISTING HEADWALL. CAP EXISTING PIPE AND ABANDON IN PLACE. DIRECT FLOW TO SWALE H

RIPRAP SWALE H (R-5) 5' WIDE BOTTOM WITH 3:1 SIDE SLOPES SEE SHEET 49

DMH-G14
STA=8+06 19'R
RIM=294.34
INV IN=289.92(G13)
INV OUT=289.92(G16)

DCB-G13
STA=9+00 16'R
RIM=299.08
INV IN=294.45(G11)
INV IN=294.70(G12)
INV OUT=294.45(G16)

15" HDPE
103 LF
S=4.40%

15" HDPE
89 LF
S=4.75%

DMH-G11
STA=9+72 10'R
RIM=302.82
INV IN=298.27(G10)
INV OUT=298.27(G13)

15" HDPE
78 LF
S=4.90%

DCB-G12
STA=9+00 14'L
RIM=299.13
INV OUT=295.00(G13)

12" HDPE
30 LF
S=1.00%

12" HDPE
42 LF
S=1.00%

DCB-G16
STA=7+00 28'R
RIM=288.86
INV IN=284.32(G14)
INV IN=284.58(G15)
INV OUT=284.32(G18)

DCB-G15
STA=7+00 14'L
RIM=289.15
INV OUT=285.00(G16)

15" HDPE
200 LF
S=5.00%

15" HDPE
183 LF
S=4.75%

DCB-G10
STA=11+50 16'R
RIM=311.63
INV IN=307.22(G8)
INV IN=307.22(G9)
INV OUT=306.97(G11)

CB-G9
STA=11+50 14'L
RIM=311.63
INV OUT=307.50(G10)

12" HDPE
28 LF
S=1.00%

12" HDPE
70 LF
S=5.10%

DMH-G8
STA=12+15 10'R
RIM=314.97
INV IN=310.78(G7)
INV OUT=310.78(G10)

12" HDPE
79 LF
S=4.60%

CB-G18
STA=5+00 28'R
RIM=278.86
INV IN=274.32(G16)
INV IN=274.58(G17)
INV OUT=274.32(G19)

15" HDPE
81 LF
S=5.40%

12" HDPE
42 LF
S=1.00%

DCB-G17
STA=5+00 14'L
RIM=279.13
INV OUT=275.00(G18)

DMH-G19
STA=4+06 17'R
RIM=274.37
INV IN=269.93(G18)
INV OUT=269.93(G21)

15" HDPE
88 LF
S=5.25%

CB-G21
STA=3+00 28'R
RIM=268.91
INV IN=264.40(G19)
INV IN=264.48(G20)
INV OUT=264.40(G22)

15" HDPE
15 LF
S=5.64%

BYPASS-G22 (5' DIA)
STA=2+82 25'R
RIM=268.17
INV IN=263.57(G21)
INV OUT=261.55(G23)
INV OUT=260.00(G24)

12" HDPE
52 LF
S=1.00%

DCB-G20
STA=3+00 25'L
RIM=268.96
INV OUT=265.00(G21)

CB-H2
STA=1+90 28'R
RIM=264.88
INV IN=261.15(H1)
INV OUT=261.15(H3)

BYPASS-H3
STA=1+94 38'R
RIM=265.55
INV IN=260.97(H2)
INV OUT=260.25(H4)
INV OUT=260.00(H5)

12" HDPE
55 LF
S=1.00%

CB-H1
STA=1+90 28'L
RIM=264.88
INV OUT=261.70(H2)

CB-N2
STA=0+18 41'L
RIM=259.42
INV IN=255.29(N1)
INV OUT=255.25(2-1)

15" HDPE
5 LF
S=1.00%

12" HDPE
90 LF
S=3.00%

JELLYFISH-JF4-2-1
STA=0+29 50'L
RIM=260.31
INV IN=255.10(N2)
INV OUT=254.60(N3)

CB-N1
STA=0+76 27'R
RIM=262.09
INV OUT=258.00(N2)

15" HDPE
56 LF
S=0.97%

FES-N3
INV=254.25(2-1)

LEVEL SPREADER G
(SEE SHEET 55)

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

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0697
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

z:\dimain\projects\6395-029 hartford avenue\autocad drawings\6395-029-dtain.dwg Plotted: 6/29/2021

SITE PLAN INDEX

SCALE 1"=1,000'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
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
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL WET STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING

DIPRETE ENGINEERING ONLY WARRANTS ITS WORK ONLY WHEN PERFORMED BY DIPRETE ENGINEERING, DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED DIPRETE ENGINEERING, AND WHEN SIGNED BY A DIPRETE ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REGULATIONS IN THE PERFORMANCE OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
1	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
2	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/14/2021	RIDEM RESPONSE TO COMMENTS	KED
4	04/12/2021	RIDEM APPLICATION NO. 1	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

DRAINAGE PLAN - 3

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 28 OF 70

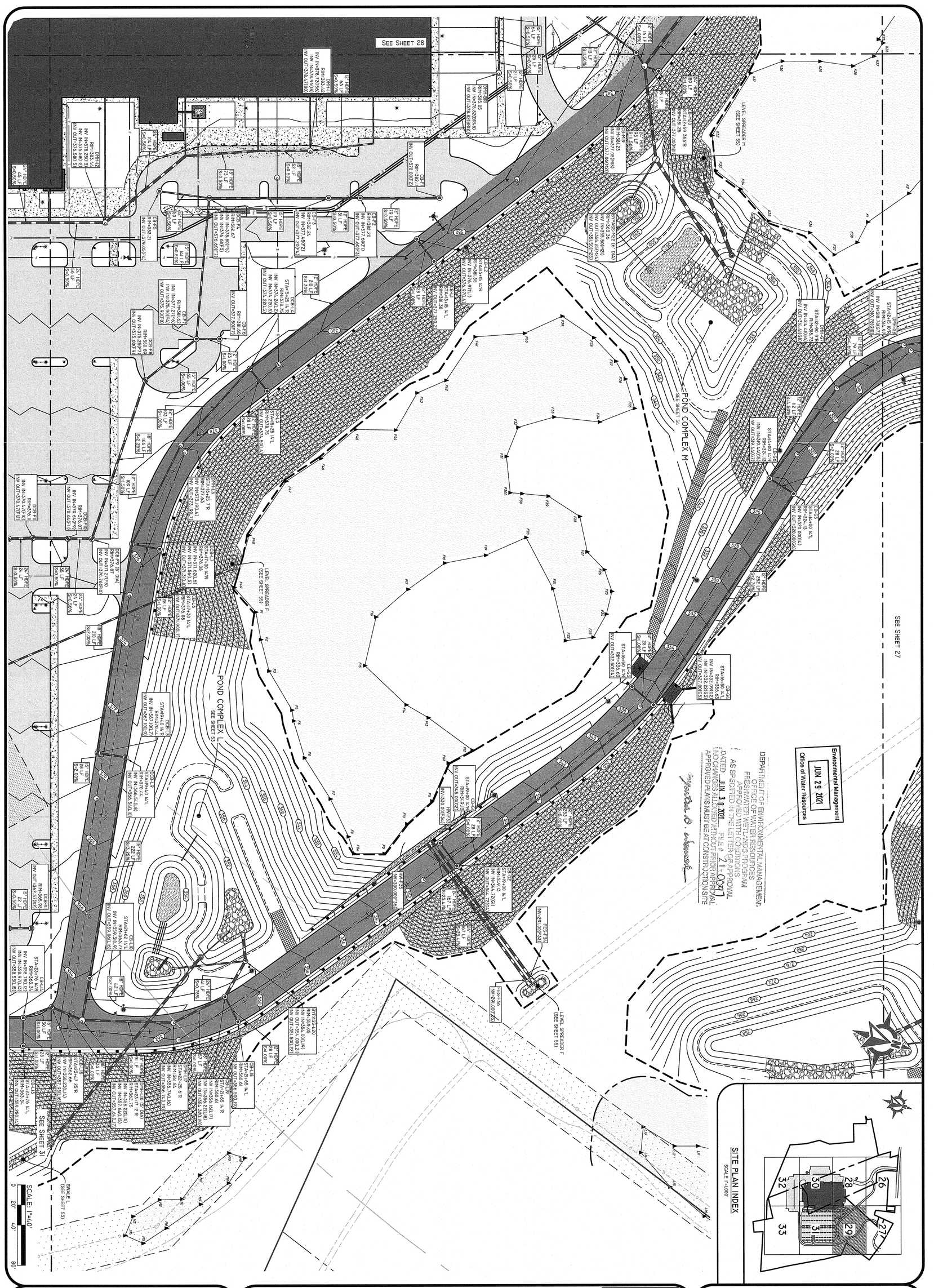
SEE SHEET 26
SEE SHEET 29
SEE SHEET 30
SEE SHEET 43
POND COMPLEX B

CB-B1 STA=8+10 31'L RIM=388.87 INV OUT=384.70(B2)
CB-B2 STA=8+10 37'R RIM=388.75 INV IN=384.36(B1) INV OUT=384.36(B4)
CB-B3 STA=9+60 41'L RIM=384.17 INV OUT=380.00(B6)
CB-B4 STA=9+60 37'R RIM=384.25 INV IN=379.61(B3) INV IN=379.56(B2) INV OUT=379.56(B7)
CB-B5 STA=10+27 41'L RIM=382.17 INV OUT=377.97(B6)
CB-B6 RIM=383.08 INV IN=372.50(B5) INV OUT=377.50(B7)
CB-B7 RIM=381.32 INV IN=377.19(B4) INV IN=377.05(B6) INV OUT=376.55(B8)
CB-B8 RIM=379.71 INV IN=374.90(B7) INV OUT=374.90(B11)
CB-B9 RIM=379.45 INV OUT=375.96(B10)
CB-B10 RIM=379.71 INV IN=375.66(B9) INV OUT=375.66(B11)
DCB-B11 (5' DIA) RIM=378.52 INV IN=374.46(B8) INV IN=374.96(B10) INV OUT=373.96(B12)
DCB-B12 (5' DIA) RIM=378.52 INV IN=373.36(B11) INV OUT=372.86(B13)
DCB-B13 (5' DIA) RIM=377.96 INV IN=372.20(B12) INV OUT=372.20(B14)
DCB-B14 (5' DIA) RIM=377.96 INV IN=371.60(B13) INV OUT=371.60(B29)
DMH-BR5 (6' DIA) RIM=379.90 INV IN=373.10(BR9) INV OUT=373.10(BR4)
DMH-BR6 (5' DIA) RIM=380.03 INV IN=372.43(BR5) INV IN=376.03(BR6) INV OUT=372.43(BR7)
DMH-BR9 (6' DIA) RIM=381.22 INV IN=373.43(BR4) INV OUT=373.44(BR5)
DMH-BR4 (5' DIA) RIM=381.55 INV IN=374.50(BR39) INV OUT=374.00(BR9)
DMH-BR3 RIM=384.00 INV IN=376.66(BR33) INV OUT=375.16(BR35)
DMH-BR2 RIM=384.00 INV IN=377.06(BR22) INV IN=379.59(BR25) INV OUT=376.56(BR27)
DMH-BR1 RIM=385.05 INV IN=378.82(BR48) INV OUT=378.82(BR12)
CB-M1 STA=6+40 14'L RIM=383.20 INV OUT=379.00(M4)
CB-M2 STA=6+40 14'R RIM=383.20 INV IN=378.81(M2) INV IN=378.72(M3) INV OUT=378.72(M6)
DCB-M5 STA=8+21 14'L RIM=379.00 INV OUT=374.80(M7)
DCB-M6 STA=8+21 14'R RIM=379.00 INV IN=375.10(M4) INV OUT=375.10(M7)
DMH-M7 (5' DIA) STA=??? ???'??? RIM=379.17 INV IN=373.41(M17) INV IN=374.50(M15) INV IN=374.68(M16) INV OUT=375.41(M12)
CB-M8 RIM=380.66 INV OUT=377.50(M9)
DCB-M9 RIM=380.66 INV IN=377.26(M8) INV OUT=377.26(M10)
DCB-M10 RIM=380.66 INV IN=376.82(M9) INV OUT=376.82(M11)
DCB-M11 RIM=380.66 INV IN=376.58(M10) INV OUT=376.08(M12)
DCB-M12 RIM=380.66 INV IN=375.72(M11) INV OUT=375.72(M13)
DCB-M13 RIM=380.66 INV IN=375.48(M12) INV OUT=375.48(M14)
DCB-M14 RIM=380.68 INV IN=375.03(M13) INV OUT=375.03(M15)
DCB-M15 RIM=380.77 INV IN=374.79(M14) INV OUT=374.79(M16)
DCB-M16 RIM=380.97 INV IN=374.37(M15) INV OUT=374.37(M17)
DCB-M17 (5' DIA) RIM=381.00 INV IN=374.13(M16) INV IN=376.40(M23) INV OUT=374.13(M12)
CB-M19 STA=12+61 394'R RIM=381.23 INV IN=377.05(M18) INV OUT=377.06(M21)
CB-M20 STA=12+59 366'R RIM=381.25 INV OUT=377.00(M20)
DCB-M18 RIM=382.92 INV OUT=378.75(M19)
DMH-M21 (5' DIA) STA=12+62 378'R RIM=381.59 INV IN=371.52(M27) INV IN=376.90(M19) INV IN=376.85(M20) INV OUT=366.30(M22)

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

© 2021 DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\Admin\Projects\1095-109 Hartford Avenue\Autocad drawings\1095-109-Brain.dwg Plotted: 6/29/2021
JOB NO. 1095-109



DRAINAGE PLAN - 4

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 29 OF 70

NO.	DATE	DESCRIPTION	BY:
5	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

BRIAN C. GROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

DRAINAGE PLAN - 5

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 30 OF 70

NO.	DESCRIPTION	BY:	DATE
1	6/25/2021 - CONSERVATION COMMENTS - RED		
2	6/21/2021 - SUBMISSION #3 - DRAFT		
3	6/11/2021 - CONSERVATION COMMENTS - RED		
4	5/27/2021 - SUBMISSION #2 - DRAFT		
5	4/30/2021 - CONSERVATION COMMENTS - RED		
6	4/25/2021 - CONSERVATION COMMENTS - RED		

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DPIETE ENGINEERING.

DPIETE ENGINEERING ONLY WARRANTS PLANS ON A DPIETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DPIETE ENGINEERING. DPIETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DPIETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 5.

PRELIMINARY
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUN 30 2021 FILE # 21-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

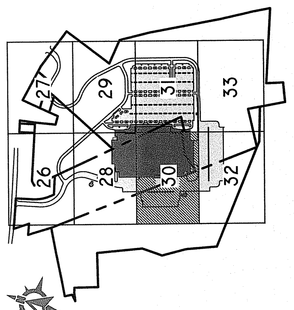
Martin D. Vencek

BRIAN C. GROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
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

SITE PLAN INDEX
SCALE 1"=1,000'



SCALE 1"=40'

SEE SHEET 31

SEE SHEET 28

SEE SHEET 32

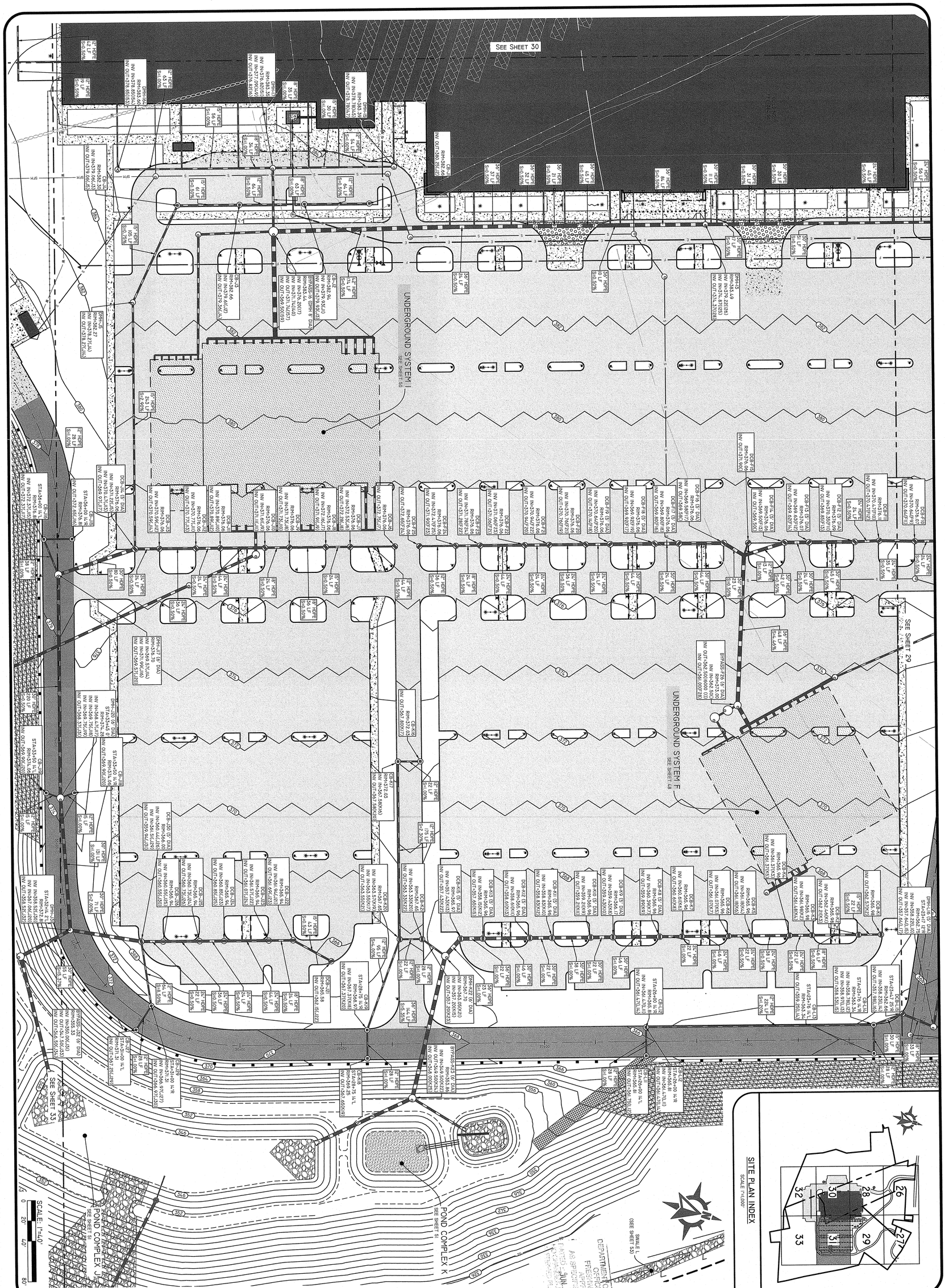
POND COMPLEX B
SEE SHEET 45

POND COMPLEX D
SEE SHEET 46

UNDERGROUND SYSTEM C
SEE SHEET 46

DPH-BR7 RIM=378.65 INV IN=371.21(BR6) INV OUT=370.86(SR8)
DPH-BR6 (6' DIA) RIM=377.44 INV IN=373.67(BR5) INV IN=372.21(BR5) INV OUT=371.71(BR5)
DPH-BR5 (6' DIA) RIM=377.22 INV IN=371.01(BR4) INV IN=372.82(BR4) INV OUT=370.28(BR4)
DPH-BR4 (6' DIA) RIM=377.96 INV IN=371.66(BR3) INV OUT=371.00(BR3)
DPH-BR3 (6' DIA) RIM=378.16 INV IN=370.81(BR2) INV OUT=370.00(BR3) INV OUT=365.00(BR3)
DPH-BR2 (6' DIA) RIM=380.03 INV IN=373.34(C8) INV IN=375.63(C8) INV IN=375.63(C6) INV OUT=371.73(C3)
DPH-BR1 (6' DIA) RIM=380.10 INV OUT=376.00(BR2)
DPH-C2 (6' DIA) RIM=380.03 INV IN=373.34(C8) INV IN=375.63(C8) INV IN=375.63(C6) INV OUT=371.73(C3)
DPH-BR8 (6' DIA) RIM=377.94 INV IN=371.66(BR3) INV OUT=371.00(BR3)
DPH-BR9 (6' DIA) RIM=379.95 INV IN=375.59(DR9) INV IN=375.59(DR9) INV OUT=371.00(DR4)
DPH-DR5 (6' DIA) RIM=379.95 INV IN=375.59(DR9) INV IN=375.59(DR9) INV OUT=371.00(DR4)
DCB-BR4 (5' DIA) RIM=377.94 INV IN=371.66(BR3) INV OUT=371.00(BR3)
DCB-BR8 RIM=375.94 INV OUT=372.25(B17)
DCB-BR7 RIM=377.91 INV IN=373.67(B16) INV OUT=373.40(B03)
DCB-BR6 (6' DIA) RIM=373.7 INV IN=369.50(DR53) INV OUT=369.50(DR54) INV OUT=369.50(DR55)
DCB-BR5 RIM=377.91 INV IN=373.67(B16) INV OUT=373.40(B03)
DCB-B20 (5' DIA) RIM=375.94 INV IN=371.15(B22) INV OUT=371.15(B20)
DCB-B21 RIM=375.94 INV IN=371.63(B25) INV OUT=371.63(B21)
DCB-B23 RIM=375.94 INV OUT=372.08(B22)
DCB-B26 RIM=377.91 INV OUT=374.50(B27)
DCB-B27 RIM=377.93 INV IN=373.42(B27) INV OUT=373.17(B25)
DCB-B28 RIM=377.93 INV IN=374.20(B28) INV OUT=373.50(B26)
DCB-D1 RIM=377.96 INV OUT=374.56(D2)
CB-BR3 RIM=377.95 INV OUT=374.00(B16)
CB-BR2A RIM=380.10 INV OUT=376.00(BR2)
CB-B25 (5' DIA) RIM=377.58 INV IN=372.09(B24) INV IN=374.83(B24) INV OUT=372.69(B16)
BYPASS-C3 (6' DIA) RIM=377.58 INV IN=370.80(C2) INV OUT=370.80(C2) INV OUT=369.50(C42)
BYPASS-BR9 (6' DIA) RIM=379.16 INV IN=370.81(BI4) INV OUT=370.00(B34) INV OUT=365.00(B33)
BYPASS-BR8 (6' DIA) RIM=377.44 INV IN=369.45(BR7) INV OUT=369.45(BR10) INV OUT=367.00(BR10)
BYPASS-BR6 (6' DIA) RIM=371.21 INV IN=370.00(B17) INV OUT=369.75(B30) INV OUT=369.00(B32)
BYPASS-DR6 (6' DIA) RIM=373.7 INV IN=369.50(DR53) INV OUT=369.50(DR54) INV OUT=369.50(DR55)
50" HDPE 120 LF S=0.50%
50" HDPE 74 LF S=0.40%
50" HDPE 224 LF S=0.35%
50" HDPE 339 LF S=0.40%
15" HDPE 23 LF S=1.00%
42" HDPE 69 LF S=0.40%
36" HDPE 74 LF S=0.40%
30" HDPE 120 LF S=0.40%
24" HDPE 120 LF S=0.40%
24" HDPE 42 LF S=0.50%
30" HDPE 215 LF S=0.40%
24" HDPE 121 LF S=0.40%
24" HDPE 120 LF S=0.40%
18" HDPE 120 LF S=0.40%
18" HDPE 18 LF S=0.40%
15" HDPE 120 LF S=0.40%
12" HDPE 53 LF S=0.50%
12" HDPE 61 LF S=0.50%
30" HDPE 91 LF S=0.85%
30" HDPE 96 LF S=0.50%
18" HDPE 61 LF S=0.50%
18" HDPE 68 LF S=0.50%
18" HDPE 85 LF S=0.50%
12" HDPE 71 LF S=0.50%
24" HDPE 35 LF S=0.50%
24" HDPE 58 LF S=0.50%
24" HDPE 53 LF S=0.50%
18" HDPE 50 LF S=0.50%
8" HDPE 22 LF S=0.50%
24" HDPE 68 LF S=0.50%
24" HDPE 74 LF S=0.50%
24" HDPE 20 LF S=0.50%
24" HDPE 34 LF S=0.50%
24" HDPE 34 LF S=0.50%
24" HDPE 7 LF S=0.50%

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-dran.dwg Plotted: 6/29/2021



SITE PLAN INDEX

SCALE: 1"=100'

DRAINAGE PLAN - 6

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 31 OF 70

Office of Water Resources
Environmental Management
JUN 29 2021

NO.	DATE	DESCRIPTION	BY:
4	6/27/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/15/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

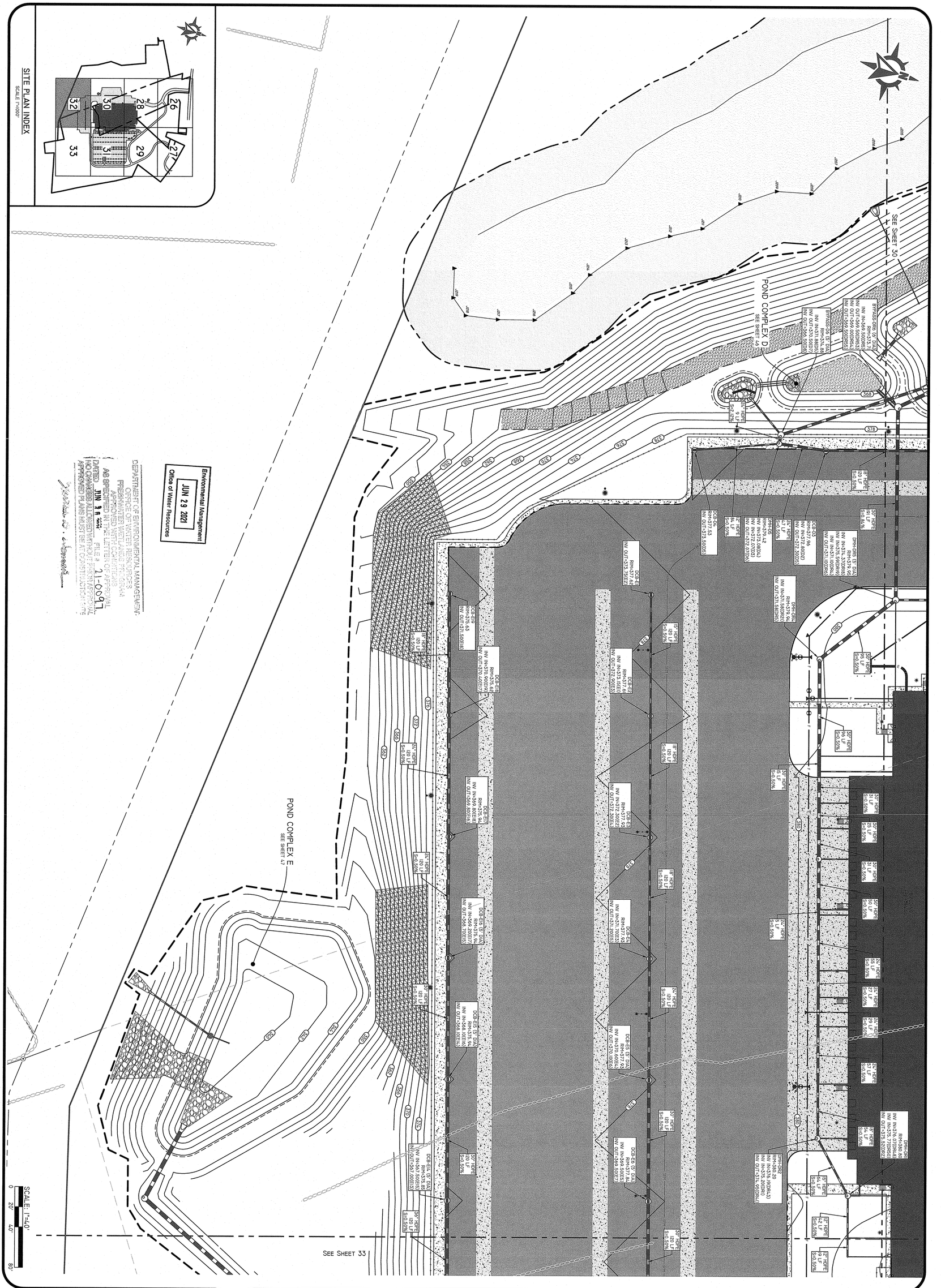
BRIAN C. GROUX
No. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN A LETTER DATED
JUN 30 2021
FOR THE DIRECTOR

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\e395-029-dran.dwg Plotted: 6/29/2021



Environmental Management
JUN 29 2021
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
AS REQUIRED IN THE LETTER OF APPROVAL
FILE # 21-0097
JUN 29 2021
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Drainage Plan - 7

Retail Distribution Center

Assessor's Plat 54 Lots 39, 40, 42, 54, 61, 75, 89, 90 & 93
Johnston, RI

PREPARED FOR:
Bluewater Industrial Partners
100 Front Street, Suite 570
West Conshohocken, Pennsylvania 19428

SHEET 32 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

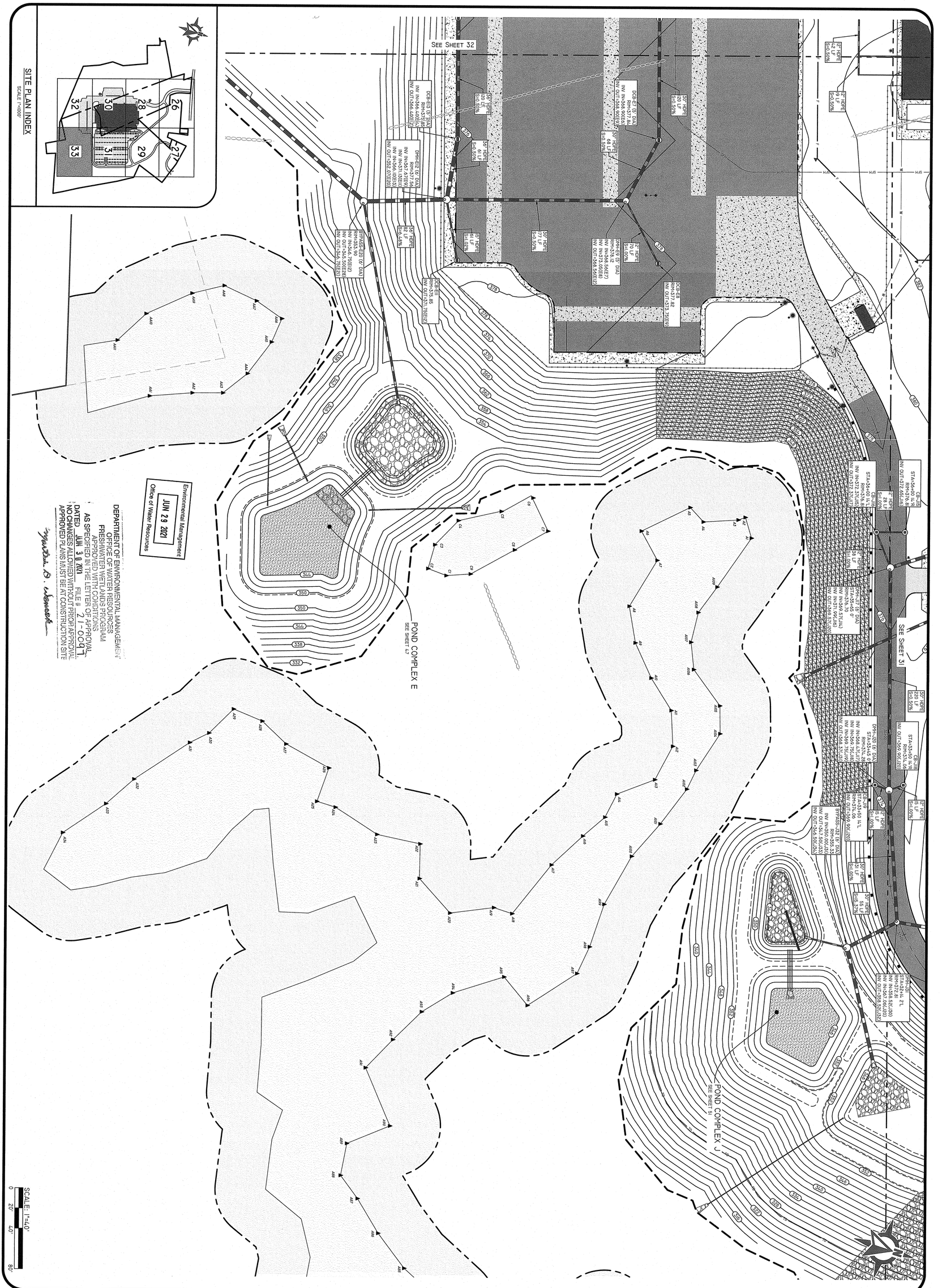
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

BRIAN C. GROUX
No. 16341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-dran.dwg Plotted: 6/29/2021



Drainage Plan - 8

Retail Distribution Center

Assessor's Plat 54 Lots 39, 40, 42, 54, 61, 75, 89, 90 & 93
Johnston, RI

PREPARED FOR:
Bluewater Industrial Partners
100 Front Street, Suite 570
West Conshohocken, Pennsylvania 19428

SHEET 33 OF 70

NO.	DATE	DESCRIPTION	BY:
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
4	5/21/2021	RIDEM LANDSCAPE SUBMISSION	AA
3	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

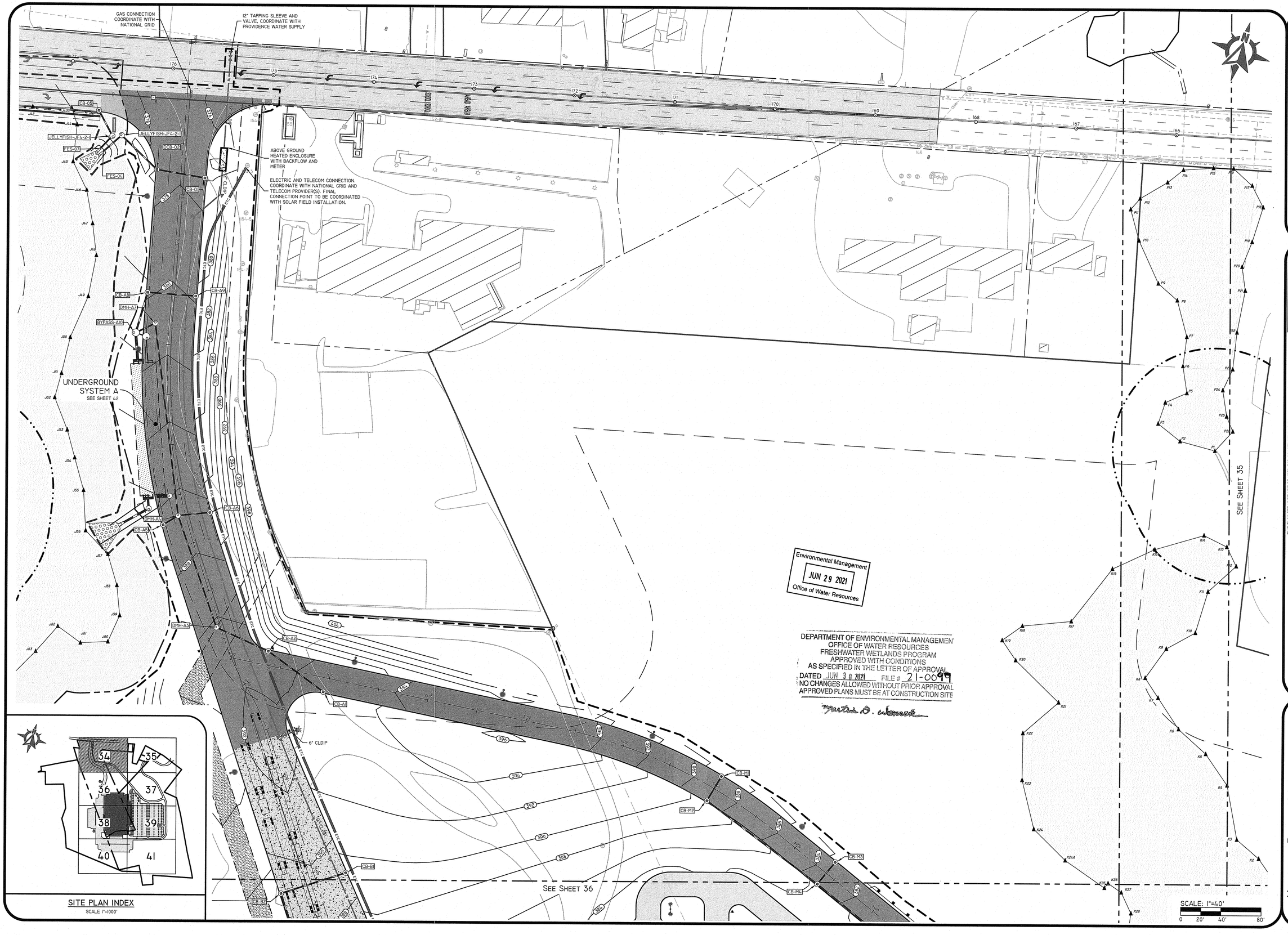
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

BRIAN C. GROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0099
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED VISUALLY FOR CONSTRUCTION AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/14/2021	RIDEM MANAGER SUBMISSION	AA
1	04/07/2020	RIDEM APPLICATION TO ALTER	HEBK

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

UTILITIES PLAN - 1

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029 COPYRIGHT 2020 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS A CONSTRUCTION PERMIT HAS BEEN ISSUED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND IN SOME CASES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE STATEMENT ON SHEET 1.

NO.	DATE	DESCRIPTION	BY:
6	6/28/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
4	5/17/2021	RIDEM APPLICATION	KED
3	4/30/2021	RIDEM APPLICATION TO ALTER	KED
2	4/2/2021	90% SUBMISSION	KED
1	3/5/2021	60% SUBMISSION	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H. B.E.G.

UTILITIES PLAN - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 35 OF 70

DE JOB NO. 0295-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\x-z\295-029 hartford avenue\autocad drawing\295-029-util.dwg Plotted: 6/29/2021

SITE PLAN INDEX

SCALE 1"=1,000'

SEE SHEET 34

SEE SHEET 37

SEE SHEET 38

POND COMPLEX B
SEE SHEET 42

BUILDING FREMAUX

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

.5" COPPER WATER SERVICE FOR GUARDHOUSE

6" PVC 109 LF S=2.24%

6" PVC 76 LF S=1.00%

6" PVC 268 LF S=1.00%

6" PVC 268 LF S=1.00%

BLDG-S36 INV OUT=379.36(S35)

SMH-S35 RIM=383.35 INV IN=376.91(S36) INV IN=376.91(S37) INV OUT=376.81(S34)

SMH-S34 RIM=381.82 INV IN=374.14(S35) INV OUT=374.04(S33)

SMH-S33 RIM=381.76 INV IN=371.36(S34) INV OUT=371.26(S32)

BLDG-S37 INV OUT=377.67(S35)

PRIMARY METER CONNECTION

OIL SEPARATOR (SEE MEP PLANS)

WALL MOUNTED FDC (SEE MEP PLANS)

CB-B1 CB-B2 CB-B3 CB-B4 CB-B5 CB-B6 CB-B7 CB-B8 CB-B9 CB-B10 CB-B11 CB-B12 CB-B13 CB-B14 CB-M1 CB-M2 CB-M3 CB-M4 CB-M5 CB-M6 CB-M7 CB-M8 CB-M9 CB-M10 CB-M11 CB-M12 CB-M13 CB-M14 CB-M15 CB-M16 CB-M17 CB-M18 CB-M19 CB-M20

DMH-BR1 DMH-BR2 DMH-BR3 DMH-BR4 DMH-BR5 DMH-BR6 DMH-BR7 DMH-M1 DMH-M2 DMH-M3 DMH-M4 DMH-M5 DMH-M6 DMH-M7

DCB-B1 DCB-B2 DCB-B3 DCB-B4 DCB-B5 DCB-B6 DCB-B7 DCB-B8 DCB-B9 DCB-B10 DCB-B11 DCB-B12 DCB-B13 DCB-B14 DCB-M1 DCB-M2 DCB-M3 DCB-M4 DCB-M5 DCB-M6 DCB-M7 DCB-M8 DCB-M9 DCB-M10 DCB-M11 DCB-M12 DCB-M13 DCB-M14 DCB-M15 DCB-M16 DCB-M17 DCB-M18

SCALE: 1"=40'

0 20' 40' 80'

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
6/25/21

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEER. ANY CHANGES MADE TO THESE PLANS BY ANY OTHER PARTY. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTIONS IN CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND OSHA

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO OR INTERRUPTION OF SERVICE TO ANY OF EXISTING UTILITIES. SEE UTILITY NOTES ON SHEET 2.

NO	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	ADL
1	12/7/2020	RIDEM APPLICATION TO AI TER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

UTILITIES PLAN - 3

RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
101 FRONT STREET, SUITE 370
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

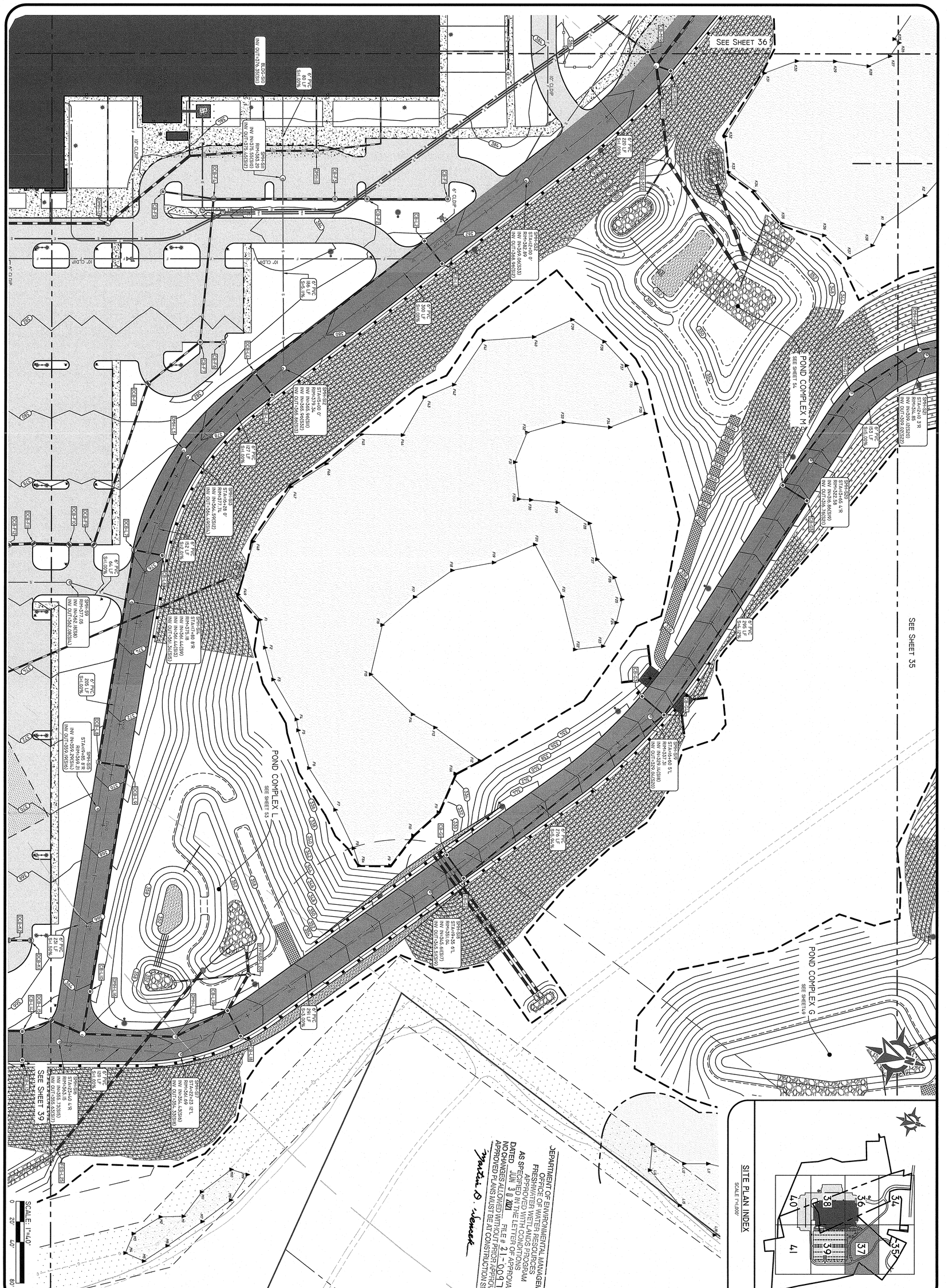
SHEET 36 OF 70

DE JOB NO. 3395-029

COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

r:\domain\projects\3395-029 hartford avenue\autocad drawings\3395-029-util.dwg Plotted: 6/29/2021

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-util.dwg Plotted: 6/29/2021



SITE PLAN INDEX
SCALE 1"=1,000'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUN 29 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GROUX
No. 9841
REGISTERED PROFESSIONAL ENGINEER
CIVIL

UTILITIES PLAN - 4

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

SHEET 37 OF 70

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

POND COMPLEX B
SEE SHEET 45

POND COMPLEX B
SEE SHEET 43

UNDERGROUND SYSTEM C
SEE SHEET 45

POND COMPLEX D
SEE SHEET 46

SEE SHEET 36

SEE SHEET 39

SEE SHEET 40

DCB-B14
BYPASS-B20
DMH-B27
DMH-B16
CB-B15
DCB-B18
BYPASS-B19
DMH-B17
DCB-B20
CB-B25
CB-B24
BYPASS-C3
DMH-C2
DCB-B22
CB-B26
CB-B27
DCB-B23
CB-B28
6" CLDIP
8" CLDIP
10" CLDIP
DCB-D1
WALL MOUNTED FDC
(SEE MEP PLANS)
OIL SEPERATOR
(SEE MEP PLANS)
SMH-S39
RIM=379.15
INV IN=373.56(S40)
DUPLEX
FRMA-TaS0V2G/S/2
AND WET WELL
PER J.R. MAHONEY
6" PVC
H LF
S=1.00%
BLDG-S40
INV OUT=373.67(S39)
DCB-D2
BYPASS-DR6
DMH-DR5
5" SFM
1490 LF
NRS1
NRS2
NRS3
NRS4
NRS5
NRS6
NRS7
NRS8
NRS9
NRS10
NRS11
NRS12
NRS13
NRS14
NRS15
NRS16
NRS17
NRS18
NRS19
NRS20
NRS21
NRS22
NRS23
NRS24
NRS25
NRS26
NRS27
NRS28
NRS29
NRS30
NRS31
NRS32
NRS33
NRS34
NRS35
NRS36
NRS37
NRS38
NRS39
NRS40
NRS41
NRS42
NRS43
NRS44
NRS45
NRS46
NRS47
NRS48
NRS49
NRS50
NRS51
NRS52
NRS53
NRS54
NRS55
NRS56
NRS57
NRS58
NRS59
NRS60
NRS61
NRS62
NRS63
NRS64
NRS65
NRS66
NRS67
NRS68
NRS69
NRS70
NRS71
NRS72
NRS73
NRS74
NRS75
NRS76
NRS77
NRS78
NRS79
NRS80
NRS81
NRS82
NRS83
NRS84
NRS85
NRS86
NRS87
NRS88
NRS89
NRS90
NRS91
NRS92
NRS93
NRS94
NRS95
NRS96
NRS97
NRS98
NRS99
NRS100
NRS101
NRS102
NRS103
NRS104
NRS105
NRS106
NRS107
NRS108
NRS109
NRS110
NRS111
NRS112
NRS113
NRS114
NRS115
NRS116
NRS117
NRS118
NRS119
NRS120
NRS121
NRS122
NRS123
NRS124
NRS125
NRS126
NRS127
NRS128
NRS129
NRS130
NRS131
NRS132
NRS133
NRS134
NRS135
NRS136
NRS137
NRS138
NRS139
NRS140
NRS141
NRS142
NRS143
NRS144
NRS145
NRS146
NRS147
NRS148
NRS149
NRS150
NRS151
NRS152
NRS153
NRS154
NRS155
NRS156
NRS157
NRS158
NRS159
NRS160
NRS161
NRS162
NRS163
NRS164
NRS165
NRS166
NRS167
NRS168
NRS169
NRS170
NRS171
NRS172
NRS173
NRS174
NRS175
NRS176
NRS177
NRS178
NRS179
NRS180
NRS181
NRS182
NRS183
NRS184
NRS185
NRS186
NRS187
NRS188
NRS189
NRS190
NRS191
NRS192
NRS193
NRS194
NRS195
NRS196
NRS197
NRS198
NRS199
NRS200
NRS201
NRS202
NRS203
NRS204
NRS205
NRS206
NRS207
NRS208
NRS209
NRS210
NRS211
NRS212
NRS213
NRS214
NRS215
NRS216
NRS217
NRS218
NRS219
NRS220
NRS221
NRS222
NRS223
NRS224
NRS225
NRS226
NRS227
NRS228
NRS229
NRS230
NRS231
NRS232
NRS233
NRS234
NRS235
NRS236
NRS237
NRS238
NRS239
NRS240
NRS241
NRS242
NRS243
NRS244
NRS245
NRS246
NRS247
NRS248
NRS249
NRS250
NRS251
NRS252
NRS253
NRS254
NRS255
NRS256
NRS257
NRS258
NRS259
NRS260
NRS261
NRS262
NRS263
NRS264
NRS265
NRS266
NRS267
NRS268
NRS269
NRS270
NRS271
NRS272
NRS273
NRS274
NRS275
NRS276
NRS277
NRS278
NRS279
NRS280
NRS281
NRS282
NRS283
NRS284
NRS285
NRS286
NRS287
NRS288
NRS289
NRS290
NRS291
NRS292
NRS293
NRS294
NRS295
NRS296
NRS297
NRS298
NRS299
NRS300
NRS301
NRS302
NRS303
NRS304
NRS305
NRS306
NRS307
NRS308
NRS309
NRS310
NRS311
NRS312
NRS313
NRS314
NRS315
NRS316
NRS317
NRS318
NRS319
NRS320
NRS321
NRS322
NRS323
NRS324
NRS325
NRS326
NRS327
NRS328
NRS329
NRS330
NRS331
NRS332
NRS333
NRS334
NRS335
NRS336
NRS337
NRS338
NRS339
NRS340
NRS341
NRS342
NRS343
NRS344
NRS345
NRS346
NRS347
NRS348
NRS349
NRS350
NRS351
NRS352
NRS353
NRS354
NRS355
NRS356
NRS357
NRS358
NRS359
NRS360
NRS361
NRS362
NRS363
NRS364
NRS365
NRS366
NRS367
NRS368
NRS369
NRS370
NRS371
NRS372
NRS373
NRS374
NRS375
NRS376
NRS377
NRS378
NRS379
NRS380
NRS381
NRS382
NRS383
NRS384
NRS385
NRS386
NRS387
NRS388
NRS389
NRS390
NRS391
NRS392
NRS393
NRS394
NRS395
NRS396
NRS397
NRS398
NRS399
NRS400
NRS401
NRS402
NRS403
NRS404
NRS405
NRS406
NRS407
NRS408
NRS409
NRS410
NRS411
NRS412
NRS413
NRS414
NRS415
NRS416
NRS417
NRS418
NRS419
NRS420
NRS421
NRS422
NRS423
NRS424
NRS425
NRS426
NRS427
NRS428
NRS429
NRS430
NRS431
NRS432
NRS433
NRS434
NRS435
NRS436
NRS437
NRS438
NRS439
NRS440
NRS441
NRS442
NRS443
NRS444
NRS445
NRS446
NRS447
NRS448
NRS449
NRS450
NRS451
NRS452
NRS453
NRS454
NRS455
NRS456
NRS457
NRS458
NRS459
NRS460
NRS461
NRS462
NRS463
NRS464
NRS465
NRS466
NRS467
NRS468
NRS469
NRS470
NRS471
NRS472
NRS473
NRS474
NRS475
NRS476
NRS477
NRS478
NRS479
NRS480
NRS481
NRS482
NRS483
NRS484
NRS485
NRS486
NRS487
NRS488
NRS489
NRS490
NRS491
NRS492
NRS493
NRS494
NRS495
NRS496
NRS497
NRS498
NRS499
NRS500
NRS501
NRS502
NRS503
NRS504
NRS505
NRS506
NRS507
NRS508
NRS509
NRS510
NRS511
NRS512
NRS513
NRS514
NRS515
NRS516
NRS517
NRS518
NRS519
NRS520
NRS521
NRS522
NRS523
NRS524
NRS525
NRS526
NRS527
NRS528
NRS529
NRS530
NRS531
NRS532
NRS533
NRS534
NRS535
NRS536
NRS537
NRS538
NRS539
NRS540
NRS541
NRS542
NRS543
NRS544
NRS545
NRS546
NRS547
NRS548
NRS549
NRS550
NRS551
NRS552
NRS553
NRS554
NRS555
NRS556
NRS557
NRS558
NRS559
NRS560
NRS561
NRS562
NRS563
NRS564
NRS565
NRS566
NRS567
NRS568
NRS569
NRS570
NRS571
NRS572
NRS573
NRS574
NRS575
NRS576
NRS577
NRS578
NRS579
NRS580
NRS581
NRS582
NRS583
NRS584
NRS585
NRS586
NRS587
NRS588
NRS589
NRS590
NRS591
NRS592
NRS593
NRS594
NRS595
NRS596
NRS597
NRS598
NRS599
NRS600
NRS601
NRS602
NRS603
NRS604
NRS605
NRS606
NRS607
NRS608
NRS609
NRS610
NRS611
NRS612
NRS613
NRS614
NRS615
NRS616
NRS617
NRS618
NRS619
NRS620
NRS621
NRS622
NRS623
NRS624
NRS625
NRS626
NRS627
NRS628
NRS629
NRS630
NRS631
NRS632
NRS633
NRS634
NRS635
NRS636
NRS637
NRS638
NRS639
NRS640
NRS641
NRS642
NRS643
NRS644
NRS645
NRS646
NRS647
NRS648
NRS649
NRS650
NRS651
NRS652
NRS653
NRS654
NRS655
NRS656
NRS657
NRS658
NRS659
NRS660
NRS661
NRS662
NRS663
NRS664
NRS665
NRS666
NRS667
NRS668
NRS669
NRS670
NRS671
NRS672
NRS673
NRS674
NRS675
NRS676
NRS677
NRS678
NRS679
NRS680
NRS681
NRS682
NRS683
NRS684
NRS685
NRS686
NRS687
NRS688
NRS689
NRS690
NRS691
NRS692
NRS693
NRS694
NRS695
NRS696
NRS697
NRS698
NRS699
NRS700
NRS701
NRS702
NRS703
NRS704
NRS705
NRS706
NRS707
NRS708
NRS709
NRS710
NRS711
NRS712
NRS713
NRS714
NRS715
NRS716
NRS717
NRS718
NRS719
NRS720
NRS721
NRS722
NRS723
NRS724
NRS725
NRS726
NRS727
NRS728
NRS729
NRS730
NRS731
NRS732
NRS733
NRS734
NRS735
NRS736
NRS737
NRS738
NRS739
NRS740
NRS741
NRS742
NRS743
NRS744
NRS745
NRS746
NRS747
NRS748
NRS749
NRS750
NRS751
NRS752
NRS753
NRS754
NRS755
NRS756
NRS757
NRS758
NRS759
NRS760
NRS761
NRS762
NRS763
NRS764
NRS765
NRS766
NRS767
NRS768
NRS769
NRS770
NRS771
NRS772
NRS773
NRS774
NRS775
NRS776
NRS777
NRS778
NRS779
NRS780
NRS781
NRS782
NRS783
NRS784
NRS785
NRS786
NRS787
NRS788
NRS789
NRS790
NRS791
NRS792
NRS793
NRS794
NRS795
NRS796
NRS797
NRS798
NRS799
NRS800
NRS801
NRS802
NRS803
NRS804
NRS805
NRS806
NRS807
NRS808
NRS809
NRS810
NRS811
NRS812
NRS813
NRS814
NRS815
NRS816
NRS817
NRS818
NRS819
NRS820
NRS821
NRS822
NRS823
NRS824
NRS825
NRS826
NRS827
NRS828
NRS829
NRS830
NRS831
NRS832
NRS833
NRS834
NRS835
NRS836
NRS837
NRS838
NRS839
NRS840
NRS841
NRS842
NRS843
NRS844
NRS845
NRS846
NRS847
NRS848
NRS849
NRS850
NRS851
NRS852
NRS853
NRS854
NRS855
NRS856
NRS857
NRS858
NRS859
NRS860
NRS861
NRS862
NRS863
NRS864
NRS865
NRS866
NRS867
NRS868
NRS869
NRS870
NRS871
NRS872
NRS873
NRS874
NRS875
NRS876
NRS877
NRS878
NRS879
NRS880
NRS881
NRS882
NRS883
NRS884
NRS885
NRS886
NRS887
NRS888
NRS889
NRS890
NRS891
NRS892
NRS893
NRS894
NRS895
NRS896
NRS897
NRS898
NRS899
NRS900
NRS901
NRS902
NRS903
NRS904
NRS905
NRS906
NRS907
NRS908
NRS909
NRS910
NRS911
NRS912
NRS913
NRS914
NRS915
NRS916
NRS917
NRS918
NRS919
NRS920
NRS921
NRS922
NRS923
NRS924
NRS925
NRS926
NRS927
NRS928
NRS929
NRS930
NRS931
NRS932
NRS933
NRS934
NRS935
NRS936
NRS937
NRS938
NRS939
NRS940
NRS941
NRS942
NRS943
NRS944
NRS945
NRS946
NRS947
NRS948
NRS949
NRS950
NRS951
NRS952
NRS953
NRS954
NRS955
NRS956
NRS957
NRS958
NRS959
NRS960
NRS961
NRS962
NRS963
NRS964
NRS965
NRS966
NRS967
NRS968
NRS969
NRS970
NRS971
NRS972
NRS973
NRS974
NRS975
NRS976
NRS977
NRS978
NRS979
NRS980
NRS981
NRS982
NRS983
NRS984
NRS985
NRS986
NRS987
NRS988
NRS989
NRS990
NRS991
NRS992
NRS993
NRS994
NRS995
NRS996
NRS997
NRS998
NRS999
NRS1000

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

SITE PLAN INDEX
SCALE 1"=1,000'

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THE PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS AN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES A REGISTERED PROFESSIONAL ENGINEER HAS SIGNED AND STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED DIPRETE ENGINEER & SIGNED IN BLUE INK BY DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY, PROCEDURES AND CONSTRUCTION REQUIRED TO ASSURE CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO THE LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THOSE SHOWN ON SHEET(S) 1.

NO.	DATE	DESCRIPTION	BY:
1	6/25/2021	PER DPW COMMENTS	KEB
2	5/27/2021	PER DPW COMMENTS	KEB
3	4/30/2021	PER DPW COMMENTS	KEB
4	3/30/2021	PER DPW COMMENTS	KEB
5	2/26/2021	PER DPW COMMENTS	KEB

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

DATED MARCH 31, 2021
AS SPECIFIED IN THE LETTER OF APPROVAL
APPROVED WITH CONDITIONS
FILE # 21-0004M
PLANNING BOARD MEETING DECISION APPROVAL

UTILITIES PLAN - 5

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

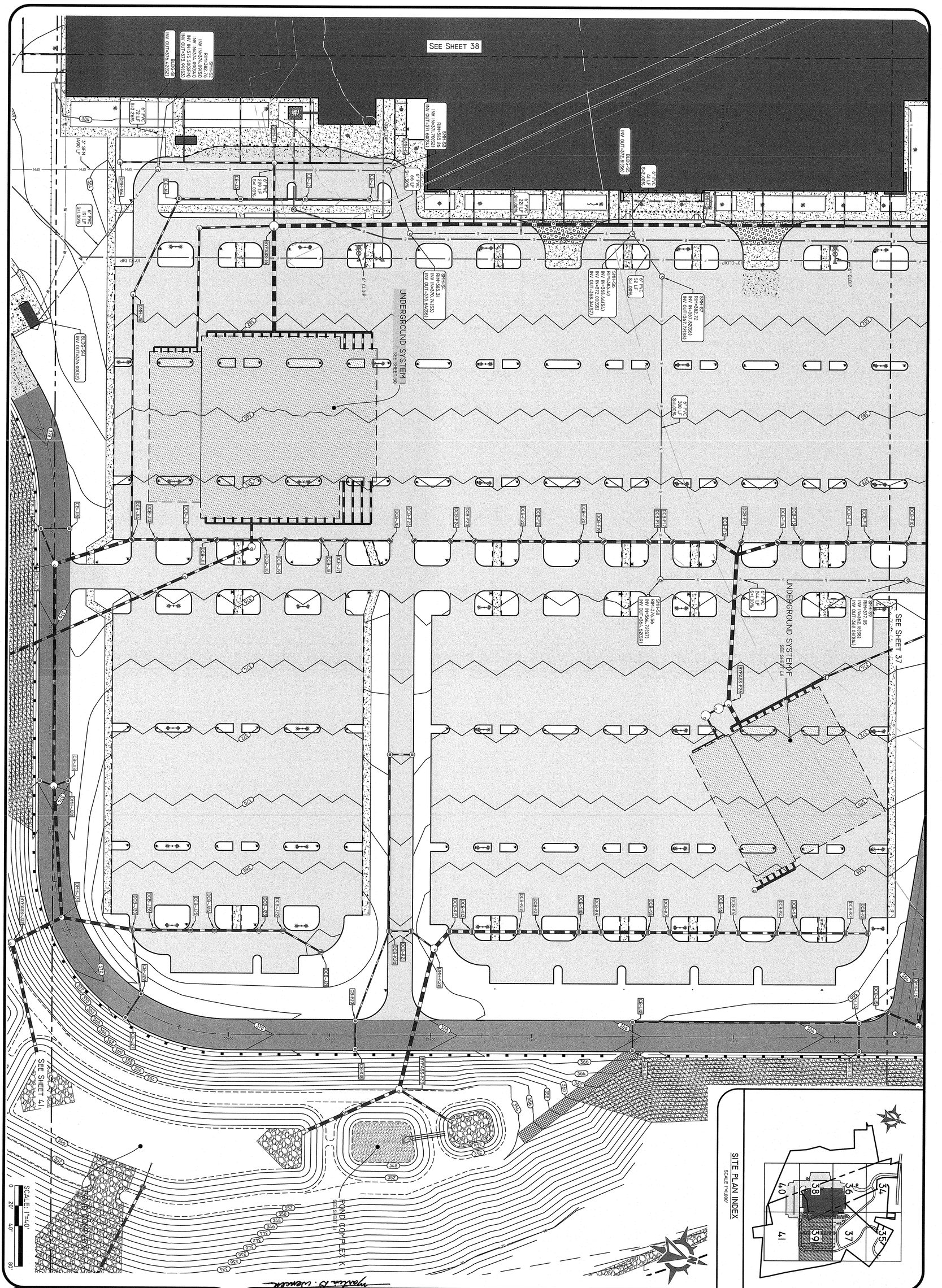
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 38 OF 70

DE JOB NO. 0395-029 COPYRIGHT 2020 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\denise\projects\395-029-cozy hartford avenue\autocad drawings\cozy-copy-utility.dwg Plotted: 6/29/2021

z:\domain\projects\o1395-029 hartford avenue\autocad drawings\o1395-029-util.dwg Plotted: 6/29/2021



SITE PLAN INDEX
SCALE 1"=1000'

UTILITIES PLAN - 6

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 39 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDEM LANDSCAPE SUBMISSION	KED
1	05/07/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

FRESHWATER WETLANDS PERMITTING
APPROVED WITH CONDITIONS
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0091
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

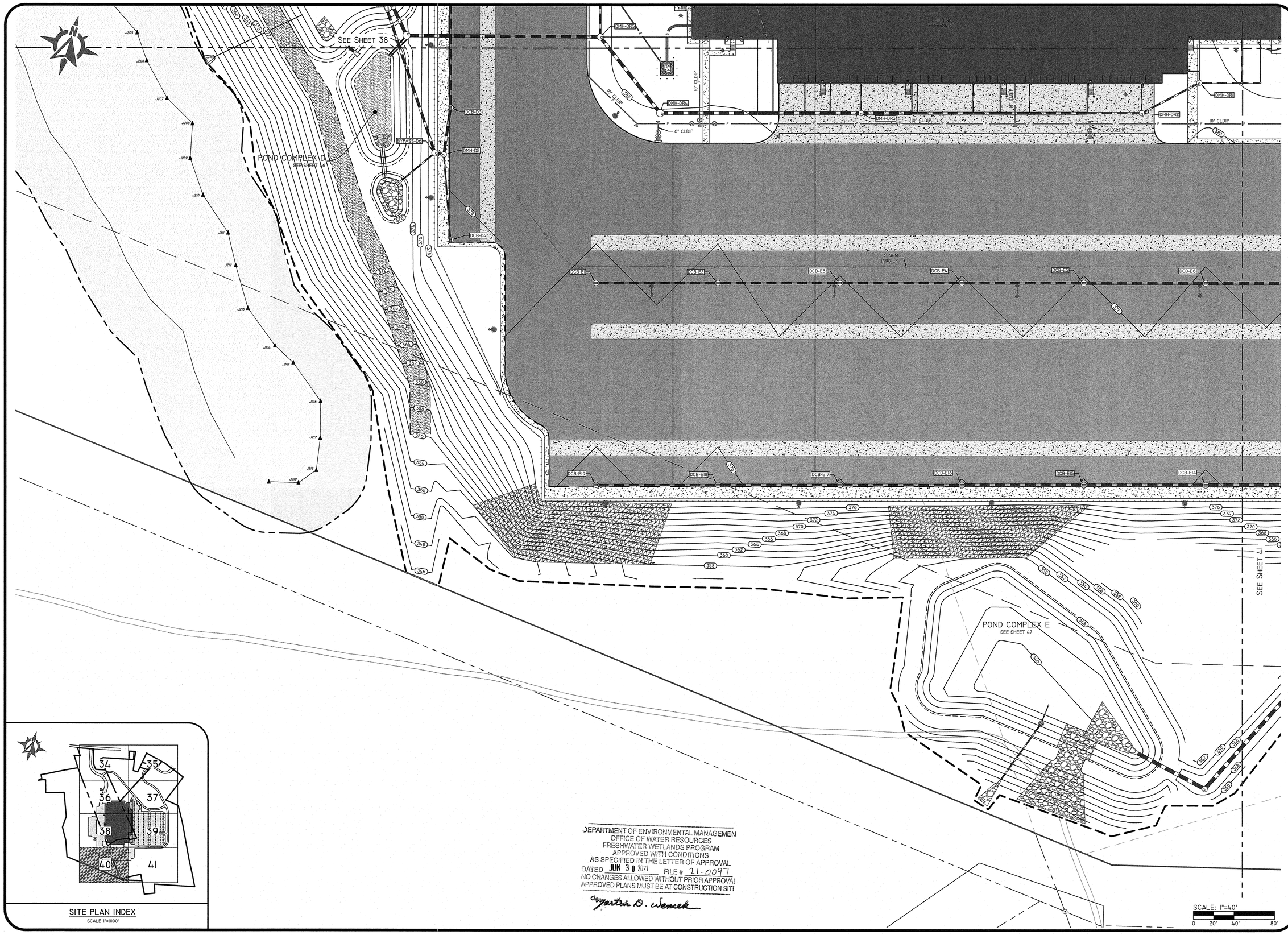
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

BRIAN C. GROUX
No. 9841
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



SITE PLAN INDEX
SCALE 1"=1000'

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

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

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

UTILITIES PLAN - 7

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-u01.dwg Plotted: 6/29/2021

SITE PLAN INDEX

SCALE 1"=1000'

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITI

Martin D. Wenezek

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/24/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM LANDSCAPE SUBMISSION	AJG
2	5/17/2021	RIDEM LANDSCAPE SUBMISSION	AJG
1	04/09/2021	RIDEM APPLICATION TO ALTER	GEP

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

UTILITIES PLAN - 8

RETAIL DISTRIBUTION CENTER

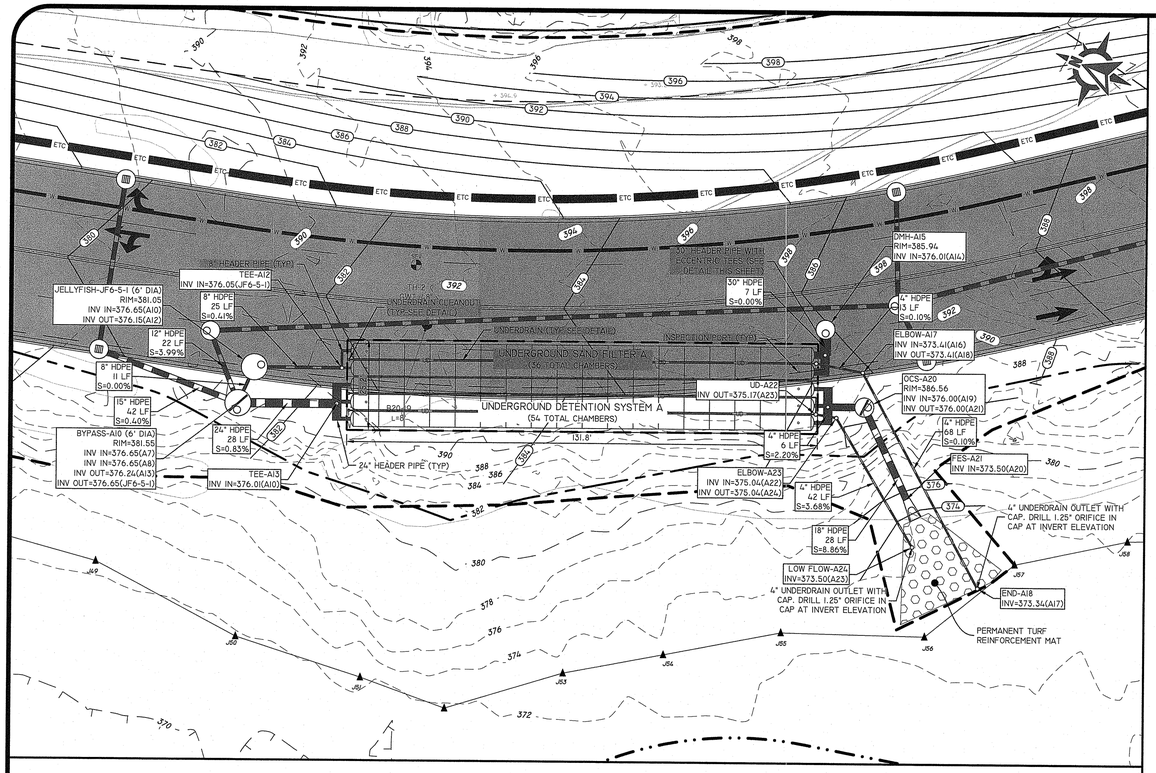
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 41 OF 70

DE JOB NO. 5095-09 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dimain\projects\5095-09 hartford avenue\autocad drawings\5095-09-util.dwg Plotted: 6/29/2021



UNDERGROUND DETENTION SYSTEM A

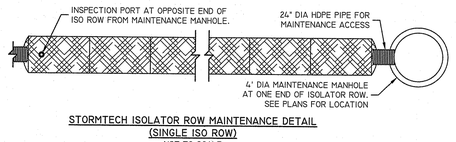
SCALE: 1"=20'

0 10' 20' 40'

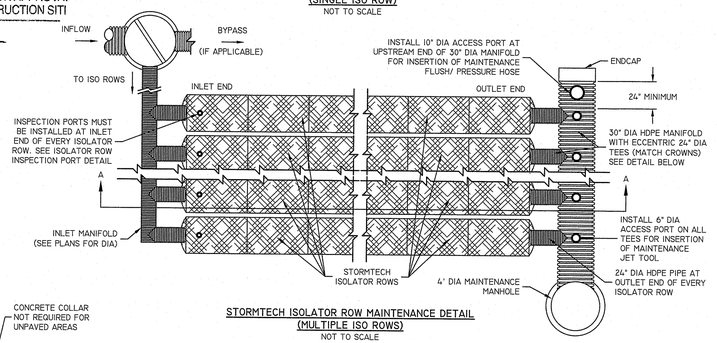
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

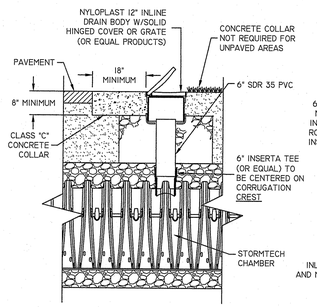
Environmental Management
JUN 29 2021
Office of Water Resources



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
(SINGLE ISO ROW)
NOT TO SCALE

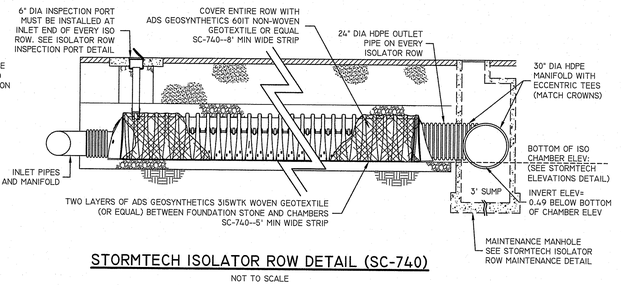


STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
(MULTIPLE ISO ROWS)
NOT TO SCALE

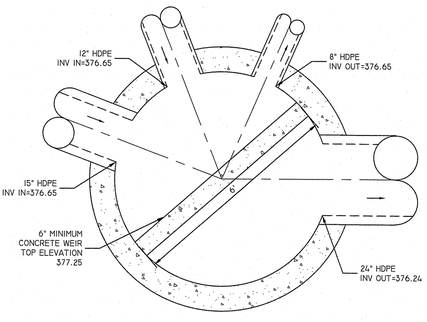


ISOLATOR ROW INSPECTION PORT
NOT TO SCALE

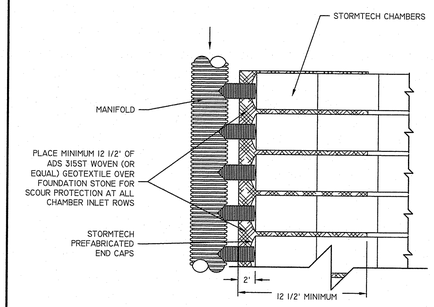
SEE STORMTECH GENERAL INSPECTION PORT DETAIL FOR ALL OTHER INSPECTION PORTS.



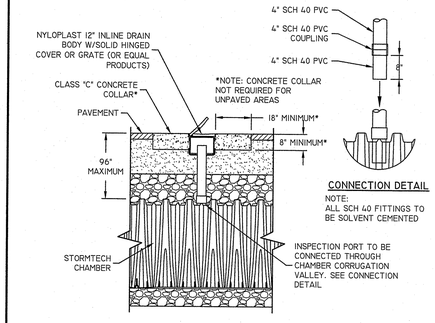
STORMTECH ISOLATOR ROW DETAIL (SC-740)
NOT TO SCALE



BYPASS-AI0 (6' DIA MANHOLE)
SCALE 1" = 2'

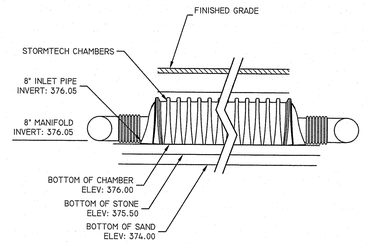


STORMTECH MANIFOLD DETAIL (TYP)
NOT TO SCALE

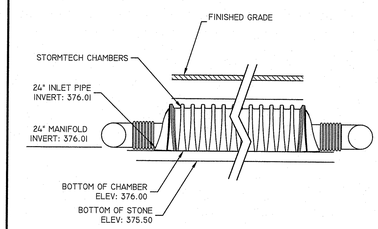


CONNECTION DETAIL
NOTE:
ALL SCH 40 FITTINGS TO BE SOLVENT CEMENTED

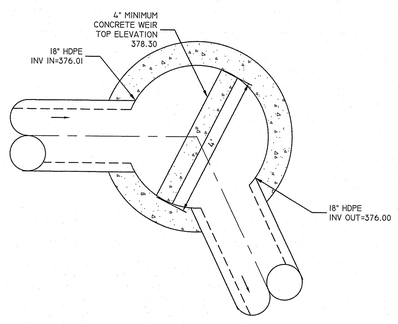
STORMTECH GENERAL INSPECTION PORT DETAIL
NOT TO SCALE



STORMTECH ELEVATIONS - WATER QUALITY CHAMBERS
NOT TO SCALE



STORMTECH ELEVATIONS - DETENTION CHAMBERS
NOT TO SCALE

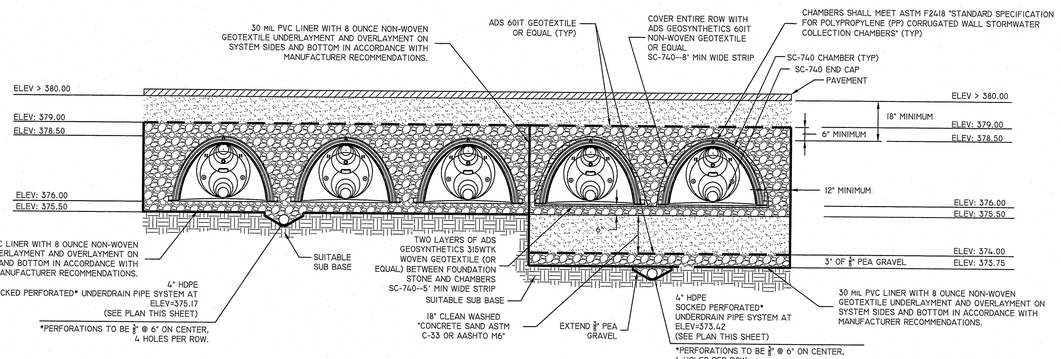


OCS-A20 (4'Ø MANHOLE)
SCALE 1" = 2'

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	WQ	QP
TOP OF STONE ELEVATION	379.00	379.00
BOTTOM OF STONE ELEVATION	375.50	375.50
100 YEAR STORM ELEVATION	381.01	379.31
10 YEAR STORM ELEVATION	378.64	378.67
1 YEAR STORM ELEVATION	377.34	376.94
SEASONAL HIGH GWT ELEVATION	394.00	392.50
SOIL EVALUATION	TH-2	TH-2



UNDERGROUND DETENTION SYSTEM A DETAIL
NOT TO SCALE

UNDERGROUND SAND FILTER A DETAIL
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
6/25/2021

THIS PLAN SET MEET NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. PERFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	PERMIT RESPONSE TO COMMENTS	K.E.D.
3	5/17/2021	PERMIT RESPONSE TO COMMENTS	K.E.D.
2	5/7/2021	PERMIT LANDSCAPE SUBMISSION	A.A.
1	4/16/2021	PERMIT SUBMISSION	K.E.D.
		ADDENDUM #1	B.C.

DESIGN BY: K.E.D., M.A.H., B.E.G.
DRAWN BY: SPB

UNDERGROUND SYSTEM A
RETAIL DISTRIBUTION CENTER

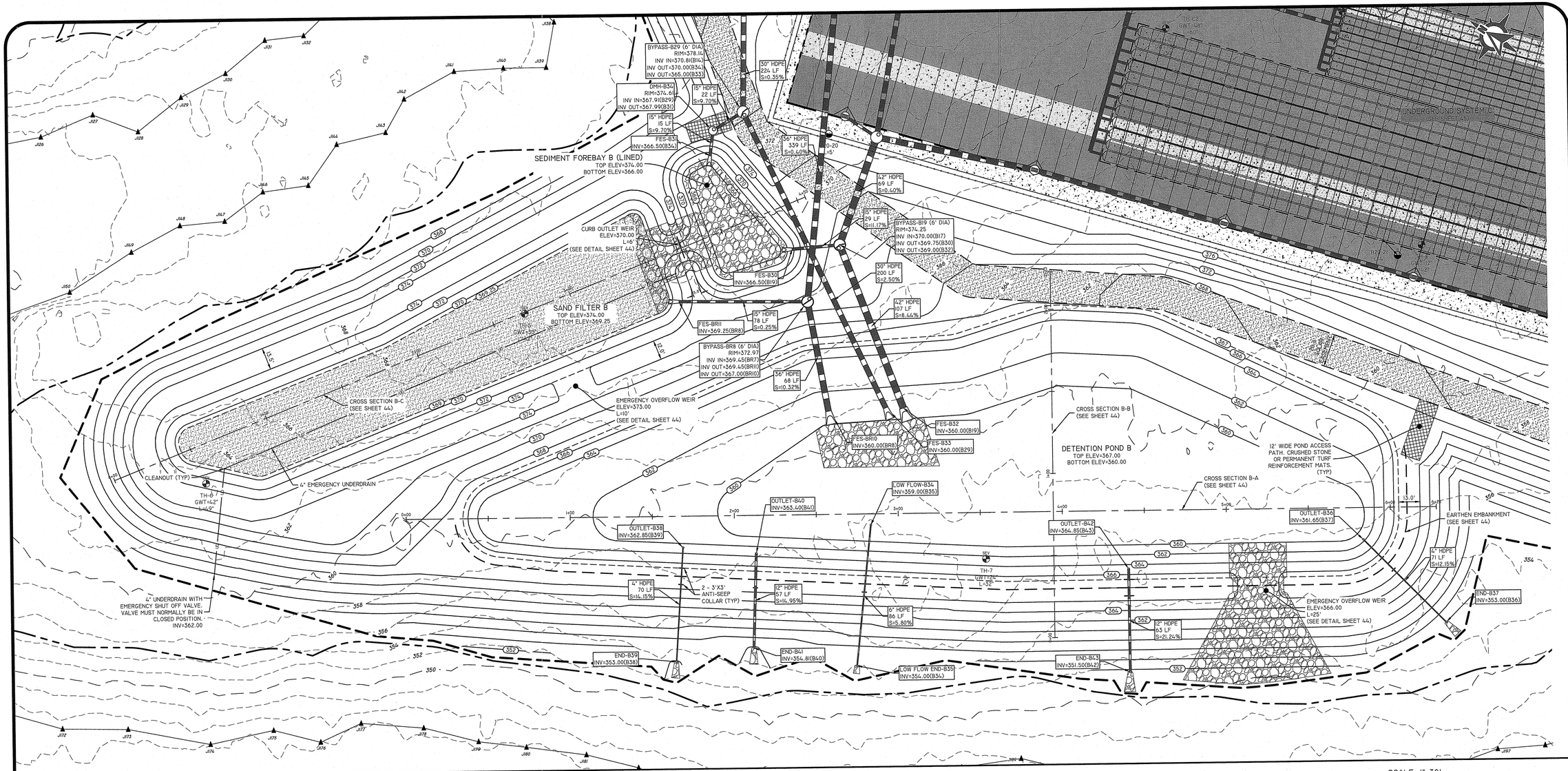
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

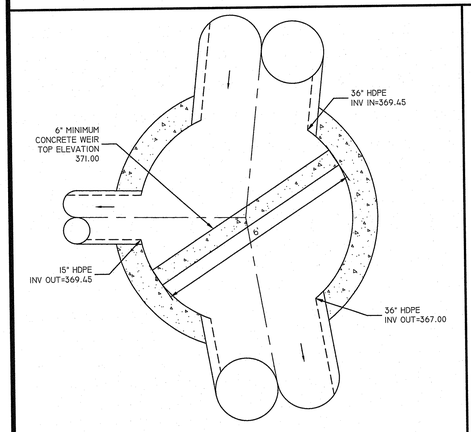
DE JOB NO: 1095-429

COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 42 OF 70

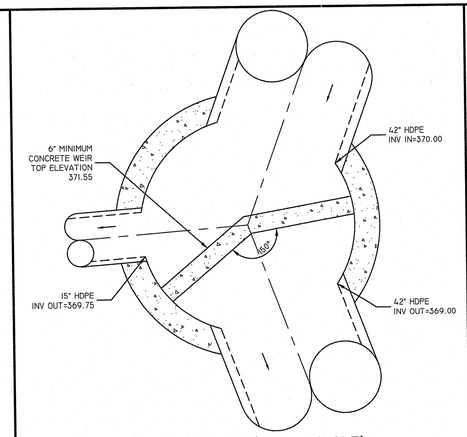


POND COMPLEX B



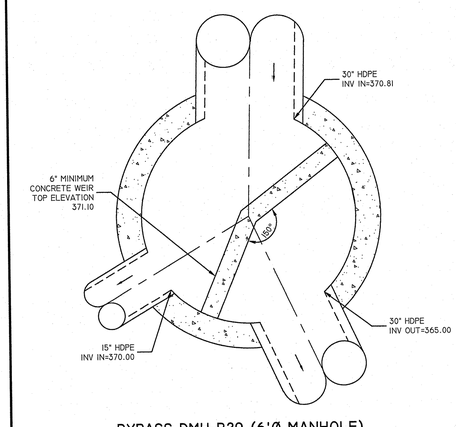
BYPASS DMH-BR8 (6'Ø MANHOLE)

SCALE 1" = 2'



BYPASS DMH-BI9 (6'Ø MANHOLE)

SCALE 1" = 2'



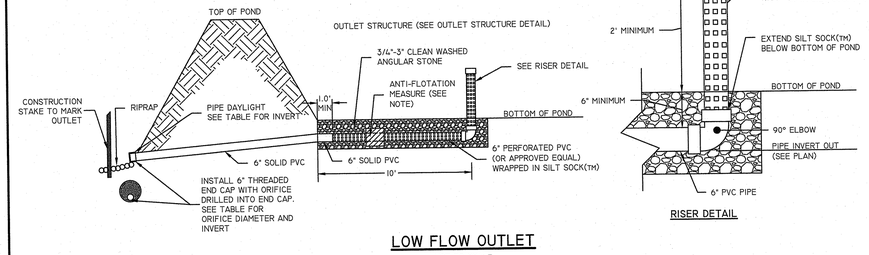
BYPASS DMH-B29 (6'Ø MANHOLE)

SCALE 1" = 2'

POND B INTERNAL ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
35	1.25"	354.00

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Venezia



LOW FLOW OUTLET

NOT TO SCALE

RISER DETAIL

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

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED "APPROVED FOR CONSTRUCTION" AND STAMPED BY AN RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS AS PLANS ON A DIPRETE ENGINEERING LETTERHEAD, STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. THERE IS NO WARRANTY BY DIPRETE ENGINEERING TO ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON AVAILABLE RECORDS. CONTRACTOR IS RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 5.

NO.	DATE	DRAWN BY: SPB	DESIGN BY: K.E.D., M.A.H., B.E.G.
5	6/25/2021	RIDEM RESPONSE TO COMMENTS	K.E.D.
4	6/10/2021	RIDEM RESPONSE TO COMMENTS	K.E.D.
3	5/14/2021	RIDEM LANDSCAPE SUBMISSION	A.A.
2	04/06/21	RIDEM SUBMISSION FOR FW ALTER	M.D.
1	03/26/21	DESCRIPTION	BY:

POND COMPLEX B - 1

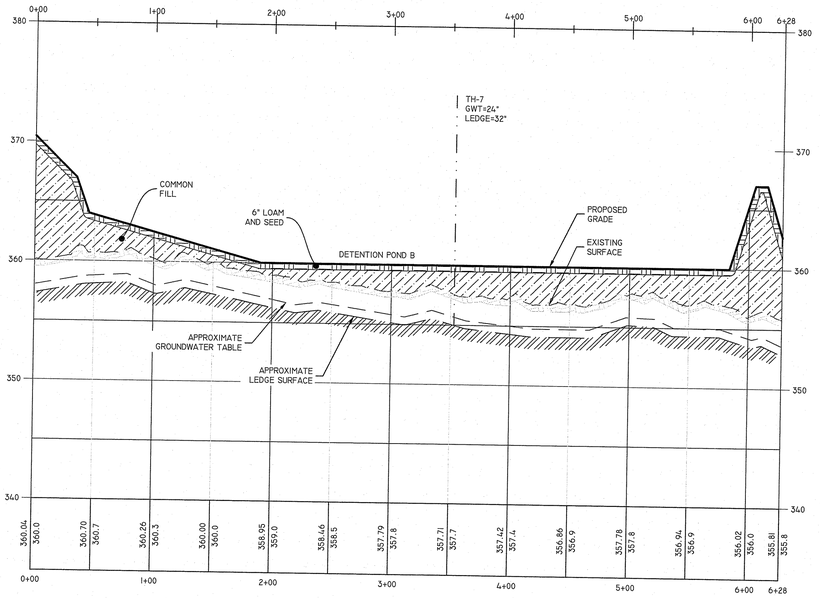
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 99, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB No. 10195-03 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

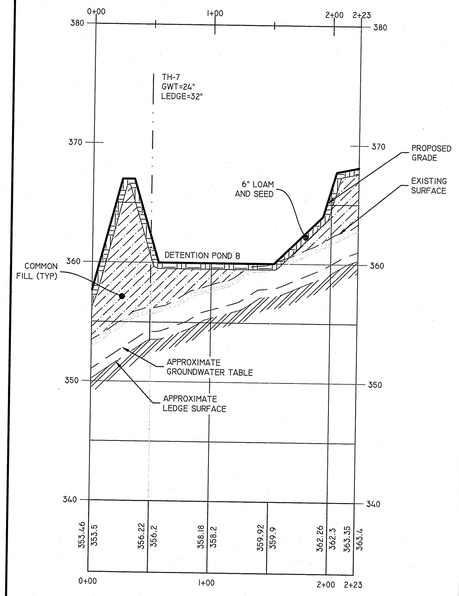
SHEET 43 OF 70

z:\dem\main\projects\10195-03\9 hartford avenue\autocad drawings\10195-03sp-keeps-west ponds.dwg Plotted: 6/29/2021



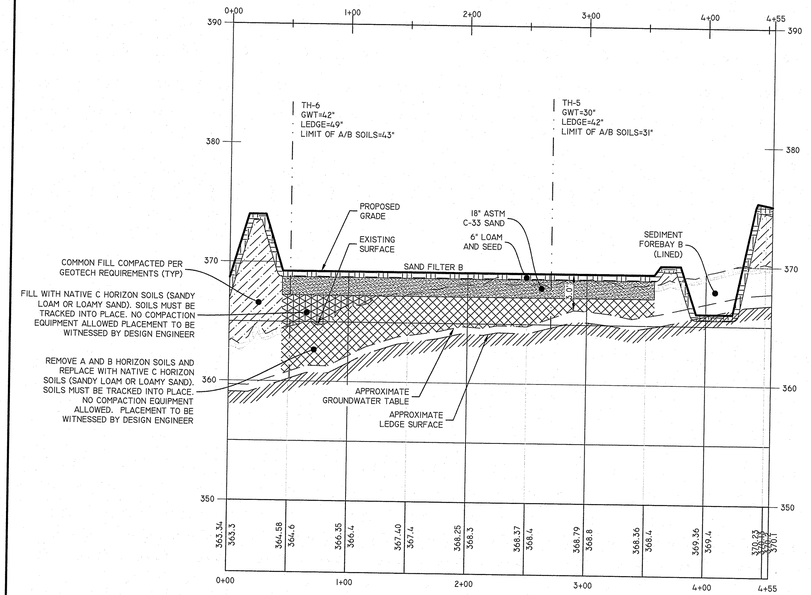
POND CROSS SECTION B-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'



POND CROSS SECTION B-B

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

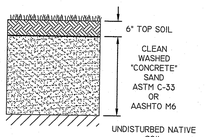


*NOTE: SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.
POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

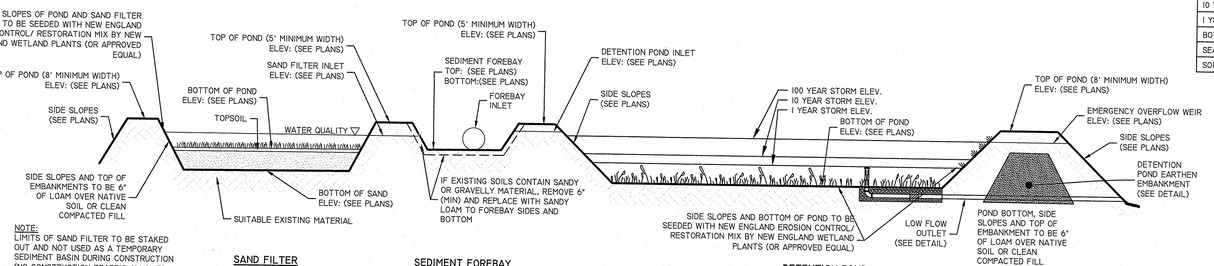
POND CROSS SECTION B-C

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	SNDF-B
TOP OF POND ELEVATION	374.00
100 YEAR STORM ELEVATION	372.91
10 YEAR STORM ELEVATION	372.23
1 YEAR STORM ELEVATION	371.71
WQ STORM ELEVATION	370.62
BOTTOM OF POND ELEVATION	369.25
TOP SOIL DEPTH	0.50
SAND DEPTH	1.50
BOTTOM OF SAND ELEVATION	367.25
SEASONAL HIGH GWT ELEVATION	365.72
SOIL EVALUATION	TH-5



SAND FILTER TYPICAL SECTION



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

SAND FILTER
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

DETENTION POND
NOT TO SCALE

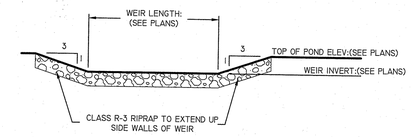
SAND FILTER BMP SYSTEM
NOT TO SCALE

SAND FILTER BMP SYSTEM
NOT TO SCALE

DESCRIPTION	DP-B
TOP OF POND ELEVATION	367.00
100 YEAR STORM ELEVATION	365.97
10 YEAR STORM ELEVATION	363.64
1 YEAR STORM ELEVATION	361.78
BOTTOM OF POND ELEVATION	360.00
SEASONAL HIGH GWT ELEVATION	355.36
SOIL EVALUATION	TH-7

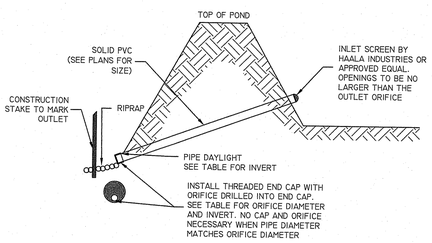
DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

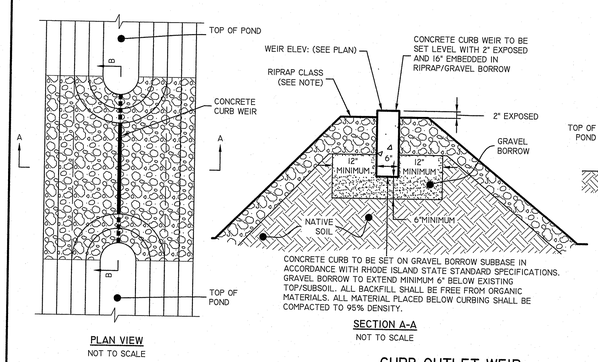


EMERGENCY OVERFLOW WEIR
NOT TO SCALE

POND B ORIFICE SCHEDULE			
OUTLET	PIPE DIAMETER	ORIFICE DIAMETER	INVERT
36	4.00"	4.00"	353.00
39	4.00"	2.50"	353.00
41	12.00"	4.00"	354.81
43	12.00"	10.00"	351.50



POND OUTLET DETAIL
NOT TO SCALE

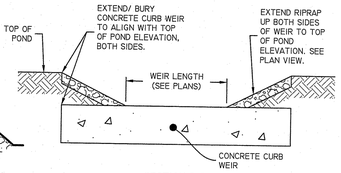


PLAN VIEW
NOT TO SCALE

SECTION A-A
NOT TO SCALE

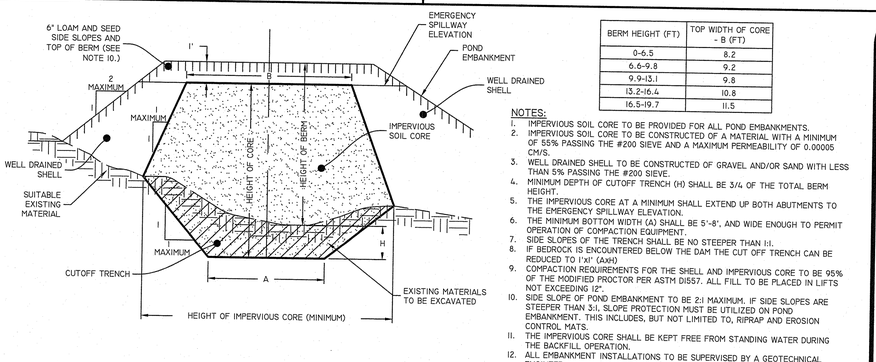
CURB OUTLET WEIR
NOT TO SCALE

NOTE:
ALL RIPRAP FOR CURB OUTLET WEIRS TO BE CLASS R-3 UNLESS NOTED OTHERWISE.



SECTION B-B
NOT TO SCALE

NOTE:
ALL CONCRETE CURB WEIRS MUST BE MONOLITHIC. CONCRETE CURB, WEIRS CANNOT BE MULTIPLE PRECAST CURBS JOINED IN SEQUENCE.



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' (AxH)
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 EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
13. ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND AHJ WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6666 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
NO. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING LETTERHEAD, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS ALTERED BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDEM APPLICATION RESUBMISSION	KED
1	04/15/2021	RIDEM APPLICATION SUBMISSION	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

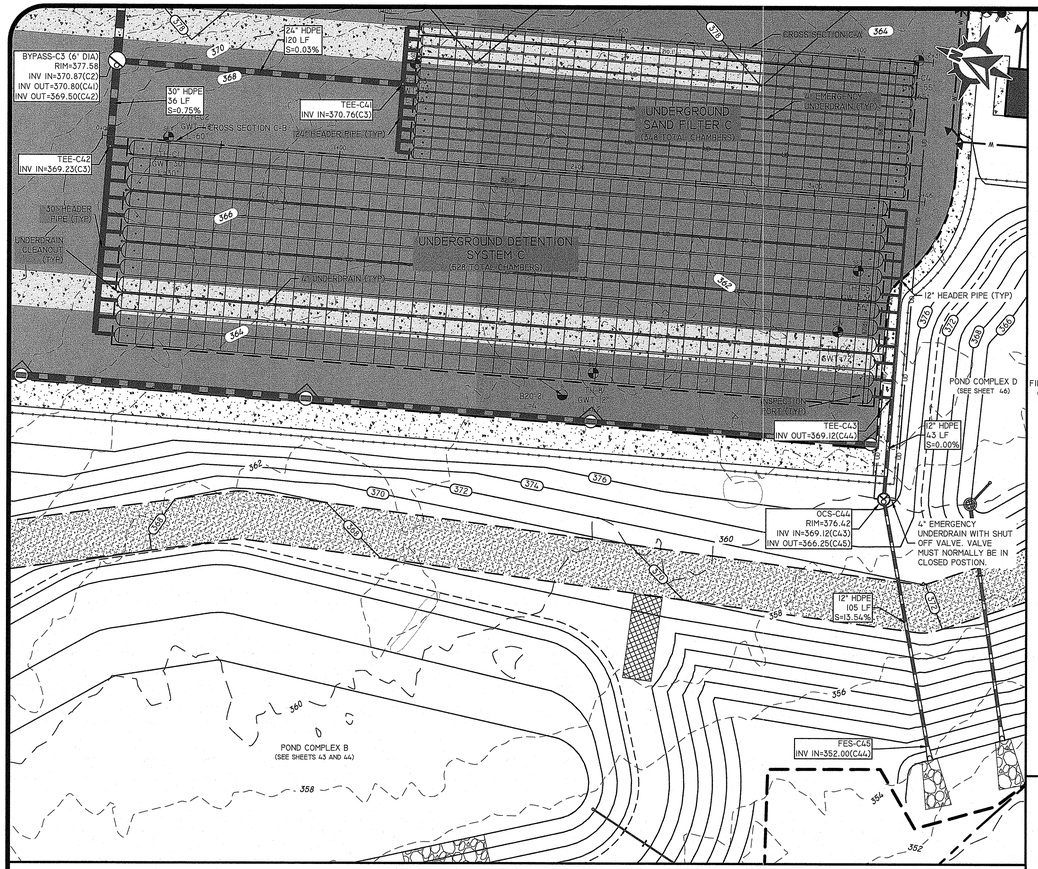
POND COMPLEX B - 2
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

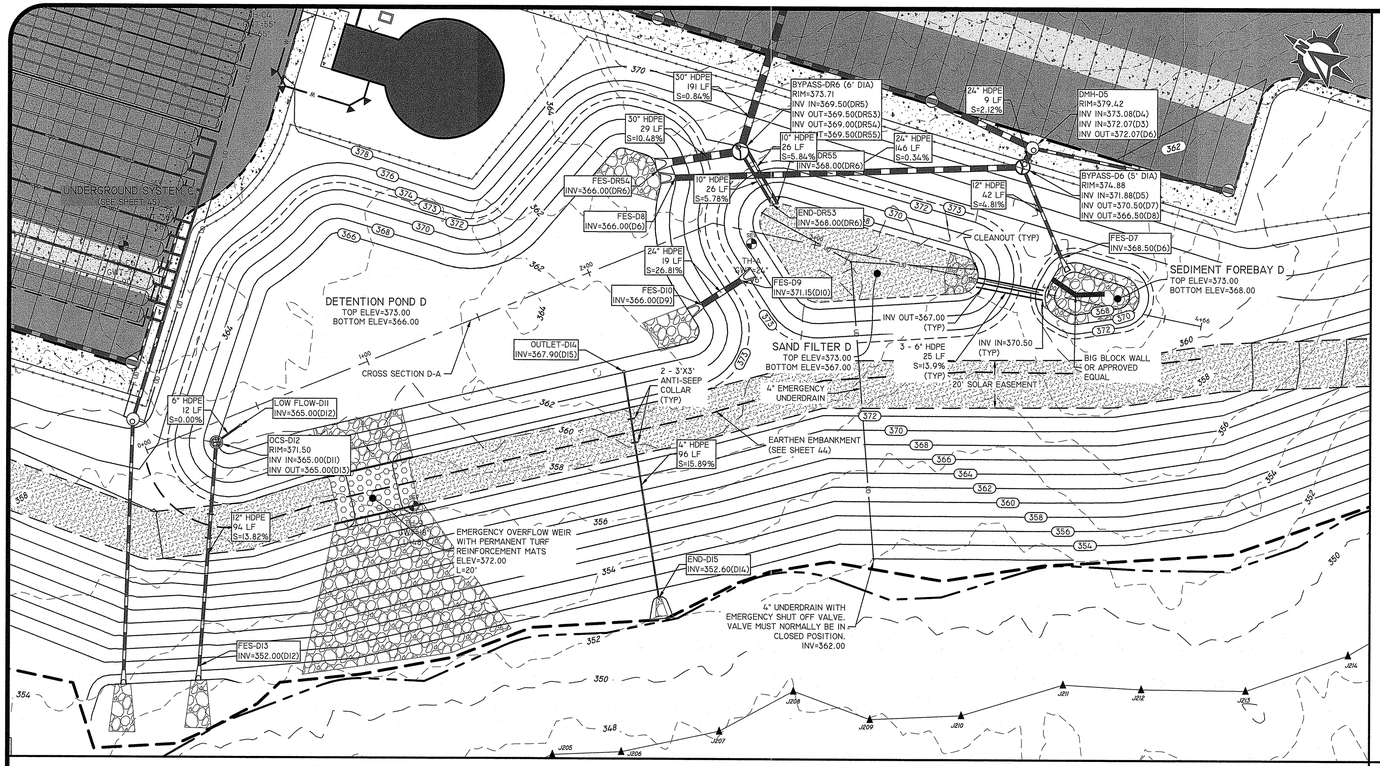
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 6095-002 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 44 OF 70

Z:\Domain\projects\6095-002 Hartford Avenue\autocad drawings\6095-002 bmp-west ponds.dwg Plotted: 6/29/2021

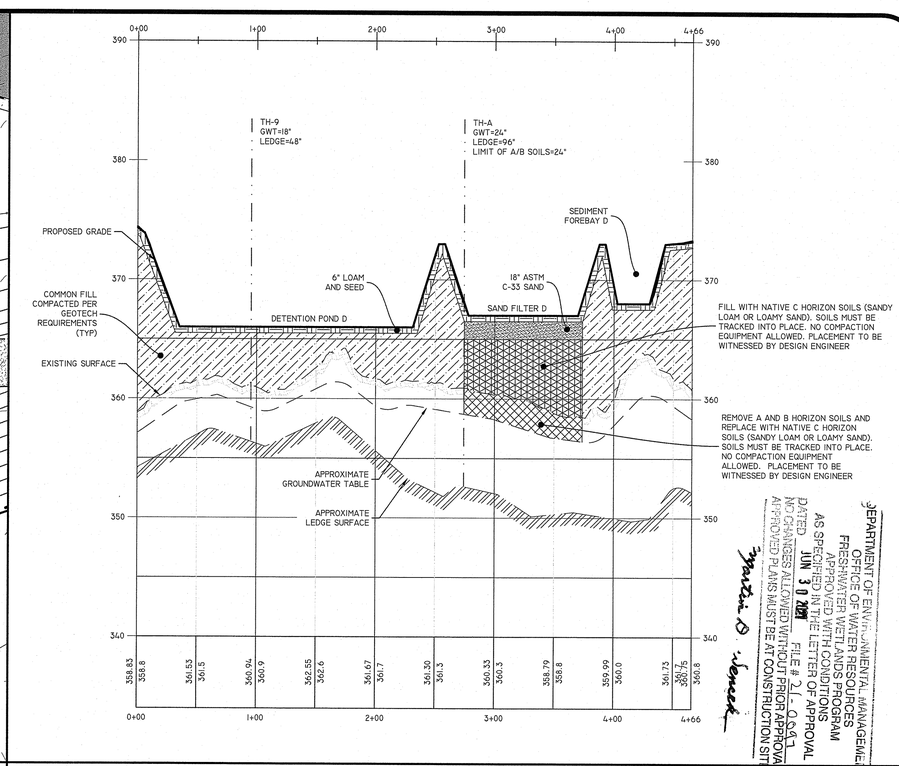

BYPASS-C3 (6' DIA)
RIM=377.58
INV IN=370.87(C2)
INV OUT=370.80(C41)
INV OUT=369.50(C42)
24" HDPE
120 LF
S=0.03%
30" HDPE
36 LF
S=0.75%
TEE-C41
INV IN=370.76(C3)
CROSS SECTION C-B
(24" HEADER PIPE (TYP))
TEE-C42
INV IN=369.23(C3)
30" HEADER PIPE (TYP)
UNDERGROUND SAND FILTER C
(USED AS A CHAMBER)
UNDERGROUND DETENTION SYSTEM C
(628 TOTAL CHAMBERS)
UNDERDRAIN CLEANOUT (TYP)
6"W.T.
6"W.T.
6"W.T.



POND COMPLEX D

SCALE: 1"=30'

0 15' 30' 60'



POND CROSS SECTION D-A

VERTICAL: 0 3' 6' 12'

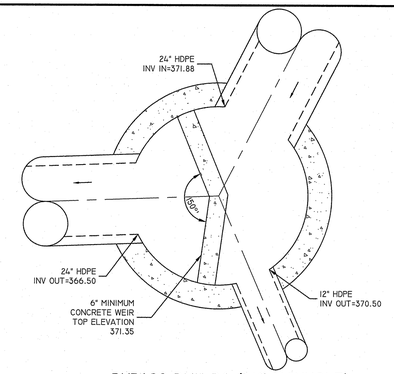
HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	SNDF-D
TOP OF POND ELEVATION	373.00
100 YEAR STORM ELEVATION	372.06
10 YEAR STORM ELEVATION	371.83
1 YEAR STORM ELEVATION	371.50
WQ STORM ELEVATION	371.14
BOTTOM OF POND ELEVATION	367.00
TOP SOIL DEPTH	0.50
SAND DEPTH	1.50
BOTTOM OF SAND ELEVATION	365.00
SEASONAL HIGH GWT ELEVATION	358.80
SOIL EVALUATION	TH-A

DESCRIPTION	DP-D
TOP OF POND ELEVATION	373.00
100 YEAR STORM ELEVATION	371.98
10 YEAR STORM ELEVATION	370.03
1 YEAR STORM ELEVATION	367.92
BOTTOM OF POND ELEVATION	366.00
SEASONAL HIGH GWT ELEVATION	354.60
SOIL EVALUATION	TH-9

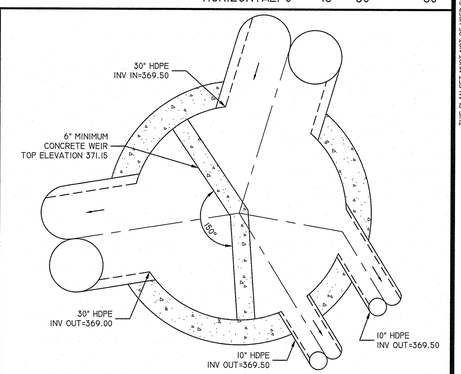
NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

POND COMPLEX D FLOODING DETAILS



BYPASS DMH-D6 (5'Ø MANHOLE)

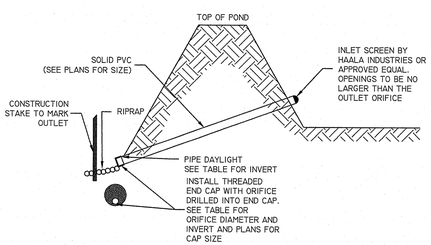
SCALE 1"=2'



BYPASS DMH-DR6 (6'Ø MANHOLE)

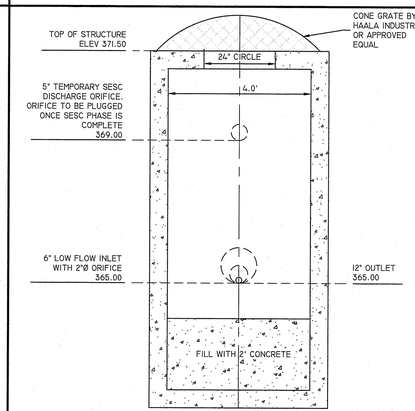
SCALE 1"=2'

POND D ORIFICE SCHEDULE			
OUTLET	PIPE DIAMETER	ORIFICE DIAMETER	INVERT
DI5	4.00"	2.25"	352.60



POND OUTLET DETAIL

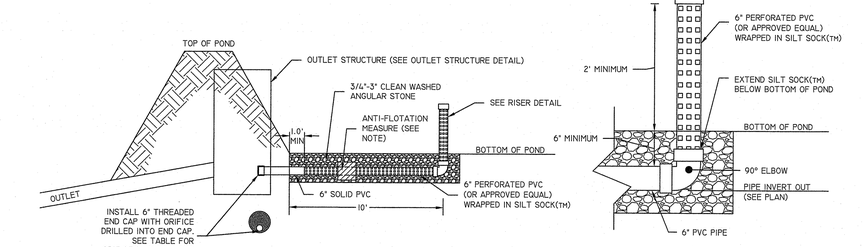
NOT TO SCALE



OUTLET CONTROL STRUCTURE 4' DIAMETER MANHOLE (OCS-DI2)

SCALE: 1"=2'

POND D INTERNAL ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
DI2	2.00"	365.00



LOW FLOW OUTLET

NOT TO SCALE

RISER DETAIL

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
06/25/2021

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0041
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING LETTERHEAD AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND FOR SAFETY PRECAUTIONS AND COMPLIANCE WITH OSHA REGULATIONS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND ITS DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR SHALL REFER TO SHEET 3 FOR EXISTING UTILITIES LISTING. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
5	6/21/2021	RIDEM RESPONSE TO COMMENTS	KED
4	5/24/2021	RIDEM LANDSCAPE SUBMISSION	AA
3	5/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2	10/16/2020	RIDEM APPLICATION TO ALTER	KED
1	9/29/2020	RIDEM SUBMISSION	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H. B.E.G.

POND COMPLEX D

RETAIL DISTRIBUTION CENTER

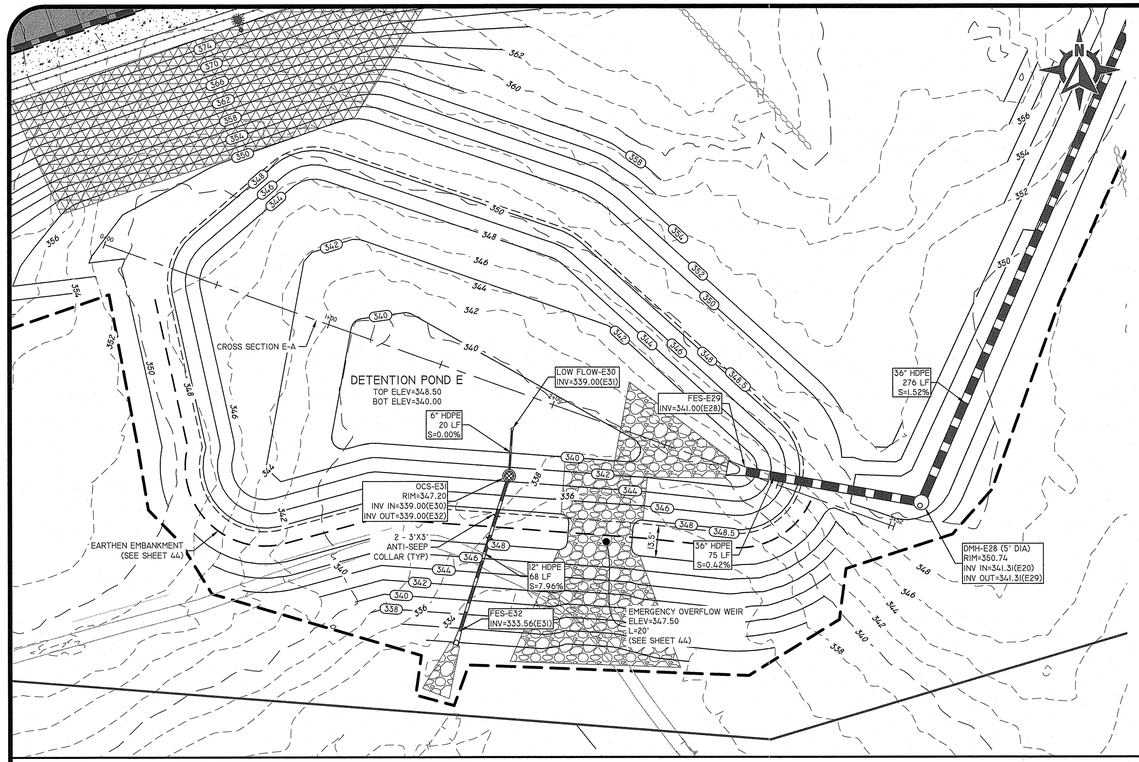
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 46 OF 70

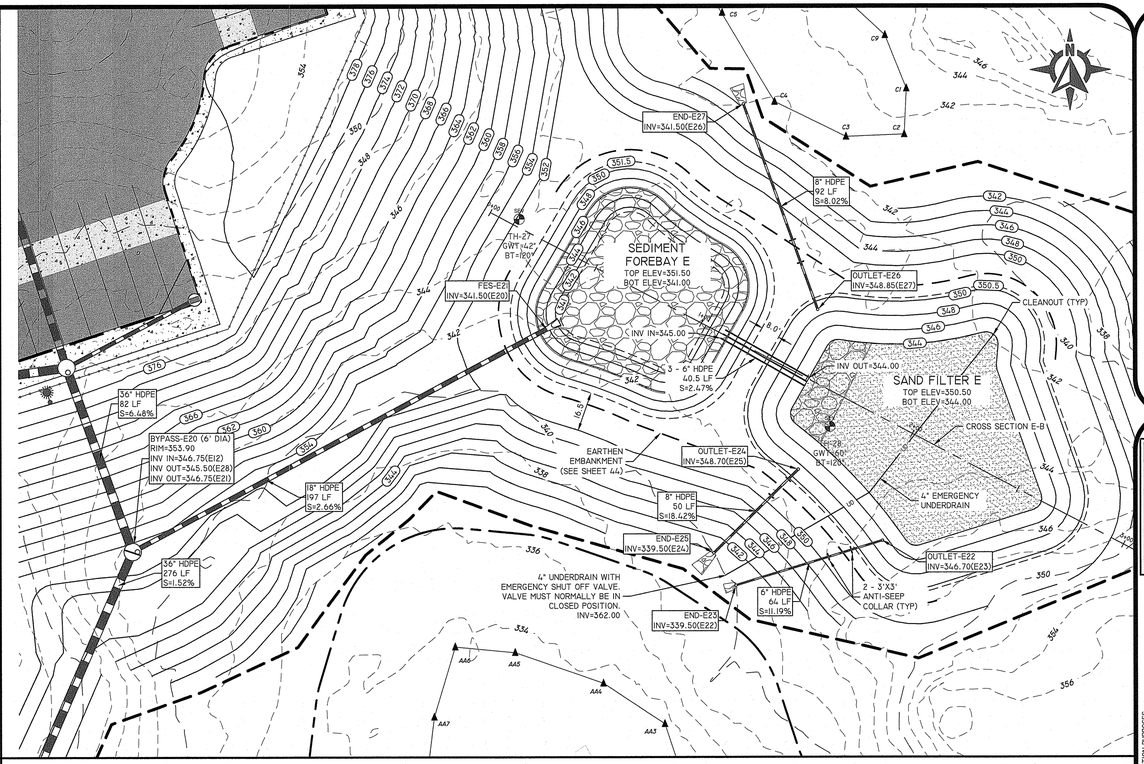
DE-308 NO. 9395-009 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dem\ai\projects\9395-009 hartford avenue\autocad drawings\9395-009-bmps-west ponds.dwg Plotted: 6/29/2021



DETENTION POND E

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



SEDIMENT FOREBAY E & SAND FILTER E

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

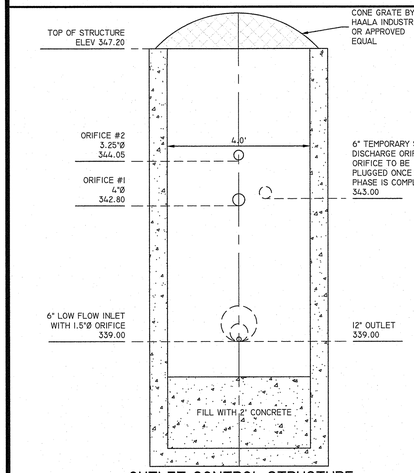
DESCRIPTION	DP-E
TOP OF POND ELEVATION	348.50
100 YEAR STORM ELEVATION	347.46
10 YEAR STORM ELEVATION	344.84
1 YEAR STORM ELEVATION	341.81
BOTTOM OF POND ELEVATION	340.00
SEASONAL HIGH GWT ELEVATION	333.00
SOIL EVALUATION	TH-C

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

POND E INTERNAL ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
E31	1.50"	339.00

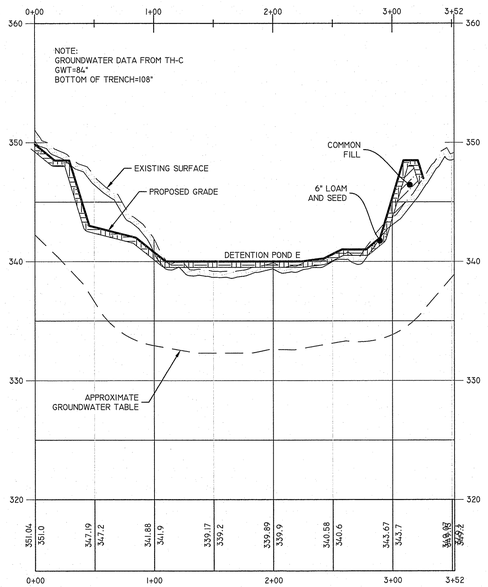
NOTE: SEE SHEET 46 FOR LOW FLOW OUTLET DETAIL WITH OUTLET CONTROL STRUCTURE

POND COMPLEX E FLOODING DETAILS



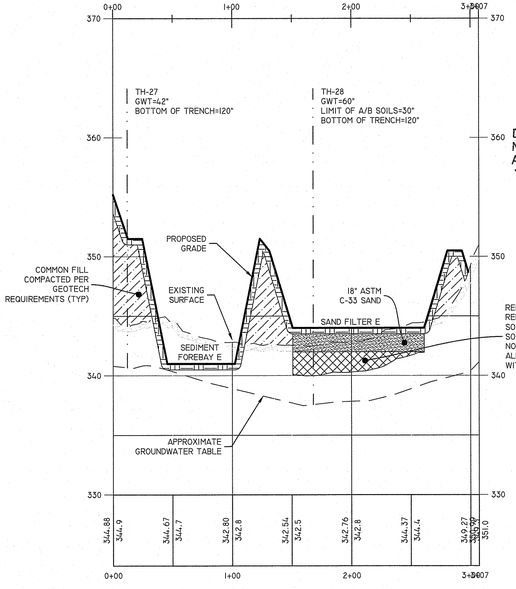
OUTLET CONTROL STRUCTURE 4' DIAMETER MANHOLE (OCS-E31)

SCALE: 1"=2'



POND CROSS SECTION E-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'



*NOTE: SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.
POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

POND CROSS SECTION E-B

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

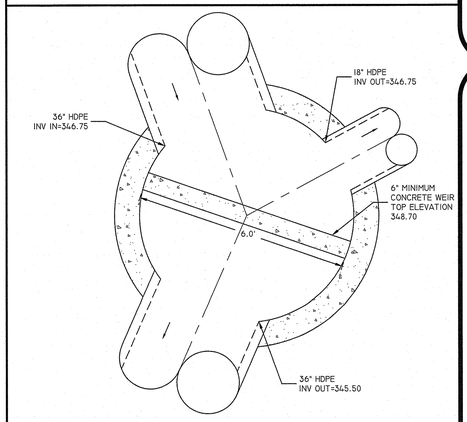
SAND FILTER E ORIFICE SCHEDULE			
OUTLET	PIPE DIAMETER	ORIFICE DIAMETER	INVERT
E23	6.00"	1.00"	339.50
E25	8.00"	8.00"	339.50
E27	8.00"	3.00"	341.50

NOTE: SEE SHEET 44 FOR POND OUTLET DETAIL

DESCRIPTION	SNDF-E
TOP OF POND ELEVATION	350.50
100 YEAR STORM ELEVATION	349.49
10 YEAR STORM ELEVATION	348.92
1 YEAR STORM ELEVATION	348.76
WQ STORM ELEVATION	346.19
BOTTOM OF POND ELEVATION	344.00
TOP SOIL DEPTH	0.50
SAND DEPTH	1.50
BOTTOM OF SAND ELEVATION	342.00
SEASONAL HIGH GWT ELEVATION	337.59
SOIL EVALUATION	TH-28

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

SAND FILTER E FLOODING AND ORIFICE DETAILS



BYPASS DMH-E20 (6'Ø MANHOLE)

SCALE 1"=2'

DiPrete Engineering
Two Stafford Court, Cranston, RI 02920
tel.401-943-1000 fax.401-464-6065 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
No. 19341
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
6/25/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN COMPLIANCE WITH OSHA STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PLANS AND THE FIELD CONDITIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY OWNER'S RECORDS.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDEM RESPONSE TO COMMENTS	KED
1	01/19/2021	RIDEM APPLICATION TO AGENCY	KED
DRAWN BY: SPB		DESIGN BY: K.E.D., M.A.H, B.E.G.	

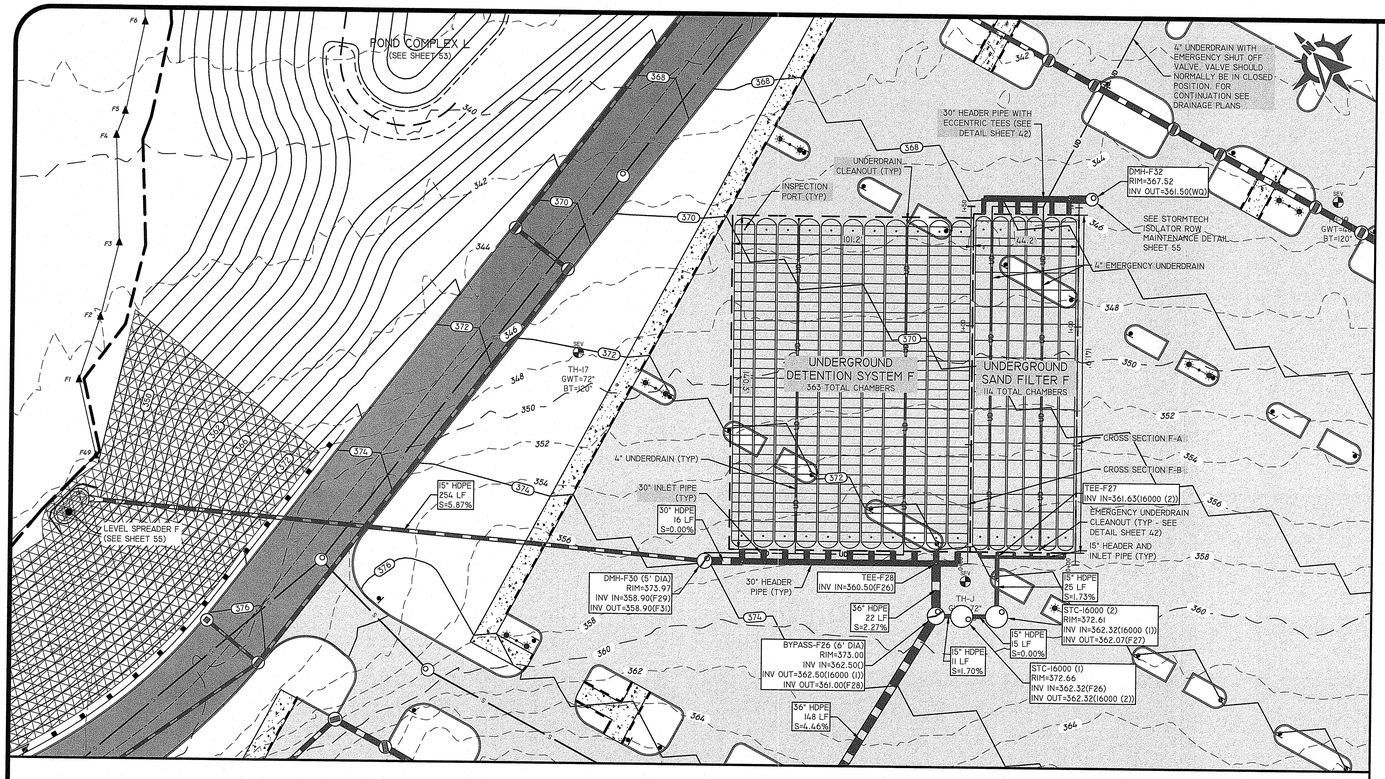
POND COMPLEX E
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE-208 NO. 3396-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 47 OF 70

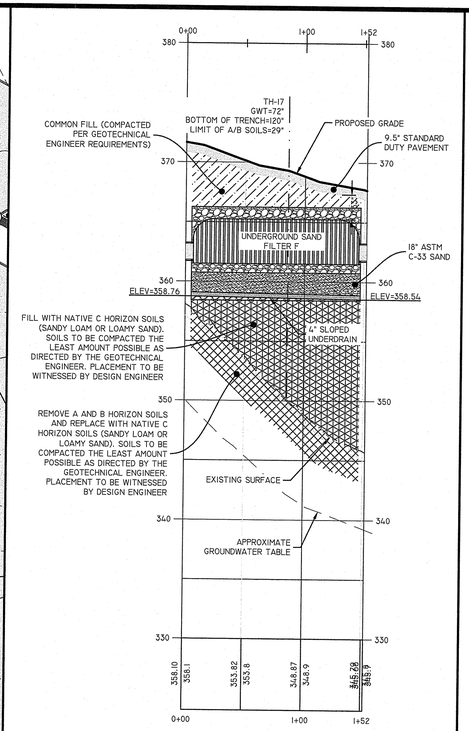
z:\drawings\projects\3xxx-xxx\hartford avenue\autocad drawings\3xxx-xxx-bmps-west ponds.dwg Plotted: 6/29/2021



UNDERGROUND DETENTION SYSTEM F

SCALE: 1"=30'

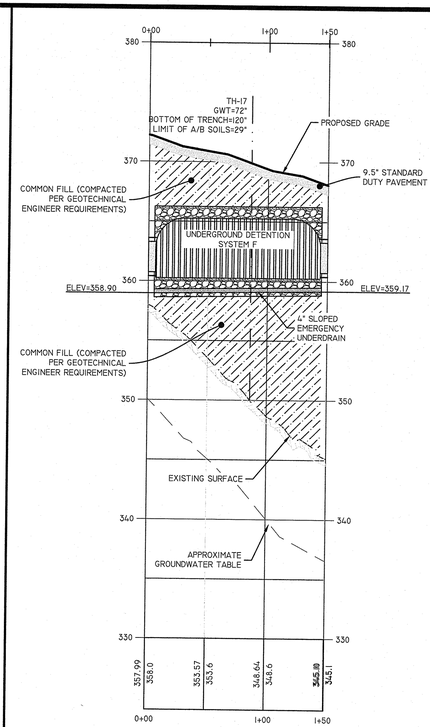
0 15' 30' 60'



CROSS SECTION F-A

VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'



CROSS SECTION F-B

VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'

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

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

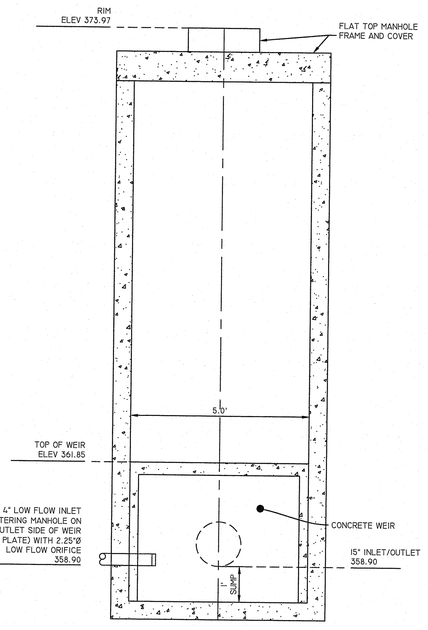
DIPRETE ENGINEERING DBA F. HARRINGTON DBA F. DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER IS THE AUTHOR OF THE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHERS.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, CONFORMANCE WITH THE PLANS AND SPECIFICATIONS AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SHALL CONTACT DIG SAFE.

NO.	DATE	DESCRIPTION	BY:
4	6/29/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/7/2021	RIDEM RESPONSE TO COMMENTS	KED
1	04/09/2021	RIDEM APPLICATION TO AE FEE	KED

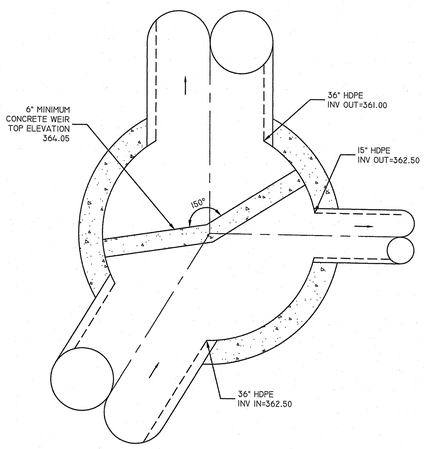
DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.



OUTLET CONTROL STRUCTURE
5' DIAMETER MANHOLE (OCS-F30)

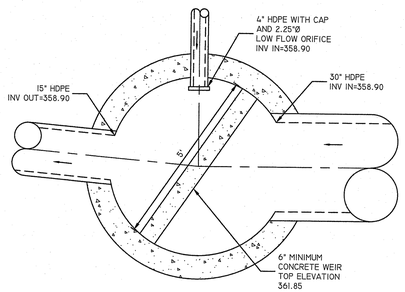
SCALE: 1"=2'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek



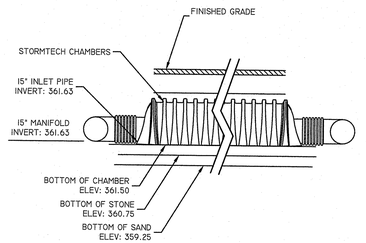
BYPASS DMH-F26 (6'Ø MANHOLE)

SCALE 1"=2'



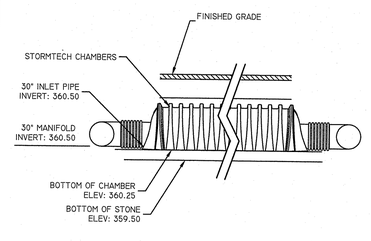
OUTLET CONTROL STRUCTURE
DMH-F30 (5'Ø MANHOLE)

SCALE 1"=2'



STORMTECH ELEVATIONS - WATER QUALITY CHAMBERS

NOT TO SCALE



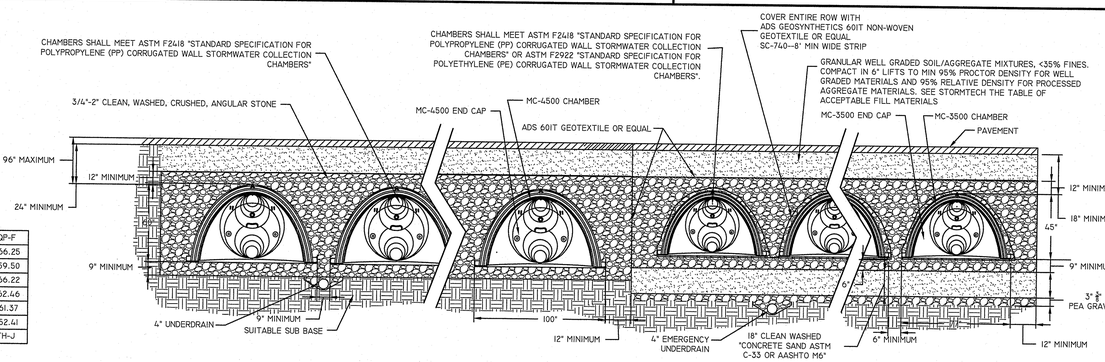
STORMTECH ELEVATIONS - DETENTION CHAMBERS

NOT TO SCALE

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	WQ-F	QP-F
TOP OF STONE ELEVATION	366.25	366.25
BOTTOM OF STONE ELEVATION	360.75	359.50
100 YEAR STORM ELEVATION	366.68	366.22
10 YEAR STORM ELEVATION	365.23	362.46
1 YEAR STORM ELEVATION	364.37	361.37
SEASONAL HIGH GWT ELEVATION	352.41	352.41
SOIL EVALUATION	TH-J	TH-J



UNDERGROUND DETENTION SYSTEM F DETAIL

NOT TO SCALE

UNDERGROUND SAND FILTER F DETAIL

NOT TO SCALE

UNDERGROUND SYSTEM F
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

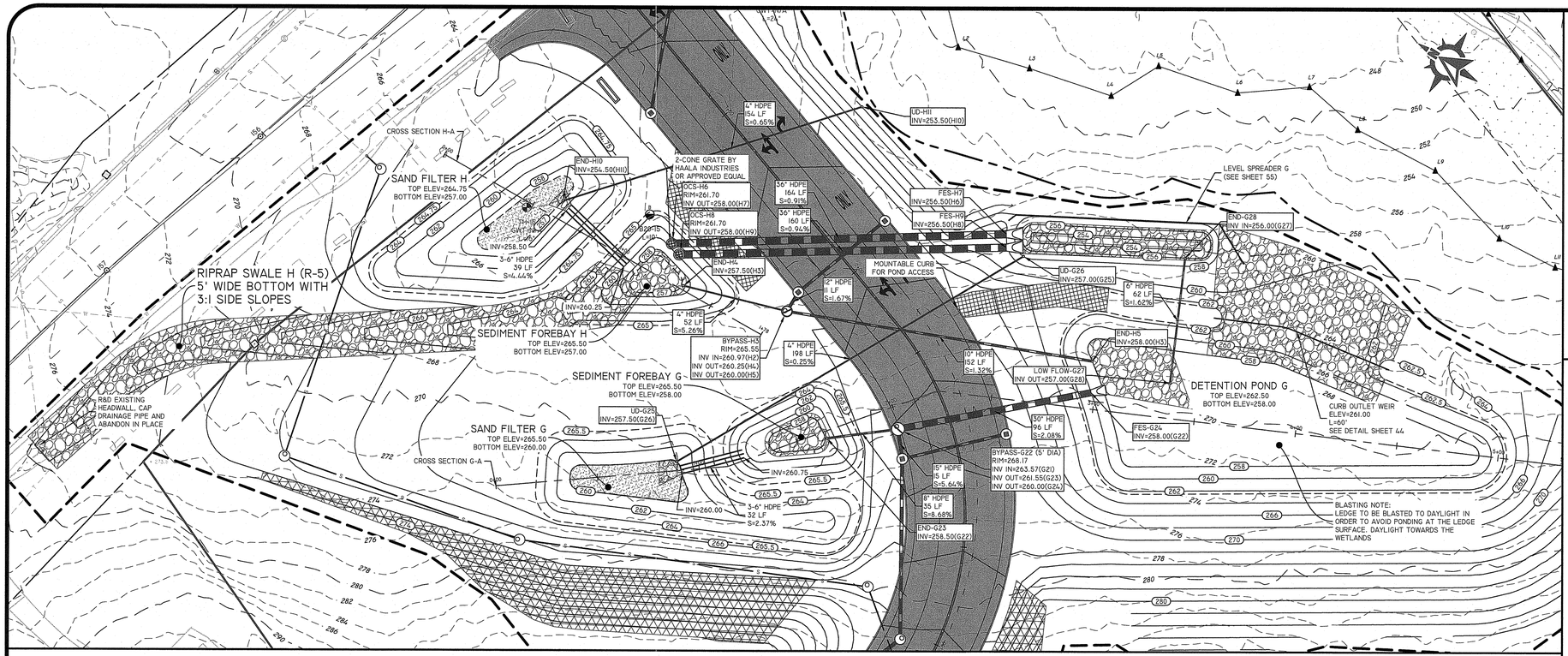
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029

COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

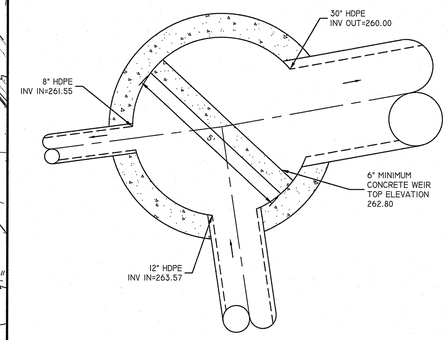
SHEET 48 OF 70

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-bmps-adb.f1.dwg Plotted: 6/29/2021



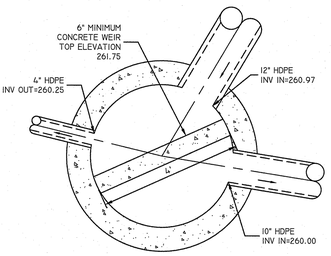
POND COMPLEXES H & G

SCALE: 1"=30'



BYPASS DMH-G22 (5'Ø MANHOLE)

SCALE 1"=2'



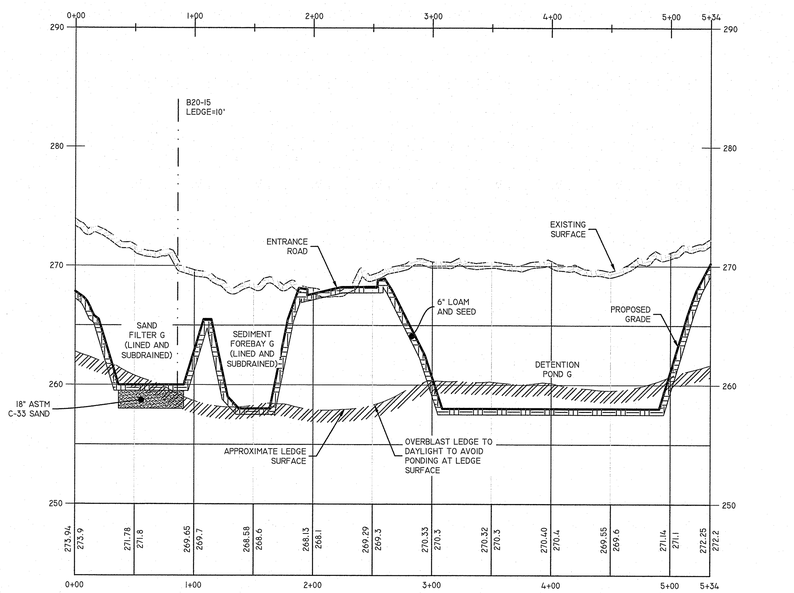
BYPASS DMH-H3 (4'Ø MANHOLE)

SCALE 1"=2'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6066 www.diprete-eng.com
Boston • Providence • Newport

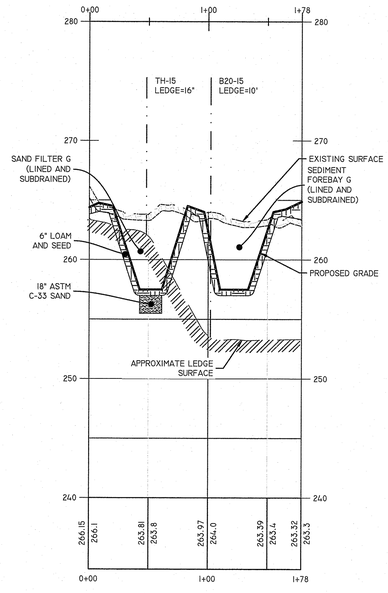
BRIAN C. GIROUX
NO. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources



POND CROSS SECTION G-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'



POND CROSS SECTION H-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	DP-G
TOP OF POND ELEVATION	262.50
100 YEAR STORM ELEVATION	261.43
10 YEAR STORM ELEVATION	261.09
1 YEAR STORM ELEVATION	258.77
BOTTOM OF POND ELEVATION	258.00
SEASONAL HIGH GWT ELEVATION	N/A
SOIL EVALUATION	TH-I5

NOTE: SEE SHEET 44 FOR STANDARD DETENTION POND DETAILS

POND G ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
G28	2.50"	256.00

NOTE: SEE SHEET 44 FOR LOW FLOW OUTLET DETAIL WITHOUT OUTLET CONTROL STRUCTURE

DETENTION POND G FLOODING AND ORIFICE DETAILS

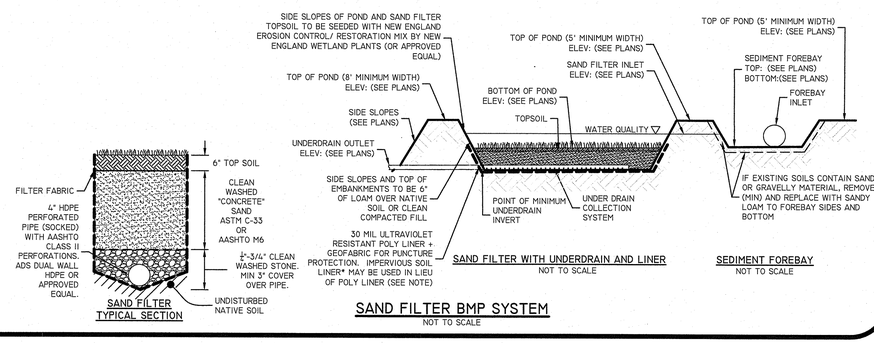
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0007
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

DESCRIPTION	SNDF-G	SNDF-H
TOP OF POND ELEVATION	265.50	264.75
100 YEAR STORM ELEVATION	264.30	263.58
10 YEAR STORM ELEVATION	263.05	262.14
1 YEAR STORM ELEVATION	262.84	261.74
WQ STORM ELEVATION	261.27	260.66
BOTTOM OF POND ELEVATION	260.00	257.00
TOP SOIL DEPTH	0.50	0.50
SAND DEPTH	1.50	1.50
BOTTOM OF SAND ELEVATION	258.00	255.00
SEASONAL HIGH GWT ELEVATION	N/A	N/A
SOIL EVALUATION	TH-I5	TH-I5

NOTE: SEE BELOW FOR LINED SAND FILTER DETAILS

SAND FILTERS H AND G FLOODING DETAILS



SAND FILTER BMP SYSTEM
NOT TO SCALE

*NOTE: SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.
POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

NO	DATE	DESCRIPTION	BY:
4	6/29/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/28/2021	RIDEM APPLICATION TO ALTER	KED
1	04/09/2021	RIDEM APPLICATION TO ALTER	KED

DESIGN BY: K.E.D., M.A.H, B.E.G. DRAWN BY: SPB

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT HAS BEEN SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER AS FINAL DESIGN. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND OSHA DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTES SHEET 4.

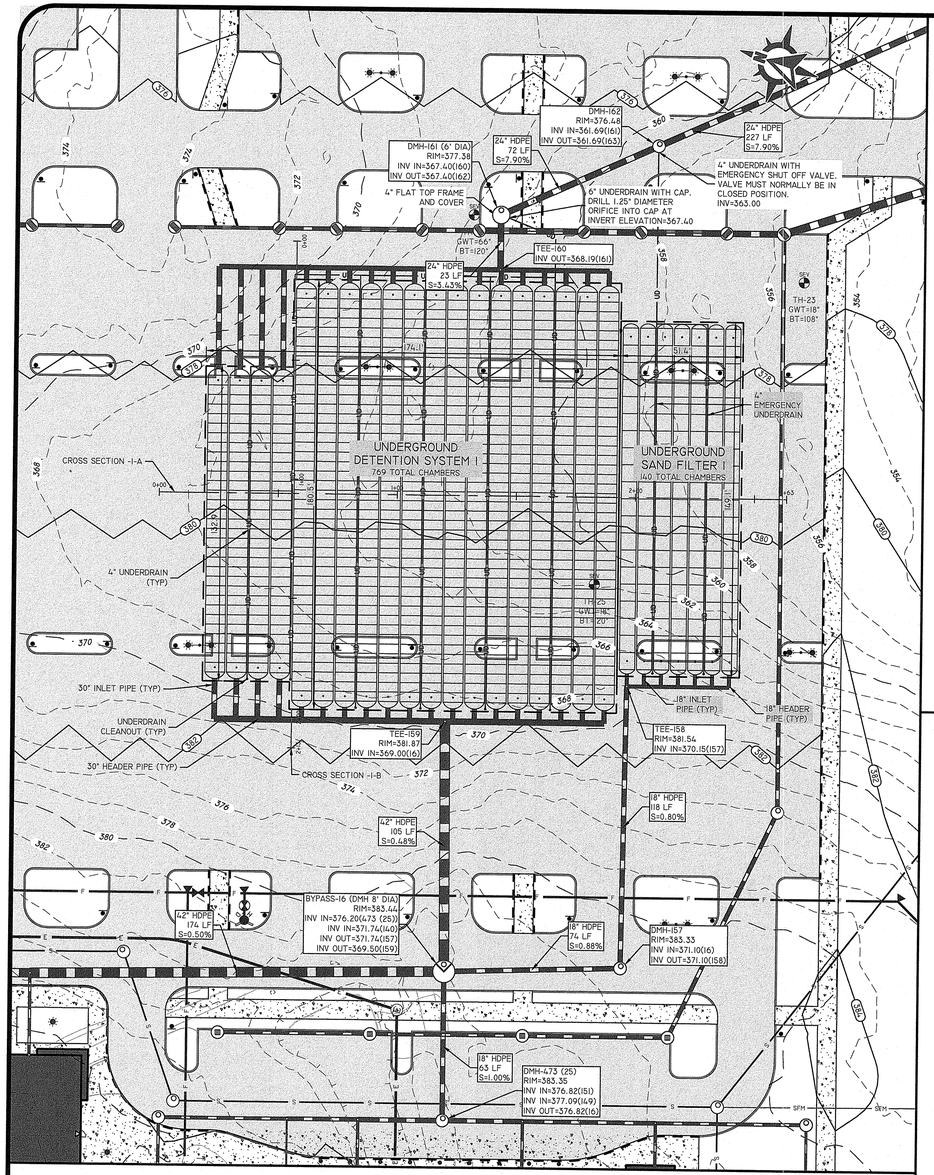
POND COMPLEX G & H
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 49 OF 70

DE JOB NO. 3295-329 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

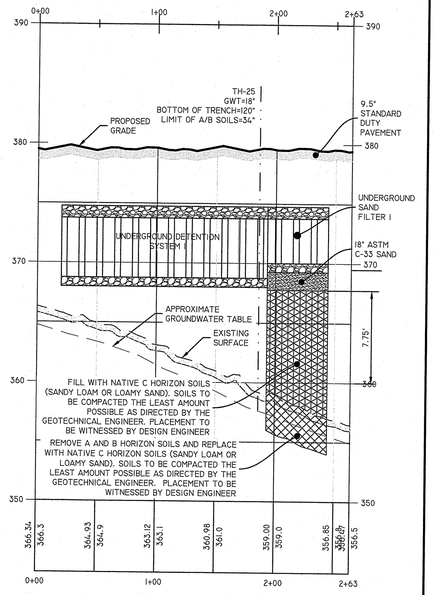
z:\dlenain\projects\3295-329 hartford avenue\autocad drawings\3295-329 temps-east pond.dwg Plotted: 6/29/2021



UNDERGROUND DETENTION SYSTEM 1

SCALE: 1"=30'

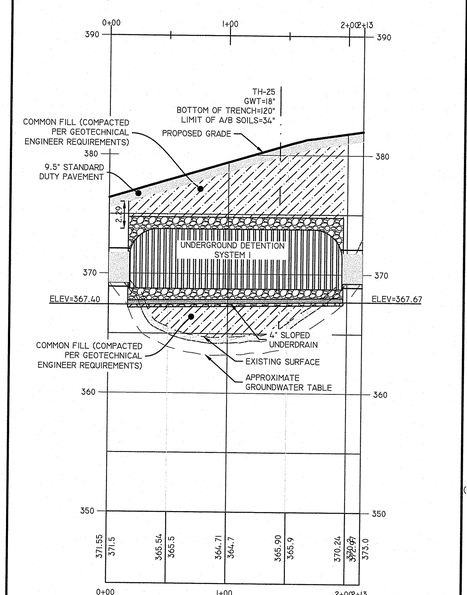
0 15' 30' 60'



CROSS SECTION I-A

VERTICAL: 0 3' 6' 12'

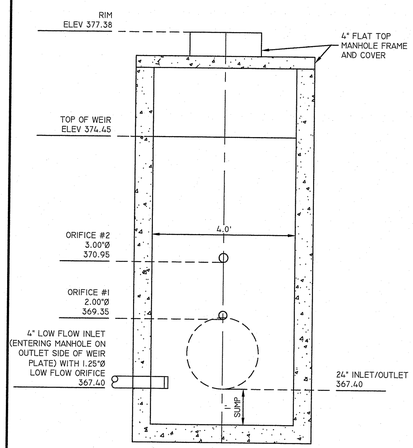
HORIZONTAL: 0 15' 30' 60'



CROSS SECTION I-B

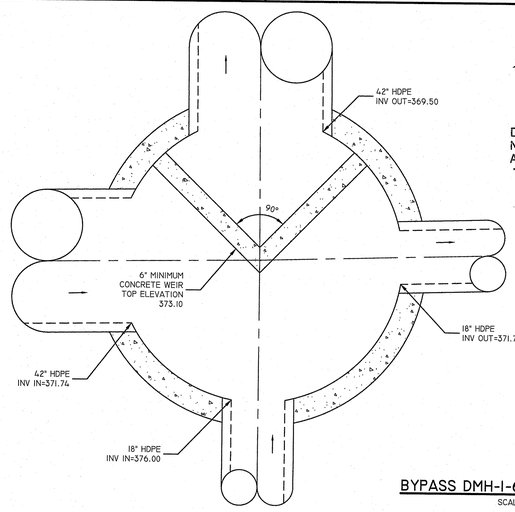
VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'



OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (OCS-161)

SCALE: 1"=2'

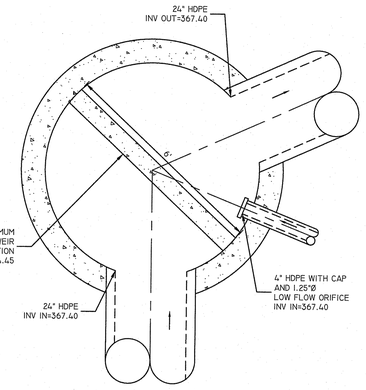


BYPASS DMH-I-6 (8'Ø MANHOLE)

SCALE 1"=2'

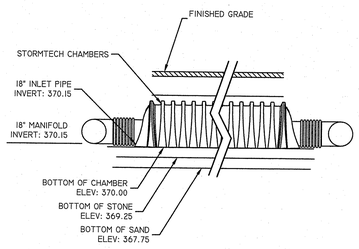
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek



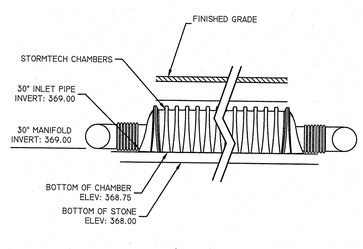
OUTLET CONTROL STRUCTURE
DMH-161 (6'Ø MANHOLE)

SCALE 1"=2'



STORMTECH ELEVATIONS - WATER QUALITY CHAMBERS

NOT TO SCALE



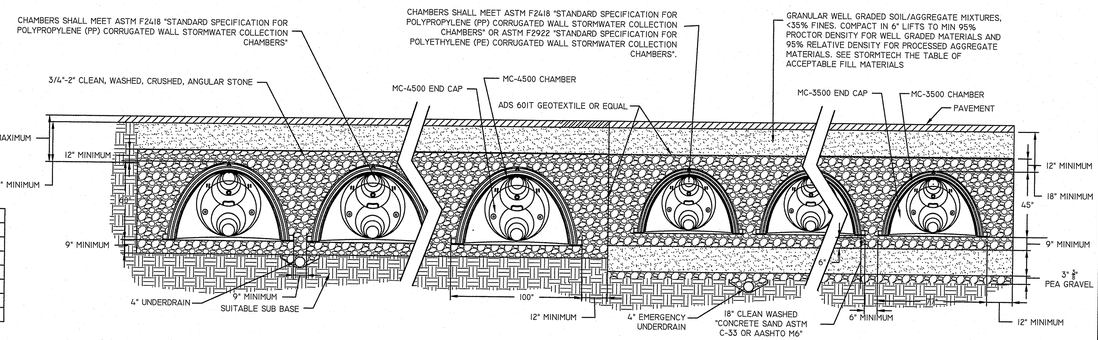
STORMTECH ELEVATIONS - DETENTION CHAMBERS

NOT TO SCALE

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	WQ-1	QP-1
TOP OF STONE ELEVATION	374.75	374.75
BOTTOM OF STONE ELEVATION	369.25	368.00
100 YEAR STORM ELEVATION	374.60	374.59
10 YEAR STORM ELEVATION	374.13	371.11
1 YEAR STORM ELEVATION	373.45	369.48
SEASONAL HIGH GWT ELEVATION	365.40	368.00
SOIL EVALUATION	TH-25	TH-25



UNDERGROUND DETENTION SYSTEM 1 DETAIL

NOT TO SCALE

UNDERGROUND SAND FILTER 1 DETAIL

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
RHODE ISLAND
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND STAMP OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY OWNER'S.

NO.	DATE	DESCRIPTION	BY:
4.	6/25/2021	RIDEP RESPONSE TO COMMENTS	KED
3.	5/24/2021	RIDEP RESPONSE TO COMMENTS	KED
2.	5/1/2021	RIDEP RESPONSE TO COMMENTS	KED
1.	04/09/2021	RIDEP APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

UNDERGROUND SYSTEM 1
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

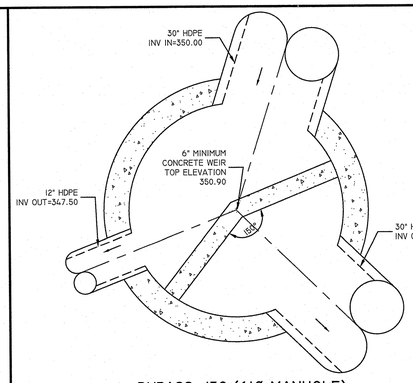
SHEET 50 OF 70

Z:\Stefan\projects\395-029 hartford avenue\autocad drawings\395-029-bmps-ubb-1.dwg Plotted: 6/29/2021

POND COMPLEX J AND K

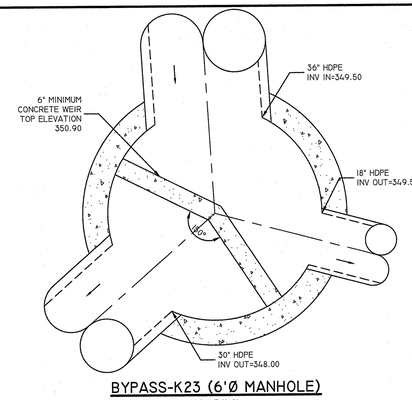
SCALE: 1"=30'

0 15' 30' 60'



BYPASS-J32 (6'Ø MANHOLE)

SCALE 1"=2'



BYPASS-K23 (6'Ø MANHOLE)

SCALE 1"=2'

DESCRIPTION	DP-J
TOP OF POND ELEVATION	353.00
100 YEAR STORM ELEVATION	351.99
10 YEAR STORM ELEVATION	349.77
1 YEAR STORM ELEVATION	346.71
BOTTOM OF POND ELEVATION	345.00
SEASONAL HIGH GWT ELEVATION	333.82
SOIL EVALUATION	TH-G

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

POND J OUTLET SCHEDULE

OUTLET	PIPE/ORIFICE DIAMETER	INVERT
J39	2.25"	311.50

NOTE: SEE SHEET 44 FOR POND OUTLET DETAIL

POND J LOW FLOW ORIFICE SCHEDULE

LOW FLOW	DIAMETER	INVERT
J36	1.00"	344.00

NOTE: SEE SHEET 43 FOR LOW FLOW OUTLET DETAIL WITHOUT OUTLET CONTROL STRUCTURE

DETENTION POND J FLOODING AND ORIFICE DETAILS

DESCRIPTION	SNDF-J	SNDF-K
TOP OF POND ELEVATION	353.25	353.50
100 YEAR STORM ELEVATION	352.03	352.48
10 YEAR STORM ELEVATION	351.14	351.68
1 YEAR STORM ELEVATION	350.44	351.06
WQ STORM ELEVATION	348.27	350.24
BOTTOM OF POND ELEVATION	346.00	347.00
TOP SOIL DEPTH	0.50	0.50
SAND DEPTH	1.50	1.50
BOTTOM OF SAND ELEVATION	344.00	345.00
SEASONAL HIGH GWT ELEVATION	332.86	325.50
SOIL EVALUATION	TH-F	TH-H

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

SAND FILTER J AND K FLOODING DETAILS

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Seneca

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
6/25/21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS IS NOT A CERTIFICATION AS TO THE CONDITION OF PROPERTIES NOT SHOWN ON THIS PLAN. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THE LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/30/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
1	06/07/2021	RIDEM APPLICATION TO ALTER	KED
DRAWN BY: SPB		DESIGN BY: K.E.D., M.A.H, B.E.G.	

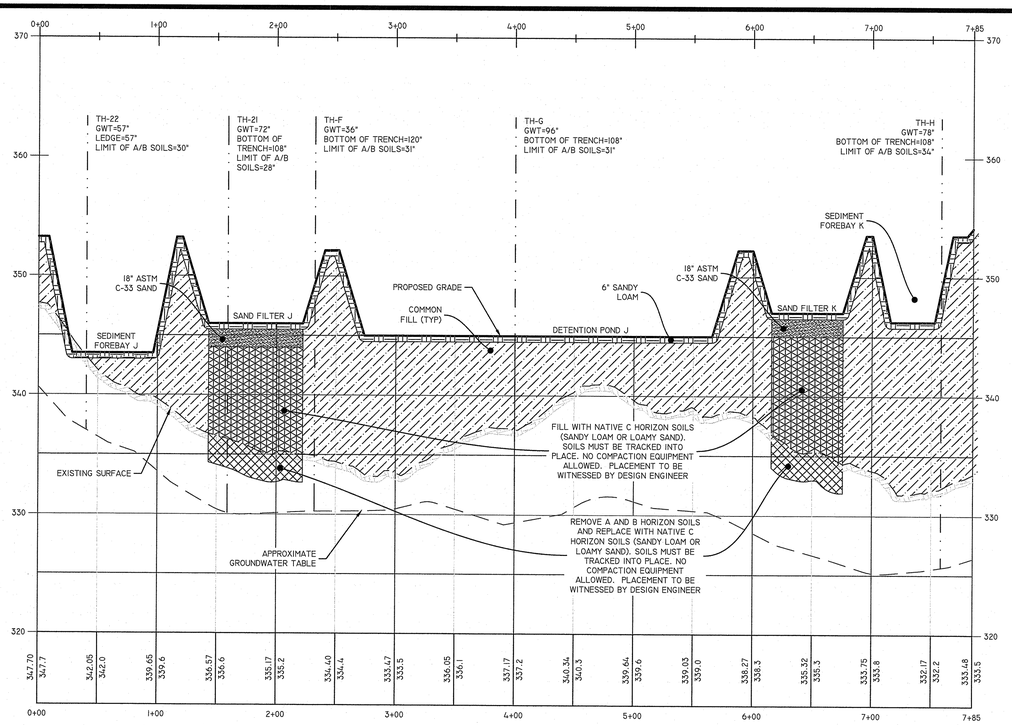
POND COMPLEX J & K - 1

RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

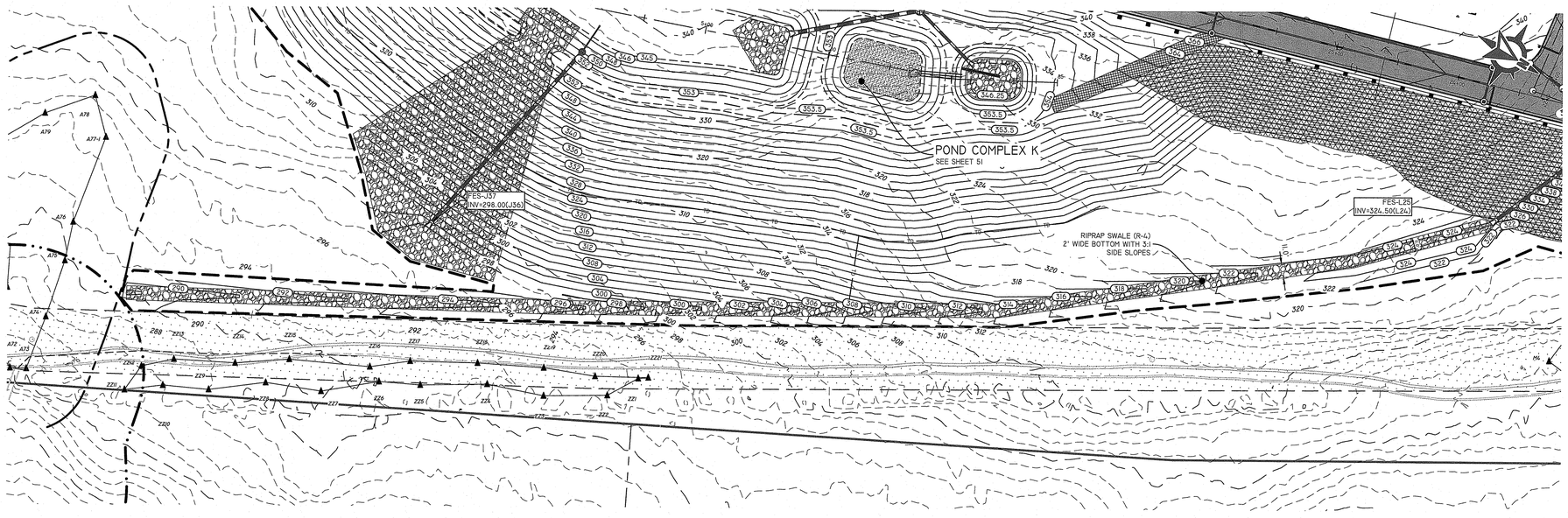
DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dennis\projects\0395-029 bartford avenue\autocad drawings\0395-029-3dmps-east ponds.dwg Plotted: 6/29/2021



POND CROSS SECTION J-K

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

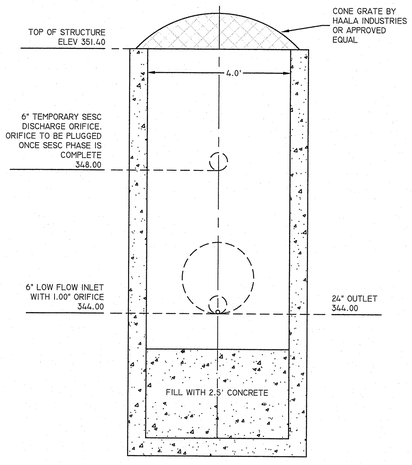


SWALE L DETAIL

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Christian D. Wenczak



OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (OCS-J36)

SCALE: 1"=2'

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. 19341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources

NO.	DATE	DESCRIPTION	BY:
4	4/26/2021	RIDEM RESPONSE TO COMMENTS	KED
3	3/19/2021	RIDEM LANDSCAPE SUBMISSION	AJC
2	2/19/2021	RIDEM LANDSCAPE SUBMISSION	AJC
1	06/10/2020	RIDEP APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THE PLANS SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY AN ENGINEER REGISTERED IN RHODE ISLAND.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS OR FOR LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

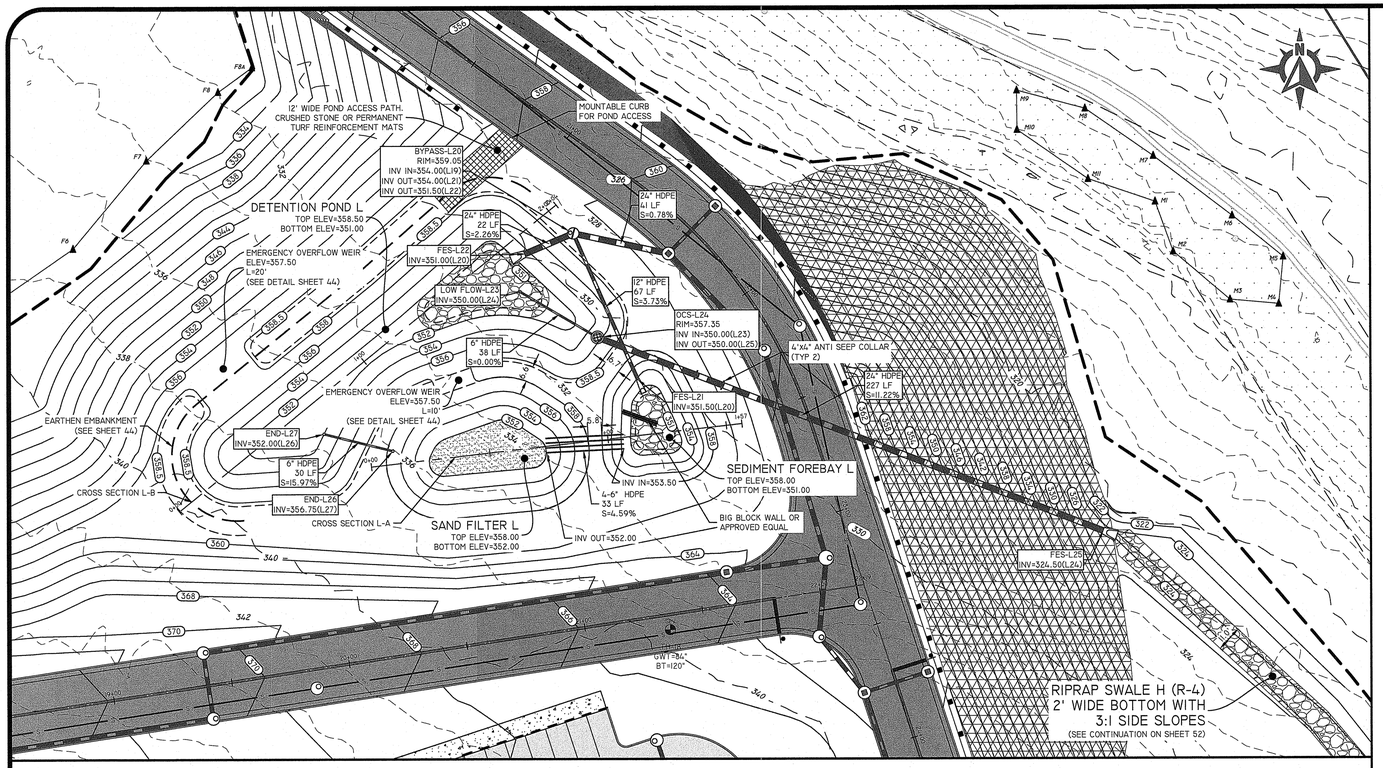
POND COMPLEX J & K - 2
RETAIL DISTRIBUTION CENTER
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 3395-429 COPYRIGHT 2020 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 52 OF 70

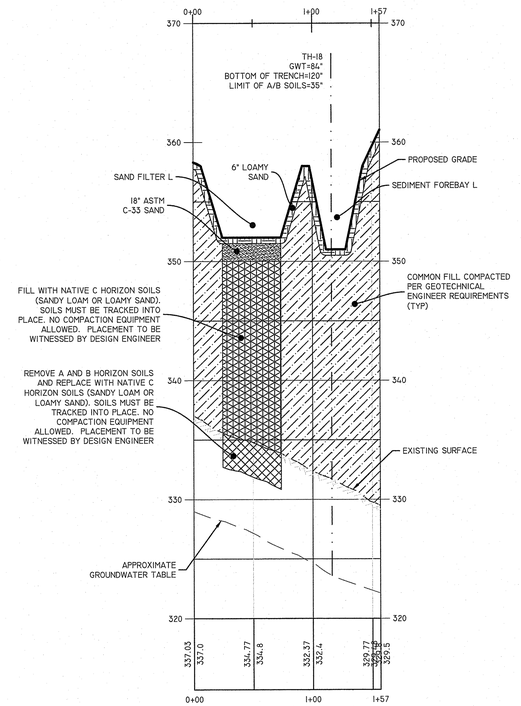
z:\domain\projects\xrpy-xrp-hartford avenue\autocad drawings\xrpy-xrp-lamps-east ponds.dwg Plotted: 6/29/2021



POND COMPLEX L

SCALE: 1"=30'

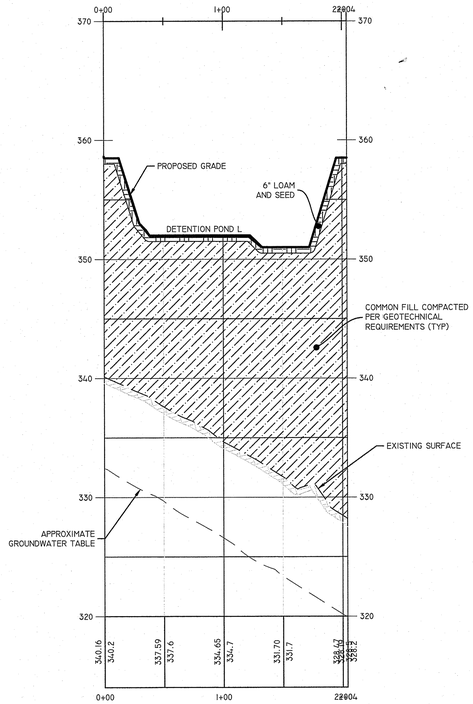
0 15' 30' 60'



POND CROSS SECTION L-A

VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'



POND CROSS SECTION L-B

VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	DP-L
TOP OF POND ELEVATION	358.50
100 YEAR STORM ELEVATION	357.46
10 YEAR STORM ELEVATION	356.24
1 YEAR STORM ELEVATION	353.34
BOTTOM OF POND ELEVATION	351.00
SEASONAL HIGH GWT ELEVATION	325.00
SOIL EVALUATION	TH-18

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

POND L INTERNAL ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
L24	1.00"	350.00

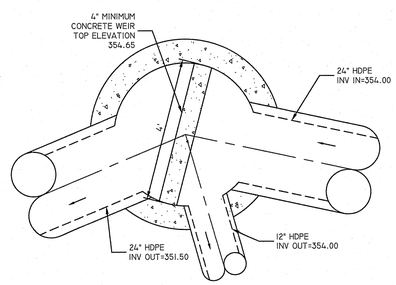
NOTE: SEE SHEET 44 FOR LOW FLOW OUTLET DETAIL WITH OUTLET CONTROL STRUCTURE

DETENTION POND L FLOODING AND ORIFICE DETAILS

DESCRIPTION	SNDF-L
TOP OF POND ELEVATION	358.00
100 YEAR STORM ELEVATION	357.46
10 YEAR STORM ELEVATION	356.24
1 YEAR STORM ELEVATION	354.88
WQ STORM ELEVATION	354.44
BOTTOM OF POND ELEVATION	352.00
TOP SOIL DEPTH	0.50
SAND DEPTH	1.50
BOTTOM OF SAND ELEVATION	350.00
SEASONAL HIGH GWT ELEVATION	327.00
SOIL EVALUATION	TH-18

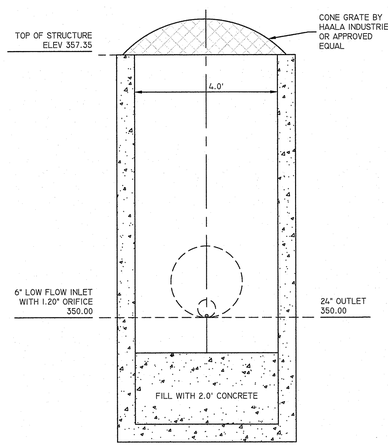
NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

SAND FILTER L FLOODING DETAILS



BYPASS DMH-L20 (4'Ø MANHOLE)

SCALE 1"=2'



OUTLET CONTROL STRUCTURE 4' DIAMETER MANHOLE (OCS-L24)

SCALE: 1"=2'

Environmental Management
JUN 29 2021
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 JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Venezia

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
6/25/2021
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

NO	DATE	DESCRIPTION	BY
4	6/16/2021	BUREH RESPONSE TO COMMENTS	KED
3	6/11/2021	BUREH RESPONSE TO COMMENTS	KED
2	5/11/2021	BUREH LANDSCAPE SUBMISSION	AA
1	05/07/2021	BUREH APPLICATION TO RI DEM	BEG

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H., B.E.G.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ADDITIONAL COSTS ASSOCIATED WITH ANY DEVIATION FROM THESE PLANS. ALL UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ITS ENGINEERING.

SEE "UTILITY" NOTE ON SHEET 2.

POND COMPLEX L
RETAIL DISTRIBUTION CENTER

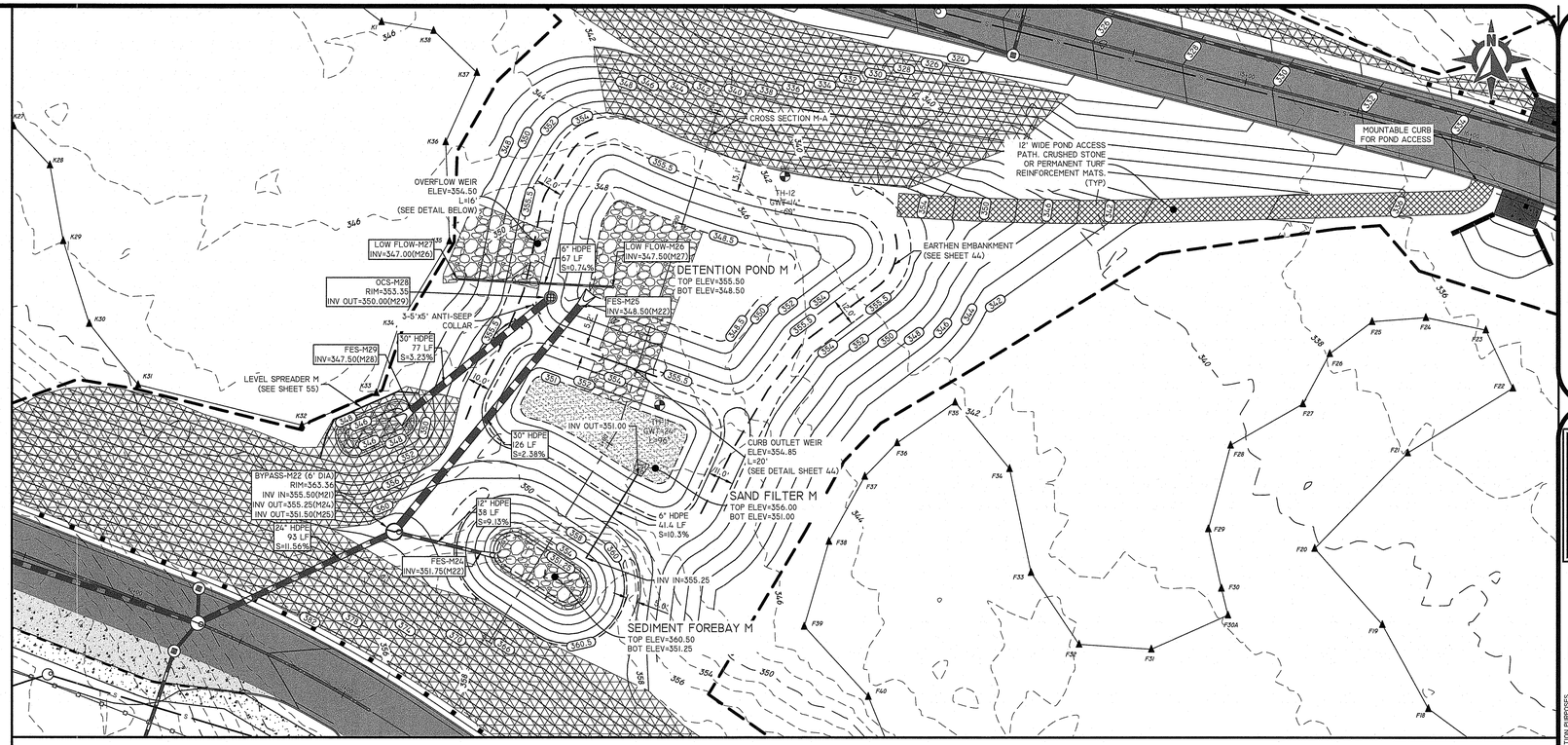
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 53 OF 70

DE JOB NO. 6598-00 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\dems\projects\6595-00\hartford avenue\autocad drawings\6595-00 bmps-east ponds.dwg Plotted: 6/29/2021



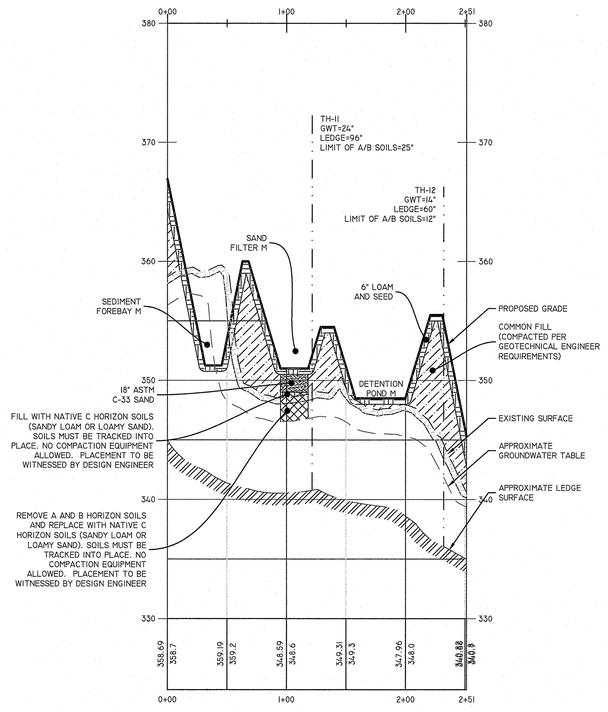
POND COMPLEX M

SCALE: 1"=30'

0 15' 30' 60'

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek



POND CROSS SECTION M-A

VERTICAL: 0 3' 6' 12'

HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	DP-M
TOP OF POND ELEVATION	355.50
100 YEAR STORM ELEVATION	354.52
10 YEAR STORM ELEVATION	353.70
1 YEAR STORM ELEVATION	352.10
BOTTOM OF POND ELEVATION	348.50
SEASONAL HIGH GWT ELEVATION	348.43
SOIL EVALUATION	TH-12

NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

POND M ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
M27	1.75"	347.00

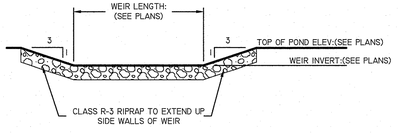
NOTE: SEE SHEET 44 FOR LOW FLOW OUTLET DETAIL WITHOUT OUTLET CONTROL STRUCTURE

DETENTION POND M FLOODING AND ORIFICE DETAILS

DESCRIPTION	SNDF-M
TOP OF POND ELEVATION	356.00
100 YEAR STORM ELEVATION	354.99
10 YEAR STORM ELEVATION	354.94
1 YEAR STORM ELEVATION	354.92
WQ STORM ELEVATION	354.81
BOTTOM OF POND ELEVATION	351.00
TOP SOIL DEPTH	0.50
SAND DEPTH	1.50
BOTTOM OF SAND ELEVATION	349.00
SEASONAL HIGH GWT ELEVATION	346.50
SOIL EVALUATION	TH-11

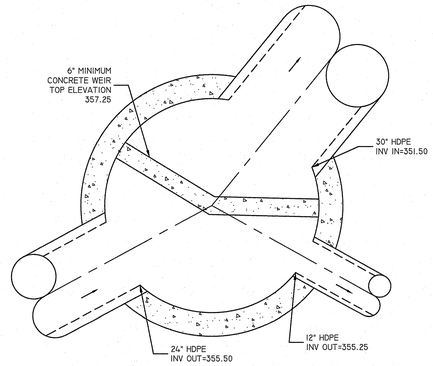
NOTE: SEE SHEET 44 FOR STANDARD POND DETAILS

SAND FILTER M FLOODING DETAILS



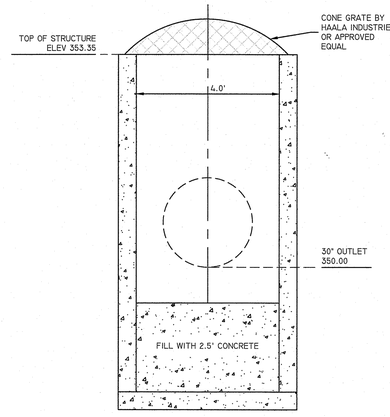
OVERFLOW WEIR

NOT TO SCALE



BYPASS-M22 (6'Ø MANHOLE)

SCALE 1"=2'



OUTLET CONTROL STRUCTURE 4' DIAMETER MANHOLE (OCS-M27)

SCALE: 1"=2'

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
4/15/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THE ESH SEE PRINT, NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND OSHA

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES BETWEEN THESE PLANS AND LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/17/2021	RIDEM RESPONSE TO COMMENTS	AAD
2	5/11/2021	RIDEM LANDSCAPE SUBMISSION	AAD
1	06/09/2020	RIDEM APPLICATION TO ALTER	KED
DRAWN BY: SPB		DESIGN BY: K.E.D., M.A.H., B.E.G.	

POND COMPLEX M

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0295-009 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 54 OF 70

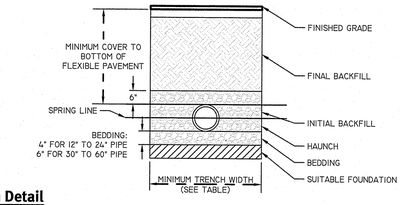
z:\design\projects\0295-009 hartford avenue\autocad drawings\0295-009-temp-east-pond.dwg Plotted: 6/29/2021

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 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE Ø	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"

PIPE Ø	MIN. TRENCH WIDTH
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

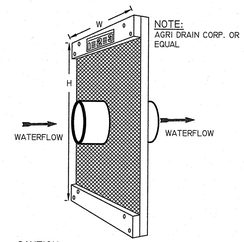


HDPE Trench Detail

NOT TO SCALE

INSTALLATION NOTES:

1. UNROLL THE ANTI-SEEP COLLAR AND ALIGN THE BOARDS TO FORM A SQUARE. ATTACH METAL BRACKETS TO THE CORNER OF THE BOARDS WITH THE SCREWS PROVIDED. ATTACH THE RUBBER TO THE FRAME WITH THE NAILS PROVIDED.
2. CUT A ROUND HOLE IN THE CENTER OF THE RUBBER THAT IS SMALLER THAN THE PIPE SIZE (APPROX. 33% SMALLER). THIS WILL ALLOW THE RUBBER TO STRETCH OVER THE PIPE WHEN THE ANTI-SEEP IS INSTALLED ON THE PIPE. THIS WILL PROVIDE A TIGHT SEAL BETWEEN THE PIPE AND THE ANTI-SEEP COLLAR. NOTE: CUTTING AN "X" OR SLIT WILL CAUSE THE RUBBER TO TEAR.
3. SLIP THE PIPE THROUGH THE ANTI-SEEP COLLAR, INSPECT THE SEAL BETWEEN THE PIPE AND THE ANTI-SEEP COLLAR, CAREFULLY BACKFILL, AND COMPACT WITH SUITABLE SOIL.



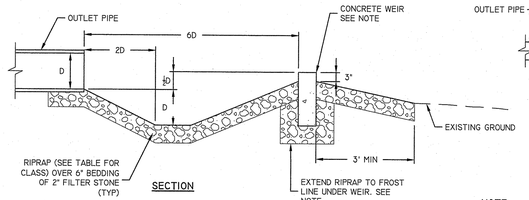
NOTE:
AGRI DRAIN CORP. OR EQUAL

CAUTION:
EXCESSIVE COMPACTION OR DOWNWARD PRESSURE ON FRAME WILL CAUSE RUBBER TO STRETCH AND DISTORT, RESULTING IN LOSS OF SEAL BETWEEN RUBBER AND PIPE.

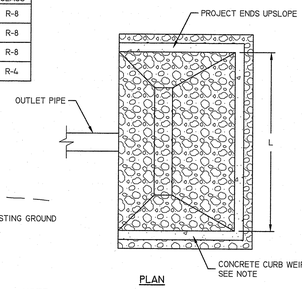
ANTI-SEEP COLLAR

NOT TO SCALE

LOCATION	PIPE INVERT	PIPE DIA (D)	WIDTH (6D)	LENGTH (L)	CONCRETE CURB WEIR ELEV	RIPRAP CLASS
F31	344.00	15"	7.5'	15'	344.00	R-8
F34 & F36	291.00	2 X 24"	12'	30'	291.00	R-8
H7 & H9	256.50	2 X 36"	18'	100'	258.25	R-8
M24	347.50	30"	15'	30'	349.00	R-4



SECTION

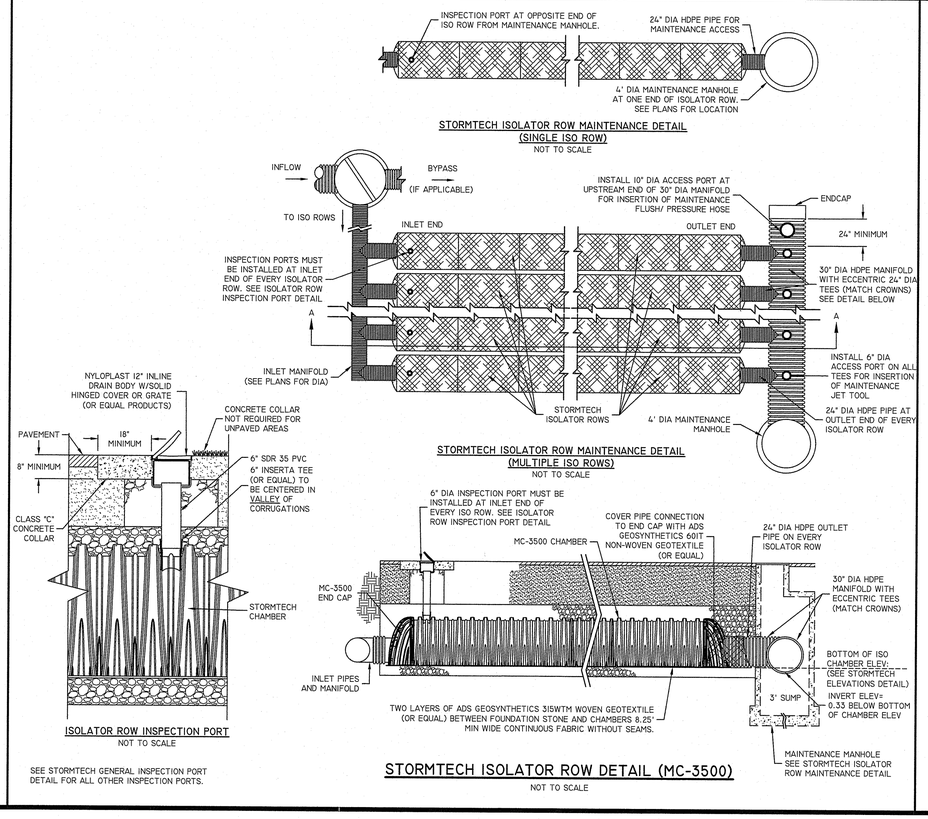


PLAN

LEVEL SPREADER

NOT TO SCALE

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



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)

NOT TO SCALE

STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (MULTIPLE ISO ROWS)

NOT TO SCALE

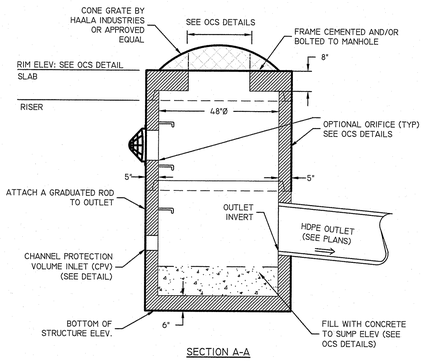
ISOLATOR ROW INSPECTION PORT

NOT TO SCALE

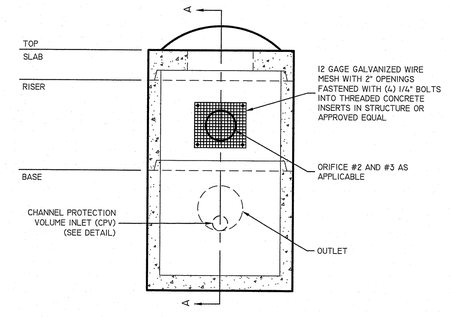
SEE STORMTECH GENERAL INSPECTION PORT DETAIL FOR ALL OTHER INSPECTION PORTS.

STORMTECH ISOLATOR ROW DETAIL (MC-3500)

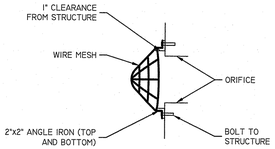
NOT TO SCALE



SECTION A-A



NOTE:
ALL 2" WEEP HOLES USED TO PLACE STRUCTURE MUST BE FILLED WITH CONCRETE.



TRASH RACK DETAIL

TYPICAL 4' DIAMETER OUTLET STRUCTURE

NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0697
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Sencek

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
6/30/2021
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources

NO.	DATE	DESCRIPTION	BY:
4.	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3.	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
2.	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AJL
1.	4/30/2021	RIDEM FRESHWATER WETLANDS	AJL

DESIGN BY: K.E.D., M.A.H, B.E.G.
DRAWN BY: SPB

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY AN AUTHORIZED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON HARD COPY BEARING ORIGINAL SIGNATURE AND SEAL OF A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DISCLAIMS ANY RESPONSIBILITY FOR ELECTRONIC FILES.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON RECORDS AND FIELD OBSERVATIONS. DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES SEE UTILITY NOTE ON SHEET 2.

DRAINAGE DETAIL SHEET

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE -JOB NO. 3099-429 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 55 OF 70

NOTES:

1. BOX CULVERTS MUST HAVE A MINIMUM OF H20 LOADING AT 1' OF COVER (TO BOTTOM OF ASPHALT). CONTRACTOR TO PROVIDE SHOP DRAWINGS STAMPED BY A RHODE ISLAND PROFESSIONAL ENGINEER.
2. CONTRACTOR MAY SUBSTITUTE THE 4' HIGH BY 8' WIDE BOX CULVERTS SHOWN ON THIS PLAN WITH 3' HIGH BY 8'WIDE BOX CULVERTS. THE CLEAR HEIGHT OPENING MUST REMAIN THE SAME (2' MINIMUM). ADDITIONALLY, ALTERNATE WIDTH BOX CULVERTS CAN BE USED WITH APPROVAL OF DESIGN ENGINEER. THE CRITTER CROSSING MUST PROVIDE A MINIMUM WIDTH OF 15' AND MINIMUM HEIGHT OF 2'.
3. CONTRACT MAY USE A FOUR SIDED BOX CULVERT OR A THREE SIDE BOX CULVERT WITH A TOP, PROVIDED THE CULVERT MEETS H20 LOADING REQUIREMENTS. ALTERNATIVELY, THE CONTRACTOR MAY USE A THREE SIDED BOX CULVERT WITH FOOTINGS. THE PROPOSED CRITTER CROSSING MUST HAVE AN EARTHEN BOTTOM.

PLAN VIEW

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

SECTION VIEW

VERTICAL: 0 5' 10' 20'
HORIZONTAL: 0 10' 20' 40'

PROFILE VIEW

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Marten D. Wenck

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. 8341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED AND STAMPED BY A RHODE ISLAND PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING, LTD. SITE PLAN AND NOT ANY REPRODUCTIONS OF THIS PLAN BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND INCOMPLETE. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEP RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/10/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	3/26/2021	RIDEM APPLICATION SUBMITTAL	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H., B.E.G.

CRITTER CROSSING PLAN

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 56 OF 70

DE JOB NO: 1939-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\Domain\projects\1939-029 hartford avenue\autocad drawings\exhibits\1939-029-ex06 critter crossing.dwg Plotted: 6/29/2021

SEWER LINE/WATER LINE SEPARATION POLICY

A. LATERAL PLACEMENT OF SEWERS AND WATER LINES

SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE. 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 LINE, PROVIDED THAT:

1. THE SEWER AND WATER LINE ARE LAID IN SEPARATE TRENCHES, OR
2. THE SEWER AND WATER LINE MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER LINE 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 LINE.

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

1. 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
2. DESIGN AND CONSTRUCTION OF THE SEWER EQUAL TO WATER LINE (CEMENT-LINED DUCTILE IRON OR OTHER AWWA-APPROVED MATERIAL FOR POTABLE WATER CONVEYANCE), AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS.

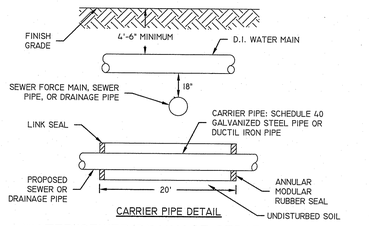
B. SEWERS CROSSING WATER LINES

SEWERS CROSSING OVER WATER LINES 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 LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE WATER LINE 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 LINE JOINTS.

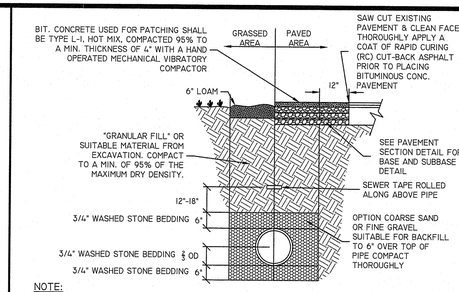
WHERE CONDITIONS PREVENT AN 18" VERTICAL SEPARATION FROM BEING MAINTAINED, THE FOLLOWING METHODS SHALL BE SPECIFIED:

1. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER LINE (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 LINE AND PRESSURE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS, OR
2. EITHER THE WATER LINE 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 LINE. THE CARRIER PIPE SHALL BE DESIGNED AND CONSTRUCTED OF MATERIALS WHICH ARE SATISFACTORY TO THE DIVISION, OR
3. ANY OTHER METHODS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER, WHICH ENSURE ADEQUATE WATER TIGHTNESS AND ARE SATISFACTORY TO THE DIVISION.

NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10'.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN A CARRIER PIPE UPON WRITTEN APPROVAL BY PROVIDENCE WATER.
4. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF THE WATER MAIN.
5. CONCRETE ENCASEMENT IS NOT ALLOWED.



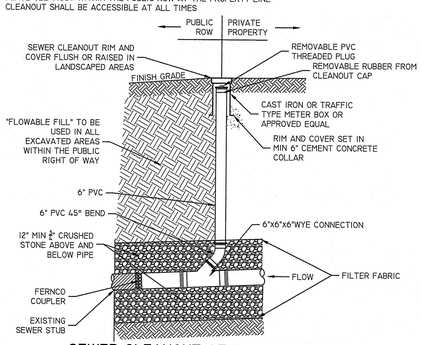
WATER/SEWER/DRAINAGE SEPARATION
NOT TO SCALE



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 6" 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 HAUNCHING 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.

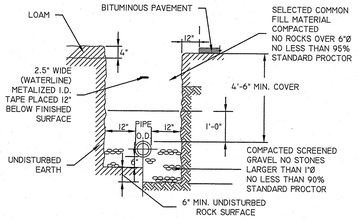
SEWER LINE TRENCH DETAIL (WITHIN SITE)
NOT TO SCALE

NOTES:
1. PLACE CLEANOUT WITHIN THE PUBLIC ROW AT THE PROPERTY LINE
2. CLEANOUT SHALL BE ACCESSIBLE AT ALL TIMES

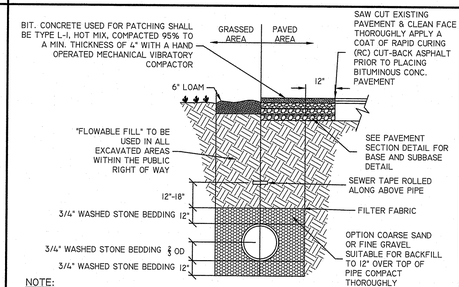


SEWER CLEANOUT AT PROPERTY LINE
NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401 943 9000 fax 401 464 6006 www.diprete-eng.com
Boston • Providence • Newport



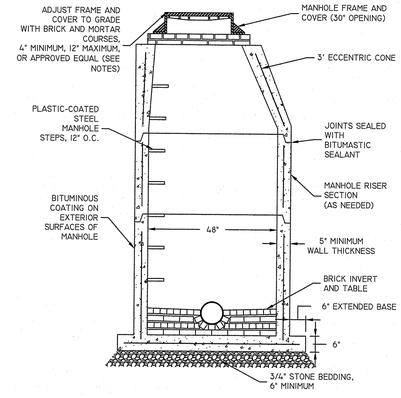
WATER TRENCH INSTALLATION IN ROCK AND SOIL
NOT TO SCALE



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.

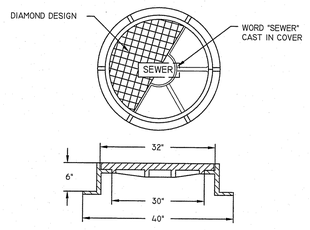
SEWER TRENCH DETAIL (WITHIN ROW)
NOT TO SCALE

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

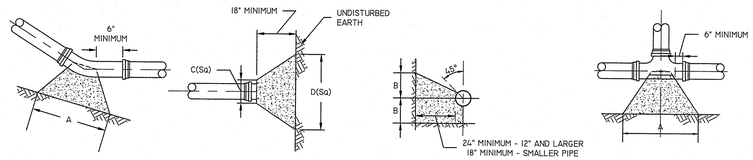
NOTES:
1. SEWER MANHOLE FRAME AND COVER SHALL BE LEBARON MODEL LC326-2 OR APPROVED EQUAL.



WATER-TIGHT SEWER MANHOLE FRAME & COVER DETAIL
NOT TO SCALE

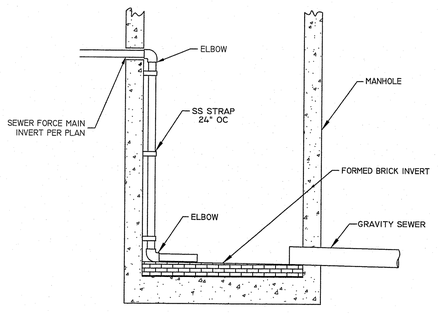
NOTES:
A. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
B. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
C. FORMS TO BE USED AS NECESSARY
D. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
E. REGISTERED PROFESSIONAL ENGINEER IN THE STATE 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"	24"	12"	10"	24"	30"	15"	24"	12"	18"	9"	12"	6"
8"	30"	15"	12"	30"	36"	18"	30"	15"	24"	12"	18"	9"
10"	42"	21"	14"	42"	48"	24"	36"	18"	27"	14"	20"	10"
12"	48"	24"	16"	48"	54"	27"	42"	21"	30"	15"	24"	12"

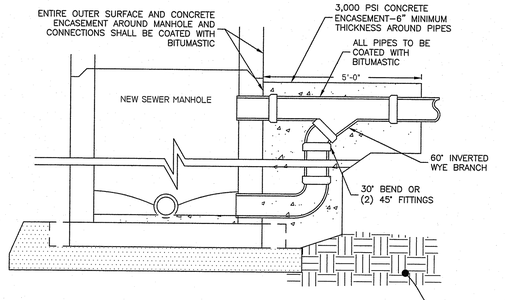


PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

THRUST BLOCK
NOT TO SCALE



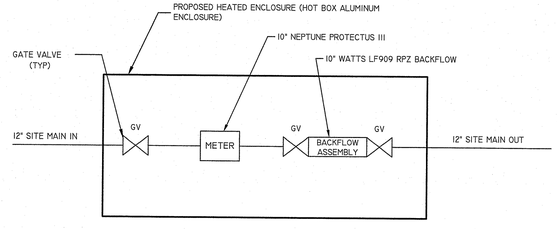
TYPICAL SEWER FORCE MAIN CONNECTION INTO SEWER MANHOLE
NOT TO SCALE



EXTERNAL DROP FOR MANHOLE
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 3 0 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

NOTES:
1. CONTRACTOR TO PROVIDE FINAL SHOP DRAWINGS OF WATER METER ENCLOSURE PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY PWSB PRIOR TO INSTALLATION.
2. FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY PWSB.
3. CONTRACTOR TO PROVIDE POWER AND TELEPHONE SERVICE TO HEATED ENCLOSURE.



SCHEMATIC HEATED ENCLOSURE FOR WATER METER & BACKFLOW
NOT TO SCALE

BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. ANY CHANGES TO THESE PLANS BY ANY OTHER PARTY, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
4.	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3.	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2.	5/17/2021	RIDEM LANDSCAPE SUBMISSION	AJC
1.	04/07/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H., B.E.G.

WATER AND SEWER DETAILS

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

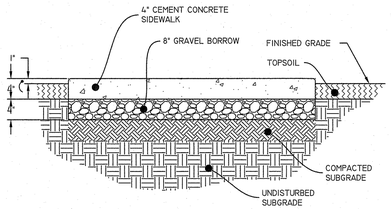
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 57 OF 70

DE JOB NO: 0395-20 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

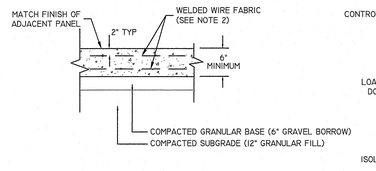
K:\Active\Projects\395\00\Autocad\Construction Drawings\0395-00-Cover.dwg Modified: 6/25/2021

NOTES:
1. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
2. CONTRACTION JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6' WITHOUT REINFORCING.
3. EXPANSION JOINTS SHALL BE SPACED AT A MINIMUM OF 25' OR WHEN ABUTTING A FIXED OBJECT.
4. SUBGRADE MATERIAL IS TO BE FREE OF ALL ORGANICS.
5. MATERIALS USED SHALL BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATION.
6. SEE SHEET GRADING SHEETS FOR SIDEWALK GRADING.

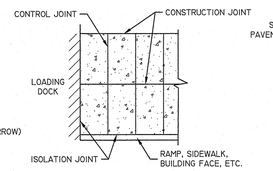


TYPICAL SIDEWALK/SLAB CONSTRUCTION (AS SPECIFIED ON PLANS)

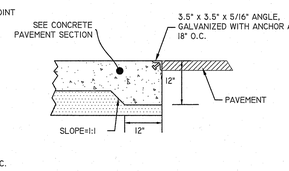
NOT TO SCALE



CONCRETE PAVEMENT SECTION

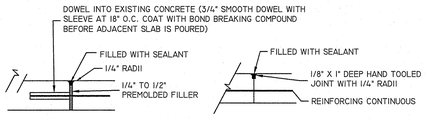


PLAN VIEW AT LOADING DOCK



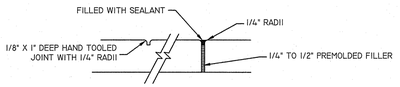
CONCRETE EDGE SECTION

NOTES:
1. FOR AREAS TO BE PAVED WITH PORTLAND CEMENT-BASED CONCRETE, A SIX-INCH THICK SLAB ON GRADE IS RECOMMENDED, WITH A MINIMUM 6-INCH THICK "SAND GRAVEL FILL" BASE COURSE.
2. THE CONCRETE SHOULD HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF 4,000 POUNDS PER SQUARE INCH, WITH AIR ENTRAINMENT OF 4 TO 6 PERCENT. THE THICKNESS IS BASED ON A MODULUS OF SUBGRADE REACTION OF 150 POUNDS PER CUBIC INCH. GRADE 60 SIX-INCH BY SIX-INCH W2.0 X W2.0 WELDED WIRE FABRIC (AS = 0.04 INCHESZ/FOOT) REINFORCEMENT IS RECOMMENDED TO MINIMIZE CRACK OPENINGS.
3. CONCRETE PAVEMENT SHOULD HAVE EXPANSION JOINTS AT A MAXIMUM SPACING OF 45 FEET WITH A JOINT FILLER THICKNESS BASED ON THE THERMAL EXPANSION. ALL EXPANSION JOINTS SHOULD BE SEALED WITH AN AASHTO-APPROVED ELASTOMERIC JOINT SEALER.
4. SLABS SEPARATED BY AN EXPANSION JOINT SHOULD BE TIED TOGETHER WITH EPOXY COATED #6 DOWELS THAT ARE 18" LONG AT A SPACING OF 12 INCHES. DOWELS SHOULD BE SLEEVED ON ONE SIDE OF THE JOINT.
5. CONTROL JOINTS SHOULD BE CONSTRUCTED AT A SPACING OF APPROXIMATELY 15 FEET IN BOTH DIRECTIONS.
6. INCREASED SLAB THICKNESS TO BE USED WHERE CONCRETE ABUTS BITUMINOUS PAVEMENT OR LANDSCAPING.
7. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE SPECIFIED IN THIS PLAN SET.



EXPANSION JOINT

CONSTRUCTION JOINT

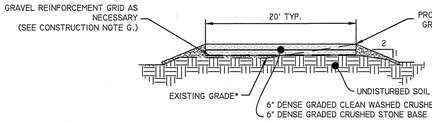


CONTROL JOINT (CJ)

ISOLATION JOINT (IJ)

CONCRETE PAVEMENT DETAIL

NOT TO SCALE



SURFACING TYPICAL

*NOTE:
WHERE ROAD BASE IS AT OR ABOVE EXISTING GRADE, ORGANICS MUST BE REMOVED PRIOR TO INSTALLATION OF ROAD BASE.

PROFILE TYPICAL

CLEAN CRUSHED STONE SPECIFICATIONS	
SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90MM (3.5IN)	100
75MM (3IN)	90-100
50MM (2IN)	75-100
25MM (1IN)	50-80
12.5MM (0.5IN)	30-60
4.75MM (NO.4)	0-40
7.5UM (No. 200)	0

DENSE GRADED CLEAN CRUSHED STONE:

A. DENSE GRADED CLEAN WASHED CRUSHED STONE MUST CONSIST OF CLEAN, WASHED, HARD, UNIFORMLY GRADED, CRUSHED STONE. IT MUST BE SUFFICIENTLY FREE FROM DIRT, DELETERIOUS MATERIAL, AND PIECES THAT ARE STRUCTURALLY WEAK AND MUST MEET THE FOLLOWING REQUIREMENTS:

B. SOURCE OF MATERIAL MUST BE OBTAINED FROM AREAS STRIPPED AND CLEANED OF SOIL AND DEBRIS BEFORE BLASTING

C. MATERIAL COARSER THAN THE 4.75MM (NO. 4) SIEVE MUST NOT BE MORE THAN 30 PERCENT, BY MASS (WEIGHT), OF THIN AND/OR ELONGATED PIECES.

BASE SPECIFICATIONS	
SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90MM (3.5IN)	100
75MM (3IN)	90-100
50MM (2IN)	75-100
25MM (1IN)	50-80
12.5MM (0.5IN)	30-60
4.75MM (NO.4)	15-40
7.5UM (No. 200)	0-6

DENSE GRADED CRUSHED STONE FOR BASE:

A. DENSE GRADED CRUSHED STONE FOR BASE MUST CONSIST OF CLEAN, HARD, UNIFORMLY GRADED, CRUSHED STONE. IT MUST BE SUFFICIENTLY FREE FROM DIRT, DELETERIOUS MATERIAL, AND PIECES THAT ARE STRUCTURALLY WEAK AND MUST MEET THE FOLLOWING REQUIREMENTS:

B. SOURCE OF MATERIAL MUST BE OBTAINED FROM AREAS STRIPPED AND CLEANED OF SOIL AND DEBRIS BEFORE BLASTING

C. MATERIAL COARSER THAN THE 4.75MM (No. 4) SIEVE MUST NOT BE MORE THAN 30 PERCENT, BY MASS (WEIGHT), OF THIN AND/OR ELONGATED PIECES.

SUBBASE SPECIFICATIONS (WHERE DIRECTED)			
CONDITIONS:	ROAD THICKNESS	STONE SIZE	FINES
SUBBASE LAYER WITH GEOTEXTILE FABRIC (NOT EXCESSIVELY WET)	4" MIN.	3-3 1/2	0-6%
SUBBASE LAYER WITH GEOTEXTILE FABRIC (WET CONDTIONS)	6" MIN.	3-3 1/2	0-6%

CONSTRUCTION NOTE:

A. CONSTRUCTION OPERATIONS MUST BE CARRIED OUT IN SUCH A MANNER TO MINIMIZE POTENTIAL EROSION AND WATER QUALITY DEGRADATION.

B. FIXED EROSION CONTROLS AND SITE STABILIZATION MUST BE CONDUCTED IN ACCORDANCE WITH APPROVED BMP'S OR PURSUANT TO PROJECT SPECIFIC PERMITS.

C. TREES, STUMPS, ROOTS, BRUSH AND WEEDS MUST BE REMOVED FROM THE WORK AREA IF DETERMINED NECESSARY TO SAFELY CONSTRUCT ROADWAY.

D. ON WEAK BEARING SOIL SUCH AS LOOSE ALLUVIAL, OR WETLAND SOILS, SURFACE TREATMENTS SHOULD BE UNDERLAIN WITH WOVEN GEOTEXTILES.

E. AT MINIMUM, ROADSIDE DITCHES MUST BE IFT BELOW ROAD SURFACE.

F. DISCHARGE POINTS. FOR DITCHES MUST NOT BE NEAR WETLANDS OR STREAMS, AND OR BE LOCATED AT THE DIRECTION OF THE DESIGN ENGINEER.

G. CONTRACTOR TO INSTALL GRAVEL REINFORCEMENT GRID AS NECESSARY TO PREVENT EROSION AND/OR VEHICULAR DAMAGE TO THE ACCESS ROAD.

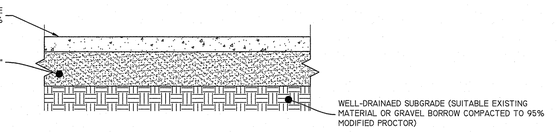
CRUSHED STONE ACCESS PATH DETAIL (SOLAR UTILITY EASEMENT)

NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin B. Wenner

NOTE:

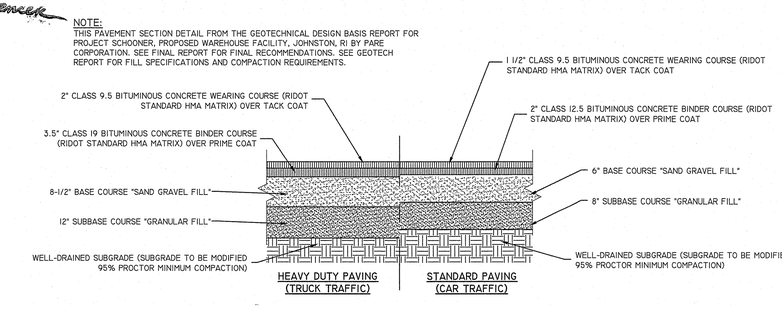
1. THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENT.
2. CONCRETE PAVEMENT SECTION TO HAVE WELDED WIRE STEEL REINFORCING WITH A MINIMUM STEEL ARE OF 0.040 SQUARE INCHES PER FOOT IN EACH DIRECTION (6X6-W2.0XW2.0 WWF).
3. CONTROL JOINTS SHALL BE CUT IN BOTH DIRECTIONS AT A MAXIMUM SPACING OF 15' O.C. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 45'. THE CONTROL JOINTS SHALL BE CUT INTO THE SLABS AS SOON AS THE CONCRETE IS CAPABLE OF SUPPORTING THE CUTTING EQUIPMENT BUT IN NOT CASE MORE THAN 8 HOURS AFTER CONCRETE PLACEMENT. THE EXPANSION JOINTS SHALL HAVE EPOXY COATED #6 DOWELS, 18" LONG AND LOCATED 12" O.C. THROUGHOUT THE LENGTH OF THE JOINT. EXPANSION JOINTS TO BE FILLED WITH AN AASHTO-APPROVED ELASTOMERIC JOINT SEALER.
4. ALTERNATELY, A 3/8" BY 4 1/2" DIAMOND DOWEL AT AN 18" SPACING MAYBE BE SUBSTITUTED FOR THE SMOOTH DOWEL. DO NOT EXTEND THE SLAB REINFORCEMENT THROUGH THE EXPANSION JOINT.
5. SUBBASE AND BASE COURSES SHOULD BE COMPACTED IN 1' (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557.
6. FILL BELOW THE SUBBASE SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
7. SEE THE GEOTECHNICAL DESIGN BASIS REPORT FOR PROJECT SCHOONER, PROPOSED WAREHOUSE FACILITY, JOHNSTON, RI BY PARE CORPORATION FOR MORE INFORMATION.



TYPICAL CONCRETE PAVEMENT SECTION

NOT TO SCALE

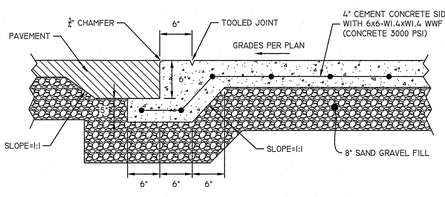
NOTE:
THIS PAVEMENT SECTION DETAIL FROM THE GEOTECHNICAL DESIGN BASIS REPORT FOR PROJECT SCHOONER, PROPOSED WAREHOUSE FACILITY, JOHNSTON, RI BY PARE CORPORATION. SEE FINAL REPORT FOR FINAL RECOMMENDATIONS. SEE GEOTECH REPORT FOR FILL SPECIFICATIONS AND COMPACTION REQUIREMENTS.



TYPICAL PAVEMENT SECTION

NOT TO SCALE

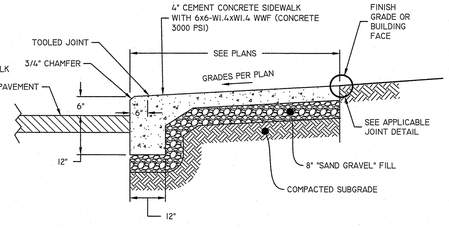
NOTE:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
2. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE MUST BE TAKEN TO ENSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
3. ALL IMPROVEMENTS SHALL MUST WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
4. PROVIDE EXPANSION JOINTS AT MAX. 16 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
5. PROVIDE CONTROL JOINTS AT 5' O.C.
6. MUST BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATIONS, CURRENT EDITION.



SECTION

MONOLITHIC CONCRETE SIDEWALK (FLUSH)

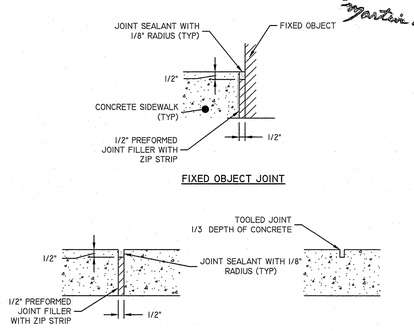
NOT TO SCALE



SECTION

MONOLITHIC CONCRETE SIDEWALK (6" REVEAL)

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
NEW HAMPSHIRE
10341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
06/25/2021

Civil Engineering Department
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE BLOCK STAMPED BY REGISTERED ENGINEERING TITLE BLOCK STAMPED BY DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE PLAN AND ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDOT RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDOT RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDOT LANDSCAPE SUBMISSION	KED
1	04/07/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

SITE DETAILS

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 58 OF 70

DE JOB NO. 0315-429 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\domain\projects\1\0315-429 hartford avenue\autocad drawings\0315-429-cad.dwg Plotted: 6/29/2021

GENERAL SEDIMENT BASIN NOTES:

1. SEDIMENT BASINS MUST MEET OR EXCEED ALL REQUIREMENTS FOR SEDIMENT BASINS AS DETAILED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION).
2. ALL CUT AND FILL SLOPES TO BE 2:1 OR FLATTER EXCEPT WHERE NOTED.
3. THE OUTLET(S) MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET(S). CONTRACTOR TO INSTALL BAFFLES IF NECESSARY TO PROVIDE AN EFFECTIVE FLOW LENGTH THAT IS AT LEAST TWO TIMES THE EFFECTIVE WIDTH OF THE BASIN. SEE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) FOR MORE INFORMATION.
4. SEDIMENT BASIN CONTOURS SHOWN ON THE PLANS REFLECT THE RECOMMENDED DESIGN PARAMETERS TO MEET THE CRITERIA PER THE HANDBOOK. BASIN PARAMETERS MAY BE FIELD MODIFIED AS NECESSARY WITH APPROVAL OF DESIGN ENGINEER.
5. THE MINIMUM WIDTH OF AN EMERGENCY SPILLWAY IS TO BE 20'.
6. BASIN DISCHARGE ALTERNATIVES MAY BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. ALTERNATIVES MUST BE ACCOMPANIED BY DETAILED CALCULATIONS INCLUDING (BUT NOT LIMITED TO) BUOYANCY RESISTANCE IF APPLICABLE.
7. DISCHARGE BARREL MUST HAVE WATERTIGHT JOINTS. ANY MATERIALS USED OTHER THAN HDPE FOR BARREL MUST BE IN COMPLIANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, CURRENT EDITION.
8. ANY TEMPORARY SEDIMENT BASINS INSTALLED WITHIN THE FOOTPRINT OF INFILTRATION DEVICE LOCATIONS (OR PART THEREOF), MUST BE LINED SUFFICIENT TO PREVENT THE PROPAGATION OF SEDIMENT INTO THE GROUND. LINER MUST BE REMOVED WHEN TEMPORARY BASIN IS REMOVED, AND THE AFFECTED AREA SCARIFIED A MINIMUM OF 18".
9. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN SAFETY OF SEDIMENT BASINS TO PROTECT HUMANS AND ANIMALS FROM SUCH ACCIDENTS AS FALLING OR DROWNING.

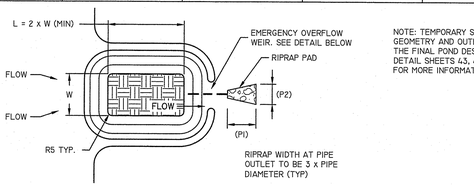
INSTALLATION NOTES:

1. SEDIMENT BASINS MUST BE INSTALLED IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, CURRENT EDITION.
2. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
3. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE INCHES AND OTHER DEBRIS.
4. EXCAVATE THE OUTLET APRON/ PAD AREA FIRST, TO USE AS A SEDIMENT TRAP DURING CONSTRUCTION OF THE BASIN.
5. EXCAVATE SEDIMENT STORAGE VOLUME/ AREA AND CONSTRUCT THE EMBANKMENT AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
6. AREAS ON WHICH FILL IS TO BE PLACED MUST BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
7. INSTALL LINER WHERE NECESSARY. SEE GENERAL SEDIMENT BASIN NOTE 8.
8. FILL MUST BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOD OVER-SIZED STONES, MAN MADE MATERIALS, OR OTHER PERISHABLE OR MATERIAL DEEMED UNSUITABLE BY THE GEOTECHNICAL ENGINEER.
9. FILL TO BE PLACED IN 6"-9" CONTINUOUS LAYERS AND COMPACTED UNTIL 95% STANDARD PROCTOR IS ACHIEVED.
10. DISCHARGE BARREL TO BE PLACED ON FIRM, EVEN FOUNDATION.
11. A MINIMUM OF 2' OF FILL MUST BE HAND-COMPACTED OVER THE BARREL BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
12. CONSTRUCT EARTHEN EMBANKMENT PER SEDIMENT BASIN DETAILS AND SPECIFICATIONS, INCLUDING THE SEDIMENT BASIN EARTHEN EMBANKMENT DETAIL (IMPERVIOUS CORE).
13. EMBANKMENT MUST BE CONSTRUCTED 10% HIGHER THAN THE DESIGN "TOP OF BASIN" ELEVATION TO ALLOW FOR SETTLEMENT.
14. STABILIZE ALL DISTURBED AREAS (EXCEPT THE LOWER ONE-HALF OF SEDIMENT BASIN) AS SOON AS GRADING IS COMPLETE, USING NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. (OR APPROVED EQUAL).

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF THE SEDIMENT STORAGE DEPTH. THIS WILL BE THE 'CLEANOUT LEVEL'. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE SEDIMENT STORAGE DEPTH AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS. DEWATER IF NECESSARY. DEWATERING DEVICE MUST DRAIN WATER FROM THE TOP OF STANDING WATER, NOT BOTTOM.
2. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
3. INSPECT THE BASIN 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.
4. CHECK EMBANKMENT, EMERGENCY SPILLWAY AND AND OUTLET FOR EROSION DAMAGE.
5. CHECK EMBANKMENT FOR: SETTLEMENT, SEEPAGE, OR SLUMPING ALONG THE TOE OR AROUND PIPE. LOOK FOR SIGNS OF PIPING. REPAIR IMMEDIATELY.
6. REMOVE TRASH AND OTHER DEBRIS FROM DISCHARGE BARREL, EMERGENCY SPILLWAY AND POOL AREA.
7. INSPECT, REPAIR AND MAINTAIN RIPRAP OUTLET PAD.
8. INSPECT VEGETATION; RESEED AND/ OR REMULCH IF NECESSARY.
9. IF CHEMICAL TREATMENT IS REQUIRED TO INCREASE THE RATE OF SETTLEMENT OF SOLIDS, THE USE OF CHEMICAL TREATMENTS MUST BE IN COMPLIANCE WITH RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK APPENDIX J.
10. AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN STABILIZED, INSPECTED AND APPROVED, REMOVE THE SEDIMENT BASIN. RESTORE AREA TO DESIGN GRADE AND STABILIZE IN ACCORDANCE WITH LANDSCAPE PLAN/ COVER AS SHOWN ON APPLICABLE PLANS.

Sediment Basin	Tributary Area	(A) Botton of Basin Elevation	(B) Discharge Barrel Elevation	(C) Overflow Weir Elevation	(D) Top of Basin Elevation	(E) Overflow Weir Width	Discharge Barrel Diameter	Number of Discharge Barrels	(P1) Riprap Pad L	(P2) Riprap Pad W	Riprap Pad Class
	ac	ft	ft	ft	ft	ft	in		ft	ft	
B	14.522	360.00	363.4 / 364.85	366.00	367.00	25	12	2	16	10	R-3
D	5.878	366.00	369.00	372.00	373.00	20	5	1	10	7	R-2
E	12.038	340.00	343.00	347.50	348.50	20	6	1	12	8	R-2
J	13.990	345.00	348.00	352.00	353.00	25	6	1	11	8	R-2



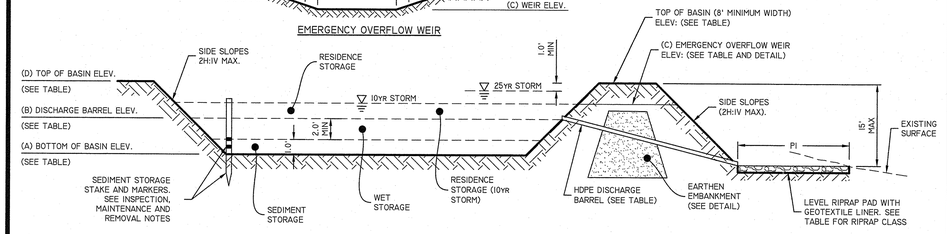
RIPRAP WIDTH AT PIPE OUTLET TO BE 3 x PIPE DIAMETER (TYP)

SEDIMENT BASIN PLAN VIEW

NOTE: TEMPORARY SEDIMENT BASIN GEOMETRY AND OUTLETS ARE BASED ON THE FINAL POND DESIGNS. SEE POND DETAIL SHEETS 43, 44, 46, 47, 51 AND 52 FOR MORE INFORMATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin B. Vincent



SEDIMENT BASIN SECTION VIEW

Temporary Sediment Basin Details

NOT TO SCALE

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP 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 MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS 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 (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST 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 1, COLUMN V FILTER STONE.

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

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

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

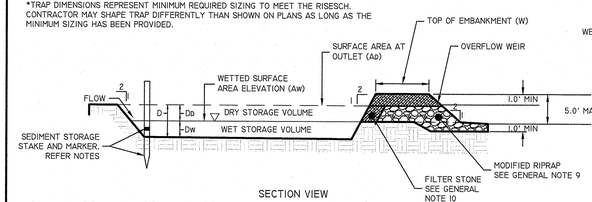
1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND 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 AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

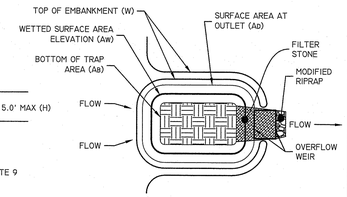
1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE 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 DIMENSIONS*	TRAP AI	TRAP DI	TRAP GI	TRAP JI	TRAP LI	TRAP L2	TRAP L3	TRAP MI	TRAP M2	TRAP M3
TRIBUTARY DRAINAGE AREA	4.453 AC	2.846 AC	4.453 AC	4.852 AC	4.749 AC	4.739 AC	4.517 AC	4.939 AC	4.838 AC	3.195 AC
WET STORAGE DEPTH (Dw)	2.0 FT	2.0 FT	2.0 FT	2.0 FT	2.0 FT	3.0 FT	2.0 FT	2.0 FT	2.0 FT	2.0 FT
DRY STORAGE DEPTH (Dd)	2.0 FT	2.0 FT	2.5 FT	2.0 FT	2.0 FT	3.5 FT	2.0 FT	2.0 FT	2.0 FT	2.0 FT
TOTAL DEPTH (D)	4.0 FT	4.0 FT	4.0 FT	4.0 FT	4.0 FT	6.5 FT	4.0 FT	4.0 FT	4.0 FT	4.0 FT
BOTTOM OF TRAP AREA (Ab)	4,198 SQ.FT	2,695 SQ.FT	7,537 SQ.FT	4,454 SQ.FT	4,903 SQ.FT	2,482 SQ.FT	4,407 SQ.FT	4,407 SQ.FT	4,407 SQ.FT	3,000 SQ.FT
WETTED SURFACE AREA (Aw)	5,612 SQ.FT	3,606 SQ.FT	10,310 SQ.FT	5,917 SQ.FT	6,031 SQ.FT	6,159 SQ.FT	5,749 SQ.FT	5,749 SQ.FT	5,749 SQ.FT	3,920 SQ.FT
SURFACE AREA AT OUTLET (Ad)	7,128 SQ.FT	4,612 SQ.FT	14,093 SQ.FT	7,481 SQ.FT	7,261 SQ.FT	10,993 SQ.FT	7,192 SQ.FT	7,192 SQ.FT	7,192 SQ.FT	4,940 SQ.FT

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.



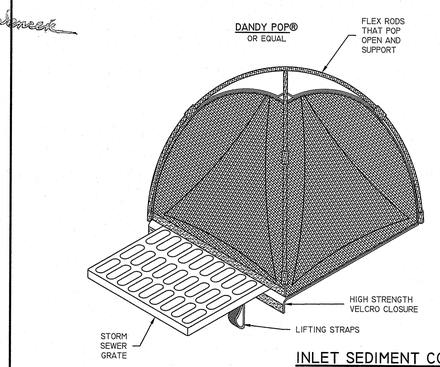
SECTION VIEW

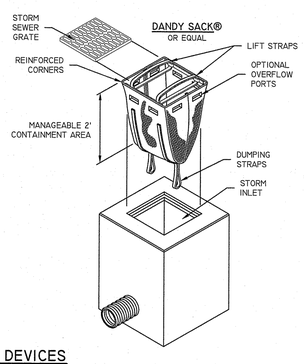


PLAN VIEW

TEMPORARY SEDIMENT TRAP DETAIL

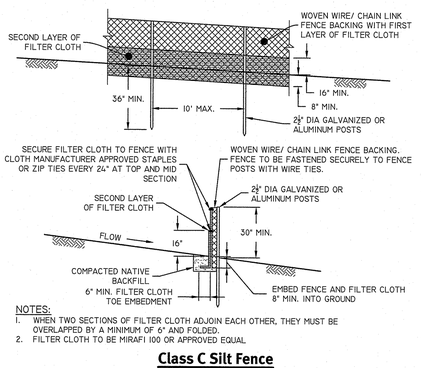
NOT TO SCALE





INLET SEDIMENT CONTROL DEVICES

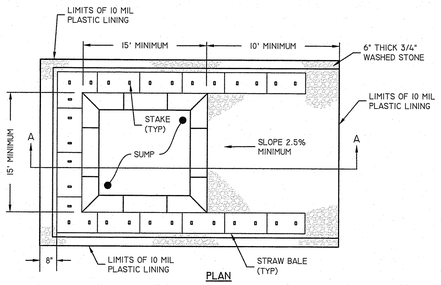
NOT TO SCALE



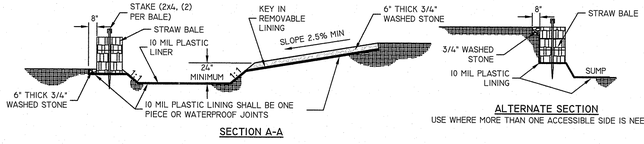
NOTES:
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY MUST BE OVERLAPPED BY A MINIMUM OF 6" AND FOLDED.
2. FILTER CLOTH TO BE MIRAFI 100 OR APPROVED EQUAL

Class C Silt Fence

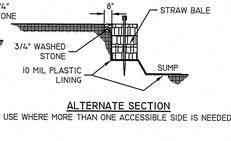
NOT TO SCALE



PLAN



SECTION A-A



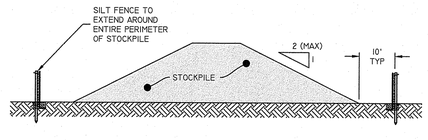
ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN

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.

CONCRETE WASHOUT AREA

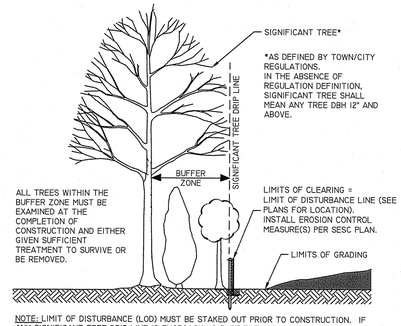
NOT TO SCALE



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



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

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401 943 5600 fax 401 464 6066 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GIROUX
NO. 16341
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/25/21

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER AUTHORIZED BY DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

DIPRETE ENGINEERING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	OTHER RESPONSE TO COMMENTS	KED
3	6/11/2021	OTHER RESPONSE TO COMMENTS	KED
2	5/17/2021	RIDEM RESPONSE TO COMMENTS	KED
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

DE JOB NO. 0099-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SESC DETAILS - I

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

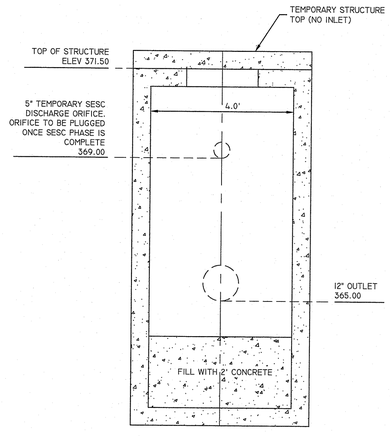
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 59 OF 70

z:\domain\projects\0099-029 hartford avenue\autocad drawings\0099-029-sesc.dwg Plotted: 6/29/2021

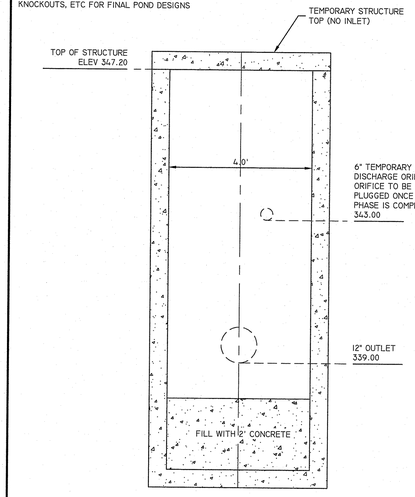
DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NOTE: CONTRACTOR TO COORDINATE WITH PERMANENT STRUCTURES AND PROVIDE KNOCKOUTS, ETC FOR FINAL POND DESIGNS



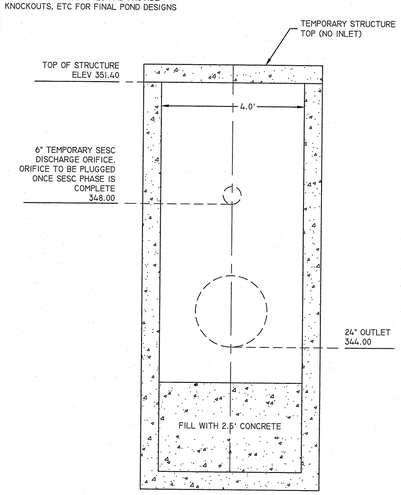
SESC - OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (OCS-DI2)
SCALE: 1"=2'

NOTE: CONTRACTOR TO COORDINATE WITH PERMANENT STRUCTURES AND PROVIDE KNOCKOUTS, ETC FOR FINAL POND DESIGNS



SESC - OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (OCS-E31)
SCALE: 1"=2'

NOTE: CONTRACTOR TO COORDINATE WITH PERMANENT STRUCTURES AND PROVIDE KNOCKOUTS, ETC FOR FINAL POND DESIGNS



SESC - OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (OCS-J36)
SCALE: 1"=2'

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
9341
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER STAMPED BY THE ENGINEER OF RECORD.

DIPRETE ENGINEERING DOES NOT WARRANT PLANS ON A DIPRETE ENGINEERING, INC. PROJECT THAT ARE ALTERED BY ANY DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY ALTERATIONS MADE TO THE PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA REGULATIONS AND REQUIREMENTS, AND OSHA REGULATIONS AND REQUIREMENTS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ALL DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/14/2021	RIDEM APPLICATION SUBMISSION	KED
1	04/19/2021	RIDEM APPLICATION TO FILE	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H. B.E.G.

SESC DETAILS - 2

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

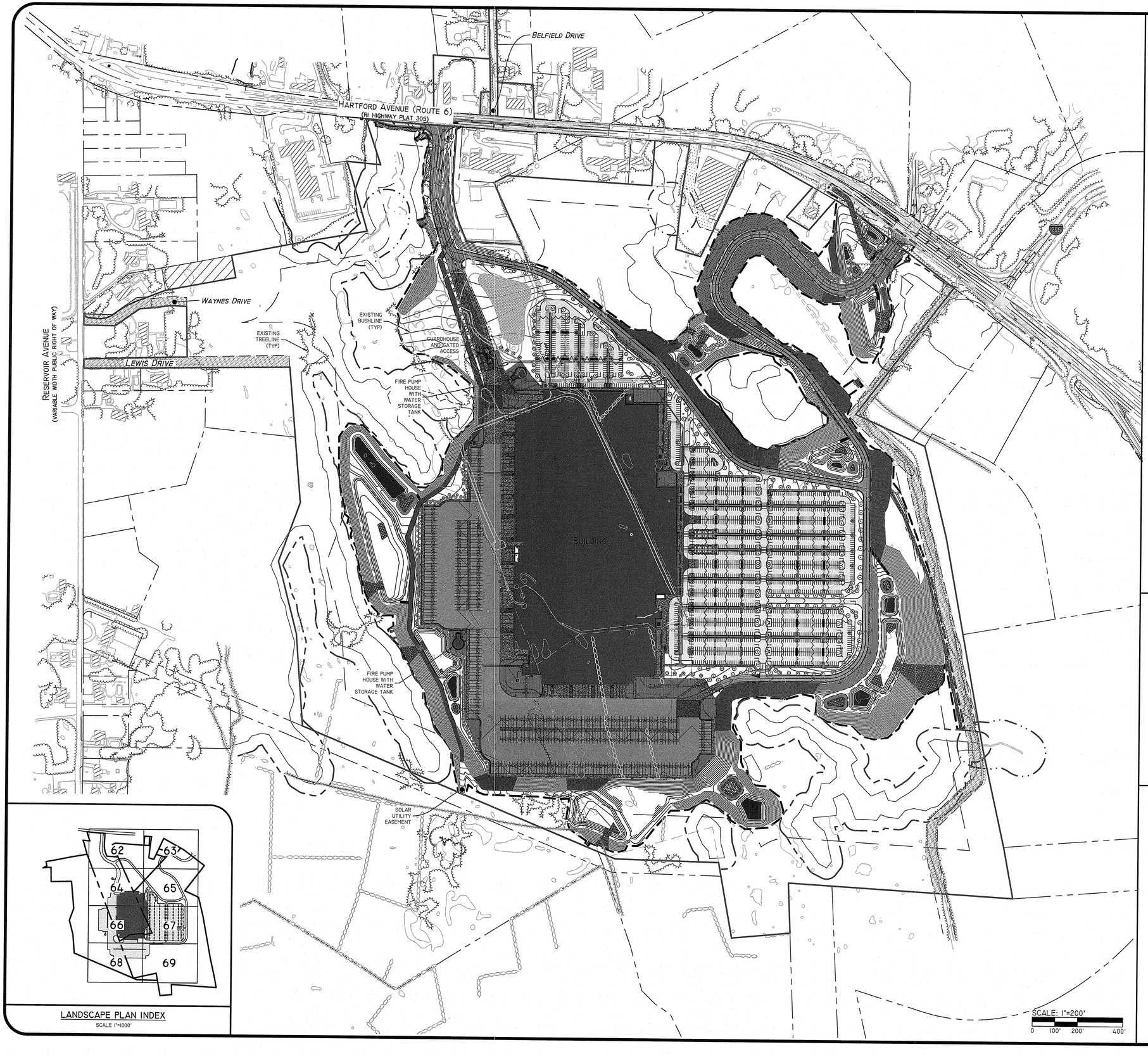
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 60 OF 70

DE JOB NO. 3295-03

© COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\design\projects\3295-03\2-hartford avenue\autocad drawings\3295-03sp-sesc.dwg Plotted: 6/29/2021



LANDSCAPE PLAN INDEX

SCALE 1"=1000'

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 AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. GRAVEL IS PROPOSED IN SOME PORTIONS OF THE SITE.
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. IRRIGATION BY OWNER/OTHERS.
15. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

LEGEND

NEW ENGLAND ROADSIDE MATRIX
UPLAND SEED MIX
APPLICATION RATE: 35 LBS/ACRE

NEW ENGLAND WILDFLOWER
SHOWY MIX
APPLICATION RATE: 23 LBS/ACRE

SEED MIXES AVAILABLE AT NEW ENGLAND WETLAND PLANTS, INC. IN AMHERST, MA.

DEPARTMENT OF ENVIRONMENTAL MANAGEMEN
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin P. Vencekt

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

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A RHODE ISLAND PROFESSIONAL ENGINEER.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING SEAL BEARING THE SIGNATURE OF A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY ALTERATIONS MADE TO THESE PLANS BY ANY PARTY OTHER THAN DIPRETE ENGINEERING.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS, AND SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN AND ITS ADEQUACY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KJD
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KJD
2	6/04/2021	RIDEM LANDSCAPE SUBMISSION	AJD
1	5/10/2021	RIDEM APPLICATION SUBMITTAL	AJD

DRAWN BY: SFB | DESIGN BY: K.E.D., M.A.H., B.E.G.

OVERALL LANDSCAPE PLAN

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 5004-009 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 61 OF 70

z:\domain\projects\2019-009 hartford avenue\autocad drawings\2019-009-loan.dwg Plotted: 6/29/2021

z:\domain\projects\0395-029 hartford avenue\autocad drawings\0395-029-larc.dwg Plotted: 6/25/2021

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS APPROVAL
AS DESCRIBED IN THE LETTER OF
DATED JUN 30 2021 FILE # 21-0027
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Manager
JUN 29 2021
Office of Water Resources

LANDSCAPE PLAN - 1

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 62 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

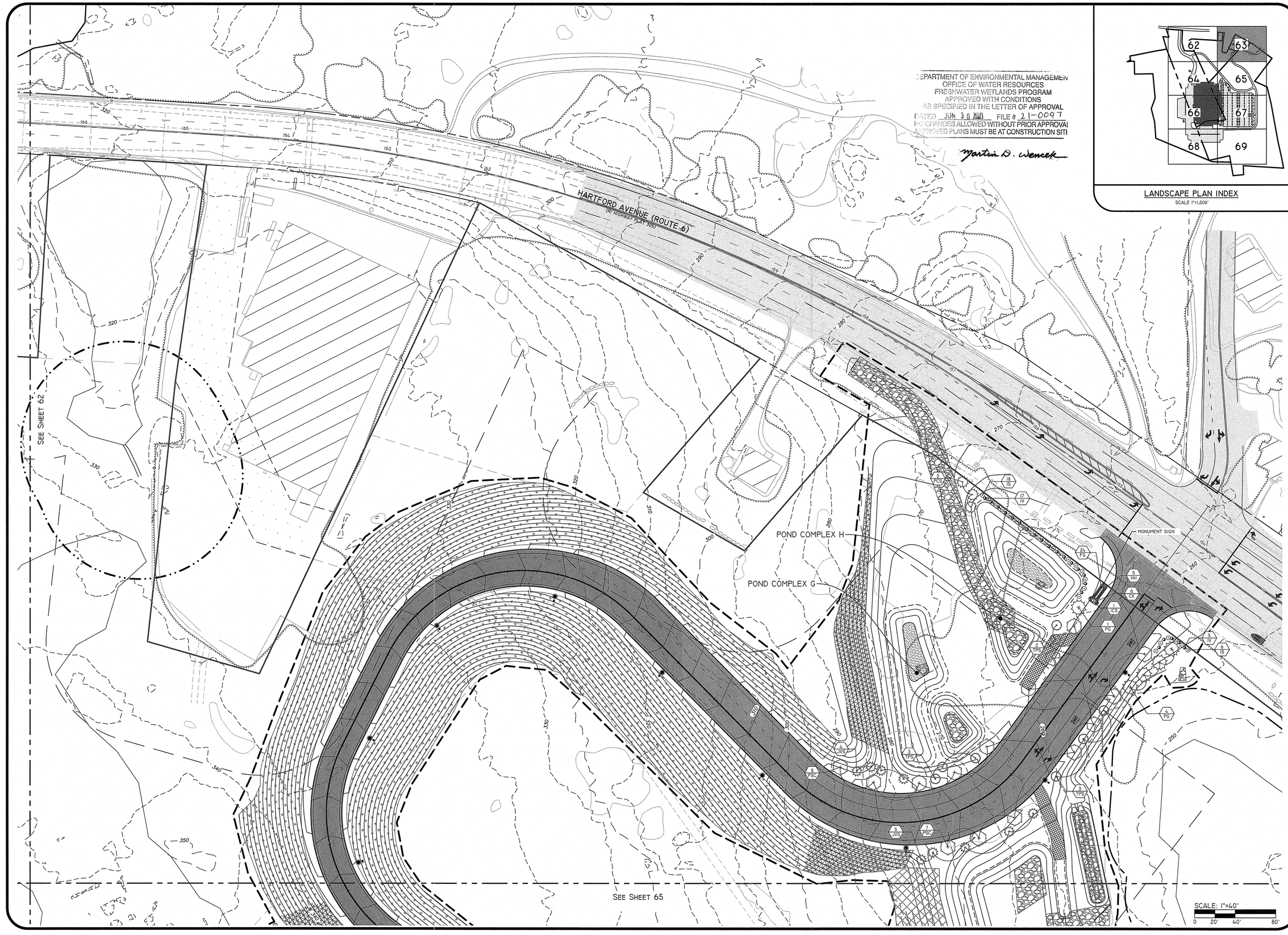
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

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

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

LANDSCAPE PLAN INDEX
SCALE 1"=1,000'

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

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431
6/29/2021

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB DESIGN BY: K.E.D., M.A.H, B.E.G.

LANDSCAPE PLAN - 2

RETAIL DISTRIBUTION CENTER

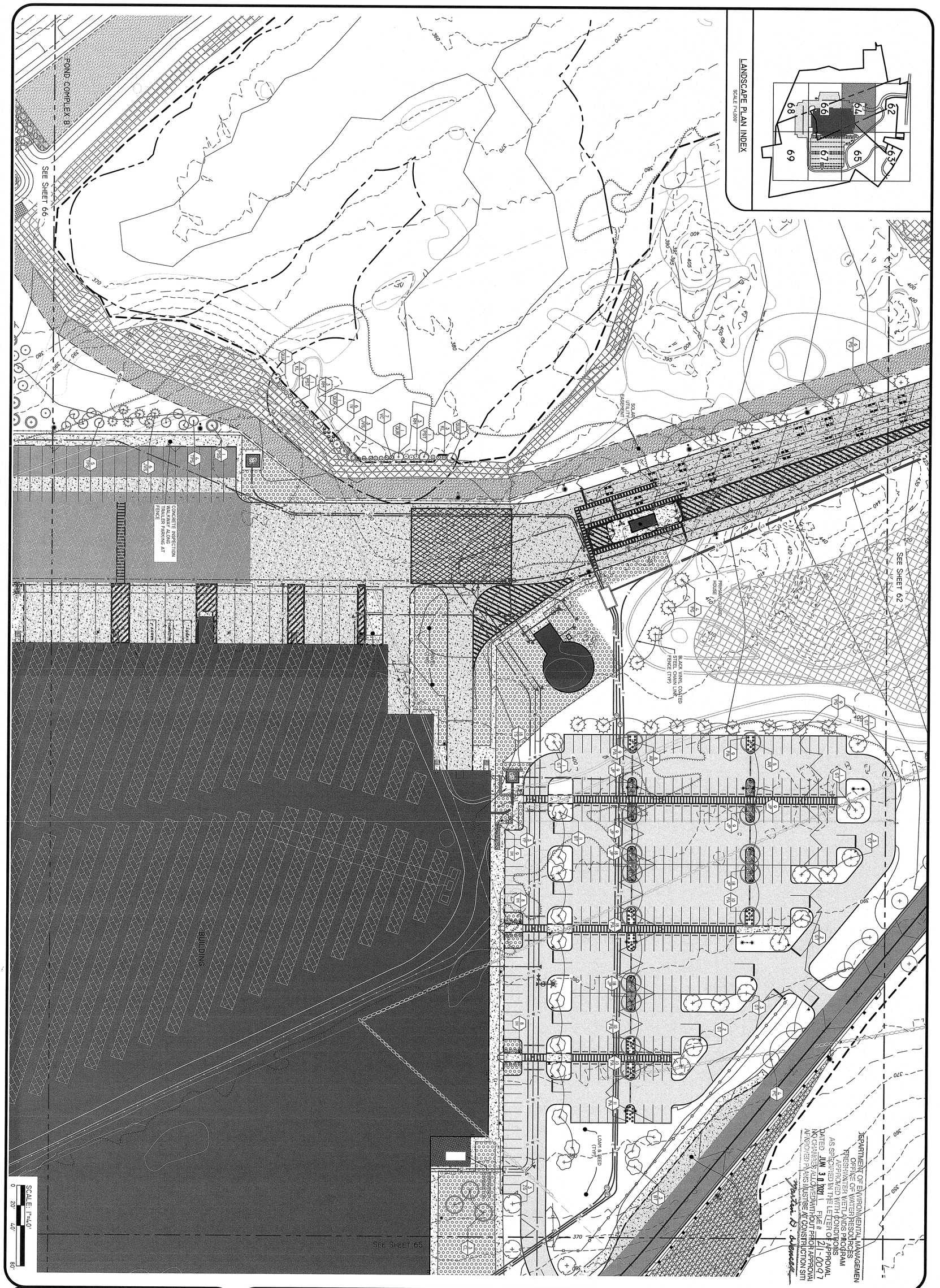
ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-larc.dwg Plotted: 6/25/2021

Z:\Admin\Projects\6395-029 Hanford Avenue\Autocad Drawings\6395-029-Salt.dwg Plotted: 6/25/2021



LANDSCAPE PLAN - 3

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 64 OF 70

NO.	DATE	DESCRIPTION	BY:
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	05/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

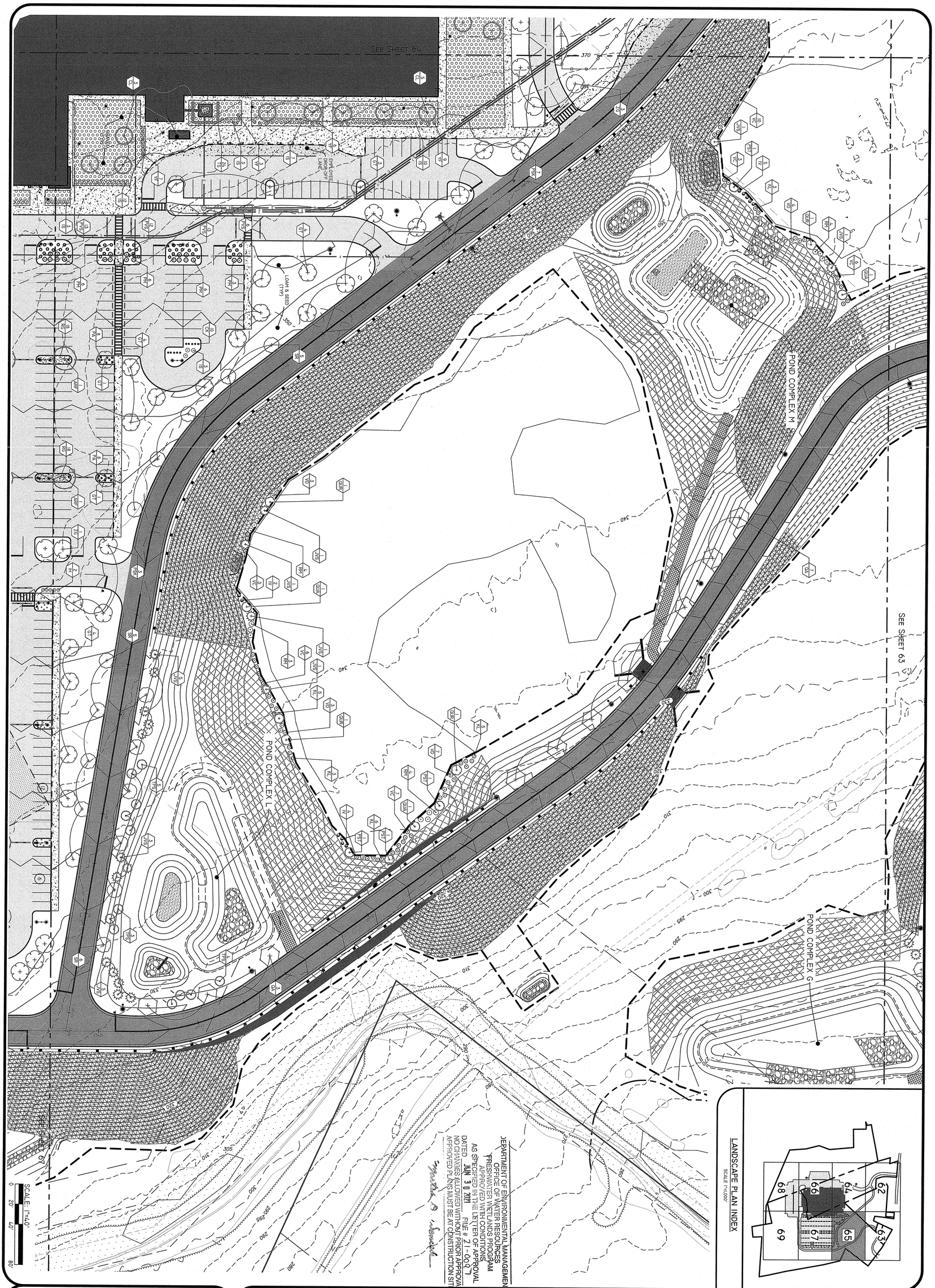
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

REGISTERED PROFESSIONAL ENGINEER
MARISA H. ARRUDA
No. 6,436
6/25/2021

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

DE JOB NO: 6395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



LANDSCAPE PLAN INDEX

SCALE: 1"=200'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
PRELIMINARY PLAN APPROVAL
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
Office of Water Resources

LANDSCAPE PLAN - 4

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 65 OF 70

NO.	DATE	DESCRIPTION	BY:
6	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
5	6/17/2021	RIDEM RESPONSE TO COMMENTS	KED
4	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
3	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

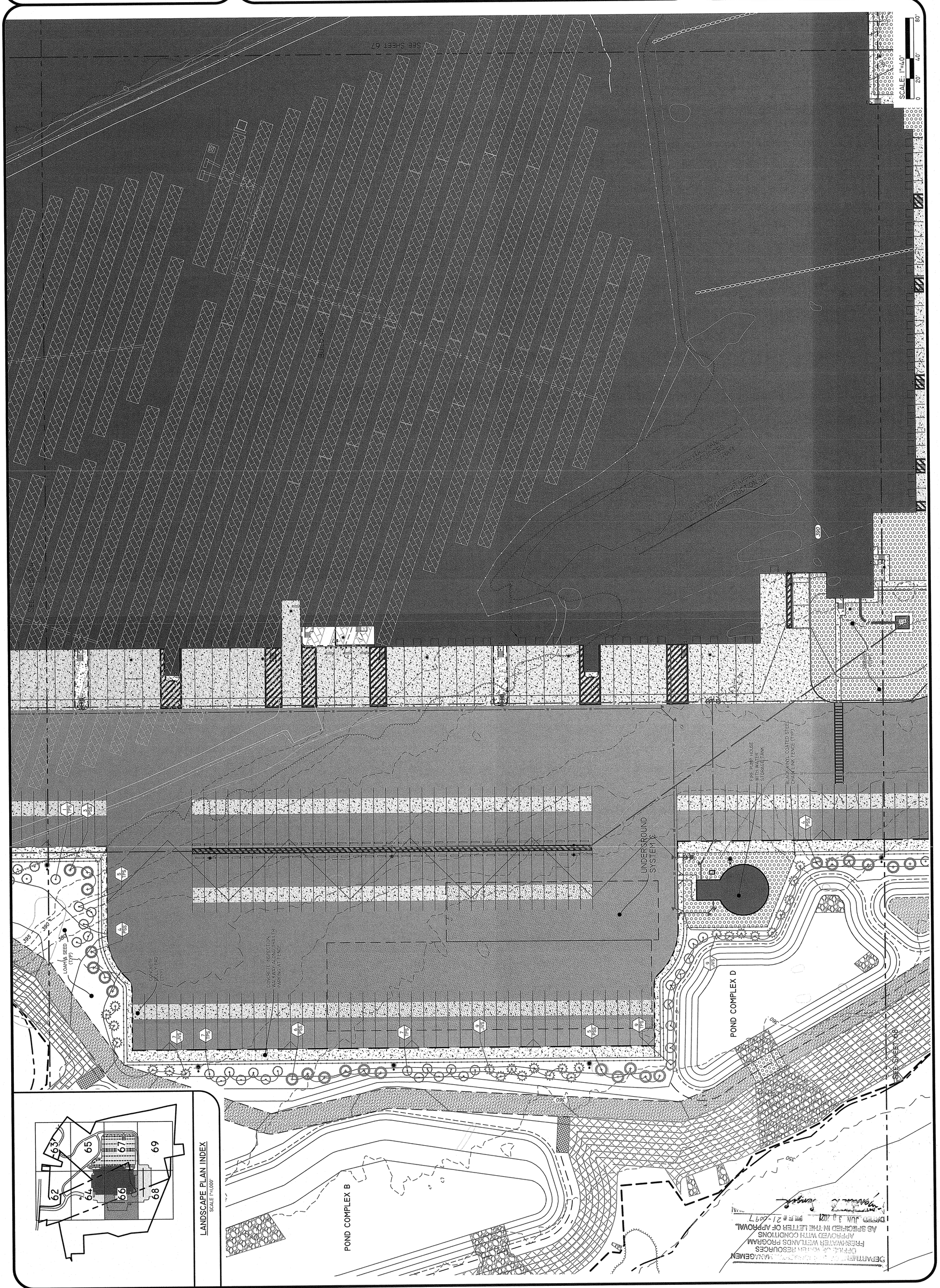
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.



LANDSCAPE PLAN - 5

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 66 OF 70

NO.	DATE	DESCRIPTION	BY:
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

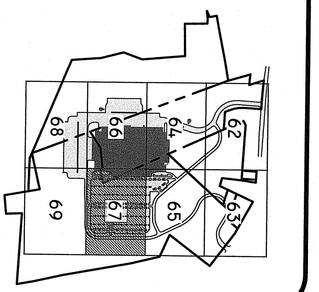
REGISTERED PROFESSIONAL ENGINEER
ALEXANDRA C. AYER
NO. 431
DIPRETE ENGINEERING

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

Boston • Providence • Newport

z:\demain\projects\0395-029 hanford avenue\autocad drawings\0395-029-larc.dwg Plotted: 6/23/2021

LANDSCAPE PLAN INDEX
SCALE 1"=200'



LANDSCAPE PLAN - 6

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 67 OF 70

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

NO.	DATE	DESCRIPTION	BY:
4	6/23/2021	PERMANENT SEEDING & PLANTING NOTES	KED
3	6/22/2021	OFF-SITE GRADING	KED
2	06/10/2021	REVISED PER COMMENTS	KED
1	04/19/2021	RIDEM APPLICATION - 90 DAY REVIEW	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

APPROVED PLANS MUST BE IN CONSTRUCTION TRAILER
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
AS SPECIFIED IN THE LETTER OF APPROVAL
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
DATED: JUN 29 2021
FILE # 21-0004

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

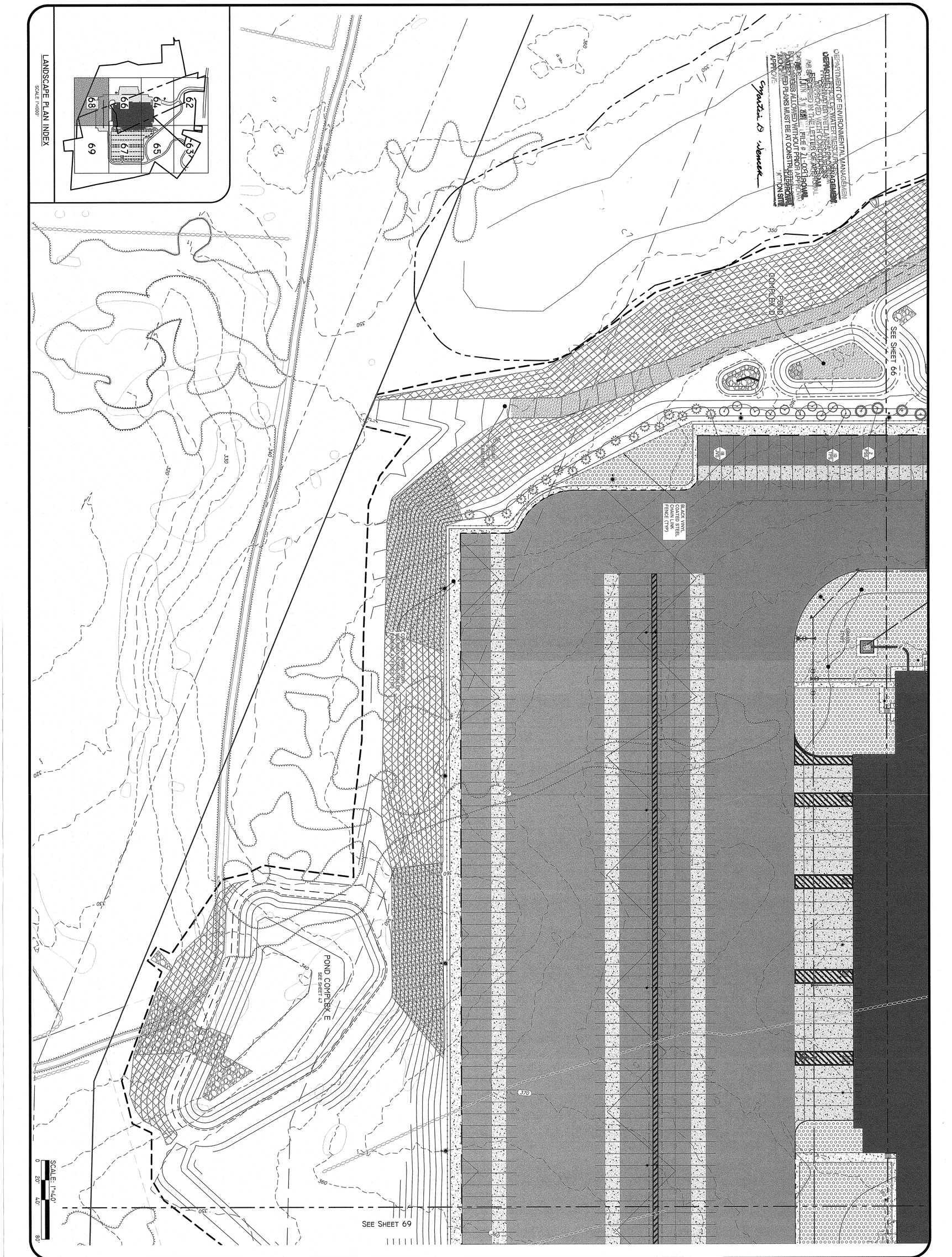
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

Environmental Management
JUN 29 2021
Office of Water Resources

REGISTERED PROFESSIONAL ENGINEER
KEVIN E. DIPRETE
No. 9645

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

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-larc.dwg Plotted: 6/25/2021



LANDSCAPE PLAN - 7

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 68 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/13/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

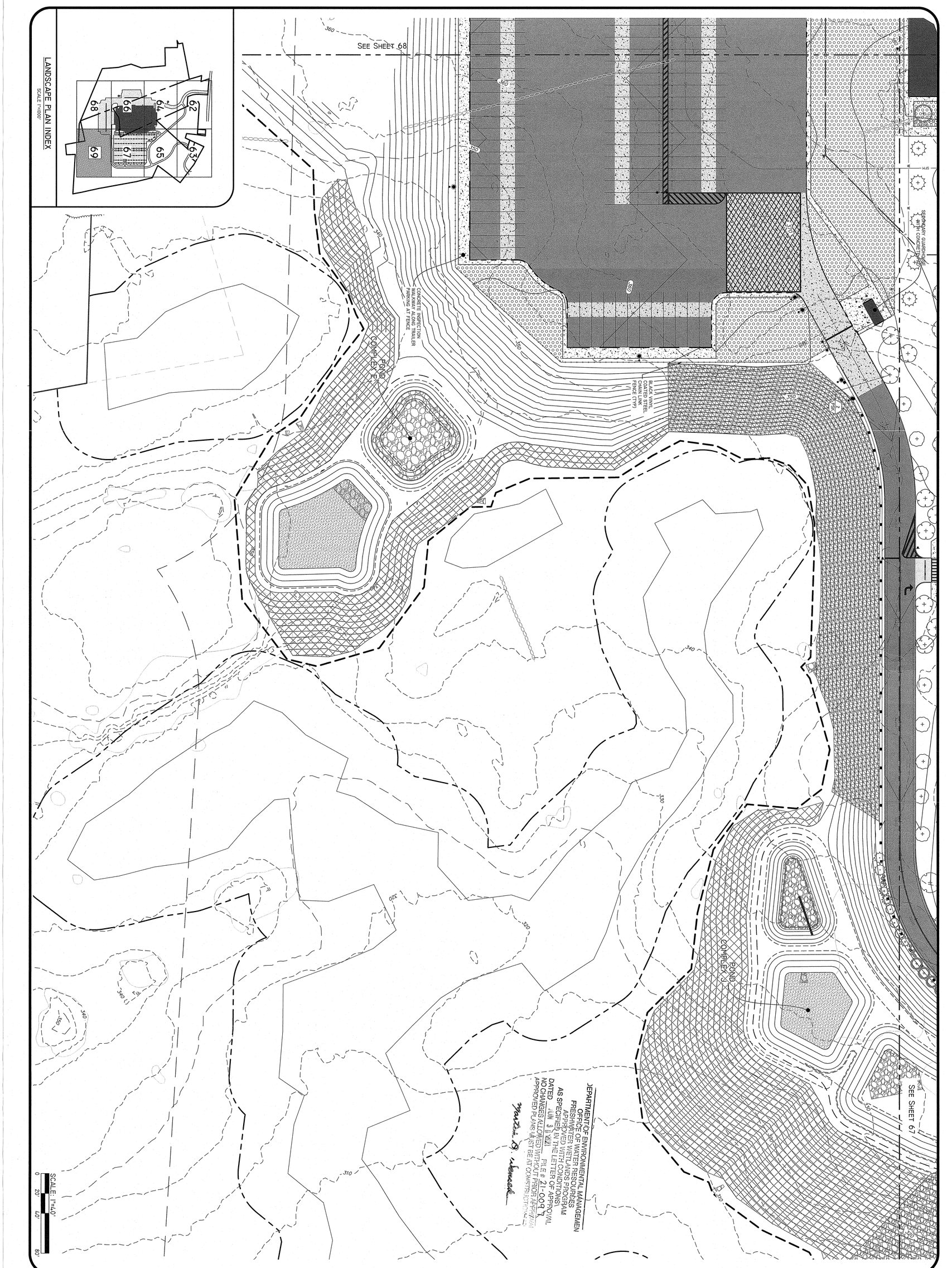
Environmental Management
JUN 29 2021
Office of Water Resources

DIPRETE ENGINEERING
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0395-029 hartford avenue\autocad drawings\0395-029-larc.dwg Plotted: 6/25/2021



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 29 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
JUN 29 2021
Office of Water Resources

LANDSCAPE PLAN - 8

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

SHEET 69 OF 70

NO.	DATE	DESCRIPTION	BY:
4	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
3	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
2	5/10/2021	RIDEM LANDSCAPE SUBMISSION	AA
1	04/19/2021	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H, B.E.G.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

REGISTERED PROFESSIONAL ENGINEER
KEVIN E. DIPRETE
No. 13,435
ARCHIVED 2021

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

DE JOB NO: 0395-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	ARF	45	ACER RUBRUM `FRANKSRED`	RED SUNSET SWAMP MAPLE	2.5/3" CAL B&B	
	AR	14	ACER RUBRUM `OCTOBER GLORY` TM	OCTOBER GLORY MAPLE	2.5/3" CAL B&B	
	BT	22	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	8/10` B&B CLUMP	
	CKO	13	CORNUS KOUSA	KOUSA DOGWOOD	2.5/3" CAL B&B	
	FG2	14	FRAXINUS PENNSYLVANICA	GREEN ASH	2.5/3" CAL B&B	
	GT	45	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	2.5/3" CAL B&B	
	PSC	19	PRUNUS SARGENTII `COLUMNARIS`	COLUMNAR SARGENT CHERRY	2.5/3" CAL B&B	
	PSK	30	PRUNUS SERRULATA `KWANZAN`	FLOWERING CHERRY	2.5/3" CAL B&B	
	PC	22	PYRUS CALLERYANA `ARISTOCRAT` TM	ARISTOCRAT FLOWERING PEAR	2.5/3" CAL B&B	
	QA	10	QUERCUS ALBA	WHITE OAK	2.5/3" CAL B&B	
	QUA	6	QUERCUS ALBA	WHITE OAK	4/5` HT	
	QUR	7	QUERCUS RUBRA	RED OAK	4/5` HT	
	SR	24	SYRINGA RETICULATA `IVORY SILK`	IVORY SILK JAPANESE TREE LILAC	2.5/3" CAL B&B	
	TC	19	TILIA CORDATA	LITTLELEAF LINDEN	2.5/3" CAL B&B	
	ZG	57	ZELKOVA SERRATA `GREEN VASE`	SAWLEAF ZELKOVA	2.5/3" CAL B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	CL	15	CUPRESSOCYPARIS X LEYLANDII	LEYLAND CYPRESS	7/8` HT	
	JVS	112	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4/5` HT	
	PCS	13	PICEA GLAUCA	WHITE SPRUCE	6/7` HT	
	PG	33	PICEA GLAUCA	WHITE SPRUCE	7/8` HT	
	PST	12	PINUS STROBUS	WHITE PINE	4/5` HT	
	PSS	41	PINUS STROBUS	WHITE PINE	6/7` HT	
	TS	111	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	5/6` HT	
	TPS	80	THUJA PLICATA	WESTERN RED CEDAR	5/6` HT	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	IH	62	ILEX CRENATA `HELERII`	HELER JAPANESE HOLLY	3 GAL	
	ICS	2	ILEX CRENATA `STEEDS`	STEEDS JAPANESE HOLLY	4/5` HT	
	IS	152	ILEX GLABRA `SHAMROCK`	INKBERRY	36" HT MIN.	
	IV	52	ILEX VERTICILLATA `SPARKLEBERRY`	WINTERBERRY	3-4` HT	
	KL	49	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3-4` HT	
	PM	73	PICEA PUNGENS `MONTGOMERY`	MONTGOMERY BLUE SPRUCE	18" HT/SPREAD MIN.	
	RM	41	RHODODENDRON MAXIMUM	ROSE BAY	3-4` HT	
	VC	48	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3-4` HT	
	VD	29	VIBURNUM DENTATUM	VIBURNUM	3-4` HT	
	YF	40	YUCCA FILAMENTOSA	ADAM'S NEEDLE	2 GAL	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CK	102	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	
	FG	166	FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL	
	MC	128	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	
	PVS	155	PANICUM VIRGATUM `SHENANDOAH`	SHENANDOAH SWITCH GRASS	2 GAL	
	PA	249	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	HH	12	HEMEROCALLIS X `HAPPY RETURNS`	HAPPY RETURNS DAYLILY	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	JP	234	JUNIPERUS PROCUMBENS `NANA`	DWARF JAPANESE GARDEN JUNIPER	2 GAL @ 48" O/C	48" o.c.
	RG	144	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	2 GAL @ 48" O/C	48" o.c.

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 = 196.0± ACRES
IMPERVIOUS AREA = 60.675± ACRES
PERVIOUS AREA = 135.325± ACRES
135.325/196.0 = (0.690) 69% > 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.

EXISTING PLANTING HAS BEEN RETAINED TO THE MAXIMUM EXTENT POSSIBLE.

(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.

ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDINGS AND REQUIRED IMPROVEMENTS ARE PROPOSED TO BE LANDSCAPED BY THE PLANTING OF GRASS OR OTHER VEGETATIVE GROUND COVER, SHRUBS, AND TREES. EXISTING NATURAL LANDSCAPING AND TERRAIN ARE TO BE MAINTAINED WHERE FEASIBLE.

(5) PLANTING SPECIFICATIONS. DECIDUOUS TREES SHALL HAVE AT LEAST A 2 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.

PROPOSED TREES HAVE A MINIMUM OF 2-1/2" CALIPER.

(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 REGULATIONS OR OF A VARIETY APPROVED BY THE LANDSCAPE REVIEW COMMITTEE.

PLANT SPECIES SELECTED ARE CLASSIFIED AS HARDY FOR THE PARTICULAR CLIMATE ZONE IN WHICH THE DEVELOPMENT IS LOCATED AND ARE APPROPRIATE IN TERMS OF FUNCTION AND SIZE AND HAVE MINIMAL REQUIREMENTS FOR WATERING AND FERTILIZATION ONCE ESTABLISHED.

(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.

DECIDUOUS AND EVERGREEN TREES ARE PROPOSED ALONG HARTFORD AVENUE WHERE NONE WERE PREVIOUSLY WHERE FEASIBLE.

(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.

DECIDUOUS TREES ARE PROPOSED TO BE 2 1/2" CALIPER MINIMUM AT TIME OF PLANTING.

(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 EXISTING 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.

A BUFFER STRIP (25 FEET) IS PROPOSED WHERE FEASIBLE.

[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.

A COMBINATION OF FENCING AND VEGETATIVE SCREENING IS PROPOSED.

[4] 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.

PLANT MATERIAL PROPOSED WILL PROVIDED A YEAR-ROUND EFFECTIVE BUFFER HEIGHT OF AT LEAST EIGHT FEET IN HEIGHT SHALL BE PRODUCED WITHIN THREE GROWING SEASONS WHERE FEASIBLE.

(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 PROPOSED 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 15 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 = 1,805
LANDSCAPE AREA REQUIRED = 10 SF X 1,805 = 18,050 SF
LANDSCAPE AREA PROPOSED = 58,961 SF >18,050 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.

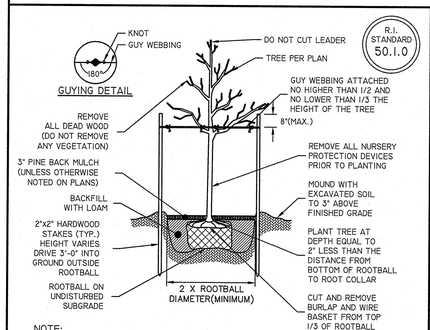
DECIDUOUS TREES THAT SHALL HAVE A VARIED TRUNK DIAMETER AND A VARIED CANOPY WITH RADII THAT WILL BE APPROXIMATELY IS FEET WHEN MATURE ARE PROPOSED.

PROPOSED TREE CANOPY AREA = 706.5 X 134 TREES = 94,671± SF
TOTAL CANOPY AREA = 94,671± SF
PROPOSED INTERIOR PARKING AREA = 651,080 SF±
PROPOSED CANOPY COVERAGE = 94,671/ 651,080= 14.5% (0.145) <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.

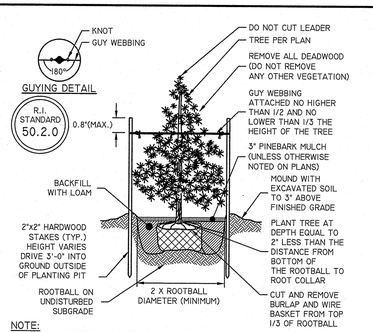
*REFERENCE TOWN OF JOHNSTON GRANTING OF DIMENSIONAL VARIANCES PURSUANT TO UNIFIED DEVELOPMENT REVIEW, RETAIL DISTRIBUTION CENTER, BLUEWATER PROPERTY GROUP, PLANNING NO. 2021-03, AP 54, LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93. DEED BOOK 2948 PAGES 21-28.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 30 2021 FILE # 21-0097
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



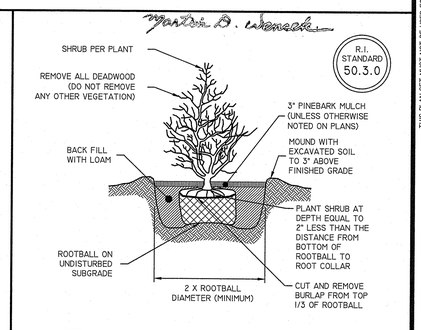
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)
NOT TO SCALE



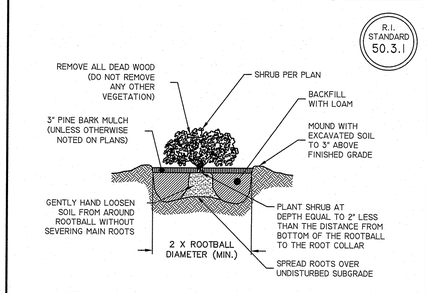
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

EVERGREEN PLANTING DETAIL (4'-0" HIGH AND GREATER)
NOT TO SCALE



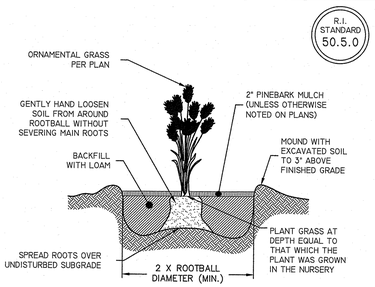
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

BALL AND BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE



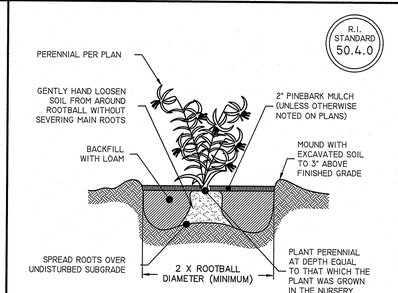
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

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
Two Stafford Court Cranston, RI 02920
tel 401-943-3100 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

REGISTERED LANDSCAPE ARCHITECT ALEXANDRA C. AVERY NO. 431 2021

Environmental Management
JUN 29 2021
Office of Water Resources

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS AN ORIGINAL WET SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. ANY OTHER PLANS ARE NOT WARRANTED BY DIPRETE ENGINEERING AND DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION DESIGN.

DIPRETE ENGINEERING SHALL BE GIVEN 72 HOURS NOTIFICATION PRIOR TO ANY EXCAVATION IN THE IMPLEMENTATION OF THIS PLAN AND OSHA

NO.	DATE	DESCRIPTION	BY:
5	6/25/2021	RIDEM RESPONSE TO COMMENTS	KED
4	6/11/2021	RIDEM RESPONSE TO COMMENTS	KED
3	5/7/2021	PLANNING BOARD SUBMISSION	KED
2	3/3/21	PLANNING BOARD SUBMISSION	KED
1	06/09/2020	RIDEM APPLICATION TO ALTER	KED

DRAWN BY: SPB | DESIGN BY: K.E.D., M.A.H. B.E.G.

THE PLAN SET AND ALL ITS ITEMS SHOWN ON THESE PLANS ARE ONLY DIPRETE ENGINEERING PLANS AND ARE APPROPRIATE FOR USE ON THIS PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTES SHEET L-1.

LANDSCAPE NOTES & DETAILS

RETAIL DISTRIBUTION CENTER

ASSESSOR'S PLAT 54 LOTS 39, 40, 42, 54, 61, 75, 89, 90 & 93
JOHNSTON, RI

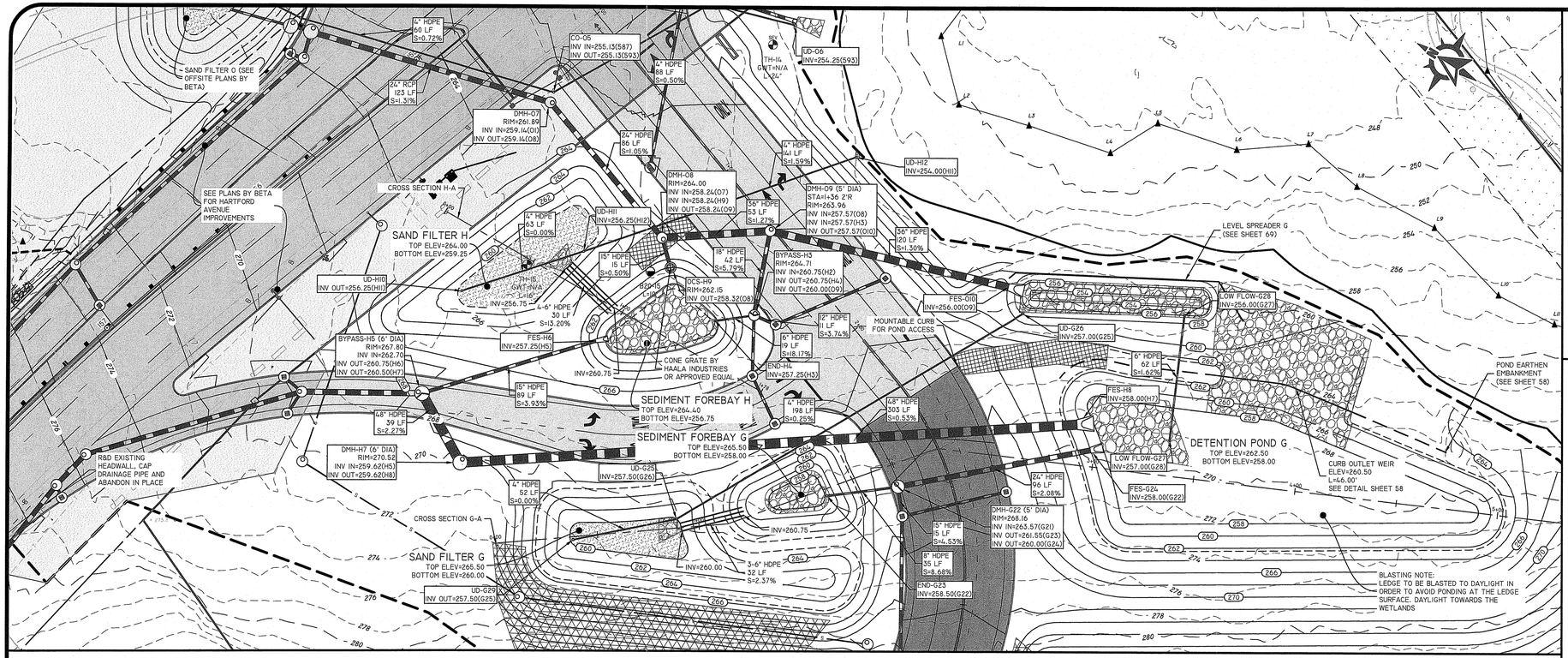
PREPARED FOR:
BLUEWATER INDUSTRIAL PARTNERS
100 FRONT STREET, SUITE 570
WEST CONSHOHOCKEN, PENNSYLVANIA 19428

DE JOB NO. 1096-029

COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

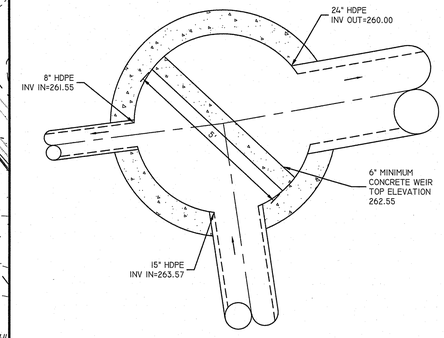
SHEET 70 OF 70

z:\dem\projects\1096-029 hartford avenue\autocad drawings\1096-029-tar.dwg Plotted: 6/25/2021

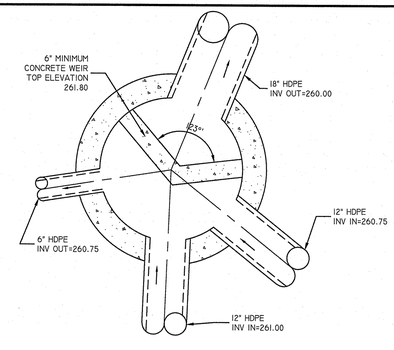


POND COMPLEXES G & H

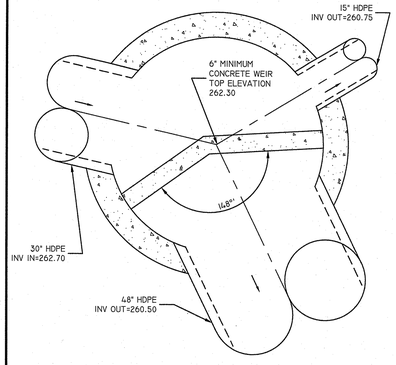
SCALE: 1"=30'
0 15' 30' 60'



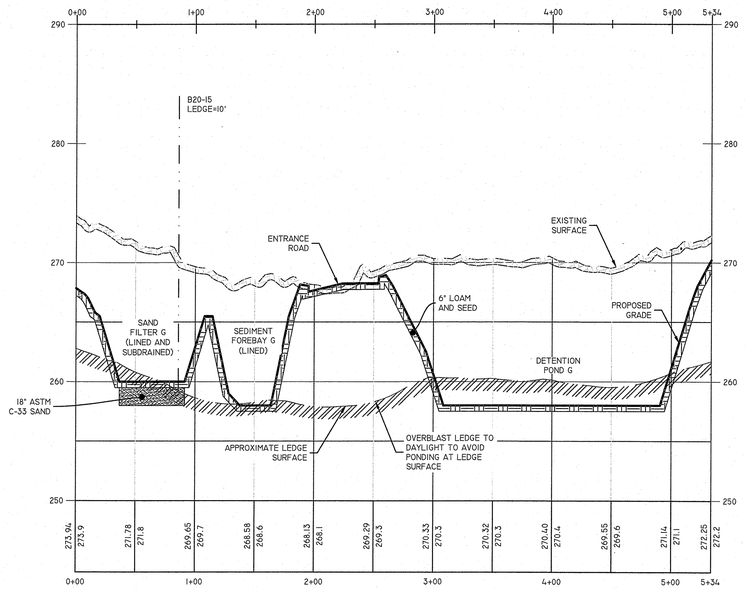
BYPASS DMH-G22 (5'Ø MANHOLE)
SCALE 1"=2'



BYPASS DMH-H3 (4'Ø MANHOLE)
SCALE 1"=2'

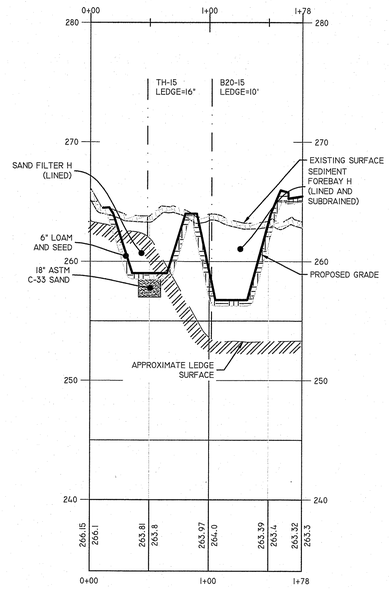


BYPASS-H5(6'Ø MANHOLE)
SCALE 1"=2'



POND CROSS SECTION G-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'



POND CROSS SECTION H-A

VERTICAL: 0 3' 6' 12'
HORIZONTAL: 0 15' 30' 60'

DESCRIPTION	DP-G
TOP OF POND ELEVATION	262.50
100 YEAR STORM ELEVATION	261.50
10 YEAR STORM ELEVATION	261.00
1 YEAR STORM ELEVATION	259.89
BOTTOM OF POND ELEVATION	258.00
SEASONAL HIGH GWT ELEVATION	N/A
SOIL EVALUATION	TH-15

NOTE: SEE SHEET 58 FOR STANDARD DETENTION POND DETAILS

POND G ORIFICE SCHEDULE		
LOW FLOW	DIAMETER	INVERT
G28	2.50"	256.00

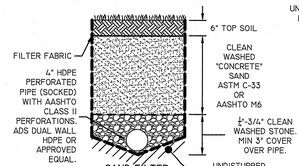
NOTE: SEE SHEET 58 FOR LOW FLOW OUTLET DETAIL WITHOUT OUTLET CONTROL STRUCTURE

DETENTION POND G FLOODING AND ORIFICE DETAILS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 2 4 2021 FILE # 21-6047
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Vencek

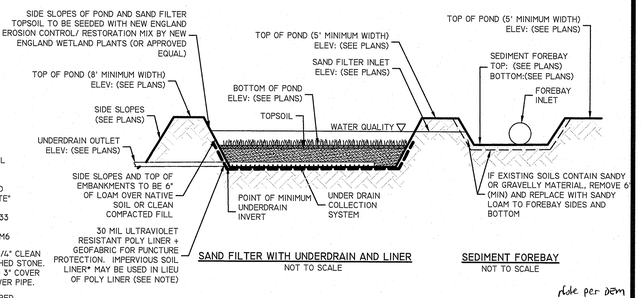
DESCRIPTION	SNDF-G	SNDF-H
TOP OF POND ELEVATION	265.50	264.00
100 YEAR STORM ELEVATION	264.13	262.97
10 YEAR STORM ELEVATION	262.79	262.54
1 YEAR STORM ELEVATION	262.58	262.28
WQ STORM ELEVATION	261.03	261.68
BOTTOM OF POND ELEVATION	260.00	259.25
TOP SOIL DEPTH	0.50	0.50
SAND DEPTH	1.50	1.50
BOTTOM OF SAND ELEVATION	258.00	257.25
SEASONAL HIGH GWT ELEVATION	N/A	N/A
SOIL EVALUATION	TH-15	TH-15

NOTE: SEE BELOW FOR LINED SAND FILTER DETAILS



SAND FILTER TYPICAL SECTION

*NOTE: SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.
POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



SAND FILTER WITH UNDERDRAIN AND LINER
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

SAND FILTER BMP SYSTEM

NOT TO SCALE

tide per dem

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 PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
DATA FOR UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE FURNISHED FOR THE CONVENIENCE OF THE CONTRACTOR. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

ENVIRONMENTAL MANAGEMENT
NOV - 5 2021
Received Pawtucket Center

NO	DATE	DESCRIPTION	BY:
			K.E.D.
G	08/31/2021	BIDDER ADDENDUM #1	K.E.D.
F	11/02/2020	BIDDER HARTFORD AVE - RIDOT	K.E.D.

DESIGN BY: K.E.D.
DRAWN BY: S.R.

POND COMPLEX G & H

HIGHWAY SAFETY IMPROVEMENTS TO HARTFORD AVENUE (ROUTE 6)

HARTFORD AVENUE
JOHNSTON, RI

PREPARED FOR:
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
380 WESTMINSTER STREET, SUITE 601
PROVIDENCE, RI 02903-2329

DE JOB NO. 1095-029 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

49 OF 70
SHEET 63 OF X

Z:\DEPAM\PROJECTS\1095-029 HARTFORD AVENUE\AUTOCAD DRAWINGS\1095-029-BMPS-EAST PONDS - OFFSITE DEM.DWG PLOTTED: 11/2/2020