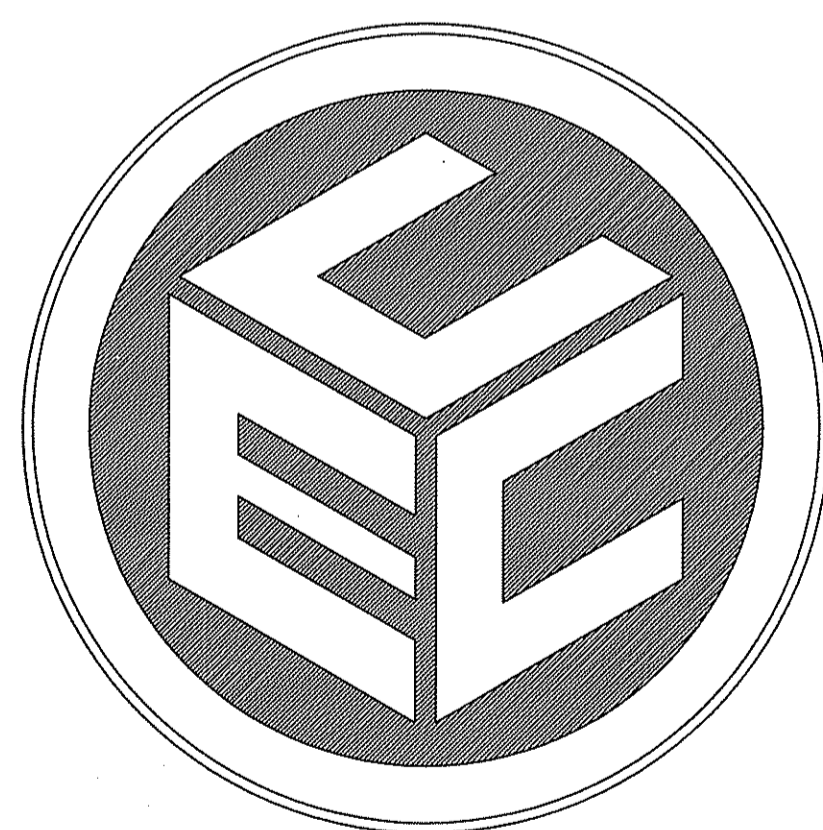


FINAL PLAN SUBMISSION DEVELOPMENT PLAN

FOR
ASSESSORS MAP 12 LOT 15
#132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
#140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND

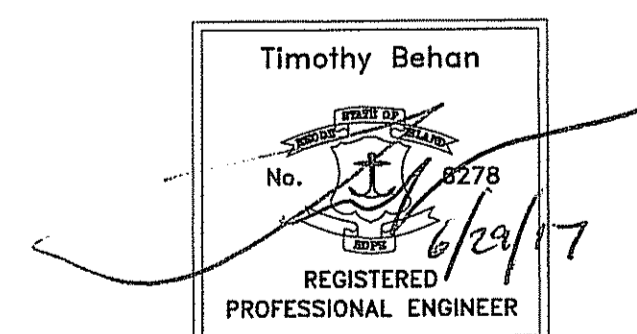
OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

SEPTEMBER 23, 2015
REVISED: 05/04/17
REVISED: 06/29/17



NOTE:

THIS PLAN SET HAS BEEN PREPARED FOR FINAL PLAN SUBMISSION REVIEW AND COMMENT. THE PRELIMINARY PLAN WAS APPROVED BY TOWN AND RECORDED ON APRIL 2, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:

1. REVIEW OF THE PERMANENT EASEMENT BY THE SOLICITOR
2. SIGNAGE TO BE REVIEWED FOR SAFETY BY THE TRAFFIC OFFICER.



LOCATION MAP
SCALE: 1"=1,000'



AERIAL MAP
SCALE: 1"=500'

LIST OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEVELOPMENT PLAN
4. DRAINAGE PLAN & PROFILE
5. LANDSCAPE PLAN
6. CONSTRUCTION DETAILS 1
7. CONSTRUCTION DETAILS 2
8. CONSTRUCTION DETAILS 3
9. CONSTRUCTION DETAILS 4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 3 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ASSESSORS DATA:

AP 12, LOT 15
LOT AREA = 27,084± SF., 0.62 ACRES
AP 12, LOT 4
LOT AREA = 62,923± SF., 1.44 ACRES

EXISTING ZONING:

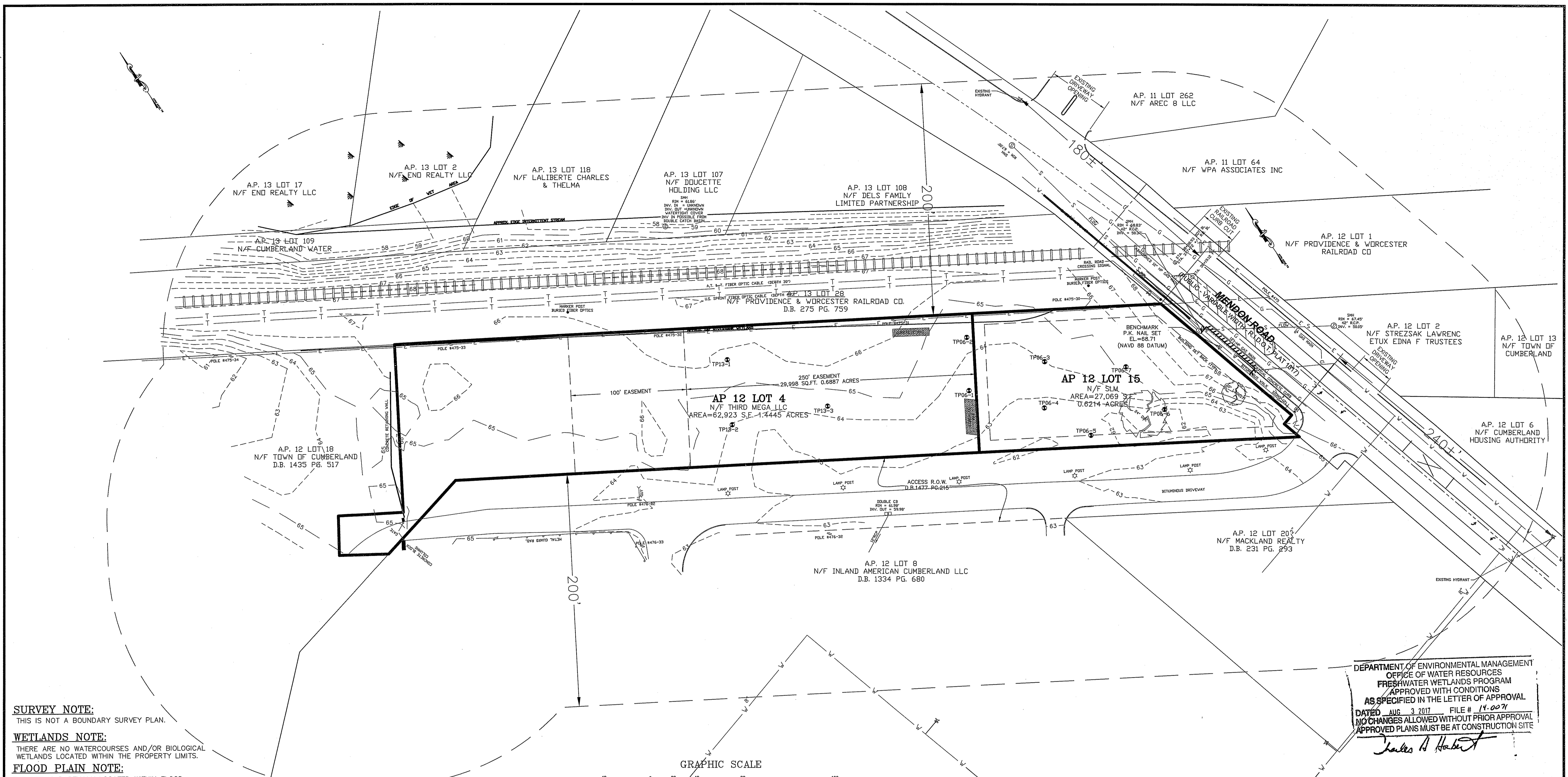
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT WIDTH	25 FT.
MINIMUM FRONTAGE	25 FT.
MINIMUM FRONT YARD	10 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	80% *
MAXIMUM HEIGHT	45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONTAGE	50 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT	75 FT.



SURVEY NOTE:
THIS IS NOT A BOUNDARY SURVEY PLAN.

WETLANDS NOTE:
THERE ARE NO WATERCOURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C01926 REVISED: MARCH 2, 2009.

EXISTING ZONING:

A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

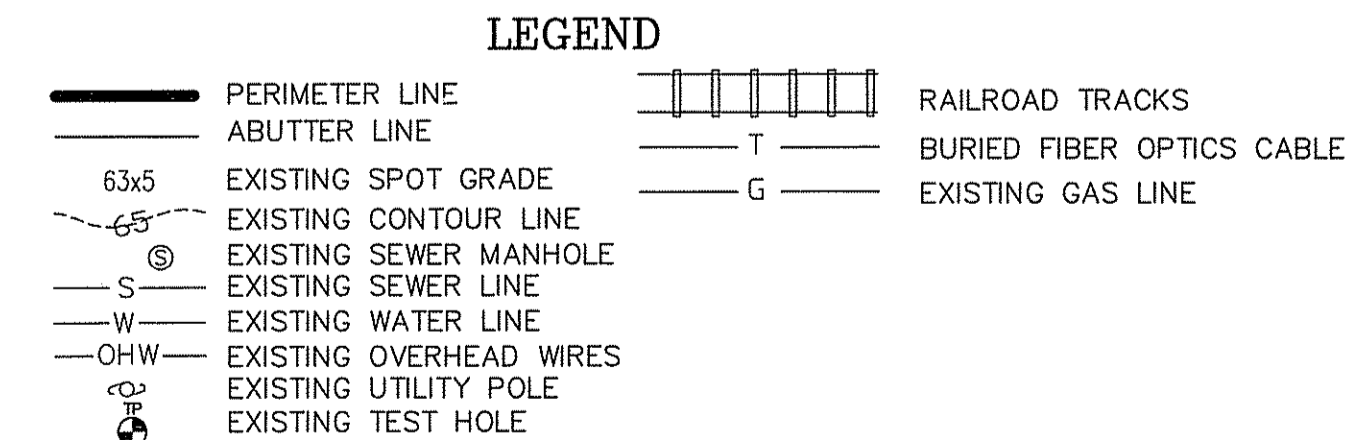
MINIMUM LOT AREA 5,000 S.F.
MINIMUM LOT WIDTH 25 FT.
MINIMUM FRONTAGE 25 FT.
MINIMUM FRONT YARD 10 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 80% *
MAXIMUM HEIGHT 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

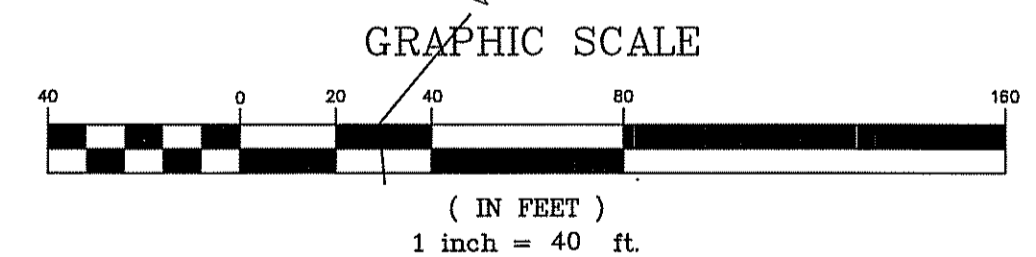
MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT WIDTH 50 FT.
MINIMUM FRONTAGE 50 FT.
MINIMUM FRONT YARD 20 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 40%
MAXIMUM HEIGHT 75 FT.

NOTE:
THERE ARE NO WATERWAYS, WATERBODIES OR DRINKING WATER SUPPLIES LOCATED WITHIN 200' OF THE PROPOSED PROJECT.



REFERENCE:

DEED BOOK 1644 PAGE 238 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 215 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 217 (A.P. 12, LOT 15)
DEED BOOK 1515 PAGE 430 (A.P. 12, LOT 4)
PLAN ENTITLED "EXISTING CONDITIONS PREPARED FOR SEALAND DEVELOPMENT LLC, AP 12 LOT 15 TOWN OF CUMBERLAND, AP 12 LOT 4 MENDON ROAD CUMBERLAND, RHODE ISLAND" - DATED DECEMBER 2013 AND REVISED 1-9-2014 - PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC.



SOIL EVALUATION TEST RESULTS

LOT NO.	TEST PIT NO.	DATE EXCAVATED	TOTAL DEPTH	WATER TABLE
LOT 4	06-1	08/09/06	130"	106"
	06-2	08/09/06	152"	121"
	13-1	12/02/13	152"	124"
	13-2	12/02/13	156"	132"
LOT 15	06-3	08/09/06	153"	120"
	06-4	08/09/06	140"	114"
	06-5	08/09/06	134"	110"
	06-6	08/09/06	112"	88"
	06-7	08/09/06	162"	132"

SOIL PRESENT ON SITE:

UD-Udorthern-Urban land complex. This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The areas are mostly larger than 5 acres. The complex is about 70 percent Udorthern, 20 percent urban land, and 10 percent other soils. Most areas of these components are so intermingled that it was not practical to map them separately.

Udorthern are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthern consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

Included with this complex in mapping are areas, up to 10 acres in size, of undisturbed soils. Also included are a few areas that are entirely Udorthern.

Most cut areas were used as a source of fill material, for buildings, recreational facilities, and roads. Most of the filled areas were built up and leveled for urban development. In some areas fill has been used to build up recreational areas and highways.

The permeability and stability of this unit are variable. The unit requires onsite investigation and evaluation for most uses. Capability subclass and woodland group not assigned.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

RIDEM PERMIT MODIFICATION SET

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 3 2017 FILE # 14-007
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Harbert

Timothy Behan
No. 0278
REG. 6/29/17
REGISTERED PROFESSIONAL ENGINEER

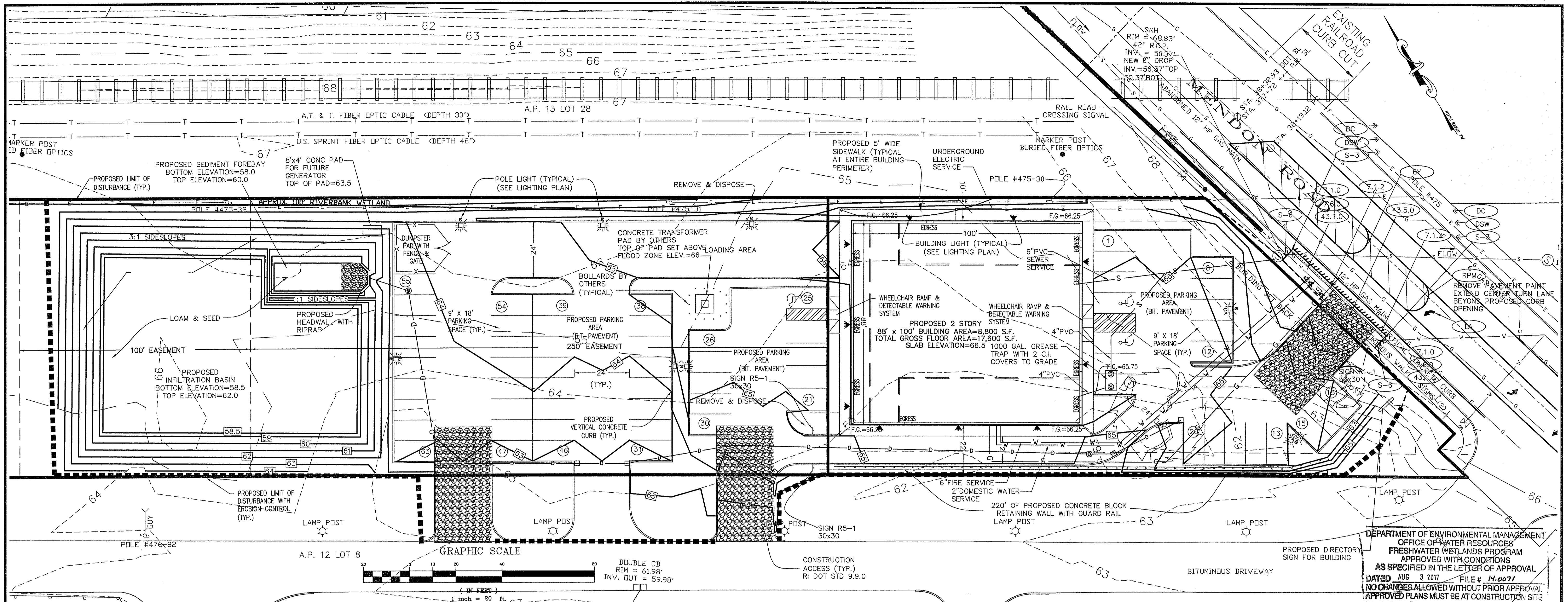
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-8600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB
2	6/29/17	JP	TB

FINAL PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1"=40' SHEET NO: 2 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 3 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Hubert

LEGEND

— PERIMETER LINE	— BURIED FIBER OPTICS CABLE
— ABUTTER LINE	— BURIED GAS LINE
63.5 EXISTING SPOT GRADE	— EXISTING UTILITY POLE
— EXISTING CONTOUR LINE	— EXISTING TEST HOLE
— EXISTING SEWER MANHOLE	— BUILDING SETBACK LINE
— EXISTING SEWER LINE	— PROPOSED SEWER MANHOLE
— EXISTING WATER LINE	— PROPOSED WATER LINE
— EXISTING OVERHEAD WIRES	— PROPOSED FINISH SPOT GRADE
— RAILROAD TRACKS	— PROPOSED EROSION CONTROL
	— PROPOSED CONTOUR

MAINTENANCE NOTE:
A MAINTENANCE AGREEMENT SHALL BE PREPARED AND EXECUTED WHEN ALL PERMITS ARE RECEIVED AND THEN SIGNED AGREEMENT SHALL BE FORWARDED TO RIDEM.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C0192G REVISED: MARCH 2, 2009.

ZONING:
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL - PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	5,000 S.F.	27,069 S.F.
MINIMUM LOT WIDTH	25 FT.	120 FT.
MINIMUM FRONTAGE	25 FT.	164.99 FT.
MINIMUM FRONT YARD	10 FT.	10 FT. (PARKING); 10 FT. BUILDING
MINIMUM SIDE YARD	10 FT.	10 FT.
MINIMUM REAR YARD	10 FT.	10 FT.
MAXIMUM LOT COVERAGE	80 %	75.39%
MAXIMUM HEIGHT	45 FT.	< 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL - PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	62,923 S.F.
MINIMUM LOT WIDTH	50 FT.	120 FT.
MINIMUM FRONTAGE	50 FT.	0 FT. (EXISTING)
MINIMUM FRONT YARD	20 FT.	N/A
MINIMUM SIDE YARD	10 FT.	N/A
MINIMUM REAR YARD	10 FT.	N/A
MAXIMUM LOT COVERAGE	40%	30.02%
MAXIMUM HEIGHT	75 FT.	N/A

REMEDIAL ACTIVITIES:
ALL REMEDIAL ACTIVITIES COMPLETED AS SHORT TERM RESPONSE ACTION SHALL BE COORDINATED AND APPROVED BY LAKESHORE ENVIRONMENTAL AND THE RIDEM.

ELECTRICAL/TRANSFORMER NOTE:
ALL ELECTRICAL WORK AND ASSOCIATED SLABS/BOLLARDS SHOWN ON THIS PLAN HAS BEEN DESIGNED BY OTHER CONSULTANTS AND SHOWN ON THIS PLAN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE ALL DESIGN PLANS WITH THIS PLAN AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO PERFORMING ANY WORK.

DRAINAGE NOTE:
ALL DRAINAGE STRUCTURES, FACILITIES AND HOLDING PONDS WILL ACCOMMODATE A ONE-HUNDRED-YEAR FREQUENCY RAINFALL EVENT

PHYSICAL ACCESS NOTE:
ALL CURB CUTS AND/OR DRAINAGE TO BE MADE ONTO STATE HIGHWAYS HAVE BEEN APPROVED BY THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.

PARKING SUMMARY:
C-2 PARKING REQUIREMENT - Office: 1 space per 300 sq. ft. GFA
Retail:
Restaurant 1 space per 4 seats or 1 space per 300 sq. ft. GFA, whichever is greater
Fast food 1 space per 2 seats or 1 space per 150 sq. ft. GFA, whichever is greater
Convenience store 1 space per 300 sq. ft. GFA
New and used vehicle sales 1 space per 300 sq. ft. GFA
Furniture, appliance or carpet sales 1 space per 300 sq. ft. GFA
Video rental store 1 space per 300 sq. ft. GFA
Other retail uses 1 space per 300 sq. ft. GFA, plus 1 space per employee (largest shift)

FLOOR PLAN:
FIRST FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED 7,000 S.F./300=23.3 SPACES REQUIRED
RETAIL USE (FAST FOOD): 1 SPACE PER 150 SF GFA PROPOSED 1,800 S.F. / 150=12 SPACES REQUIRED
SECOND FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED 8,800 S.F./300=29.3 SPACES REQUIRED
TOTAL SPACES REQUIRED=64.6 SPACES
TOTAL SPACES PROVIDED=65 SPACES

WETLANDS NOTE:
THERE ARE NO WATER COURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

GENERAL CONSTRUCTION NOTES:
1. THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO COMMONWEALTH ENGINEERS & CONSULTANTS, INC. 400 SMITH STREET, PROVIDENCE, RHODE ISLAND 02908; (401) 273-6600.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
5. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
6. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THE MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
9. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
10. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
11. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
12. PRIOR TO ANY SEWER WORK, THE CUMBERLAND SEWER DEPARTMENT AND THE MARRAGANSETT BAY COMMISSION ENGINEERING DIVISION SHALL BE NOTIFIED AND THE PROPER PERMITS RECEIVED.
13. PRIOR TO ANY WATER WORK, THE PAWTUCKET WATER SUPPLY BOARD SHALL BE NOTIFIED AND THE APPROPRIATE WATER PERMITS RECEIVED.
14. FOR ALL WORK PERFORMED WITHIN MENDON ROAD (RI RTE 122) ALL APPLICABLE PERMITS SHALL BE RECEIVED.
15. ALL TRAFFIC CONTROL DEVICES AND TEMPORARY TRAFFIC CONTROL ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) 2009 EDITION AND ALL REVISIONS.
16. TEMPORARY CONSTRUCTION SIGNS, BARRELS AND/OR CONES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK WITHIN THE STATE HIGHWAY OPEN TO TRAFFIC.
17. THERE WILL BE NO ADDITIONAL DRAINAGE WITHIN THE STATE RIGHT-OF-WAY.

CUT/FILL VOLUME REPORT UP TO ELEVATION 66.

TOTAL TO ELEVATION 66	3,754 Cu. Yd. CUT	2,027 Cu. Yd. FILL	1,727 Cu. Yd. CUT NET
ELEVATION 66-65	27 Cu. Yd. CUT	1,540 Cu. Yd. FILL	1,513 Cu. Yd. FILL NET
ELEVATION 65-64	270 Cu. Yd. CUT	391 Cu. Yd. FILL	121 Cu. Yd. FILL NET
ELEVATION 64-63	1,619 Cu. Yd. CUT	96 Cu. Yd. FILL	1,523 Cu. Yd. CUT NET
ELEVATION 63-62	502 Cu. Yd. CUT	0 Cu. Yd. FILL	502 Cu. Yd. CUT NET
ELEVATION 62-61	441 Cu. Yd. CUT	0 Cu. Yd. FILL	441 Cu. Yd. CUT NET
ELEVATION 61-60	393 Cu. Yd. CUT	0 Cu. Yd. FILL	393 Cu. Yd. CUT NET
ELEVATION 60-59	331 Cu. Yd. CUT	0 Cu. Yd. FILL	331 Cu. Yd. CUT NET
ELEVATION 59-58	171 Cu. Yd. CUT	0 Cu. Yd. FILL	171 Cu. Yd. CUT NET

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

Timothy Behan
No. 1278
6/29/17
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

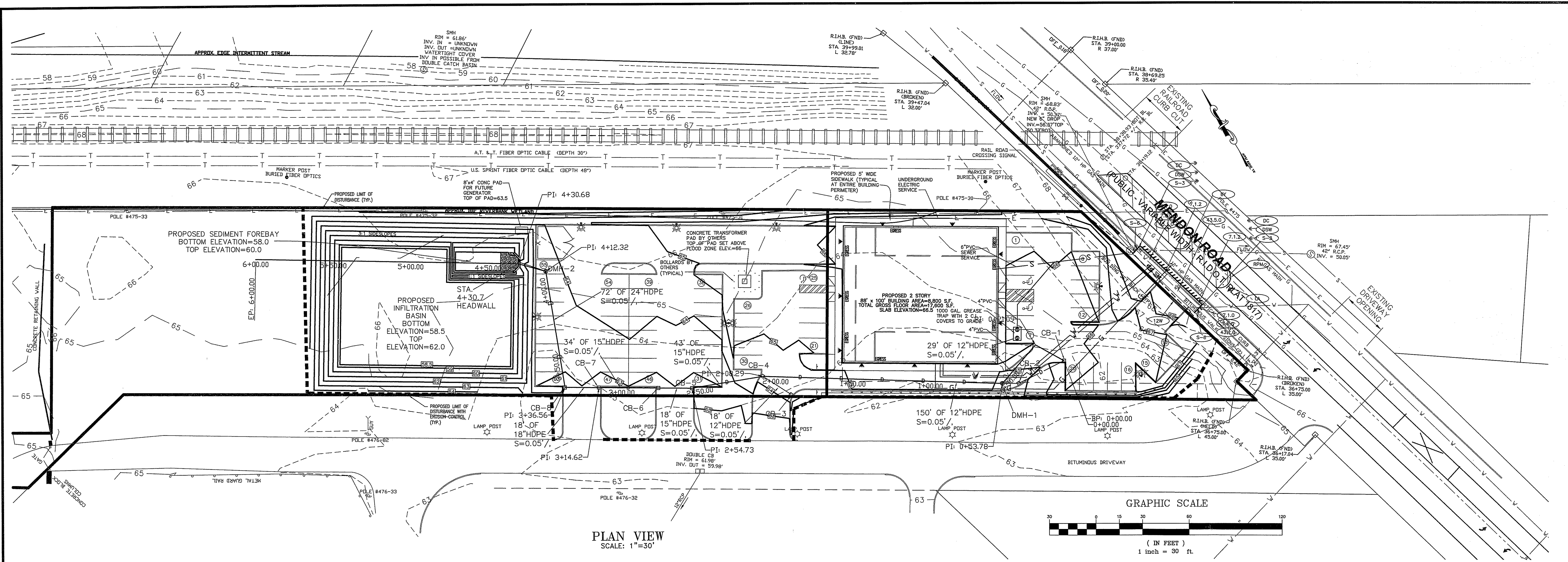
REVISIONS

No.	DATE	DRWN	CHKD
1	11/17/16	JP	KK
2	11/28/16	JP	KK
3	02/21/17	JP	KK
4	05/04/17	JP	TB
5	6/29/17	JP	TB

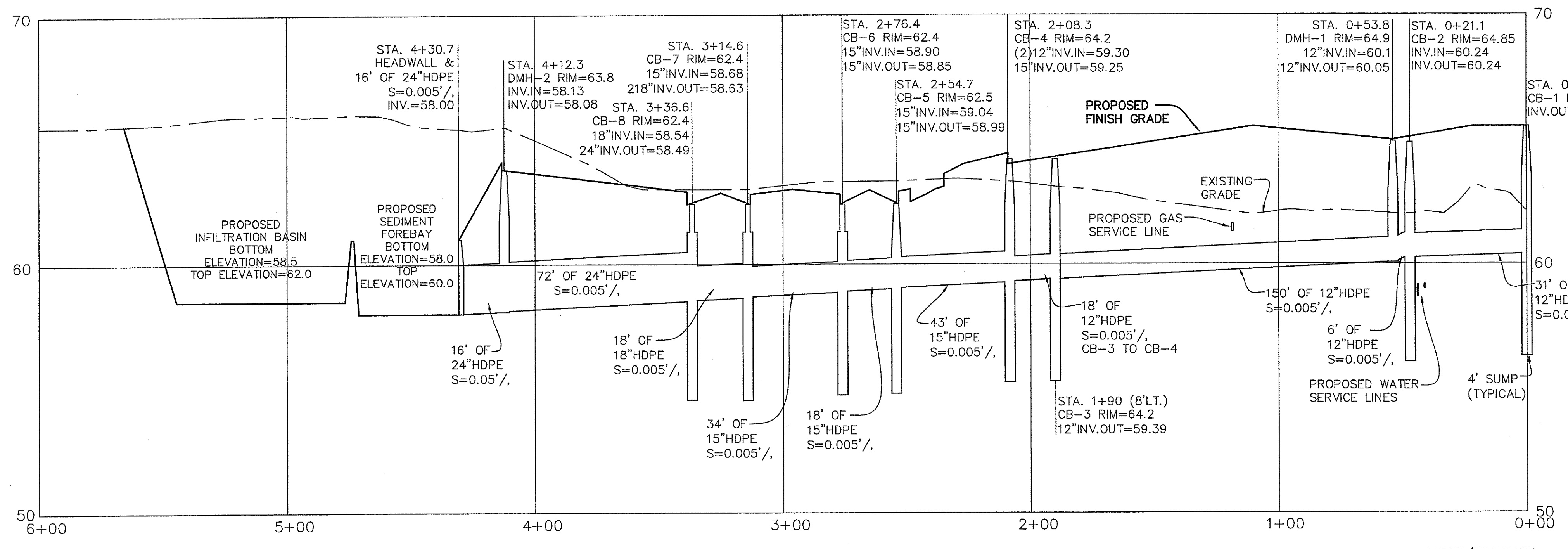
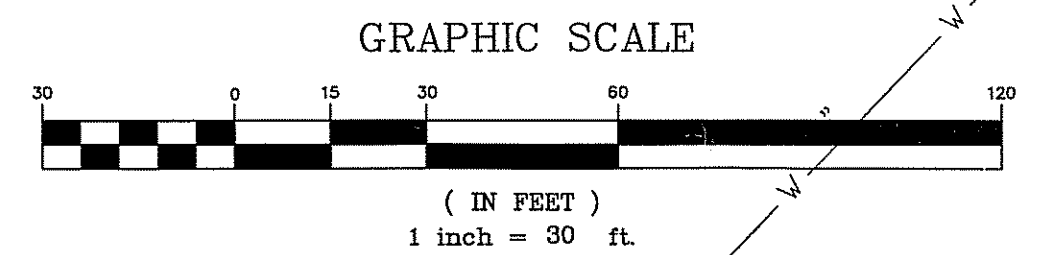
FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
DEVELOPMENT PLAN

SCALE: 1"=20'
SHEET NO: 3 of 9
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

RIDEM PERMIT MODIFICATION SET



PLAN VIEW
SCALE: 1"=30'



DRAIN PROFILE VIEW
SCALE: 1"=30' HORIZONTAL / 1"=3' VERTICAL

SITE SPECIFIC CONSTRUCTION NOTES:
1. CB-6, CB-7 & CB-8 REQUIRE THE ALTERNATE TOP COVER AND LOW PROFILE FRAMES (SEE CONSTRUCTION DETAIL SHEET 2)

NOTE:
THE PROFILE STATIONING HAS BEEN ESTABLISHED AT A BASELINE RUNNING ALONG THE MAIN DRAINAGE SYSTEM BEGINNING AT STATION 0+00 CATCH BASIN-1 AND TRAVERSING TO THE HEADWALL AT STATION 4+30.7.

- LEGEND**
- PERIMETER LINE
 - ABUTTER LINE
 - 63.5 EXISTING SPOT GRADE
 - 65 EXISTING CONTOUR LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - OHW EXISTING OVERHEAD WIRES
 - EXISTING UTILITY POLE
 - EXISTING TEST HOLE
 - RAILROAD TRACKS
 - BURIED FIBER OPTICS CABLE
 - BURIED GAS LINE
 - BUILDING SETBACK LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED CONTOUR

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
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DATED AUG 3 2017 FILE # 17-0071
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Herbert

Timothy Behan
No. 6578
REGISTERED PROFESSIONAL ENGINEER

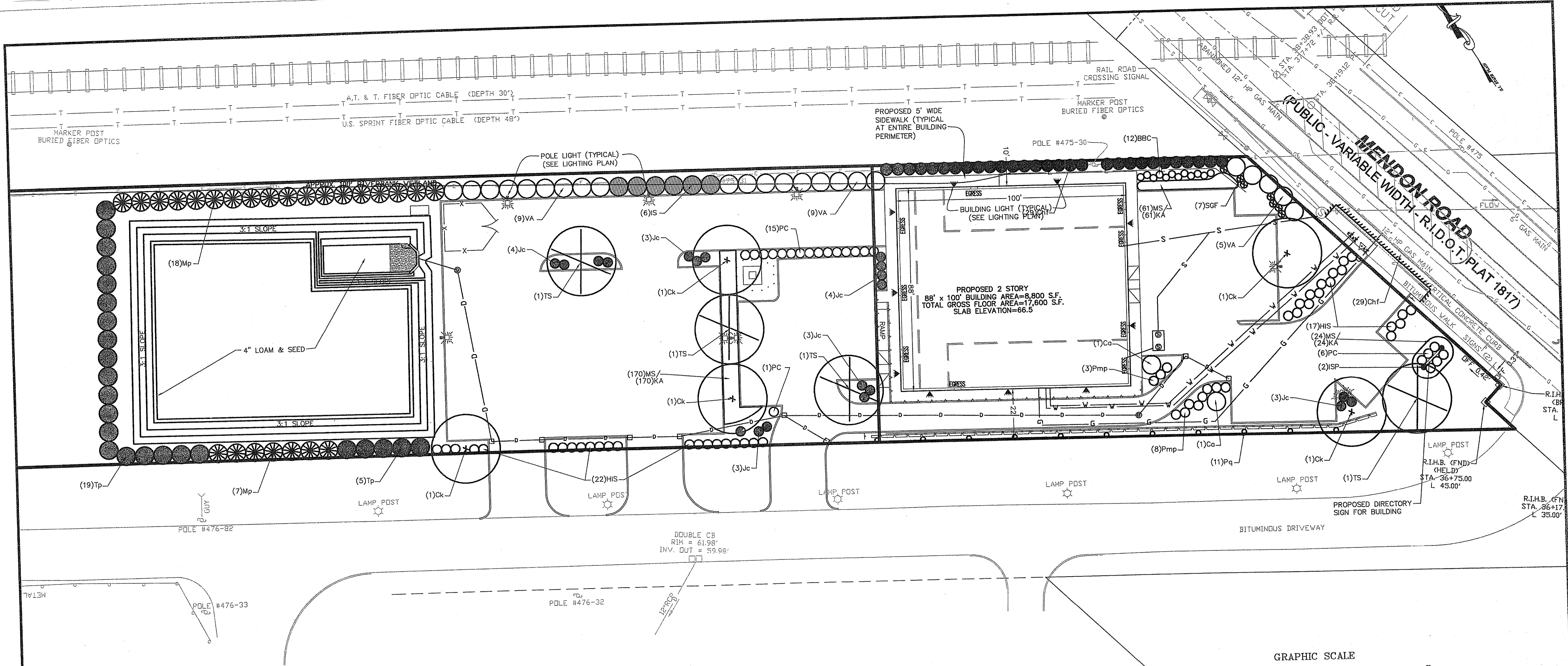
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB
2	6/29/17	JP	TB

FINAL PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
CUMBERLAND, RHODE ISLAND
DRAINAGE PLAN & PROFILE

SCALE: AS NOTED	SHEET NO: 4 OF 9	
DRAWN BY: JP	DESIGN BY: DKM	CHECKED BY: TB
DATE: 9/23/15	PROJECT NO.: 12026.00	

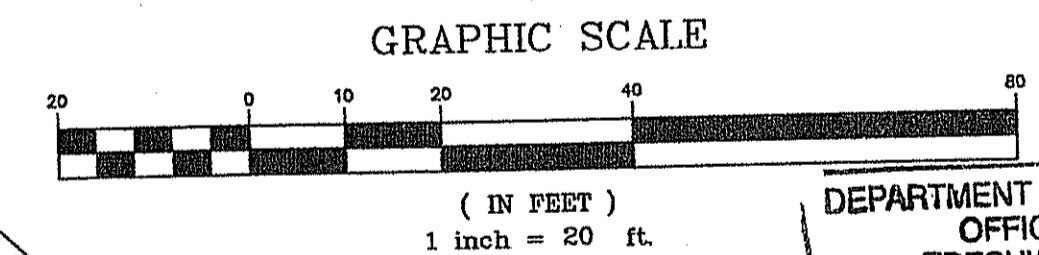


MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
BBC	12	Buddleia Lo&Behold Blue Chip	Blue Chip butterfly bush	#3	CAN	3' o.c.
Ca	2	Caragana arborescens Walker	Walker Weeping Siberian peashrub	#7 STD.	CAN	SPECIMEN
Chf	29	Cephalotaxus harring. Fastigiata	Columnar Japanese plum yew	#10	CAN	5' o.c.
Ck	5	Cladrastis kentukea	Yellowwood	3-3.5" cal.	B&B	6' STD.
MS	255	Hemerocallis Mini Stella	Mini Stella daylily	#1	CAN	2' o.c.
HIS	39	Hydrangea arborescens Invincible Spirit	Invincible Spirit hydrangea	#3	CAN	4' o.c.
ISP	2	Ilex crenata Sky Pencil	Sky Pencil Japanese holly	#7	CAN	SPECIMEN
Iv	6	Ilex verticillata Sparkleberry	Sparkleberry winterberry	4-5'	B&B	8' o.c.
Jc	20	Juniperus conferta	Shore juniper	#3	CAN	3' o.c.
Mp	25	Myrica pensylvanica	Bayberry	4-5'	B&B	8' o.c.
KA	255	Narcissus King Alfred	King Alfred daffodil	--	BULB	2' o.c.
Pq	11	Parthenocissus quinquefolia	Virginia creeper	#2	CAN	20' o.c.
Pmp	11	Pinus mugo pumilio	Dwarf mugo pine	#3	CAN	4' o.c.
PC	22	Rosa OSO Easy Peachy Cream	Peachy Cream rose	#3	CAN	3' o.c.
SGF	7	Spiraea bumalda Gold Flame	Gold Flame spiraea	#3	CAN	3' o.c.
Tp	24	Thuja plicata	Giant arbor-vitae	5-6'	B&B	8' o.c.
TS	4	Tilia tomentosa Sterling	Sterling Silver linden	3-3.5" cal.	B&B	6' STD.
VA	23	Viburnum rhytidophyloides Alleghany	Alleghany hybrid viburnum	4-5'	B&B	8' o.c.

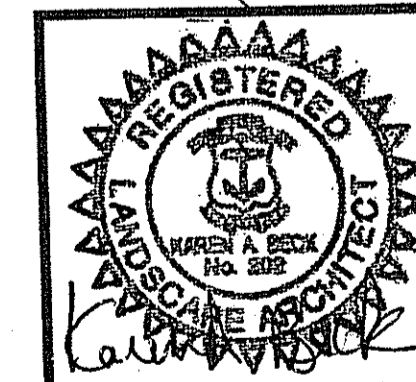
LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL TO CONFORM TO AAN STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON.
- 4) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 5) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 6) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- 7) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED AUG 3 2017 FILE # 14-0071
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Harkin



COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB

FINAL PLAN SUBMISSION
 DEVELOPMENT PLAN
 FOR
 ASSESSORS MAP 12 LOT 15
 132 MENDON ROAD
 AND
 ASSESSORS MAP 12 LOT 4
 140 MENDON ROAD
 in
 CUMBERLAND, RHODE ISLAND
 LANDSCAPE PLAN

SCALE: 1"=20' SHEET NO: 5 OF 9
 DRAWN BY: JAR DESIGN BY: KAB CHECKED BY: TB
 DATE: 9/23/15 PROJECT NO.: 12025.00

OWNER/APPLICANT:
 ASSESSORS MAP 12 LOT 15
 SLM PROPERTIES, LLC
 500 MENDON ROAD
 CUMBERLAND, RHODE ISLAND 02864

OWNER:
 ASSESSORS MAP 12 LOT 4
 TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
 45 BROAD STREET
 CUMBERLAND, RHODE ISLAND 02864

GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE. THESE SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES AS SHOWN UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF CUMBERLAND AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE INSTALLATION OF THE WATER UTILITY IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE AMERICAN WATER WORKS STANDARDS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCTOBER
BIRDFOOT TREEFOIL	15	
PERENNIAL RYEGRASS	10	

APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDDED AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDDED.

SEDIMENTATION CONTROL PROGRAM:

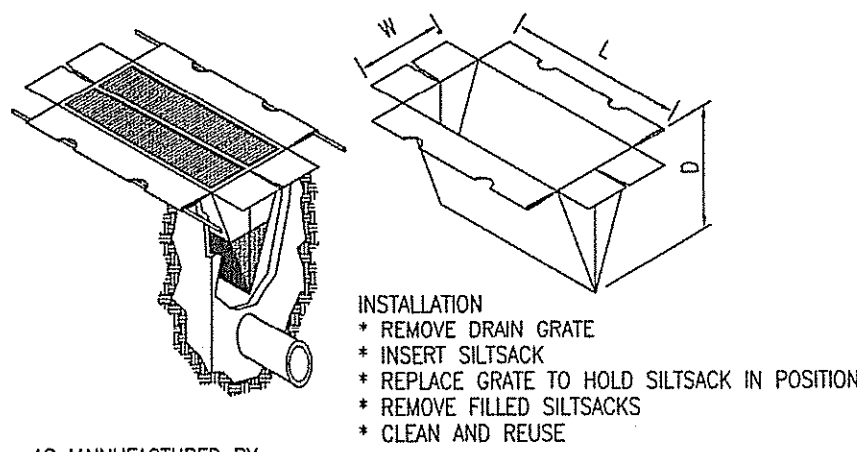
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

NOTE:

ALL STORM WATER CONTROL MEASURES, DISTURBED AREAS, AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION (INCLUDING UNSTABLE SOIL STOCKPILES), DISCHARGE LOCATIONS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF PRECIPITATION PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF OR SNOW MELT. AN APPROPRIATE RAIN GAUGE SHALL BE PROVIDED FOR RAINFALL MEASUREMENTS.

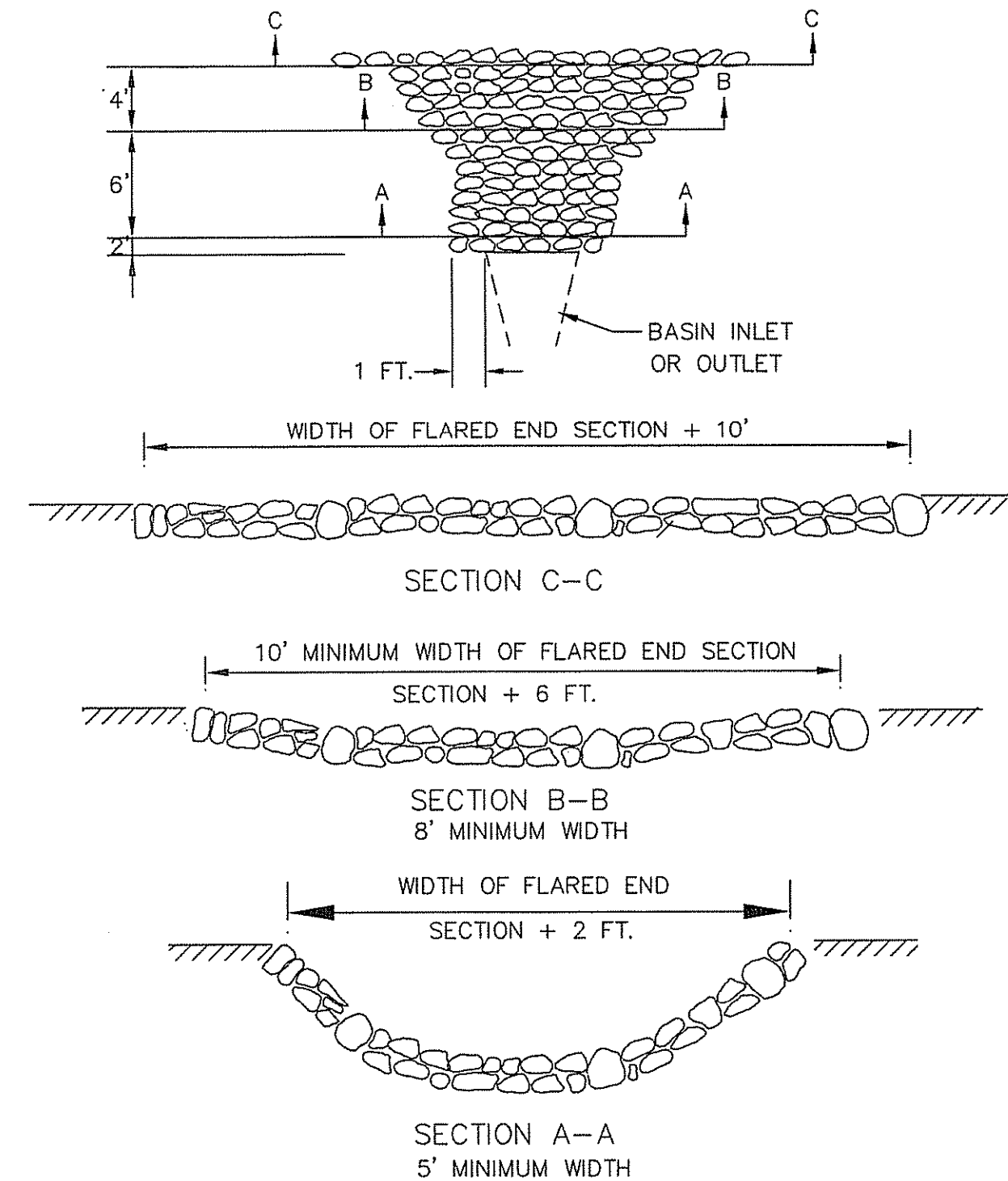
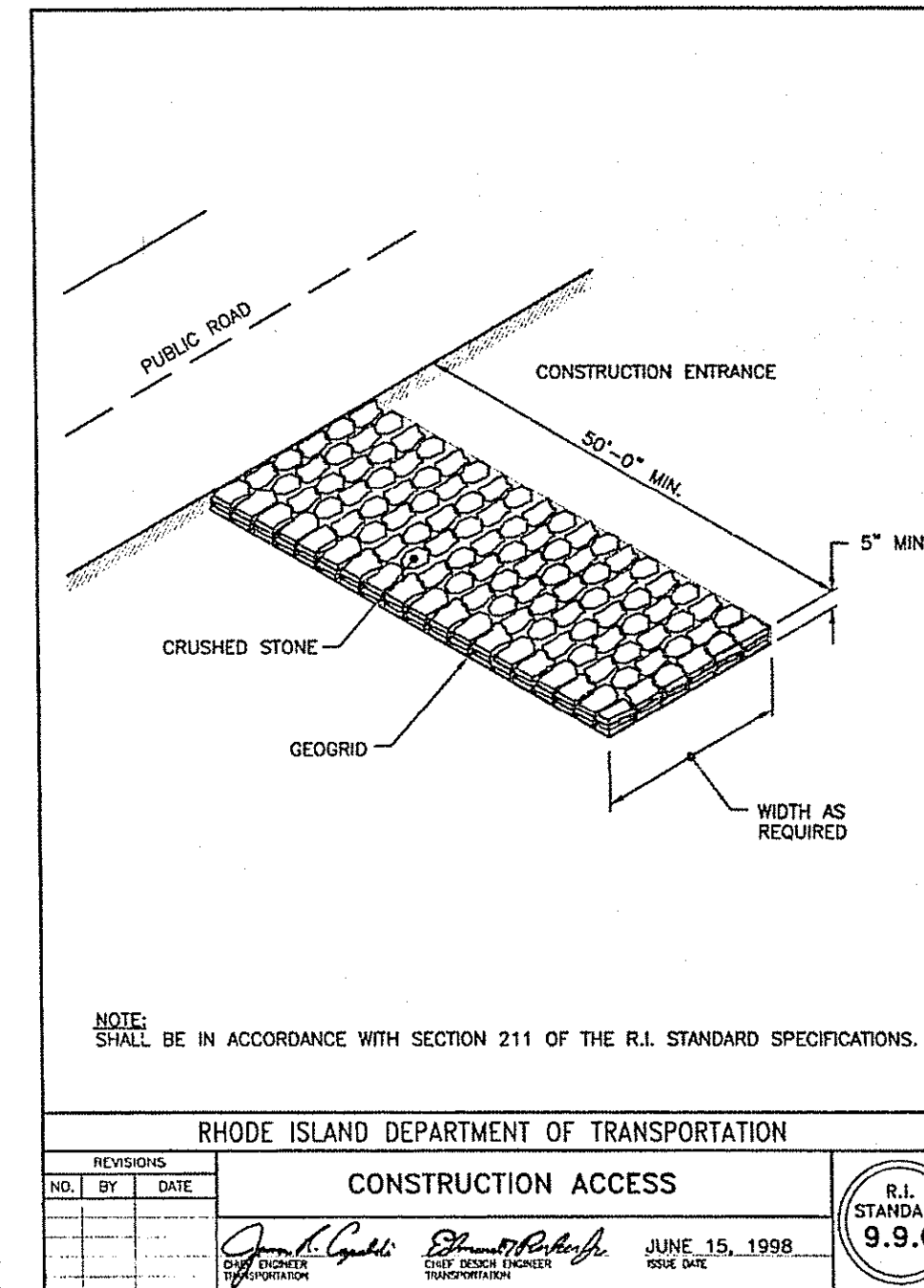
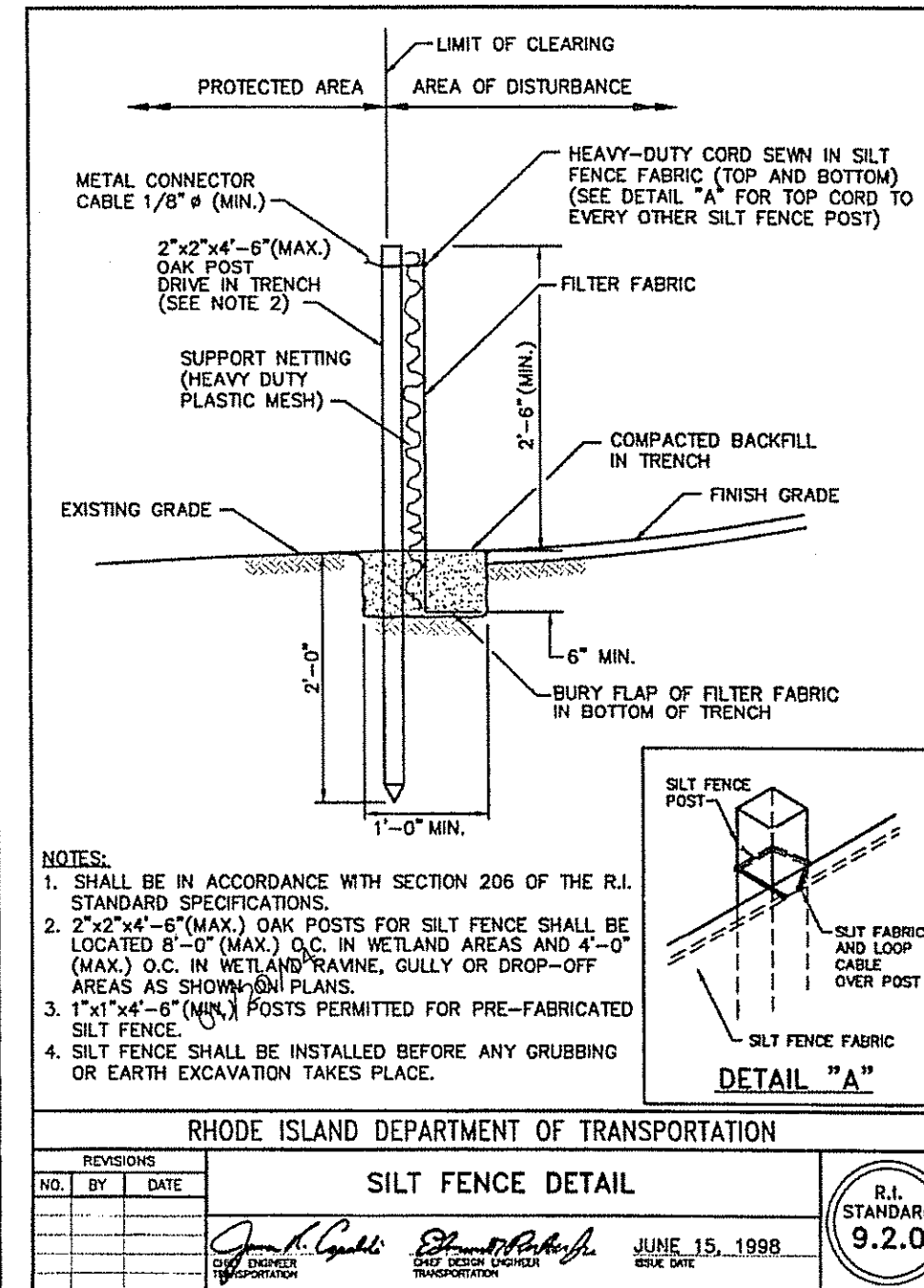
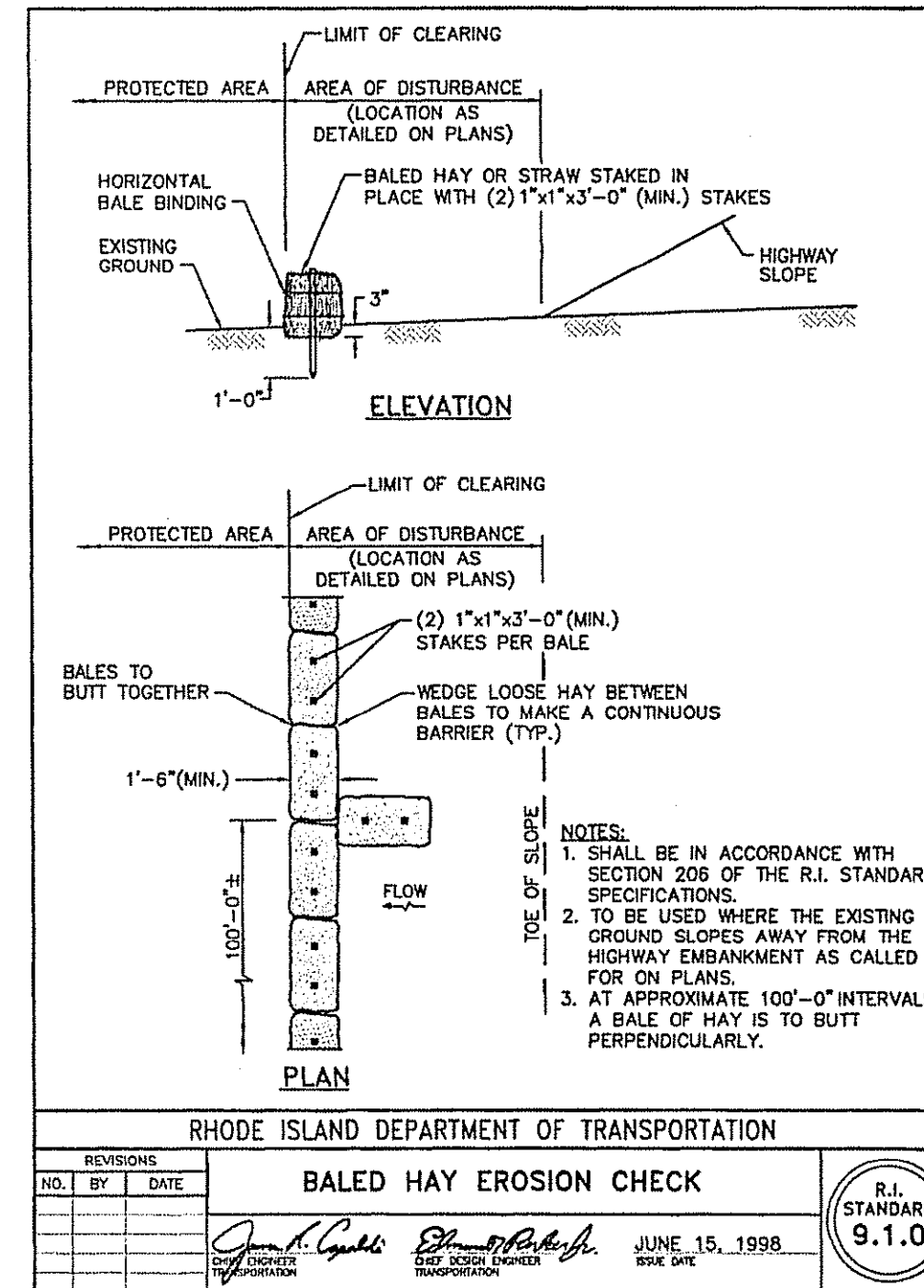
MAINTENANCE AGREEMENT:

AN "OPERATION & MAINTENANCE MANUAL" AND "MAINTENANCE AGREEMENT" HAVE BEEN PREPARED FOR THIS PROJECT THAT REQUIRES THE PROPERTY OWNER TO MAINTAIN THE STORMWATER COMPONENTS AND THE SITE ACCORDING TO THE CONDITIONS CONTAINED THEREIN. THE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE APPROPRIATE PARTIES ONCE ALL PERMITS FOR THE PROJECT HAVE BEEN RECEIVED, RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS AND A COPY FORWARDED TO THE RIDEM WITH A REFERENCE TO FRESHWATER WETLANDS PERMIT #14-0071.



AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL

SILTSACK DETAIL
NOT TO SCALE



NOTES:
DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

ROCK FILL RIP-RAP @ BASIN INLET
NOT TO SCALE
RIE-RAP & BEDDING SPECIFICATIONS

LOCATION	NSA SIZE MODIFIED NO.(RIE-RAP, BEDDING)	DEPTH(RIE-RAP, BEDDING)
PIPE INLET	R-3, FS-2	12", 6"

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 3 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
James A. Herbert

Timothy Behan
No. 0278
REGISTERED PROFESSIONAL ENGINEER

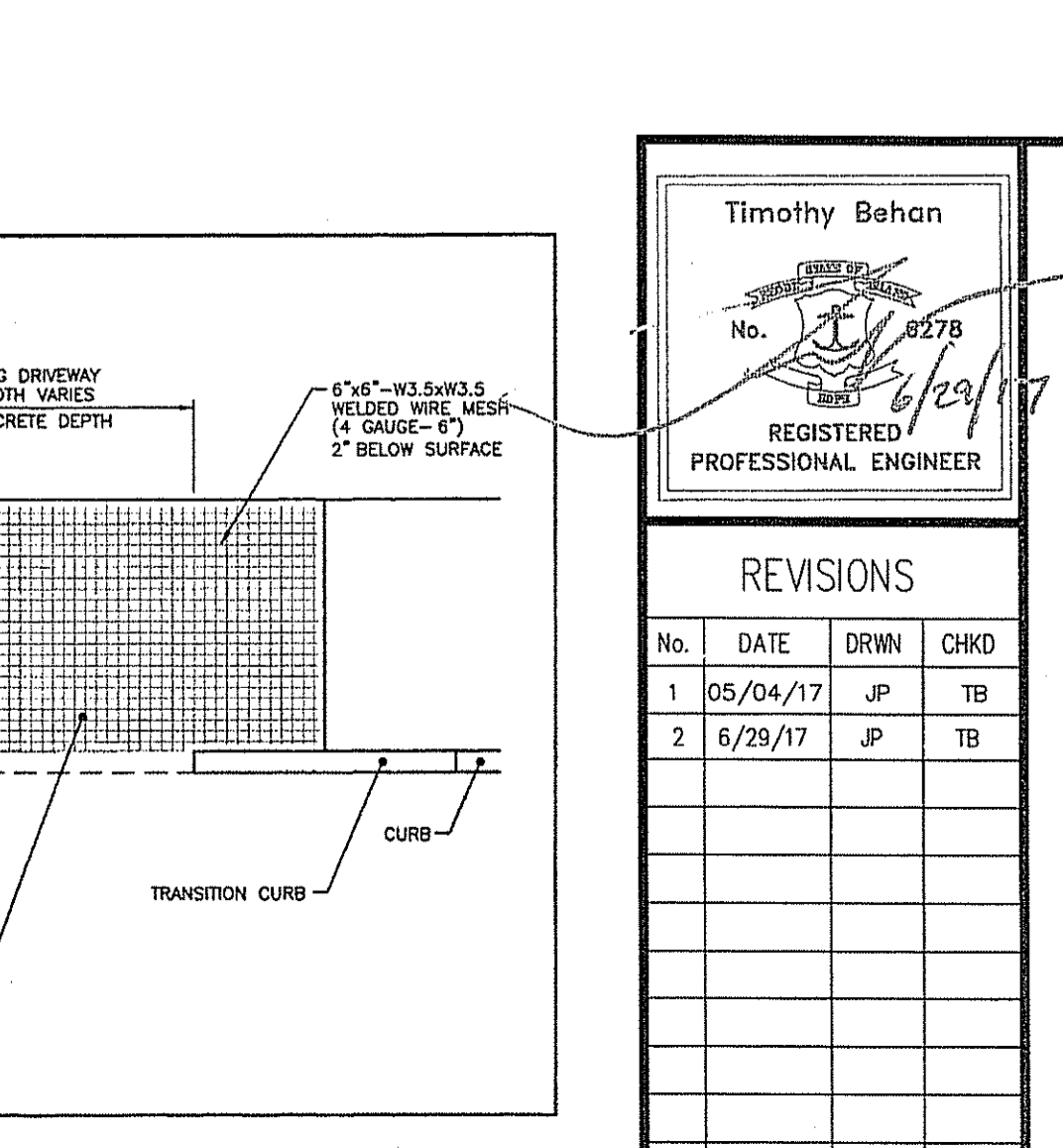
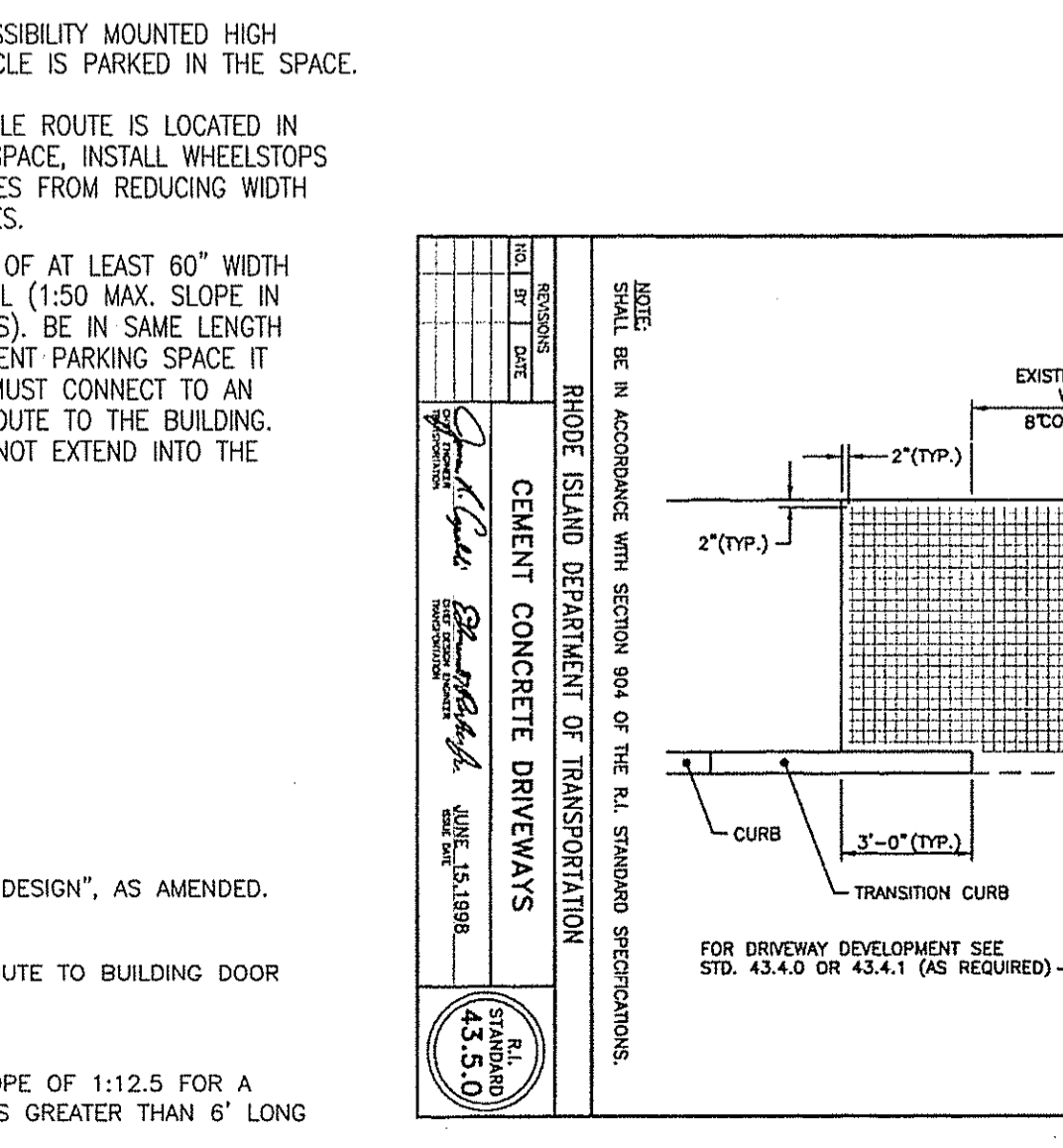
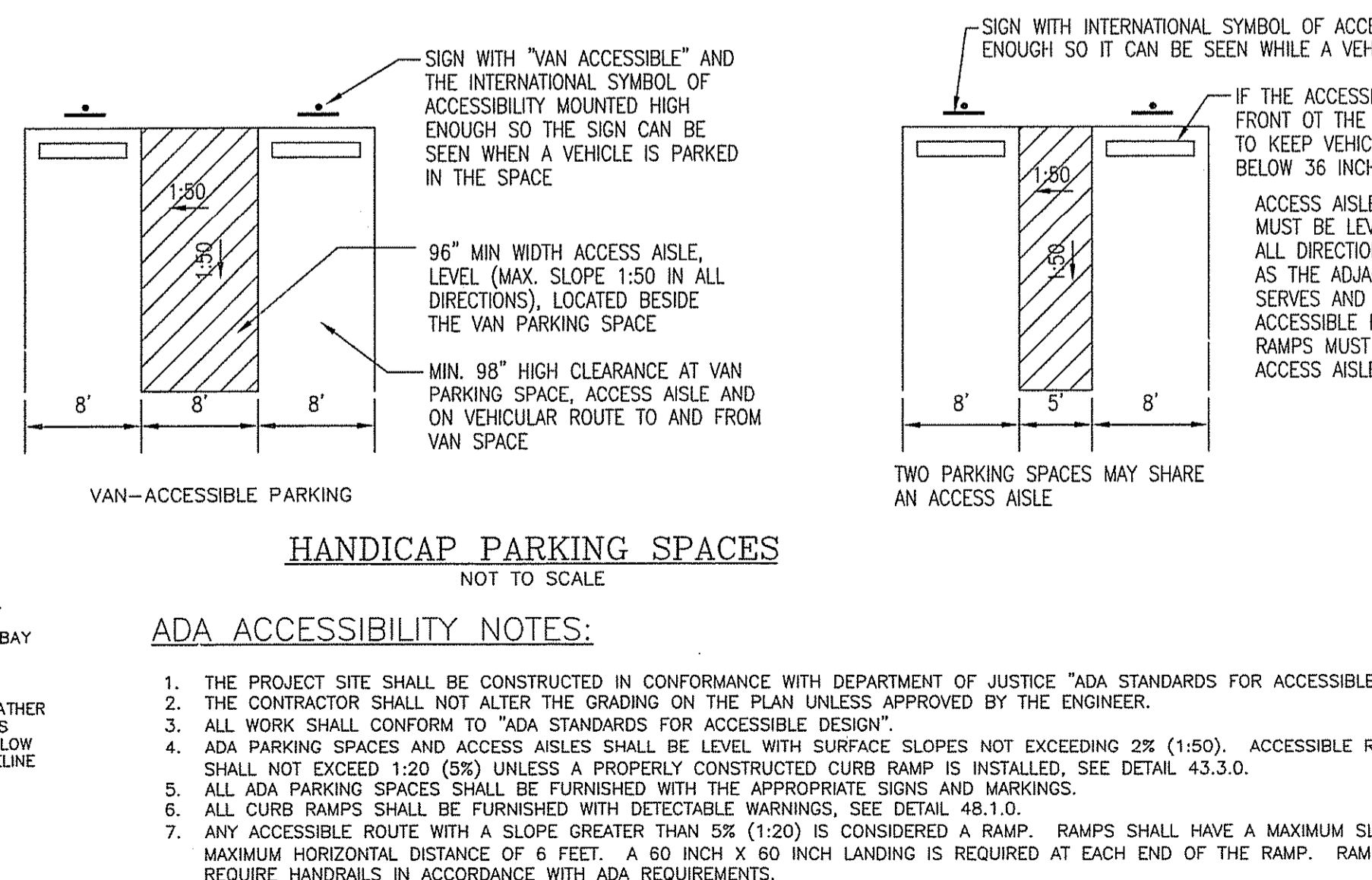
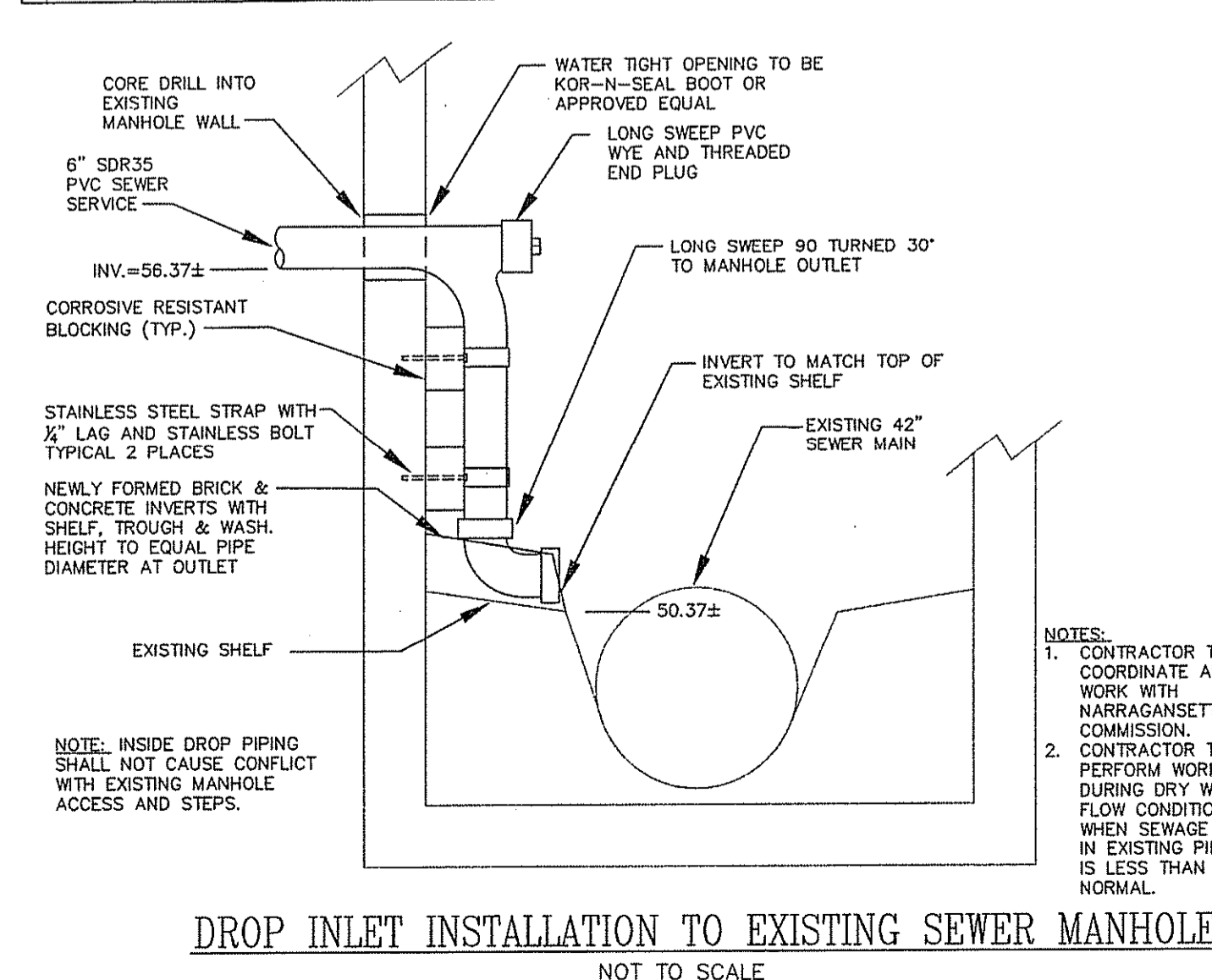
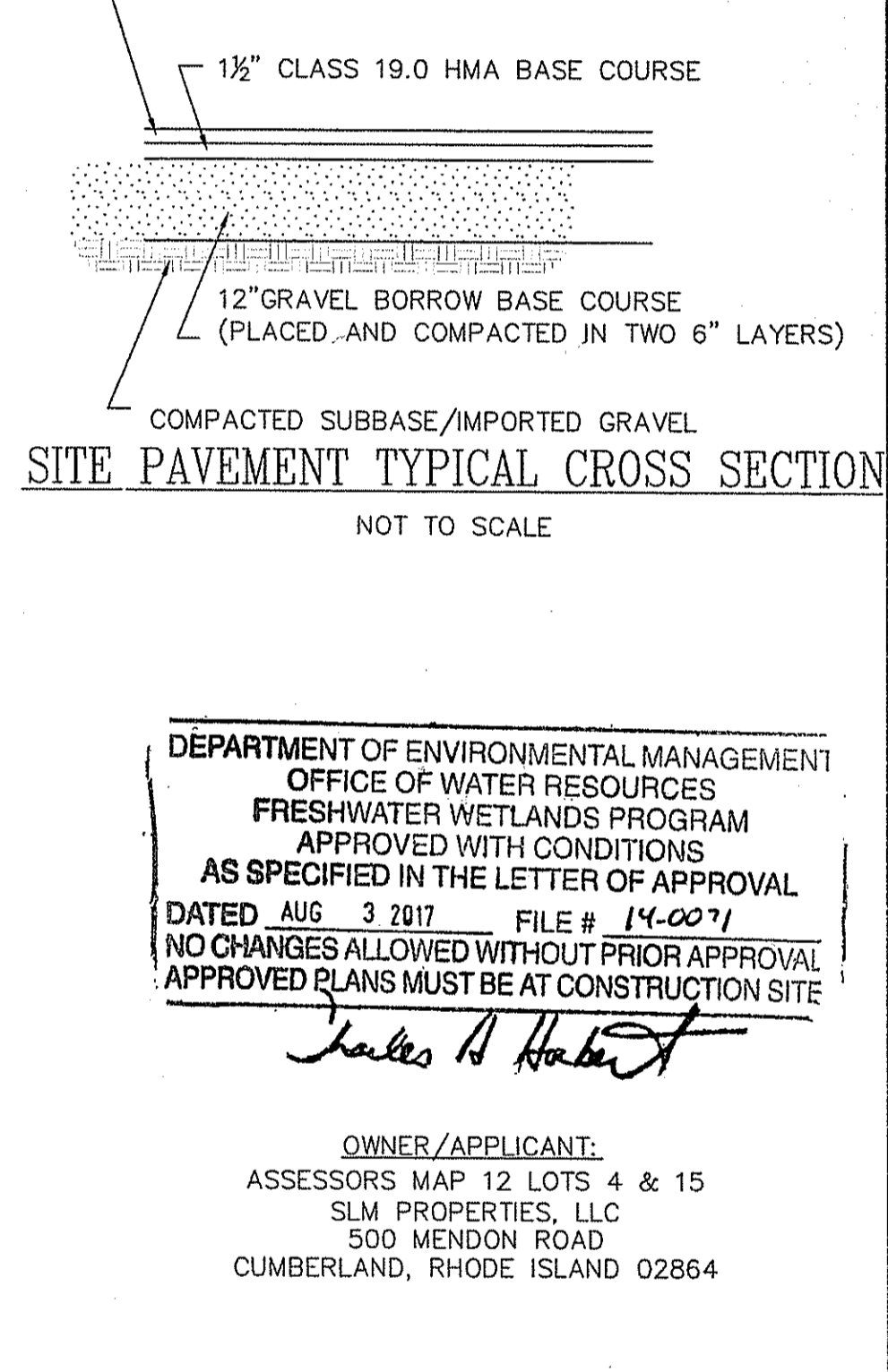
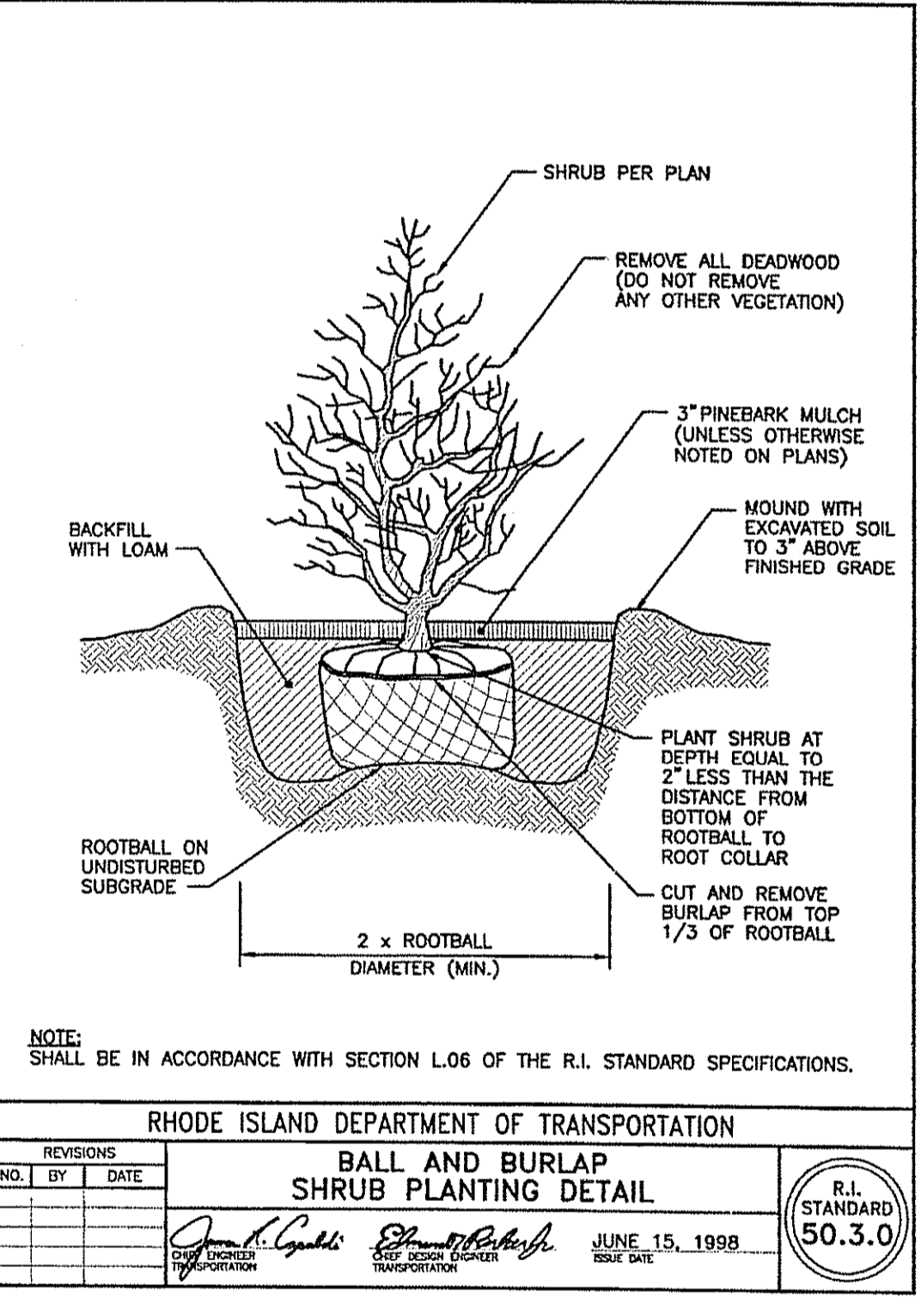
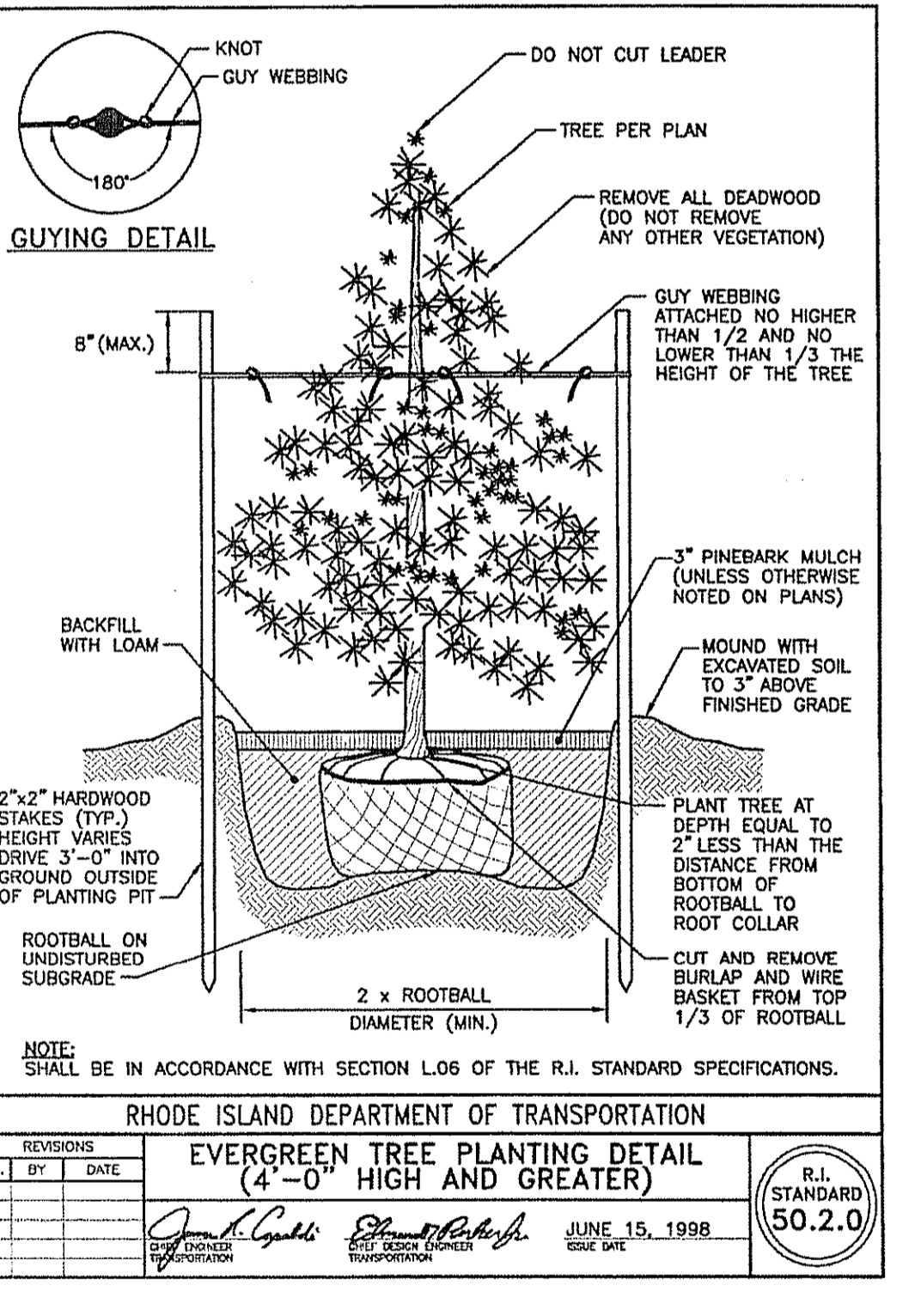
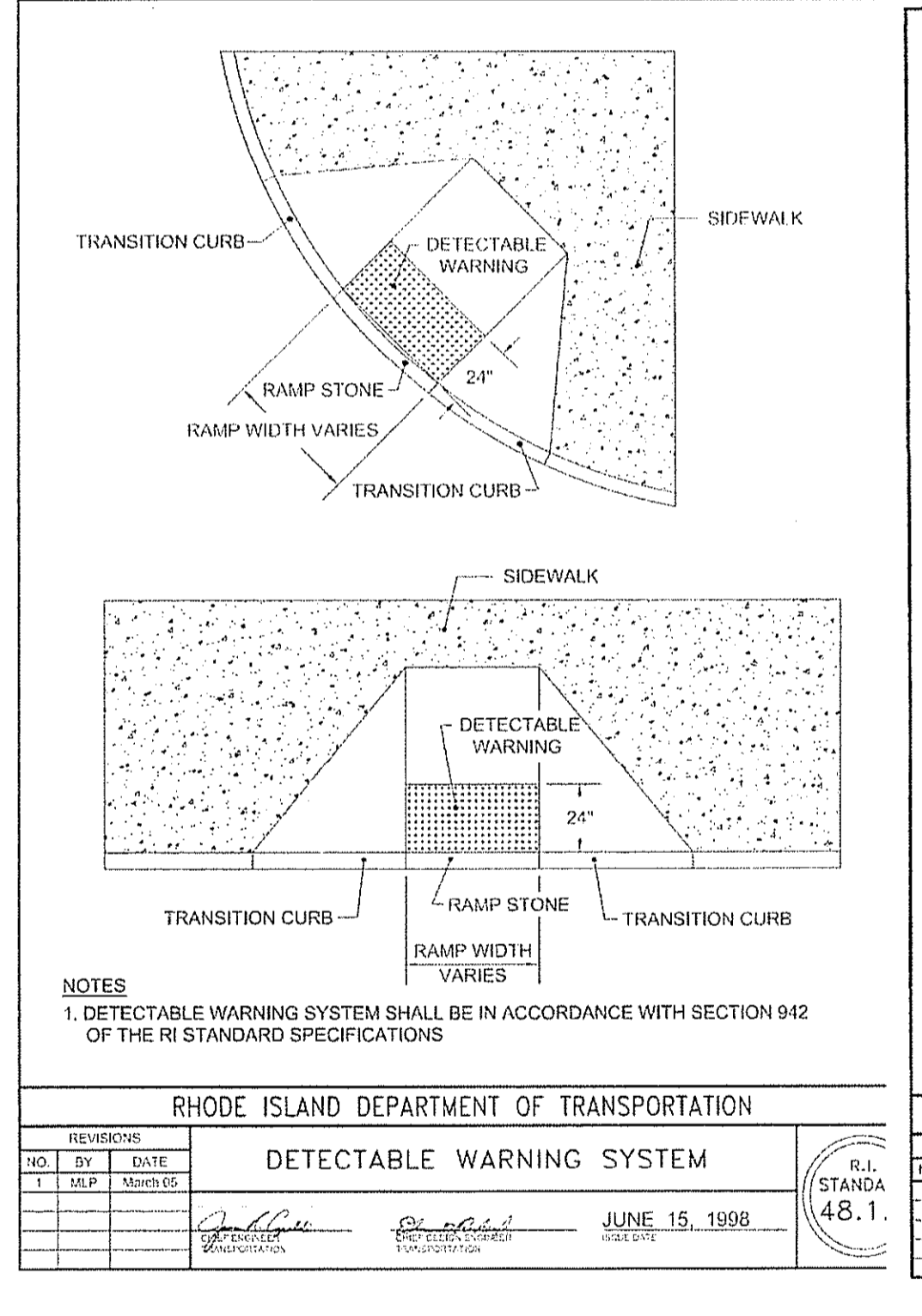
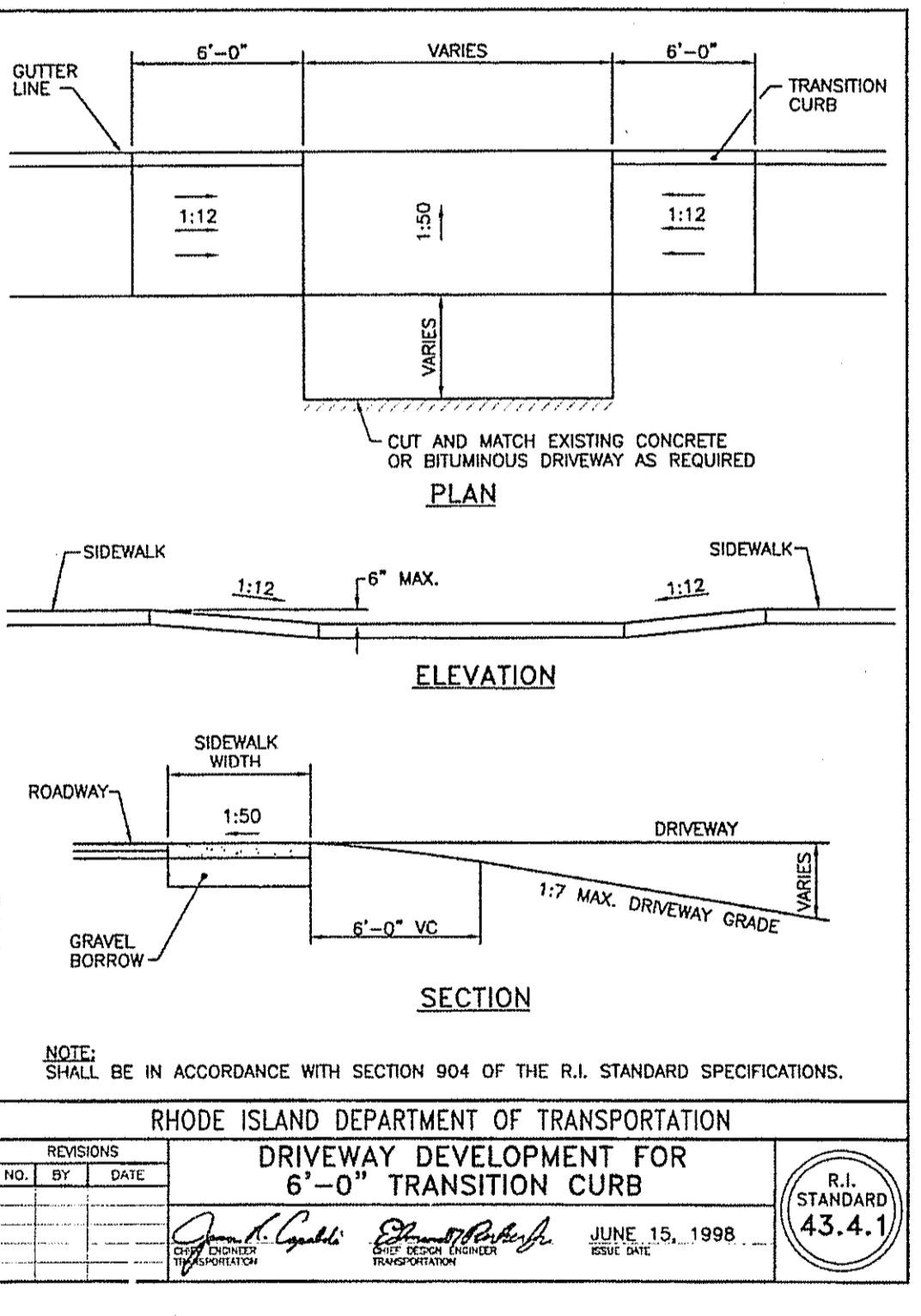
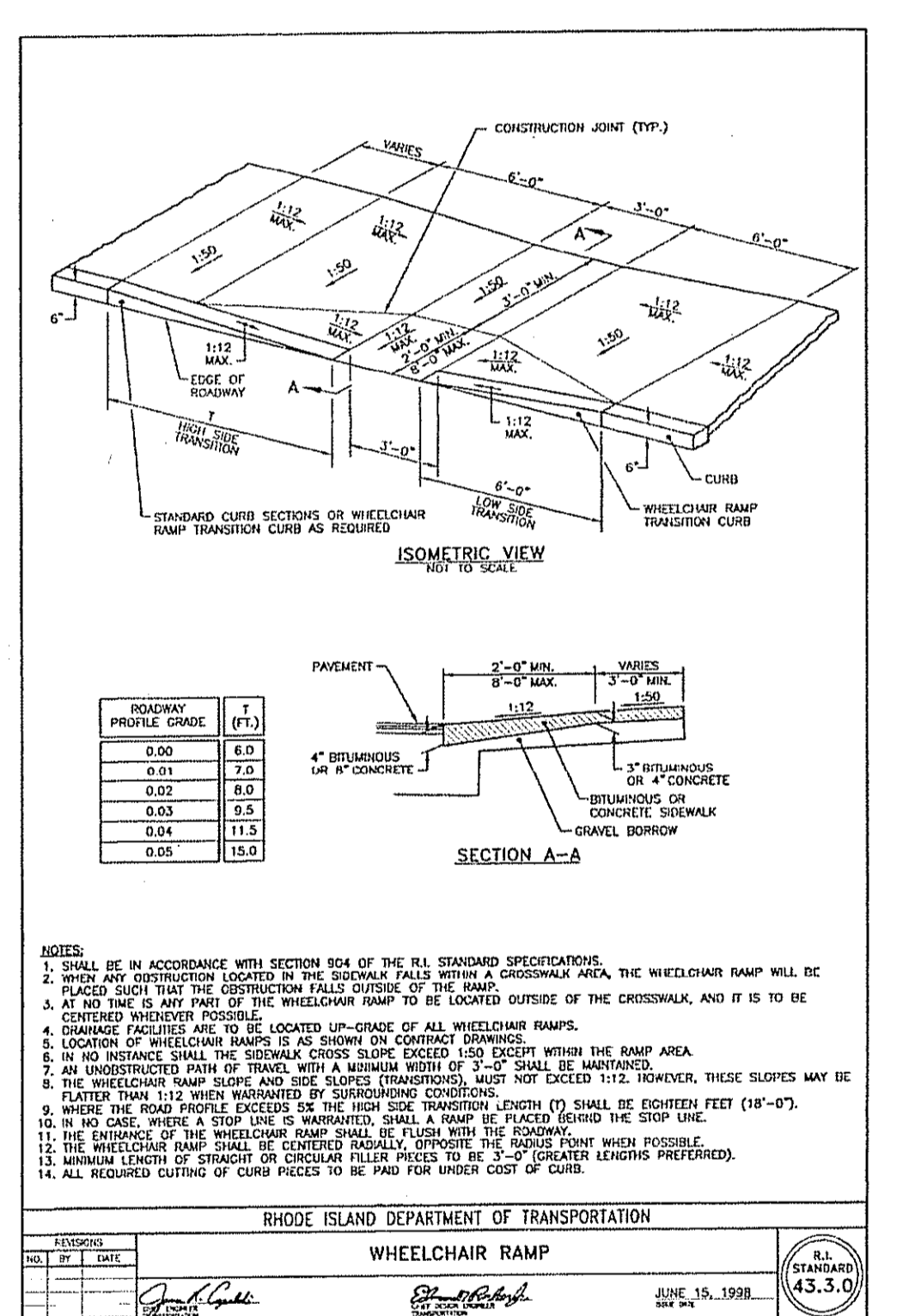
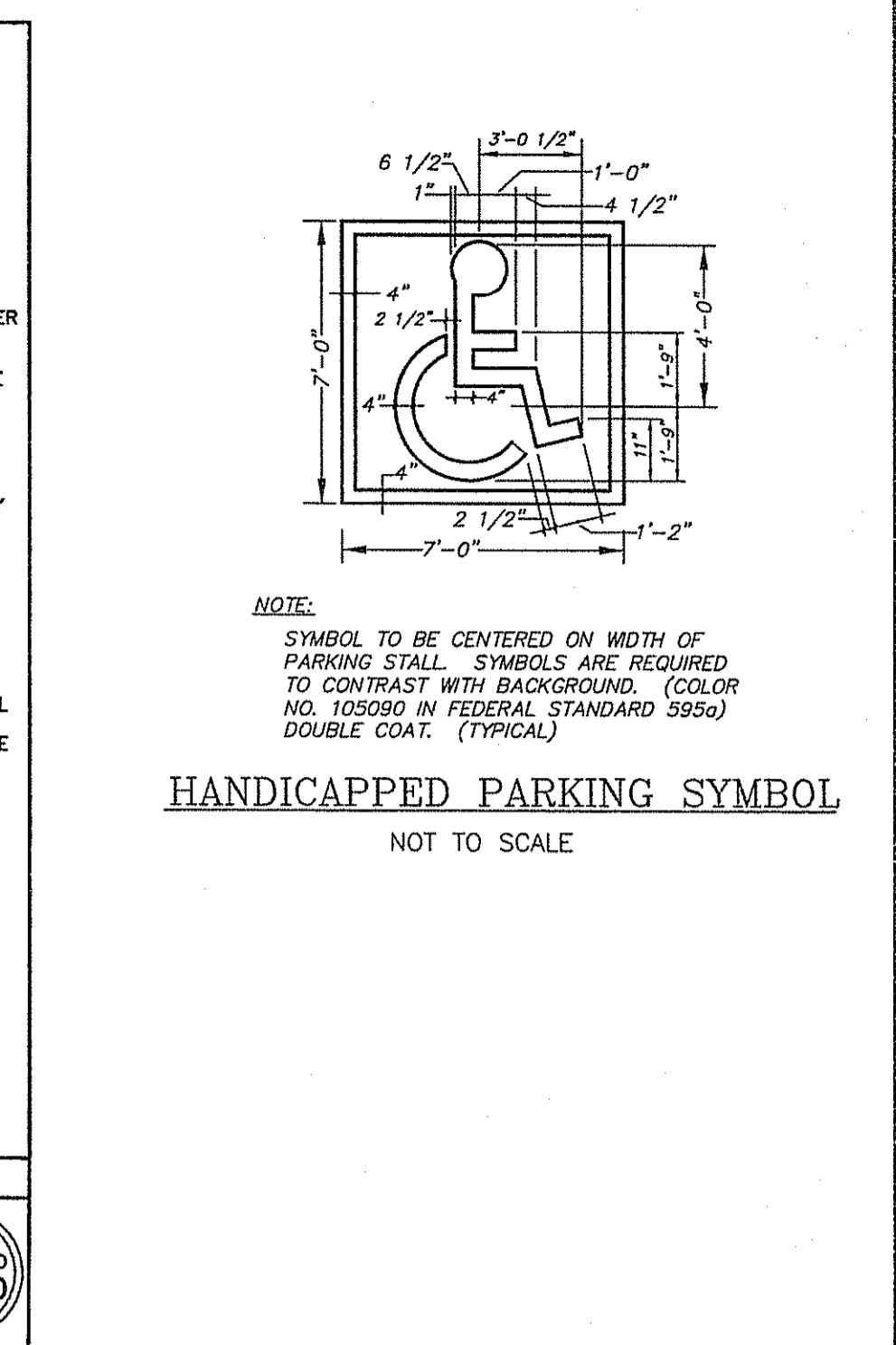
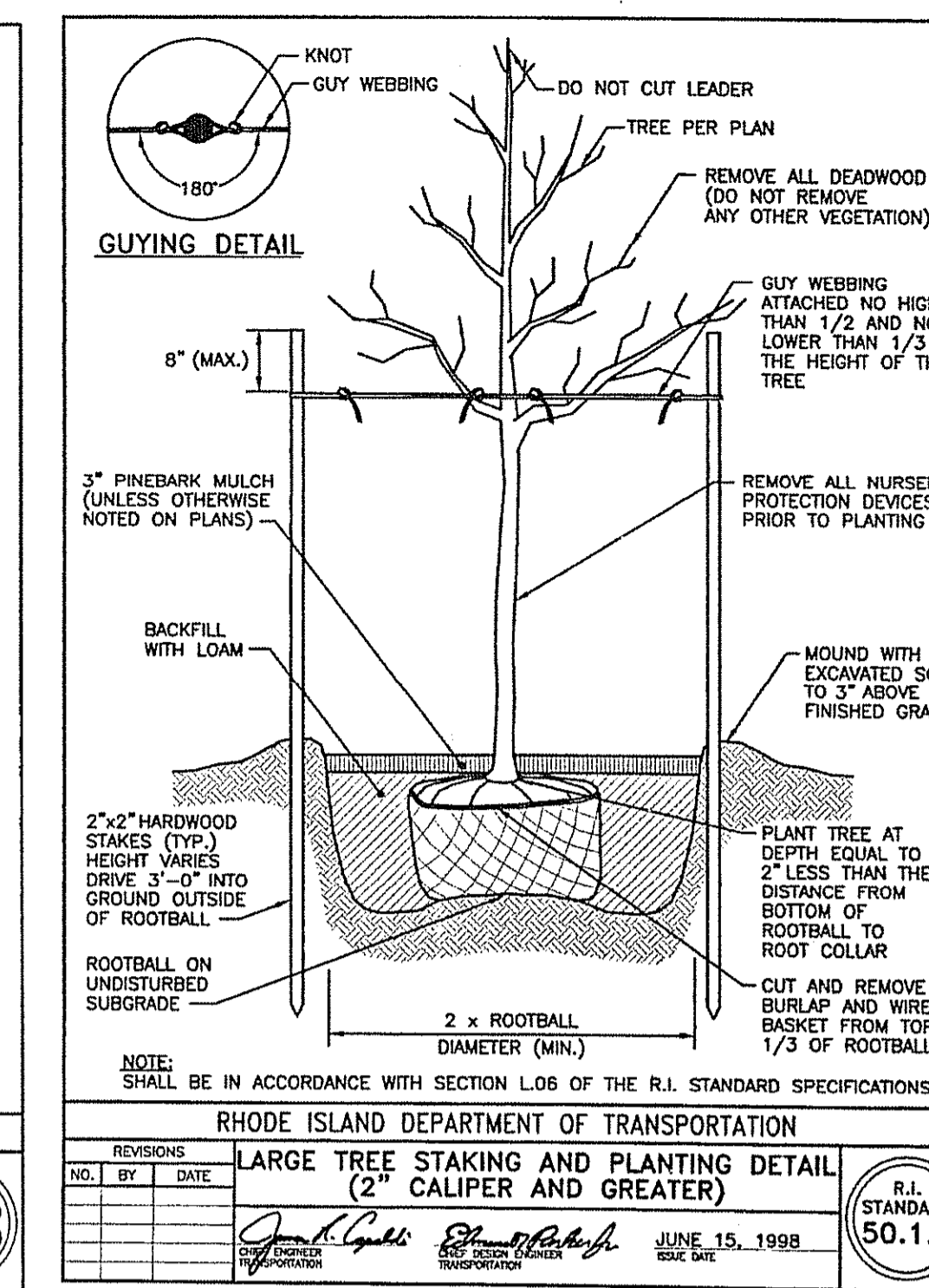
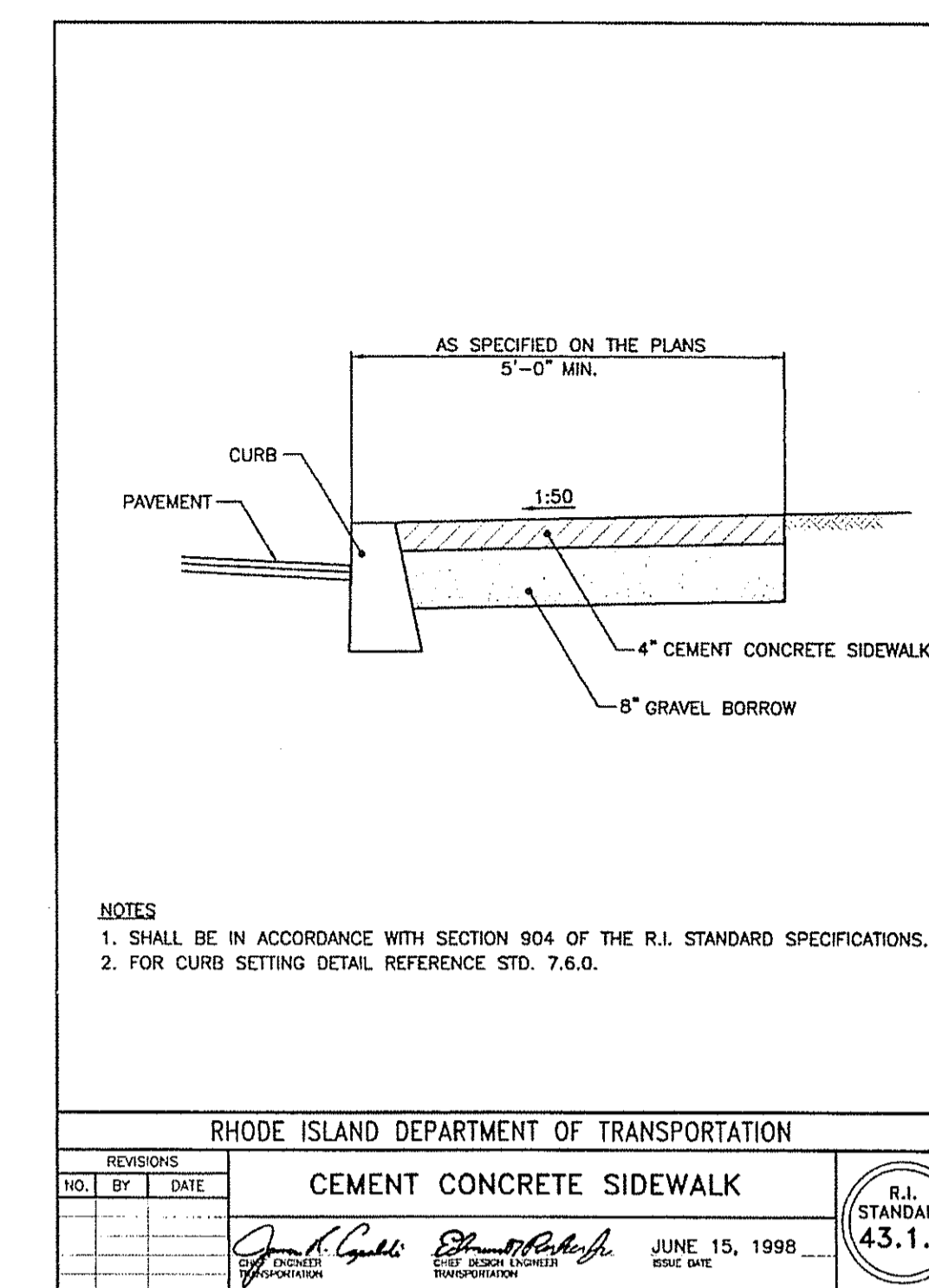
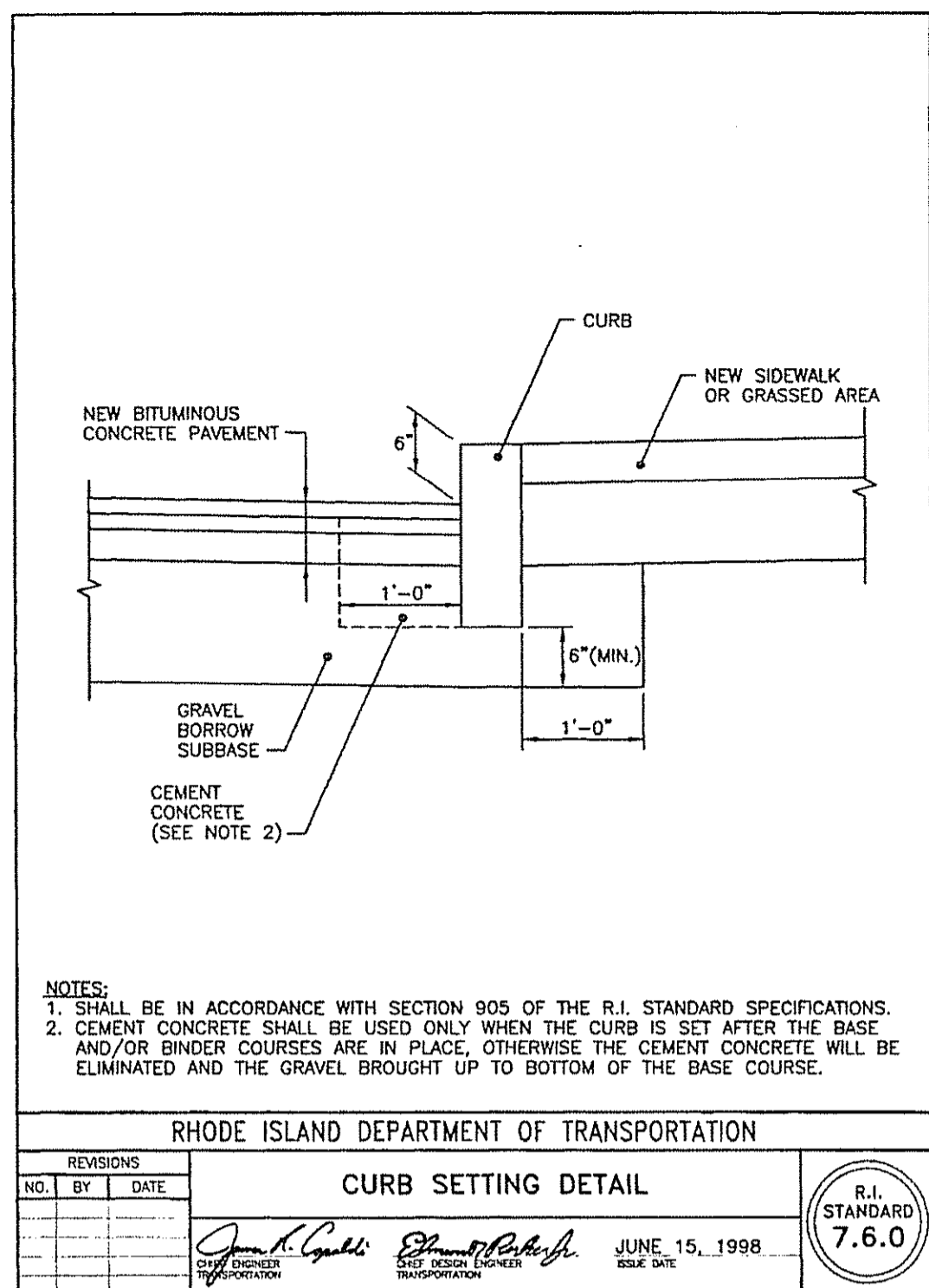
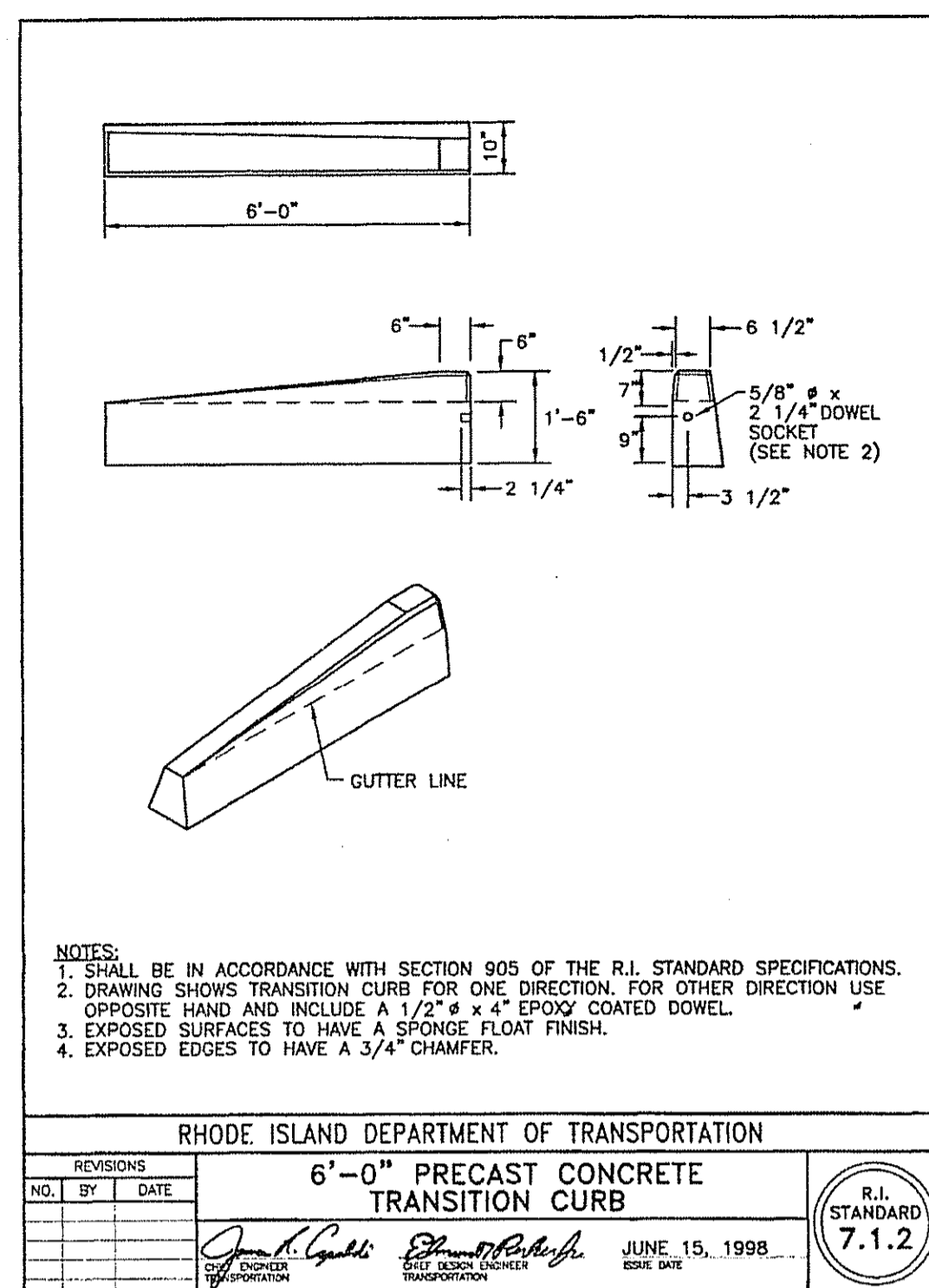
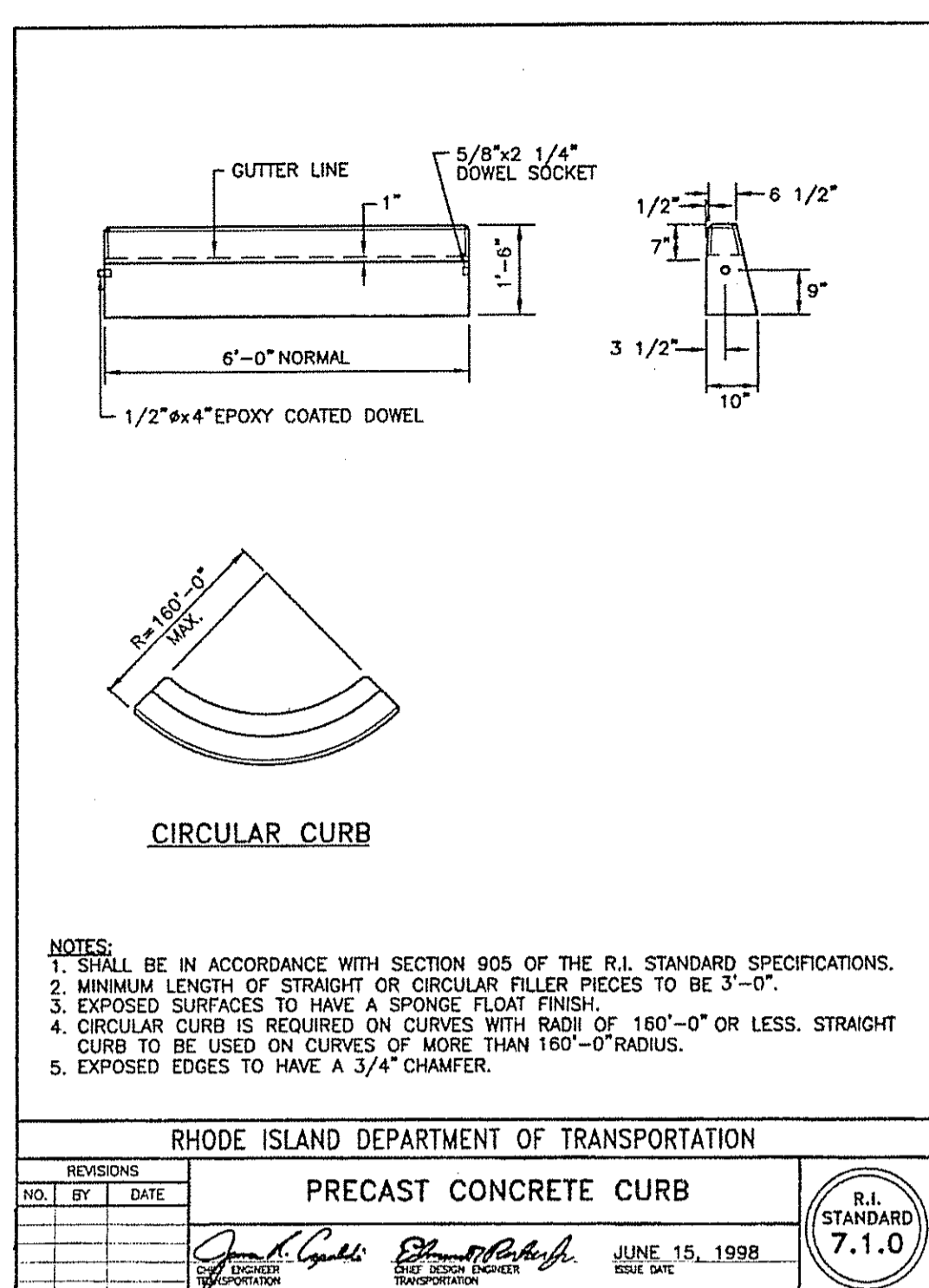
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB
2	6/29/17	JP	TB

FINAL PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 1

SCALE: AS NOTED SHEET NO: 6 OF 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00



RIDEM PERMIT MODIFICATION SET

Timothy Behan
REGISTERED PROFESSIONAL ENGINEER

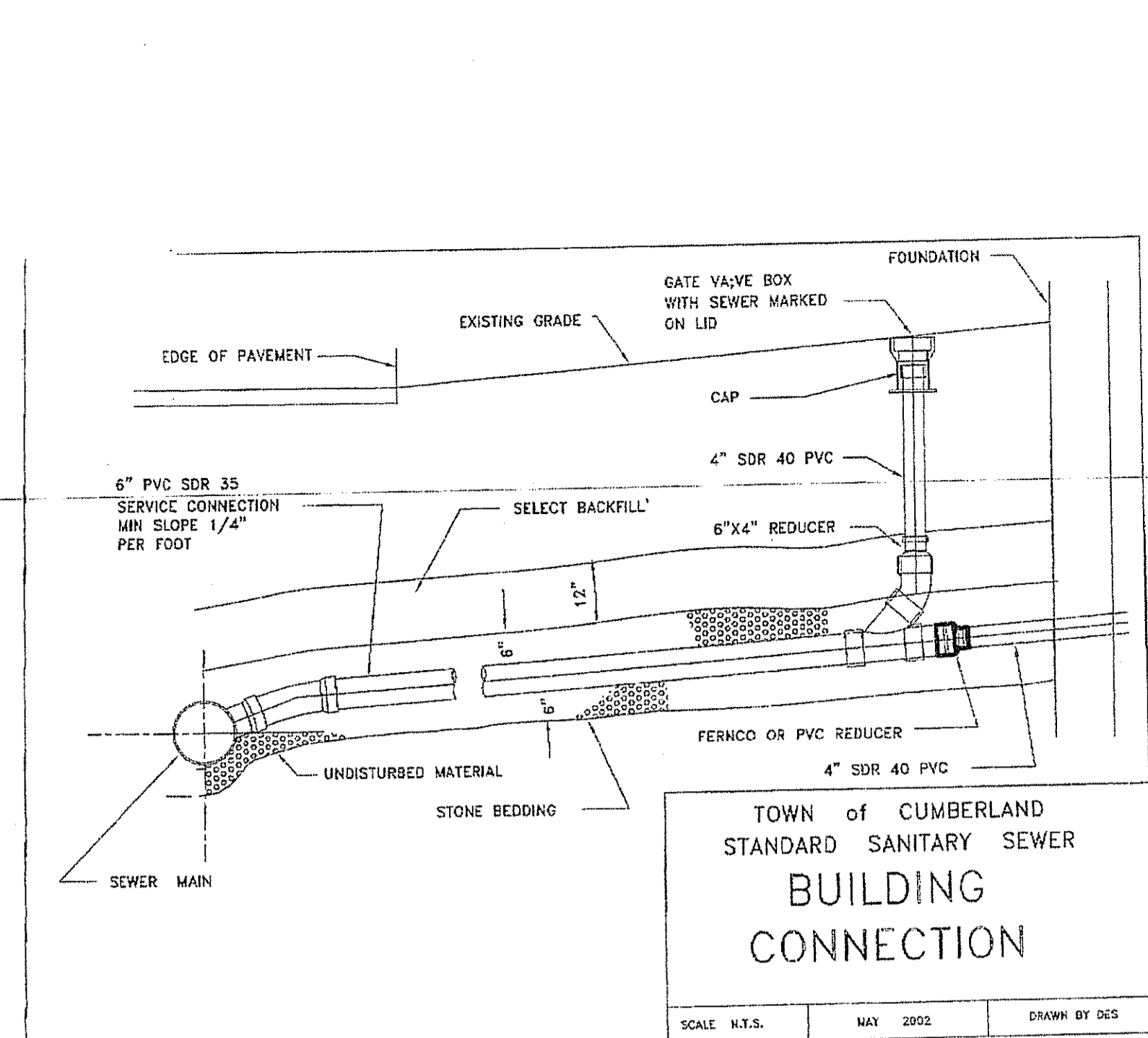
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS 3

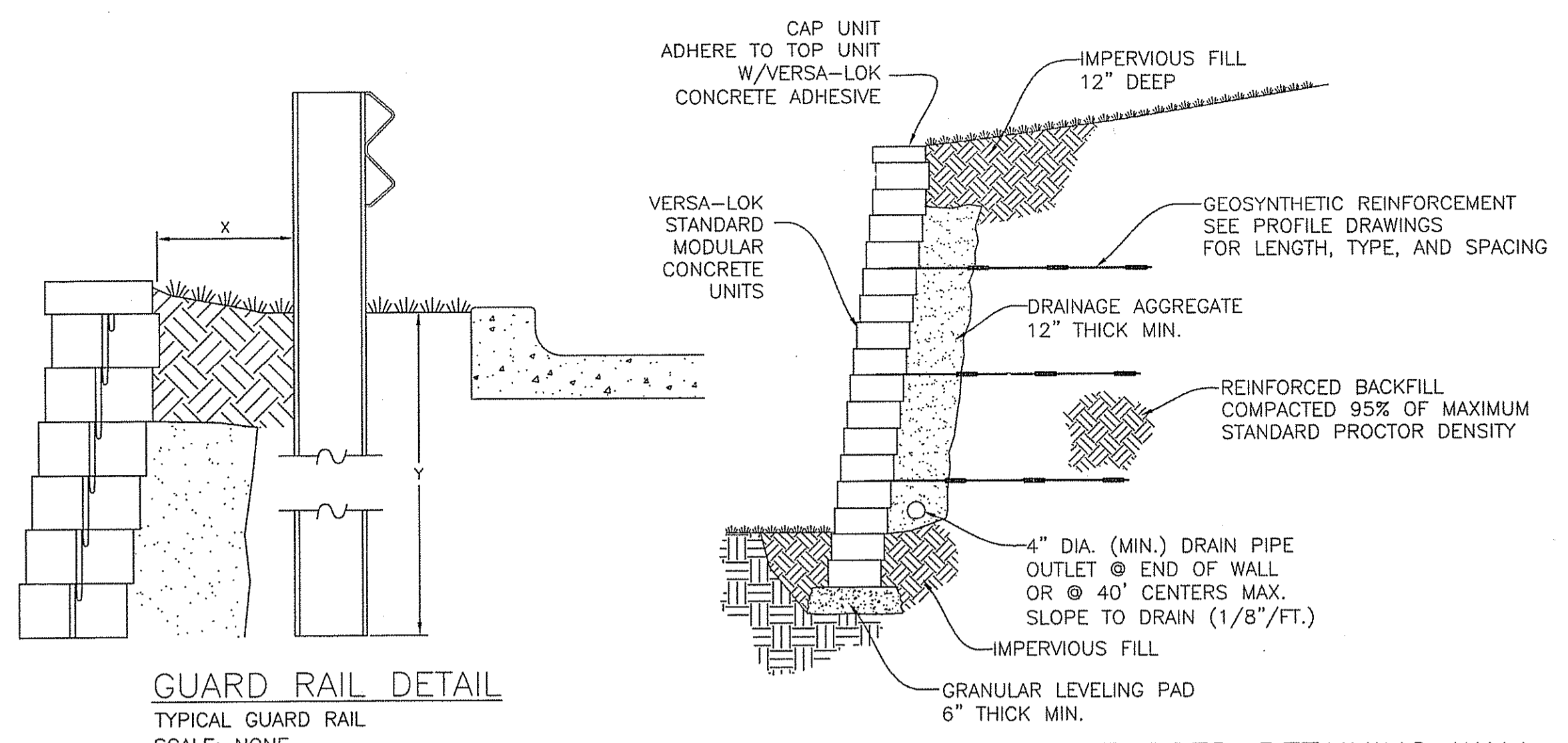
REVISIONS

NO.	DATE	DRWN	CHKD
1	05/04/17	JP	TB
2	6/29/17	JP	TB

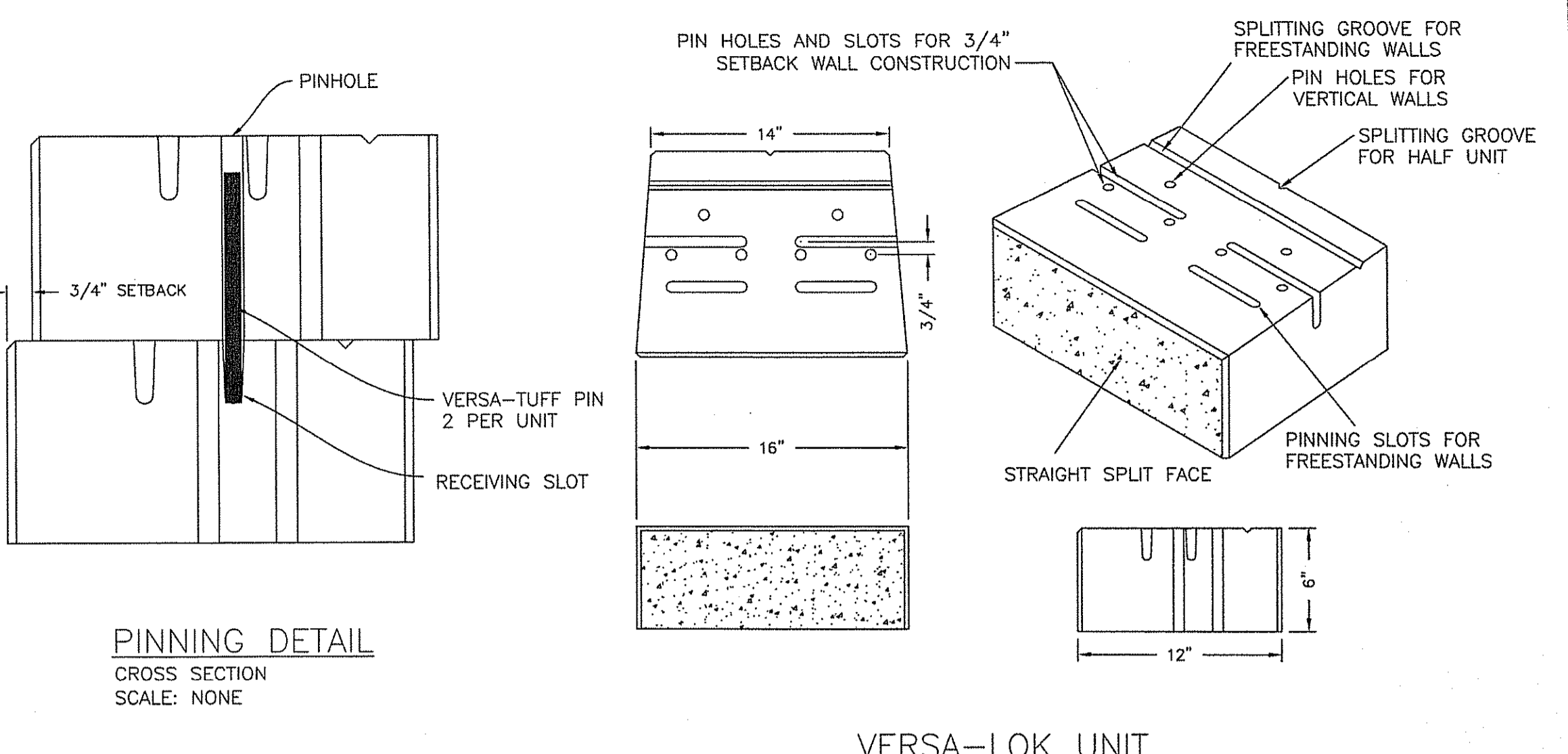
SCALE: AS NOTED SHEET NO: 8 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00



**TOWN OF CUMBERLAND
STANDARD SANITARY SEWER
BUILDING
CONNECTION**
SCALE: N.T.S. MAY 2002 DRAWN BY DCS

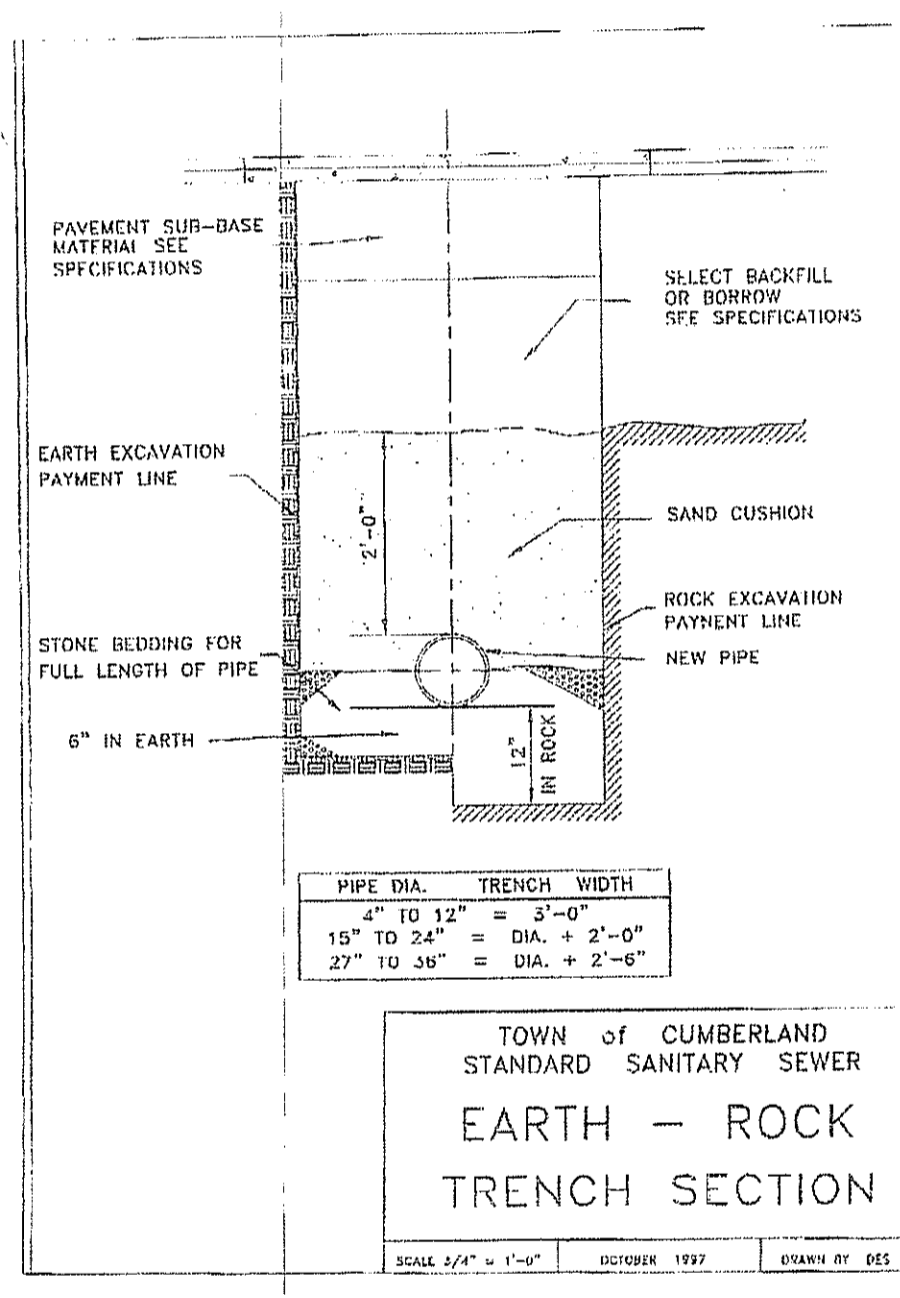


TYPICAL SECTION-REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE
(VERSA-LOK OR CONCRETE BLOCK RETAINING WALL OR APPROVED EQUAL) SHOP DRAWING SUBMITTAL REQUIRED

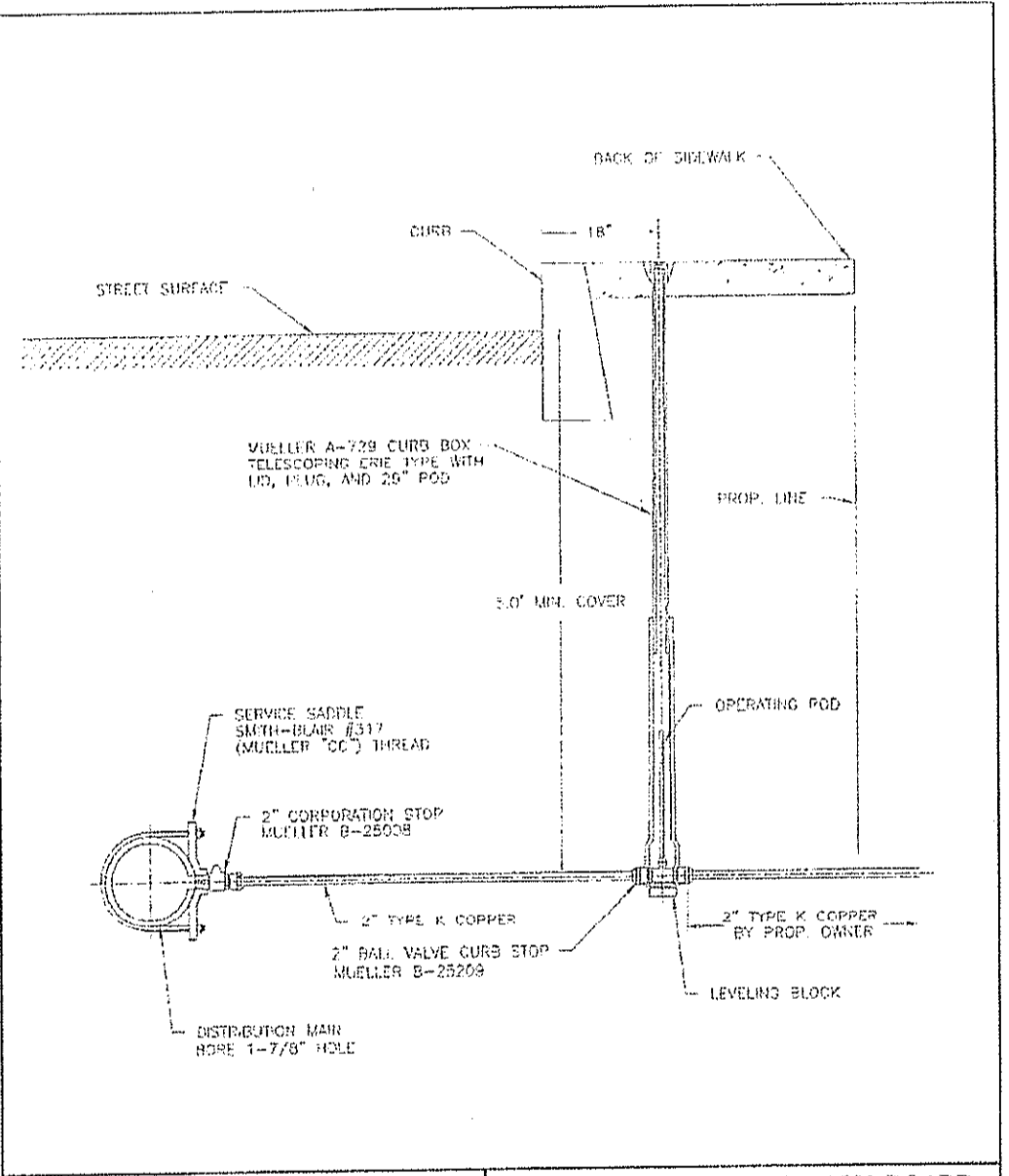


PINNING DETAIL
CROSS SECTION
SCALE: NONE

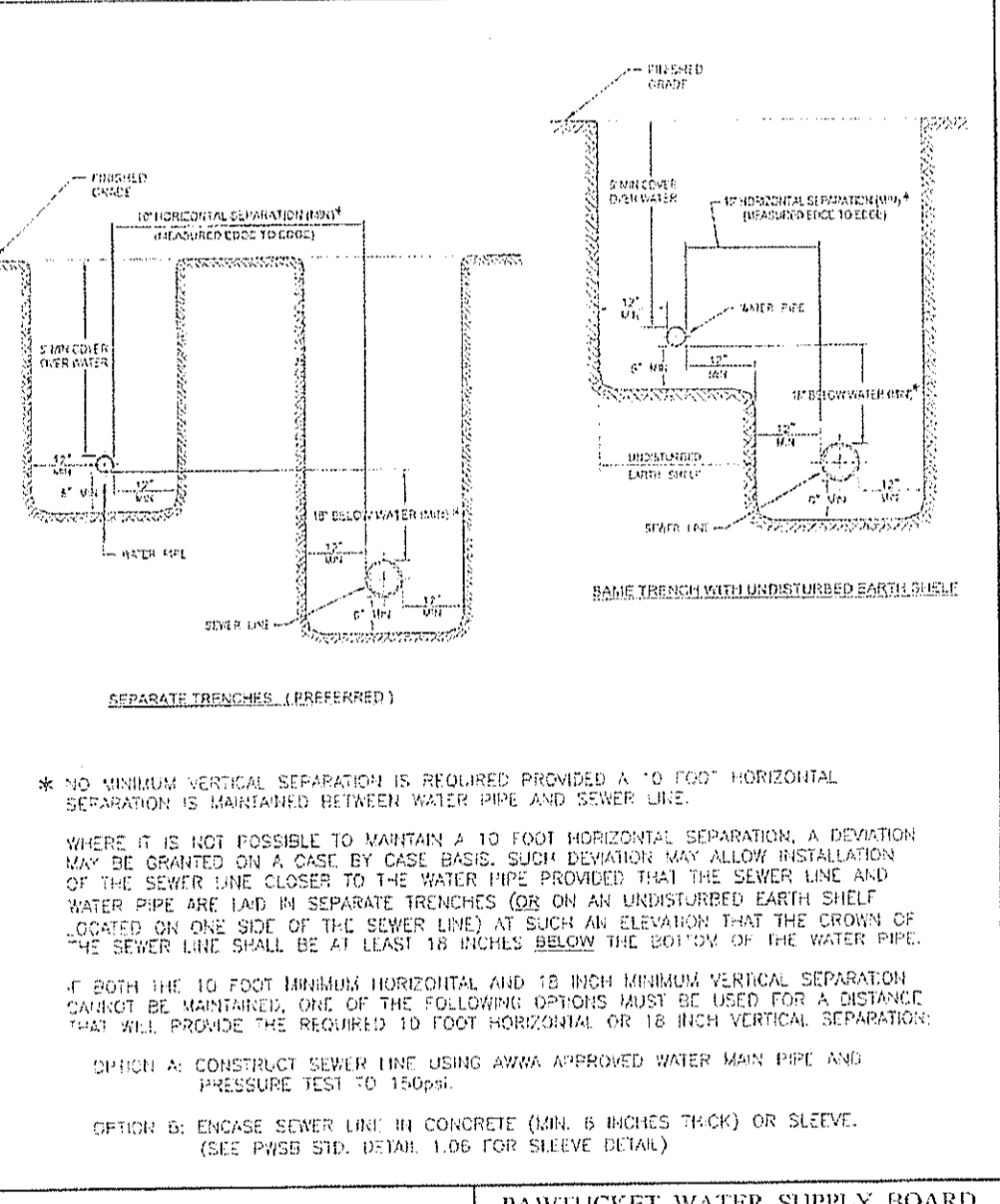
VERSA-LOK UNIT
UNIT DIMENSIONS
SCALE: NONE



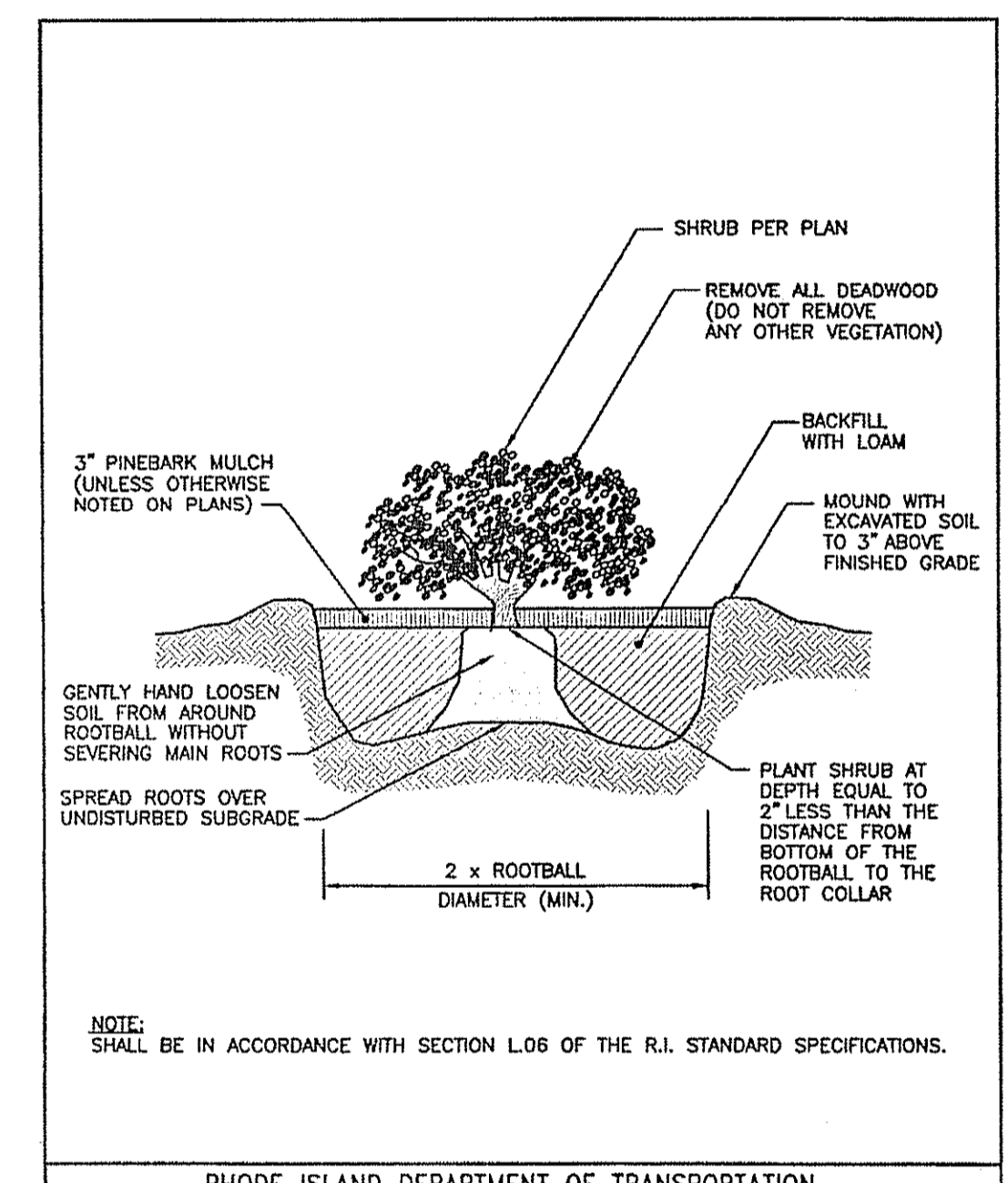
**TOWN OF CUMBERLAND
STANDARD SANITARY SEWER
EARTH - ROCK
TRENCH SECTION**
SCALE: 1/4\"/>



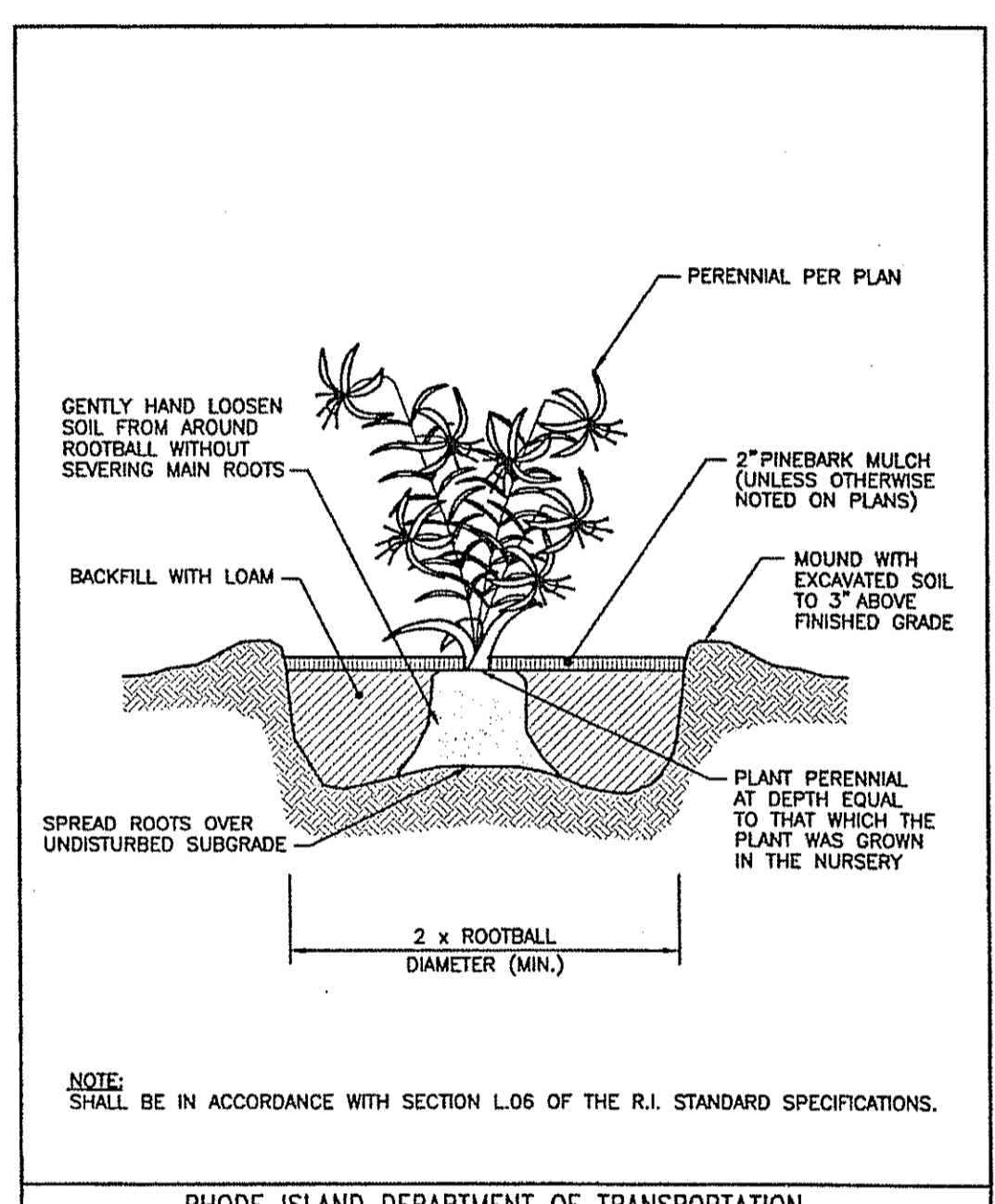
Pawtucket WATER SUPPLY BOARD
NEW 2\"/>



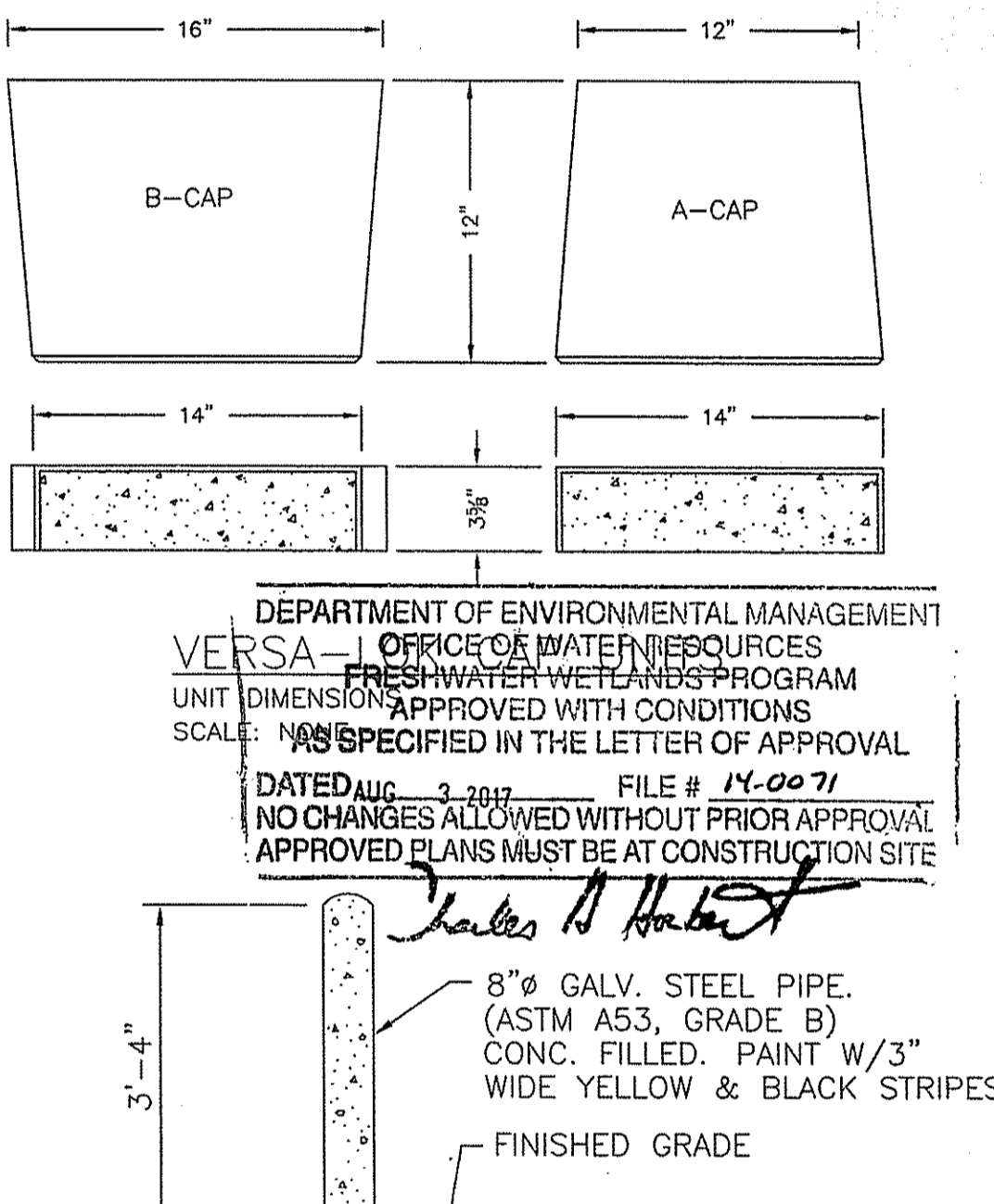
Pawtucket WATER SUPPLY BOARD
WATER AND SEWER SEPARATION DETAIL FOR PARALLEL PLACEMENT
SCALE: NOT TO SCALE
REVISED DATE: DEC. 2013
R.I. STANDARD 50.3.1



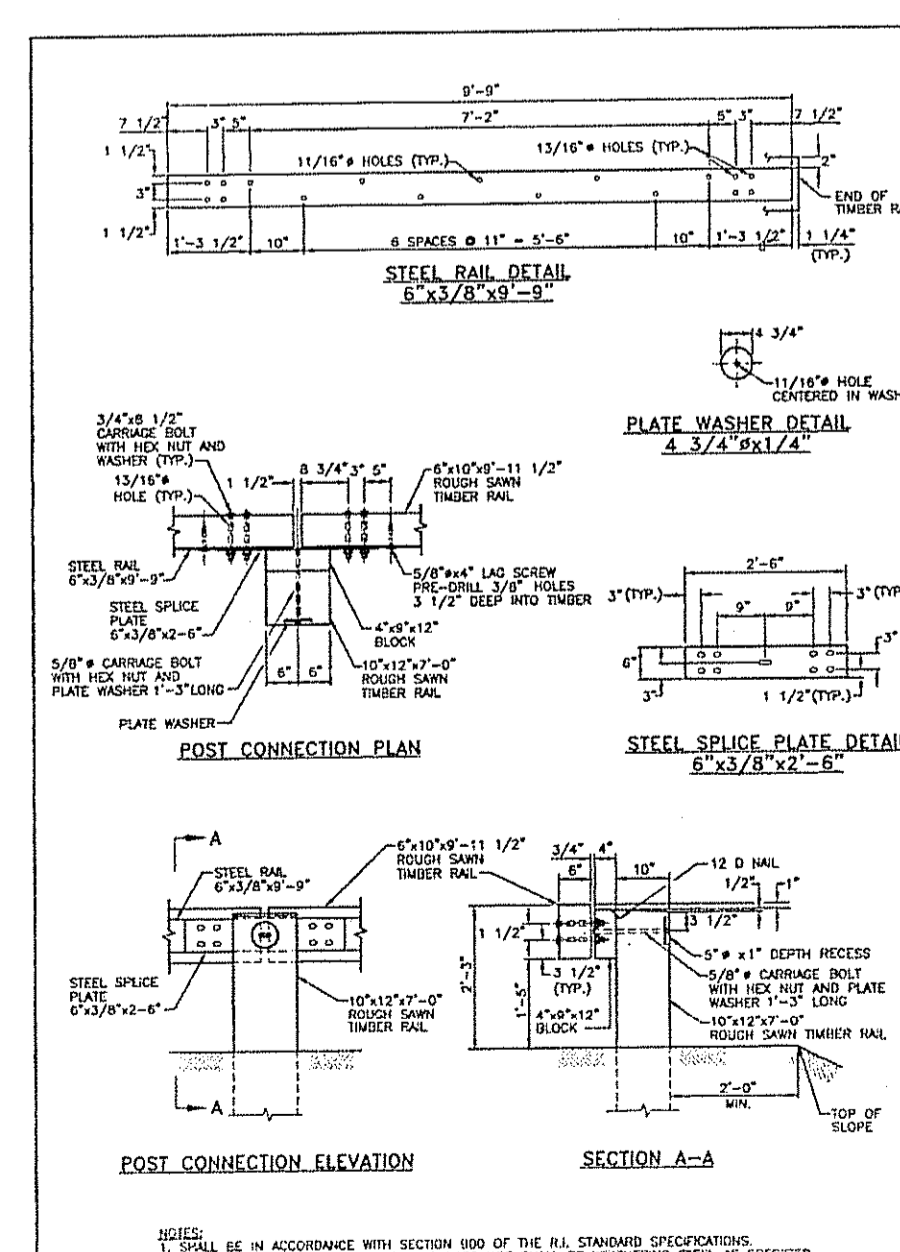
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CONTAINER GROWN SHRUB PLANTING DETAIL
SCALE: NONE
REVISED DATE: JUNE 15, 1998
R.I. STANDARD 50.3.1



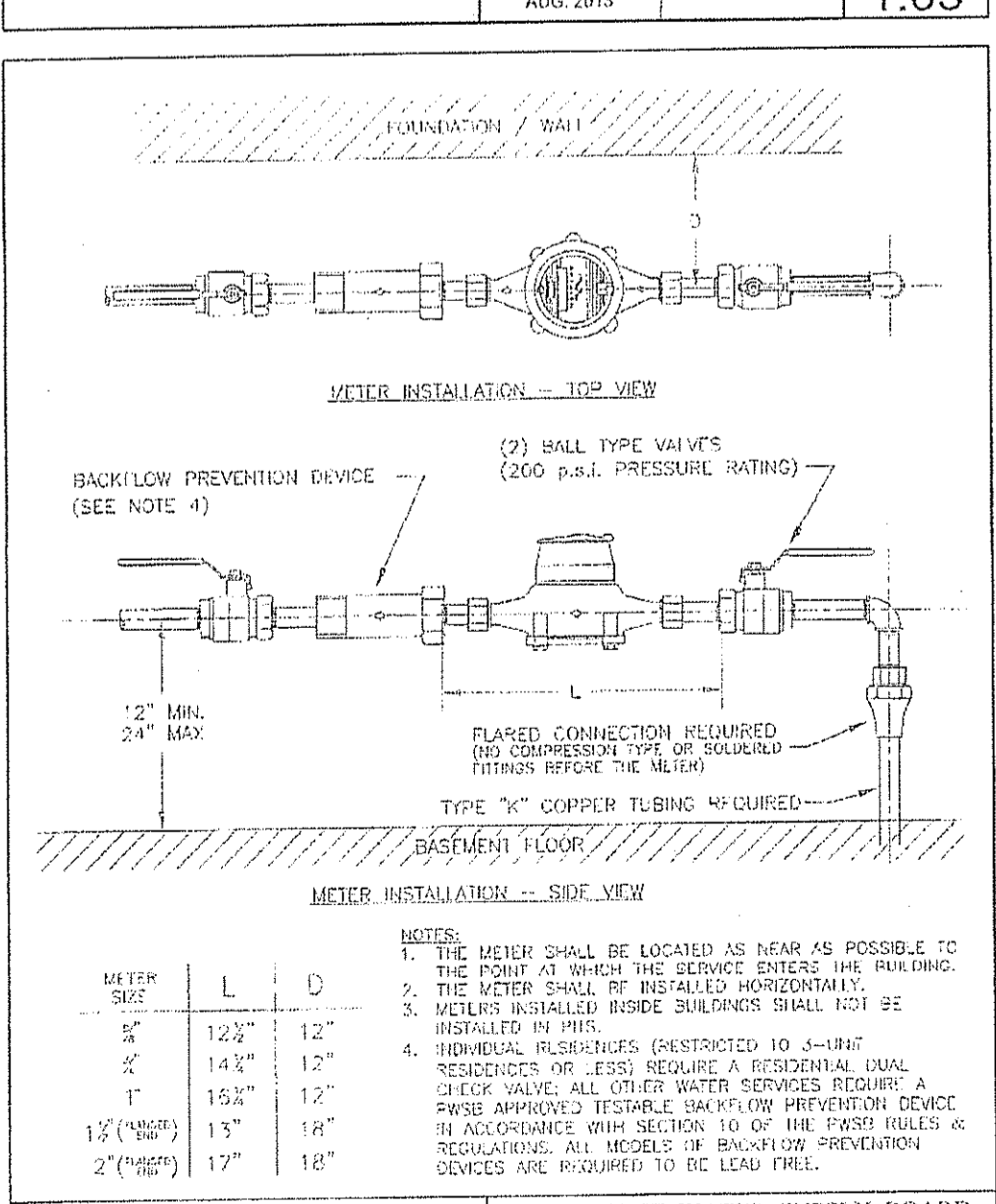
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R.I. STANDARD 50.4.0



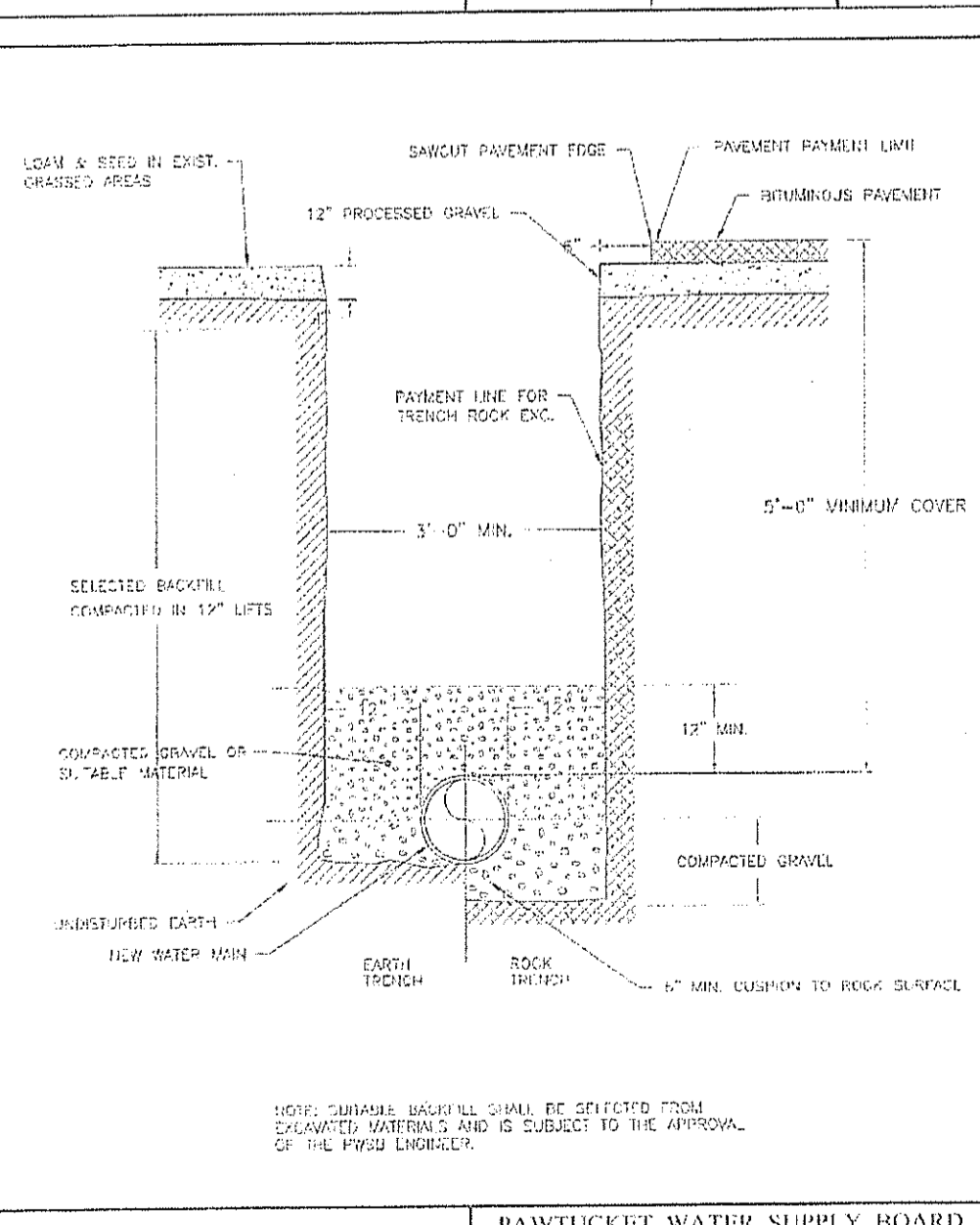
GUARD POST / BOLLARD
NOT TO SCALE



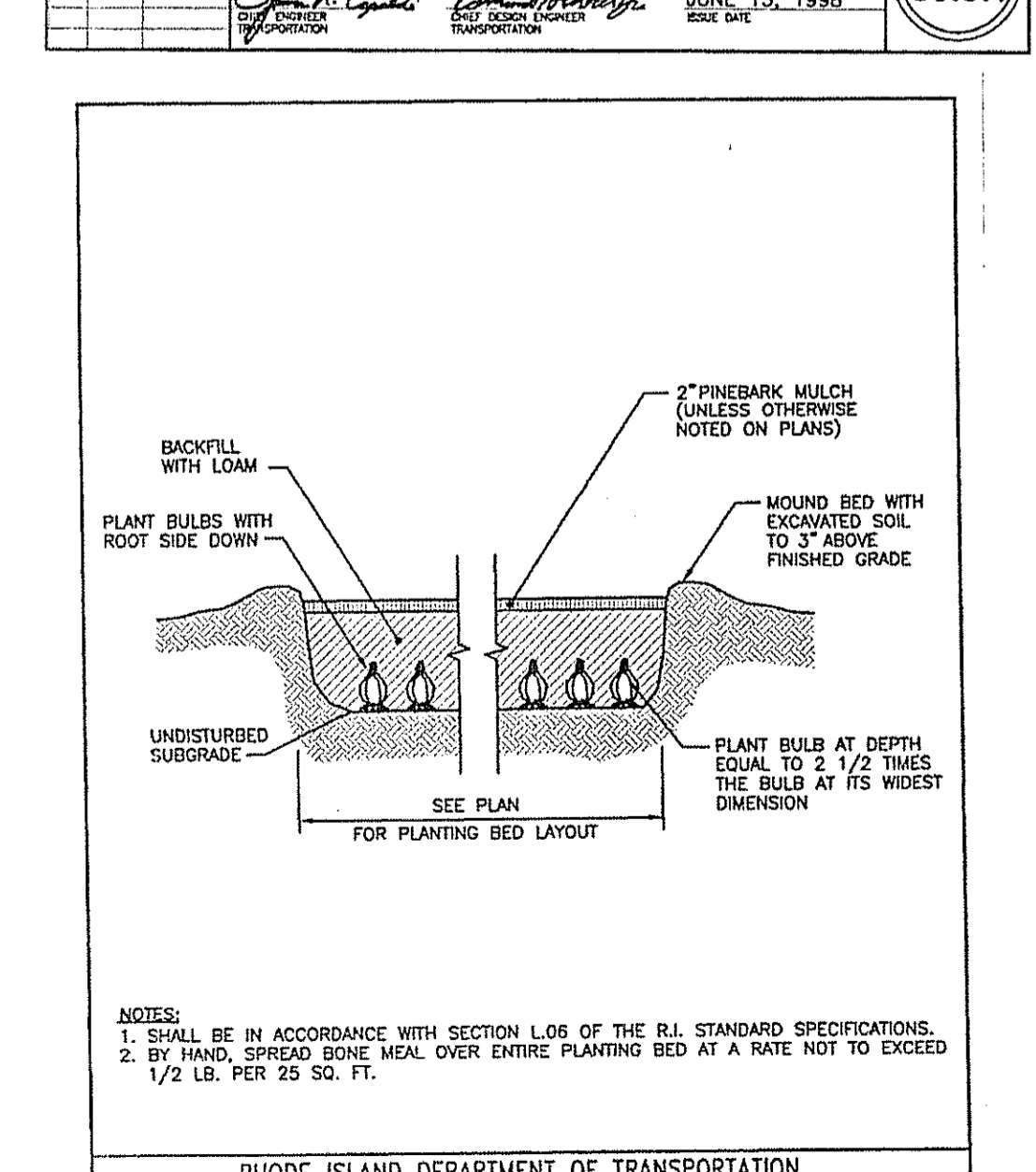
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
STEEL BACKED TIMBER GUARDRAIL
SCALE: NONE
REVISED DATE: JUNE 15, 1998
R.I. STANDARD 34.4.0



Pawtucket WATER SUPPLY BOARD
TYPICAL METER INSTALLATION
SCALE: NOT TO SCALE
REVISED DATE: NOV. 2013
R.I. STANDARD 2.01



Pawtucket WATER SUPPLY BOARD
TYPICAL TRENCH DETAIL
SCALE: NOT TO SCALE
REVISED DATE: MAY 2006
R.I. STANDARD 6.01



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BULB PLANTING DETAIL
SCALE: NONE
REVISED DATE: JUNE 15, 1998
R.I. STANDARD 50.7.0

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

FINAL PLAN SUBMISSION DEVELOPMENT PLAN FOR ASSESSORS MAP 12 LOT 15 132 MENDON ROAD AND ASSESSORS MAP 12 LOT 4 140 MENDON ROAD CUMBERLAND, RHODE ISLAND CONSTRUCTION DETAILS - 4

SCALE: AS NOTED SHEET NO: 9 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

REVISIONS

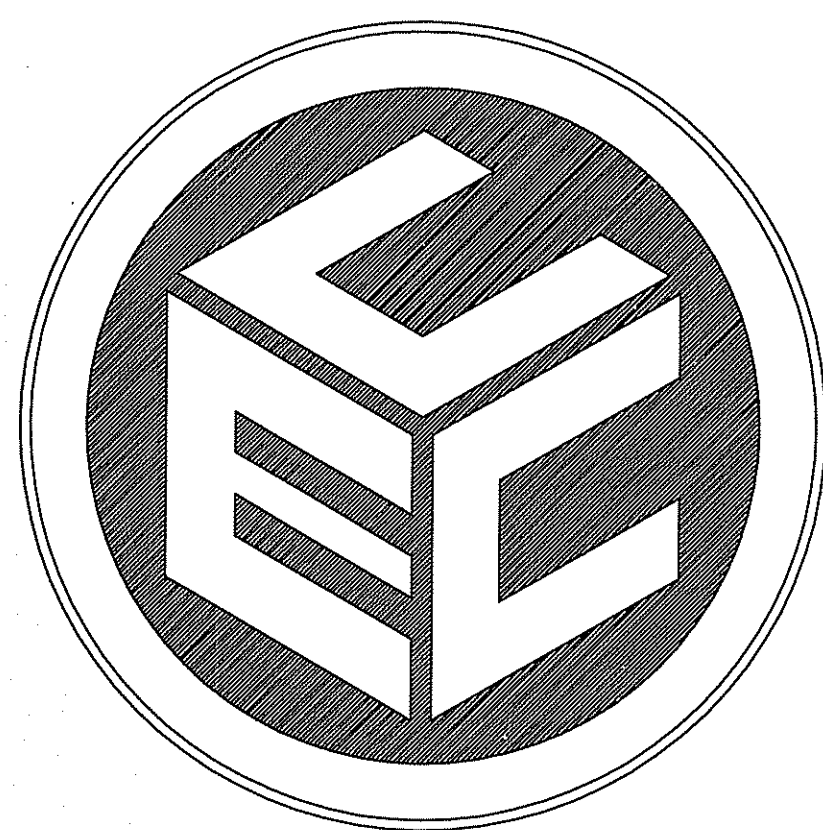
No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB
2	6/29/17	JP	TB

OWNER/APPLICANT: ASSESSORS MAP 12 LOTS 4 & 15 SLM PROPERTIES, LLC 500 MENDON ROAD CUMBERLAND, RHODE ISLAND 02864

FINAL PLAN SUBMISSION DEVELOPMENT PLAN

FOR
ASSESSORS MAP 12 LOT 15
#132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
#140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND

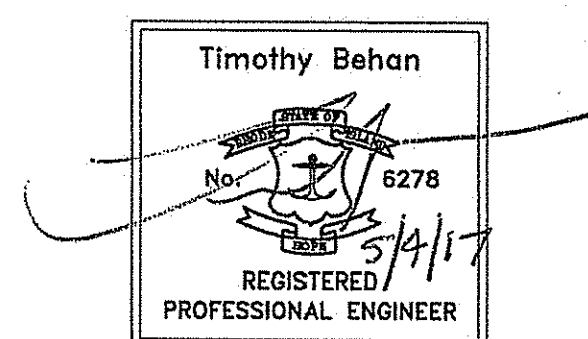
OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

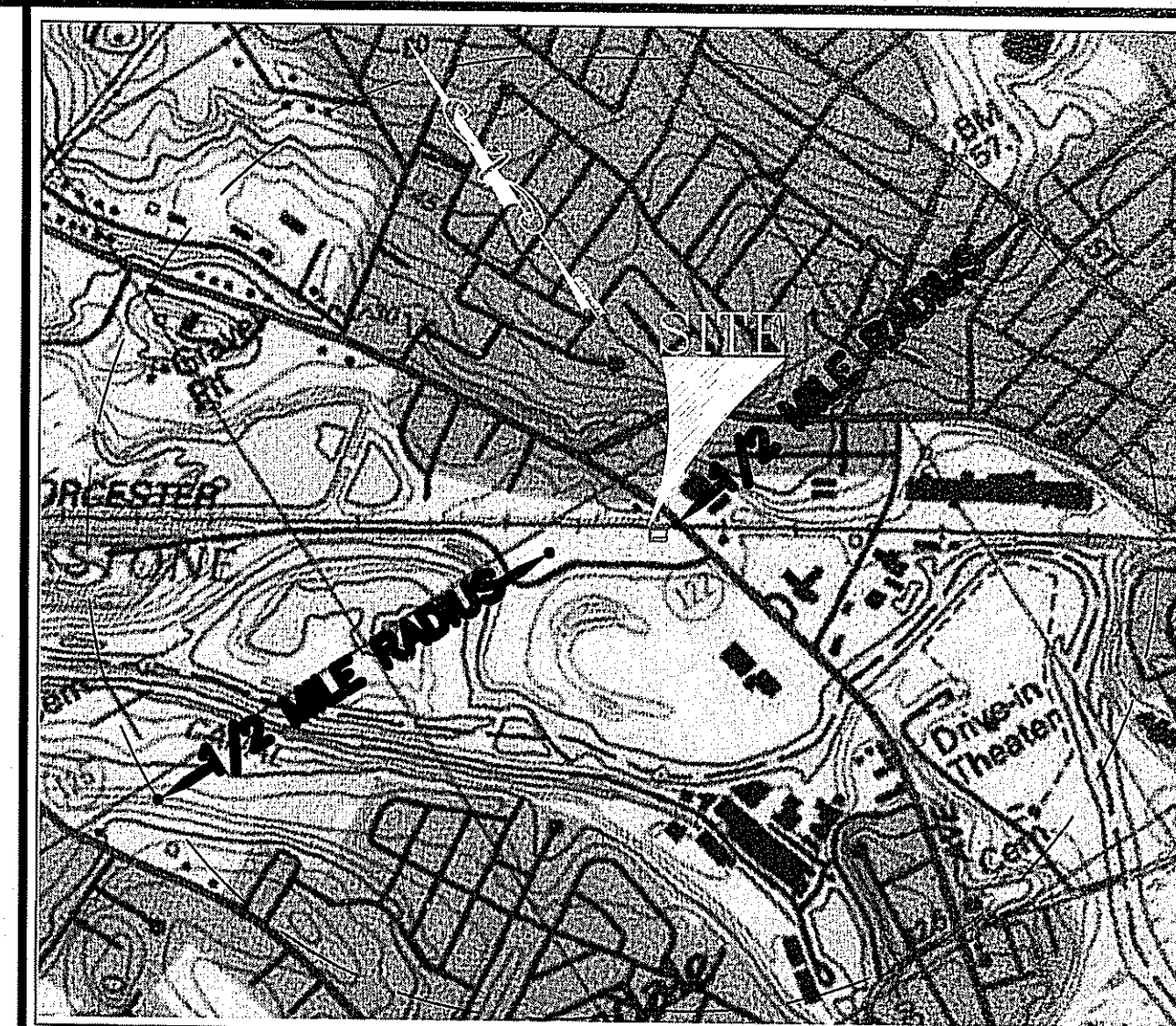
SEPTEMBER 23, 2015
REVISED: 05/04/17



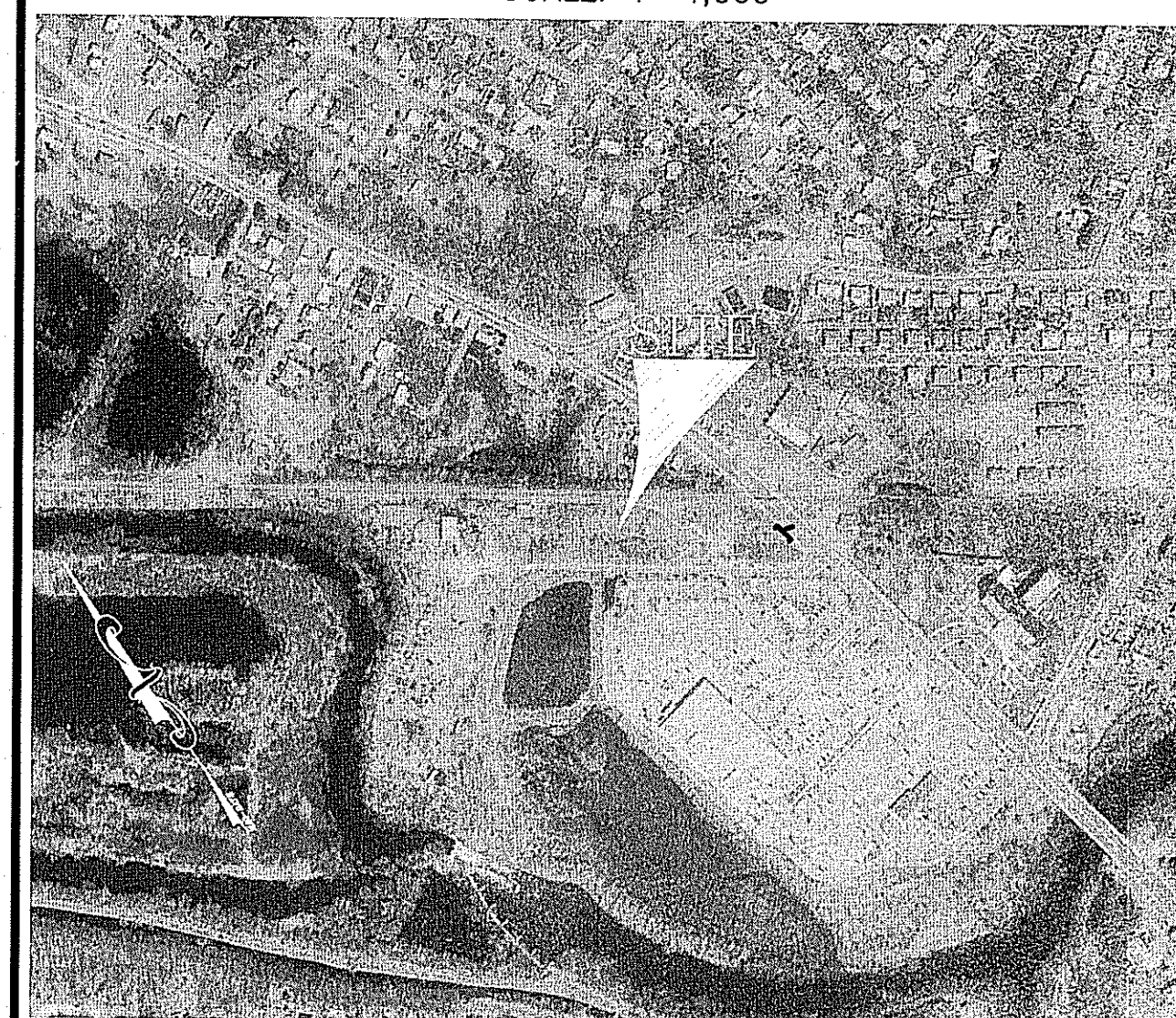
NOTE:

THIS PLAN SET HAS BEEN PREPARED FOR FINAL PLAN SUBMISSION REVIEW AND COMMENT. THE PRELIMINARY PLAN WAS APPROVED BY TOWN AND RECORDED ON APRIL 2, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:

1. REVIEW OF THE PERMANENT EASEMENT BY THE SOLICITOR
2. SIGNAGE TO BE REVIEWED FOR SAFETY BY THE TRAFFIC OFFICER.



LOCATION MAP
SCALE: 1"=1,000'



AERIAL MAP
SCALE: 1"=500'

LIST OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEVELOPMENT PLAN
4. DRAINAGE PLAN & PROFILE
5. LANDSCAPE PLAN
6. CONSTRUCTION DETAILS 1
7. CONSTRUCTION DETAILS 2
8. CONSTRUCTION DETAILS 3
9. CONSTRUCTION DETAILS 4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 3 1 2017 FILE # 14-007
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Charles H. Hester

ASSESSORS DATA:

AP 12, LOT 15
LOT AREA = 27,084± SF., 0.62 ACRES
AP 12, LOT 4
LOT AREA = 62,923± SF., 1.44 ACRES

EXISTING ZONING:

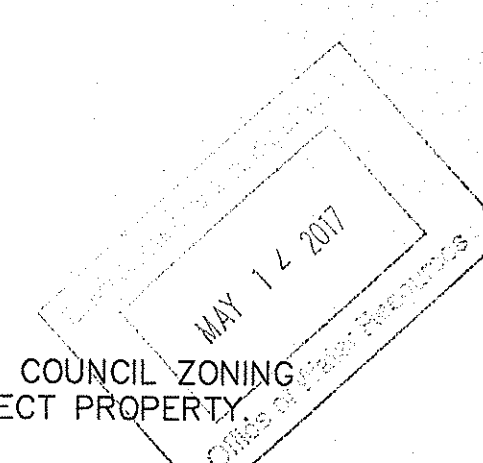
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

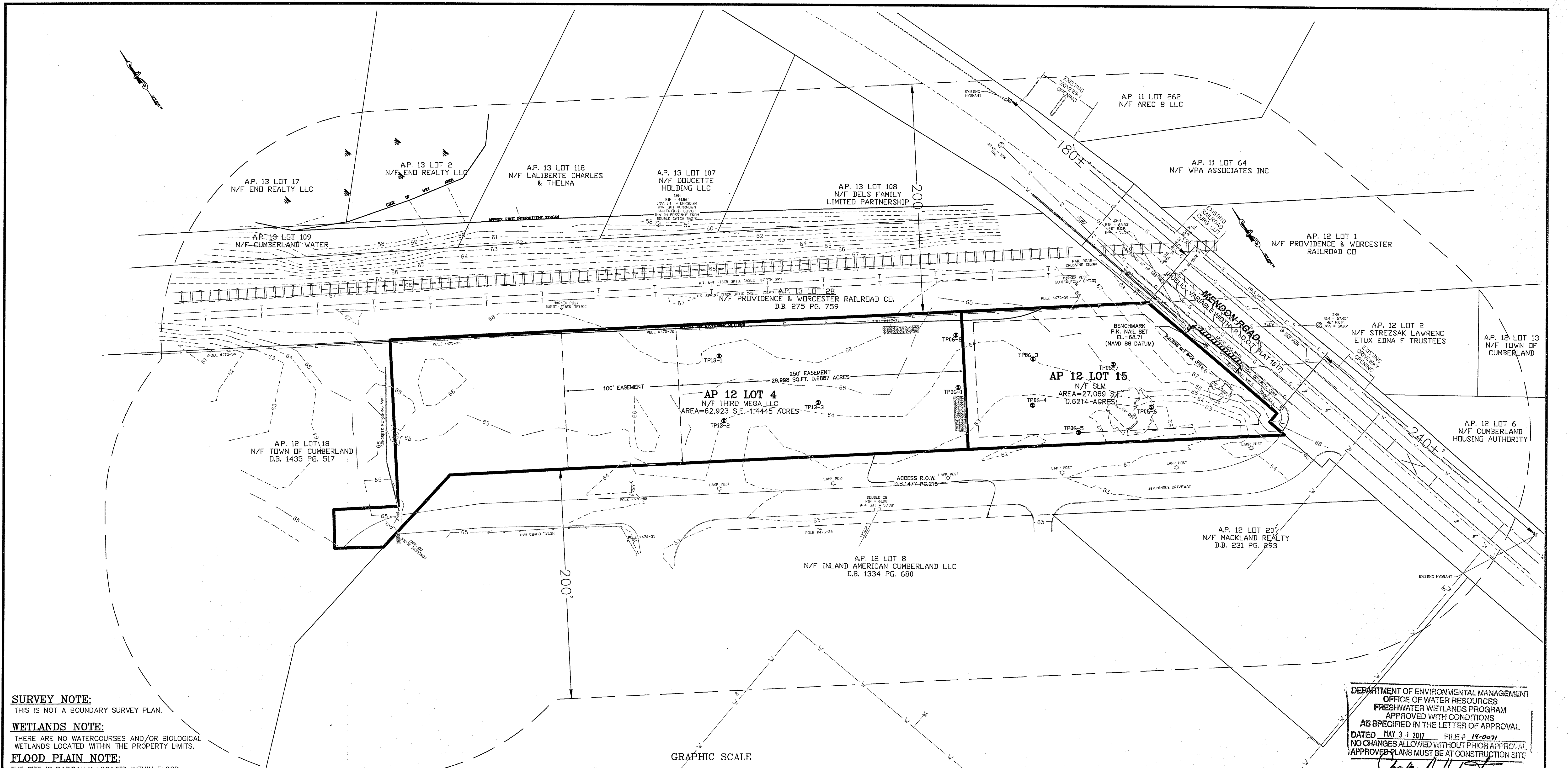
MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT WIDTH	25 FT.
MINIMUM FRONTAGE	25 FT.
MINIMUM FRONT YARD	10 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	80% *
MAXIMUM HEIGHT	45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONTAGE	50 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT	75 FT.





SURVEY NOTE:
THIS IS NOT A BOUNDARY SURVEY PLAN.

WETLANDS NOTE:
THERE ARE NO WATERCOURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C01926 REVISED: MARCH 2, 2009.

EXISTING ZONING:
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA 5,000 S.F.
MINIMUM LOT WIDTH 25 FT.
MINIMUM FRONTAGE 25 FT.
MINIMUM FRONT YARD 10 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 80% *
MAXIMUM HEIGHT 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

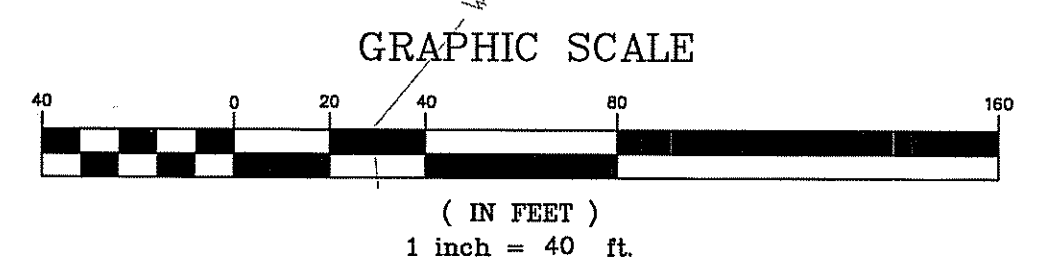
MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT WIDTH 50 FT.
MINIMUM FRONTAGE 50 FT.
MINIMUM FRONT YARD 20 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 40%
MAXIMUM HEIGHT 75 FT.

NOTE:
THERE ARE NO WATERWAYS, WATERBODIES OR DRINKING WATER SUPPLIES LOCATED WITHIN 200' OF THE PROPOSED PROJECT.

LEGEND

— PERIMETER LINE	— RAILROAD TRACKS
— ABUTTER LINE	— BURIED FIBER OPTICS CABLE
63.5 EXISTING SPOT GRADE	— T — EXISTING GAS LINE
— EXISTING CONTOUR LINE	
⊙ EXISTING SEWER MANHOLE	
— S — EXISTING SEWER LINE	
— W — EXISTING WATER LINE	
— OHW — EXISTING OVERHEAD WIRES	
— EXISTING UTILITY POLE	
⊙ EXISTING TEST HOLE	

REFERENCE:
DEED BOOK 1644 PAGE 238 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 215 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 217 (A.P. 12, LOT 15)
DEED BOOK 1515 PAGE 430 (A.P. 12, LOT 4)
PLAN ENTITLED "EXISTING CONDITIONS PREPARED FOR SEALAND DEVELOPMENT LLC., AP 12 LOT 15 TOWN OF CUMBERLAND, AP 12 LOT 4 MENDON ROAD CUMBERLAND, RHODE ISLAND" - DATED DECEMBER 2013 AND REVISED 1-9-2014 - PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC.



SOIL EVALUATION TEST RESULTS

LOT NO.	TEST PIT NO.	DATE EXCAVATED	TOTAL DEPTH	WATER TABLE
LOT 4	06-1	08/09/06	130"	106"
	06-2	08/09/06	152"	121"
	13-1	12/02/13	152"	124"
	13-2	12/02/13	156"	132"
LOT 15	06-3	08/09/06	153"	120"
	06-4	08/09/06	140"	114"
	06-5	08/09/06	134"	110"
	06-6	08/09/06	112"	88"
	06-7	08/09/06	162"	132"

SOIL PRESENT ON SITE:

UD-Udorthents-Urban land complex. This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The areas are mostly larger than 5 acres. The complex is about 70 percent Udorthents, 20 percent urban land, and 10 percent other soils. Most areas of these components are so intermingled that it was not practical to map them separately.

Udorthents are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

Included with this complex in mapping are areas, up to 10 acres in size, of undisturbed soils. Also included are a few areas that are entirely Udorthents.

Most cut areas were used as a source of fill material, for buildings, recreational facilities, and roads. Most of the filled areas were built up and leveled for urban development. In some areas fill has been used to build up recreational areas and highways.

The permeability and stability of this unit are variable. The unit requires onsite investigation and evaluation for most uses. Capability subclass and woodland group not assigned.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 3 1 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Charles A. Harbert

Timothy Behan
No. 5278
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6800

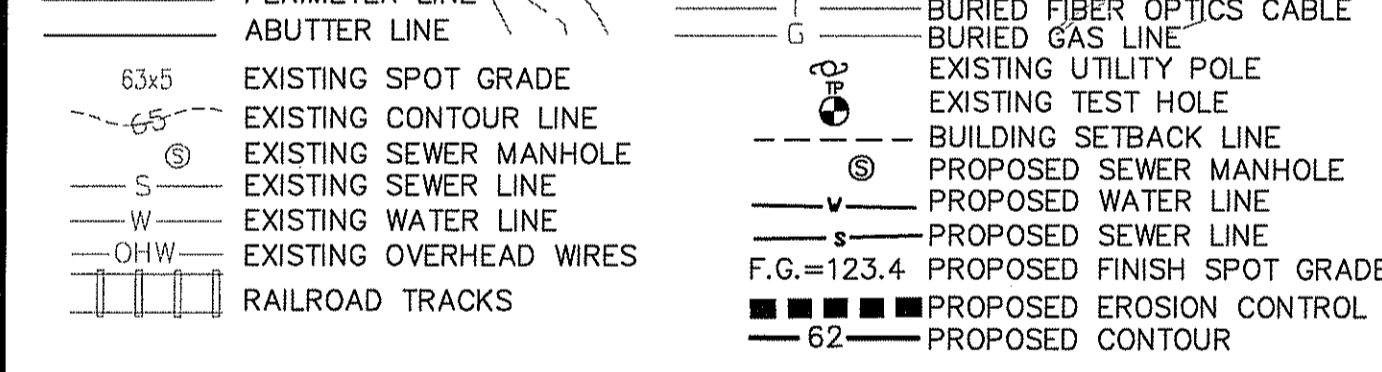
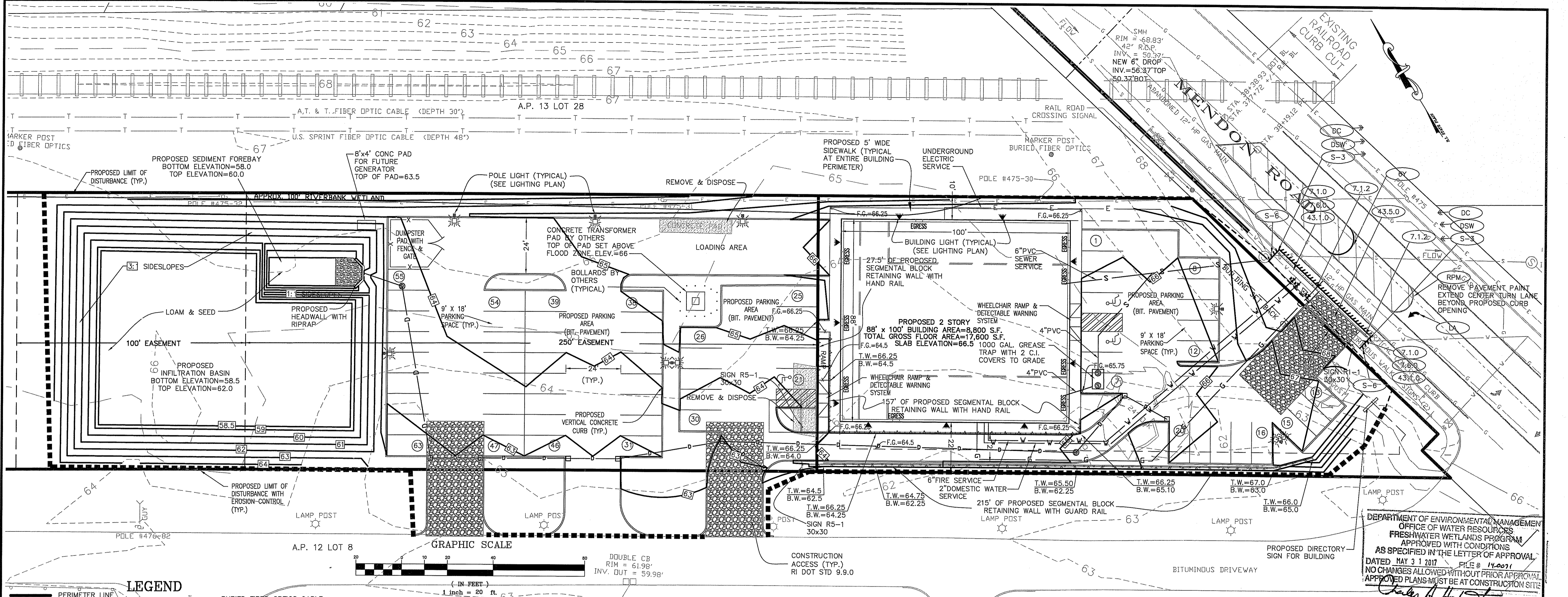
REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB

FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
IN
CUMBERLAND, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1"=40' SHEET NO: 2 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

RIDEM PERMIT MODIFICATION SET



MAINTENANCE NOTE:
A MAINTENANCE AGREEMENT SHALL BE PREPARED AND EXECUTED WHEN ALL PERMITS ARE RECEIVED AND THEN SIGNED AGREEMENT SHALL BE FORWARDED TO RIDEM.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C0192G REVISED: MARCH 2, 2009.

ZONING:
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL- PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	5,000 S.F.	27,069 S.F.
MINIMUM LOT WIDTH	25 FT.	120 FT.
MINIMUM FRONTAGE	25 FT.	164.99 FT.
MINIMUM FRONT YARD	10 FT.	10 FT. (PARKING); 10 FT. BUILDING
MINIMUM SIDE YARD	10 FT.	10 FT.
MINIMUM REAR YARD	10 FT.	10 FT.
MAXIMUM LOT COVERAGE	80 %	75.39%
MAXIMUM HEIGHT	45 FT.	< 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	62,923 S.F.
MINIMUM LOT WIDTH	50 FT.	120 FT.
MINIMUM FRONTAGE	50 FT.	0 FT. (EXISTING)
MINIMUM FRONT YARD	20 FT.	N/A
MINIMUM SIDE YARD	10 FT.	N/A
MINIMUM REAR YARD	10 FT.	N/A
MAXIMUM LOT COVERAGE	40%	30.02%
MAXIMUM HEIGHT	75 FT.	N/A

REMEDIAL ACTIVITIES:
ALL REMEDIAL ACTIVITIES COMPLETED AS SHORT TERM RESPONSE ACTION SHALL BE COORDINATED AND APPROVED BY LAKESHORE ENVIRONMENTAL AND THE RIDEM.

ELECTRICAL/TRANSFORMER NOTE:
ALL ELECTRICAL WORK AND ASSOCIATED SLABS/BOLLARDS SHOWN ON THIS PLAN HAS BEEN DESIGNED BY OTHER CONSULTANTS AND SHOWN ON THIS PLAN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE ALL DESIGN PLANS WITH THIS PLAN AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO PERFORMING ANY WORK.

DRAINAGE NOTE:
ALL DRAINAGE STRUCTURES, FACILITIES AND HOLDING PONDS WILL ACCOMMODATE A ONE-HUNDRED-YEAR FREQUENCY RAINFALL EVENT

PHYSICAL ACCESS NOTE:
ALL CURB CUTS AND/OR DRAINAGE TO BE MADE ONTO STATE HIGHWAYS HAVE BEEN APPROVED BY THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.

PARKING SUMMARY:
C-2 PARKING REQUIREMENT - Office: 1 space per 300 sq. ft. GFA
Retail:
Restaurant 1 space per 4 seats or 1 space per 300 sq. ft. GFA, whichever is greater
Fast food 1 space per 2 seats or 1/2 space per 150 sq. ft. GFA, whichever is greater
Convenience store 1 space per 300 sq. ft. GFA
New and used vehicle sales 1 space per 300 sq. ft. GFA
Furniture, appliance or carpet sales 1 space per 300 sq. ft. GFA
Video rental store 1 space per 300 sq. ft. GFA
Other retail uses 1 space per 300 sq. ft. GFA, plus 1 space per employee (largest shift)

FLOOR PLAN:
FIRST FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED 7,000 S.F./300=23.3 SPACES REQUIRED
RETAIL USE (FAST FOOD): 1 SPACE PER 150 SF GFA PROPOSED 1,800 S.F. /150=12 SPACES REQUIRED
SECOND FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED 8,800 S.F./300=29.3 SPACES REQUIRED
TOTAL SPACES REQUIRED=64.6 SPACES
TOTAL SPACES PROVIDED=65 SPACES

WETLANDS NOTE:
THERE ARE NO WATER COURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

GENERAL CONSTRUCTION NOTES:
1. THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO COMMONWEALTH ENGINEERS & CONSULTANTS, INC. 400 SMITH STREET, PROVIDENCE, RHODE ISLAND 02908; (401) 273-6600.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
5. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
6. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THE MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

CUT/FILL VOLUME REPORT UP TO ELEVATION 66

ELEVATION	CUT	FILL	CUT NET	FILL NET
66-65	3,754 Cu. Yd.	1,852 Cu. Yd.	1,902 Cu. Yd.	1,852 Cu. Yd.
65-64	27 Cu. Yd.	27 Cu. Yd.	0 Cu. Yd.	0 Cu. Yd.
64-63	270 Cu. Yd.	342 Cu. Yd.	72 Cu. Yd.	72 Cu. Yd.
63-62	1,619 Cu. Yd.	33 Cu. Yd.	1,586 Cu. Yd.	33 Cu. Yd.
62-61	502 Cu. Yd.	0 Cu. Yd.	502 Cu. Yd.	0 Cu. Yd.
61-60	441 Cu. Yd.	0 Cu. Yd.	441 Cu. Yd.	0 Cu. Yd.
60-59	393 Cu. Yd.	0 Cu. Yd.	393 Cu. Yd.	0 Cu. Yd.
59-58	331 Cu. Yd.	0 Cu. Yd.	331 Cu. Yd.	0 Cu. Yd.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
9. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
10. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
11. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
12. PRIOR TO ANY SEWER WORK, THE CUMBERLAND SEWER DEPARTMENT AND THE NARRAGANSETT BAY COMMISSION ENGINEERING DIVISION SHALL BE NOTIFIED AND THE PROPER PERMITS RECEIVED.
13. PRIOR TO ANY WATER WORK, THE PAWTUCKET WATER SUPPLY BOARD SHALL BE NOTIFIED AND THE APPROPRIATE WATER PERMITS RECEIVED.
14. FOR ALL WORK PERFORMED WITHIN MENDON ROAD (RI RTE 122) ALL APPLICABLE PERMITS SHALL BE RECEIVED.
15. ALL TRAFFIC CONTROL DEVICES AND TEMPORARY TRAFFIC CONTROL ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) 2009 EDITION AND ALL REVISIONS.
16. TEMPORARY CONSTRUCTION SIGNS, BARRELS AND/OR CONES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK WITHIN THE STATE HIGHWAY OPEN TO TRAFFIC.
17. THERE WILL BE NO ADDITIONAL DRAINAGE WITHIN THE STATE RIGHT-OF-WAY.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

REVISIONS

No.	DATE	DRWN	CHKD
1	11/17/16	JP	KK
2	11/28/16	JP	KK
3	02/21/17	JP	KK
4	05/04/17	JP	TB

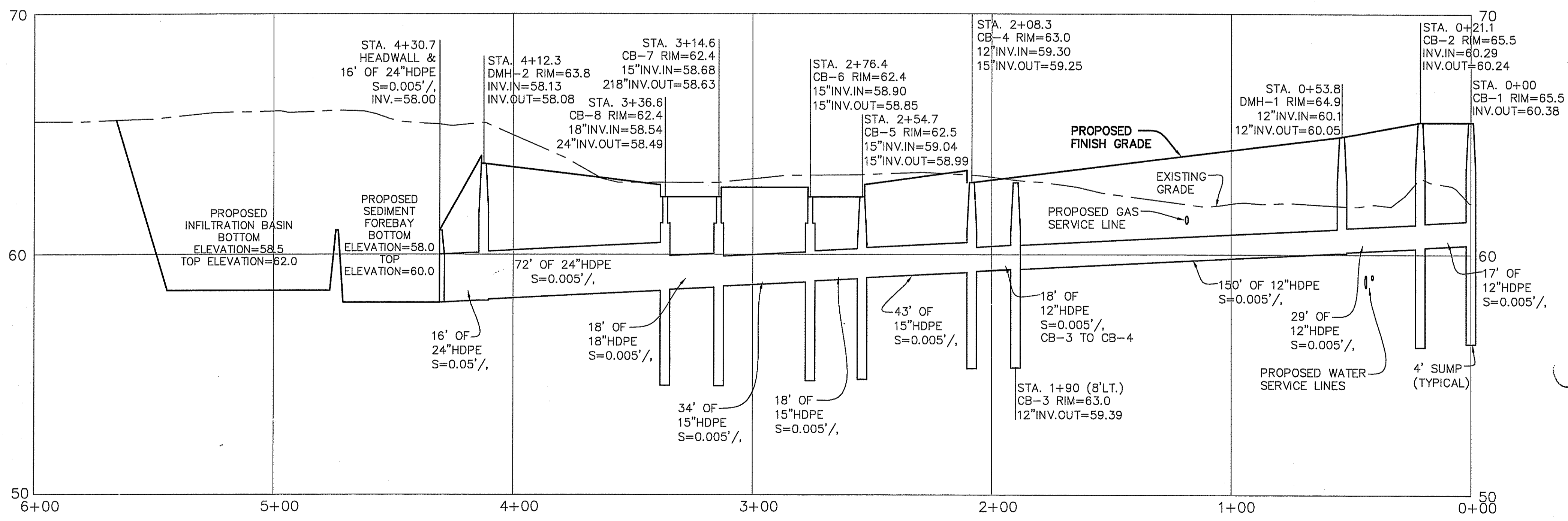
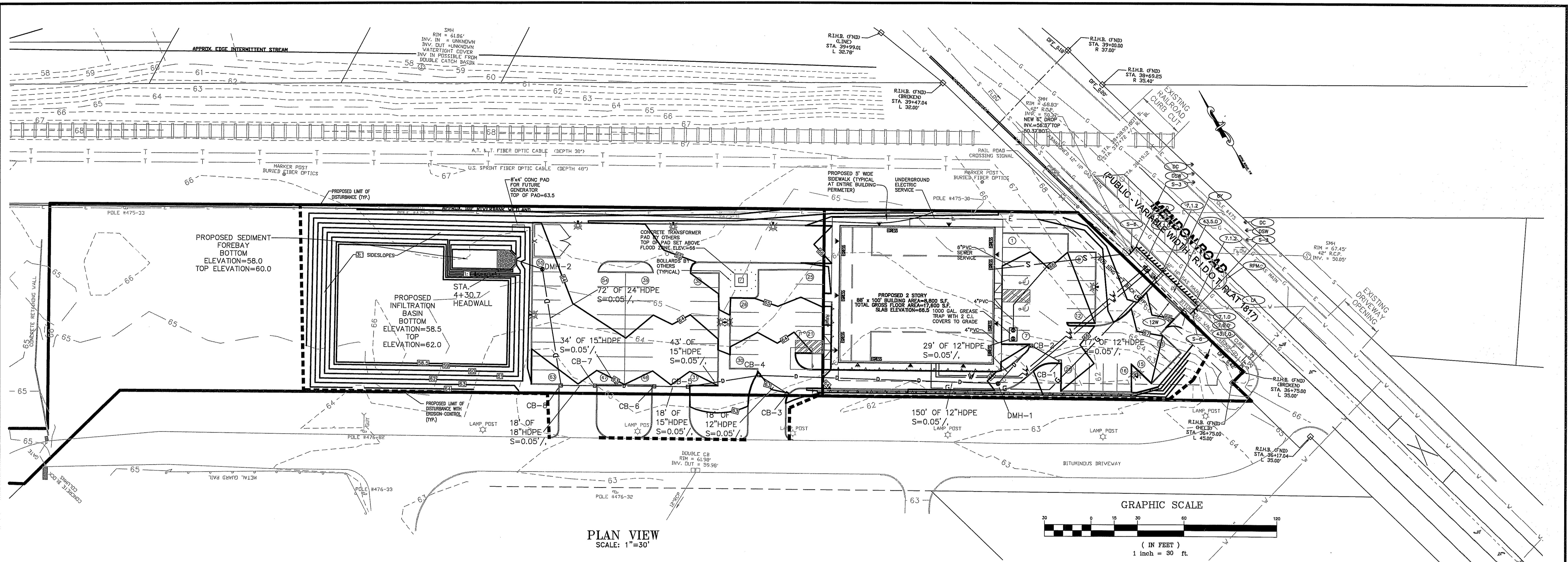
Timothy Behan
No. 6276
REGISTERED PROFESSIONAL ENGINEER



FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
IN
CUMBERLAND, RHODE ISLAND
DEVELOPMENT PLAN

SCALE: 1"=20' SHEET NO: 3 of 9
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 31 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
James H. Hubert



- LEGEND**
- PERIMETER LINE
 - ABUTTER LINE
 - 63x5 EXISTING SPOT GRADE
 - 65 EXISTING CONTOUR LINE
 - SM EXISTING SEWER MANHOLE
 - S EXISTING SEWER LINE
 - W EXISTING WATER LINE
 - OHW EXISTING OVERHEAD WIRES
 - UP EXISTING UTILITY POLE
 - TEST EXISTING TEST HOLE
 - RAILROAD TRACKS
 - T BURIED FIBER OPTICS CABLE
 - G BURIED GAS LINE
 - BUILDING SETBACK LINE
 - SM PROPOSED SEWER MANHOLE
 - v PROPOSED WATER LINE
 - s PROPOSED SEWER LINE
 - 62 PROPOSED CONTOUR

SITE SPECIFIC CONSTRUCTION NOTES:
1. CB-6, CB-7 & CB-8 REQUIRE THE ALTERNATE TOP COVER AND LOW PROFILE FRAMES (SEE CONSTRUCTION DETAIL SHEET 2)

NOTE:
THE PROFILE STATIONING HAS BEEN ESTABLISHED AT A BASELINE RUNNING ALONG THE MAIN DRAINAGE SYSTEM BEGINNING AT STATION 0+00 CATCH BASIN-1 AND TRAVERSING TO THE HEADWALL AT STATION 4+30.7.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 31 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Charles A. Herbert

Timothy Behan
No. 6278
REGISTERED PROFESSIONAL ENGINEER
5/17

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB

FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
DRAINAGE PLAN & PROFILE

SCALE: AS NOTED SHEET NO: 4 OF 9
DRAWN BY: JP DESIGN BY: DKM CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

RIDEM PERMIT MODIFICATION SET

GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE. THESE SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF CUMBERLAND AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE INSTALLATION OF THE WATER UTILITY IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE AMERICAN WATER WORKS STANDARDS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCTOBER
BIRDFOOT TREFOIL	15	
PERENNIAL RYEGRASS	10	
- APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDED AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDED.

SEDIMENTATION CONTROL PROGRAM:

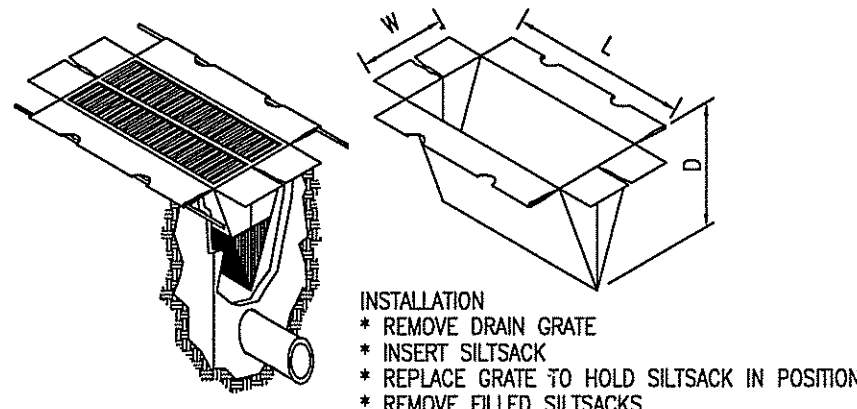
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

NOTE:

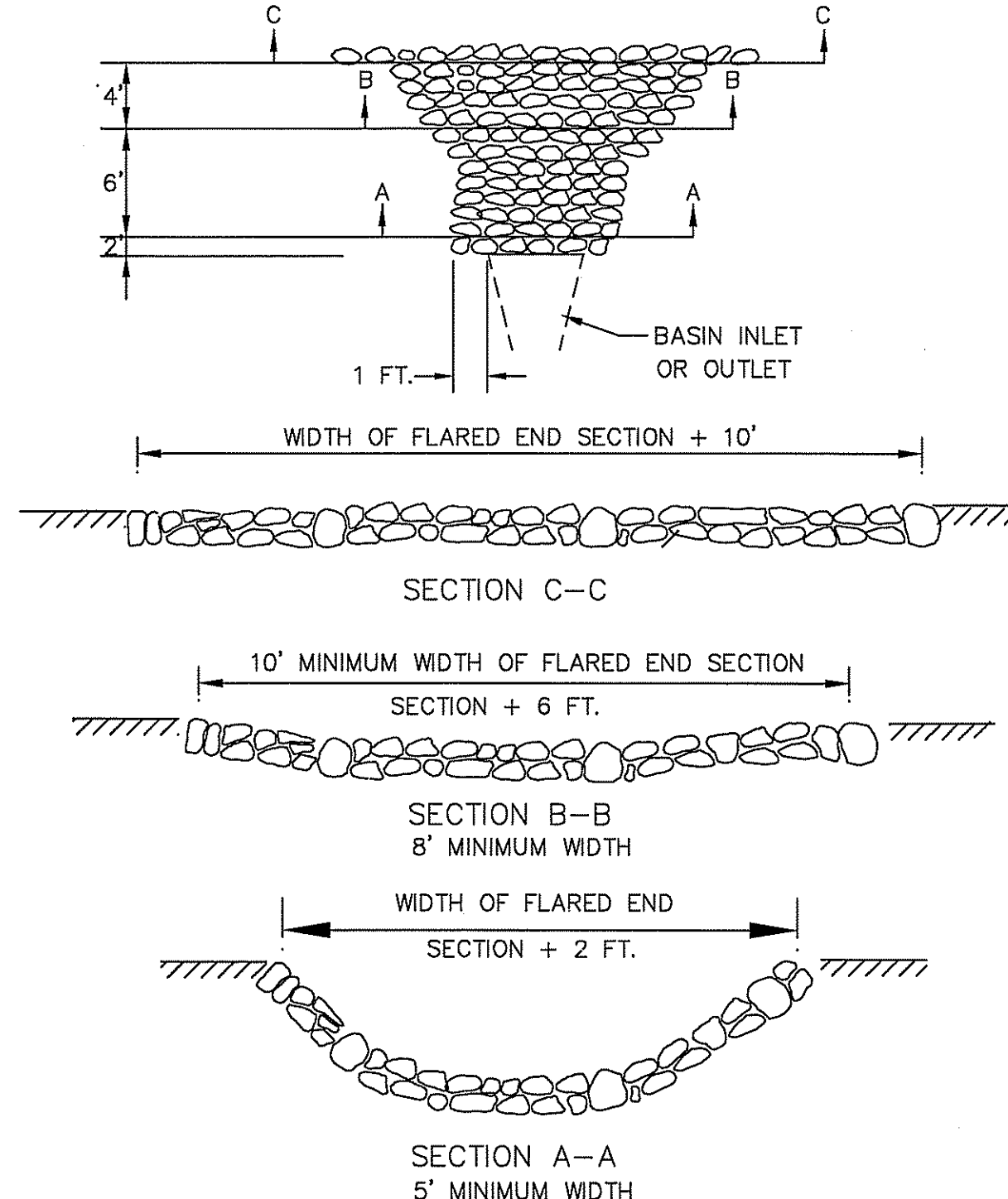
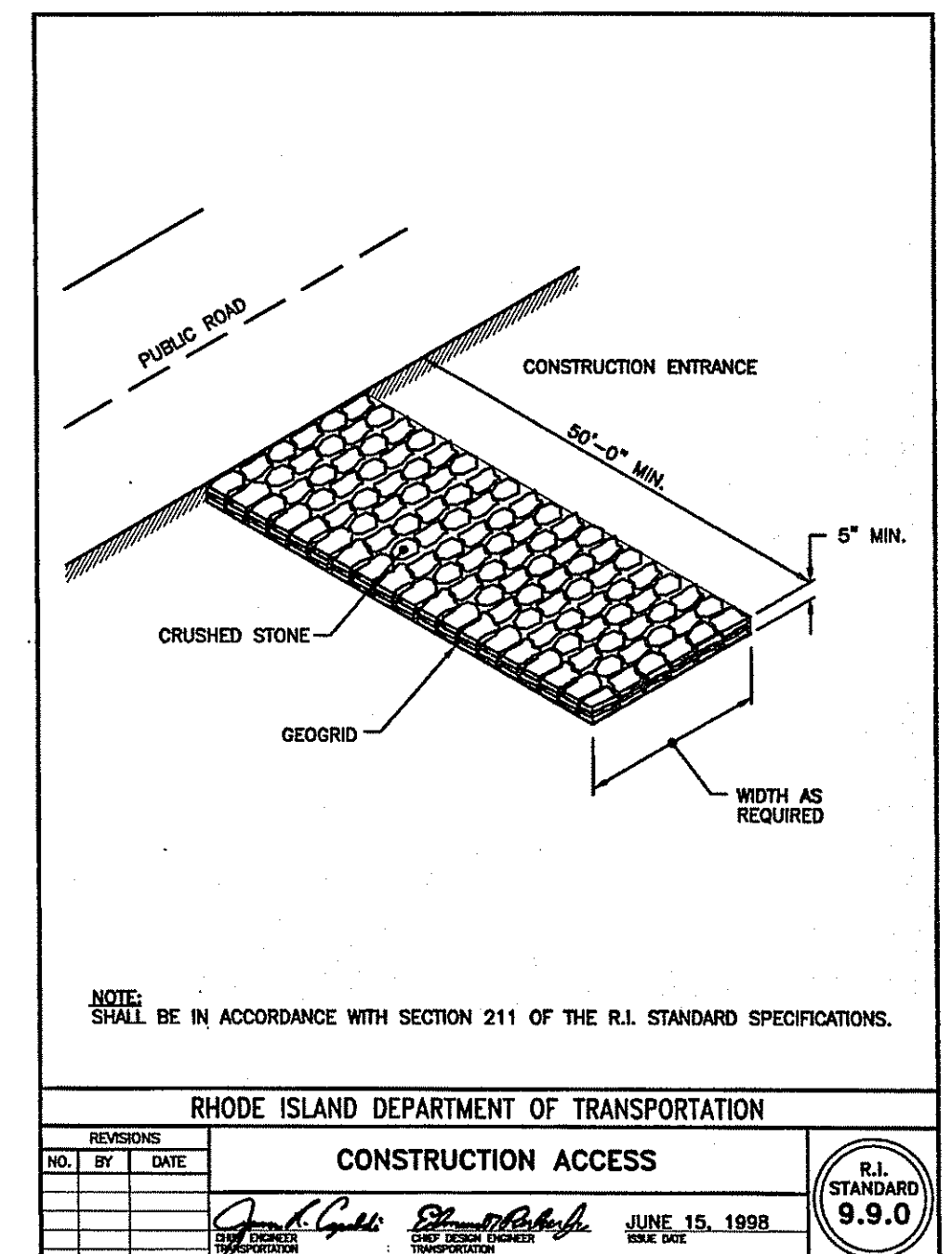
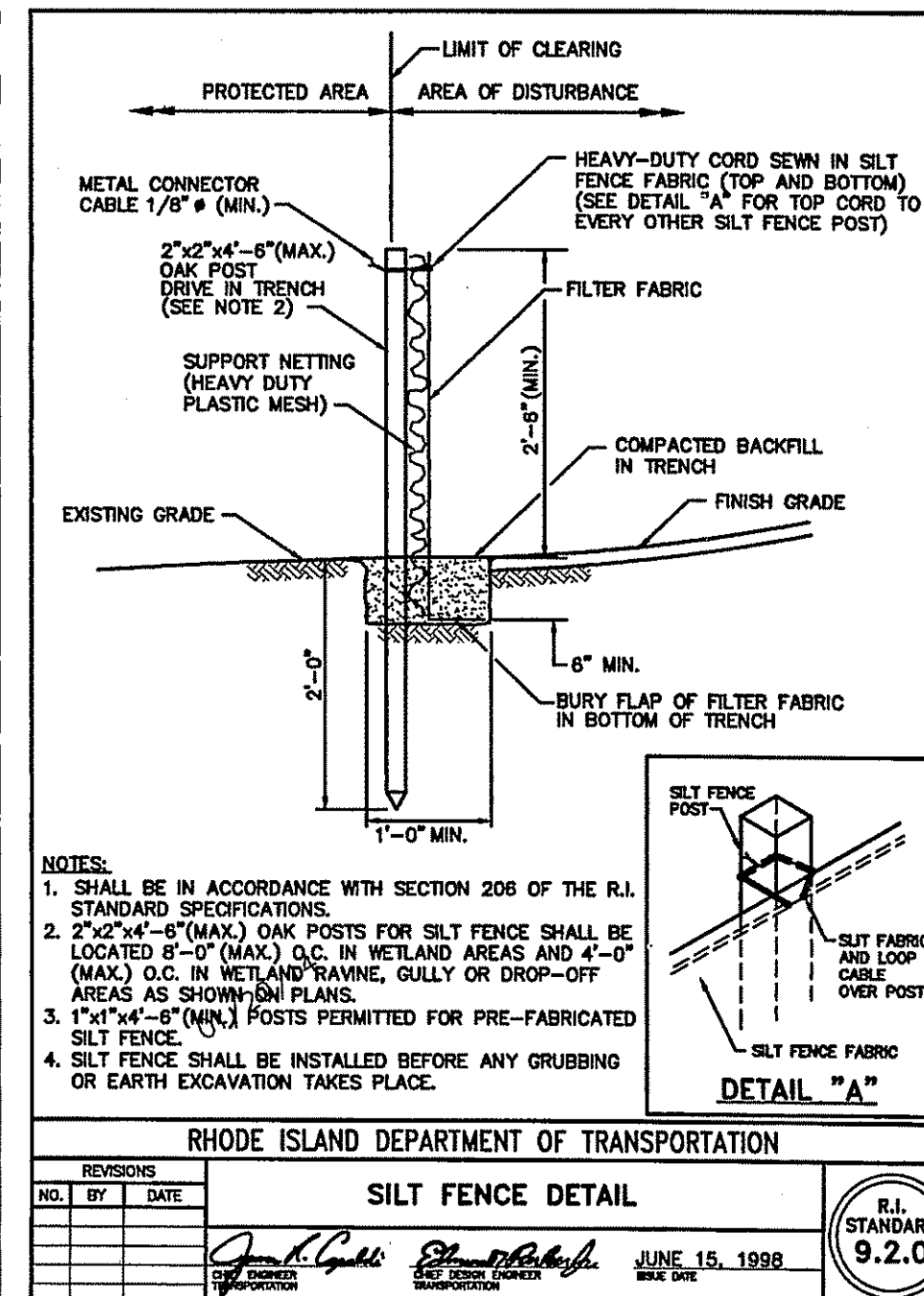
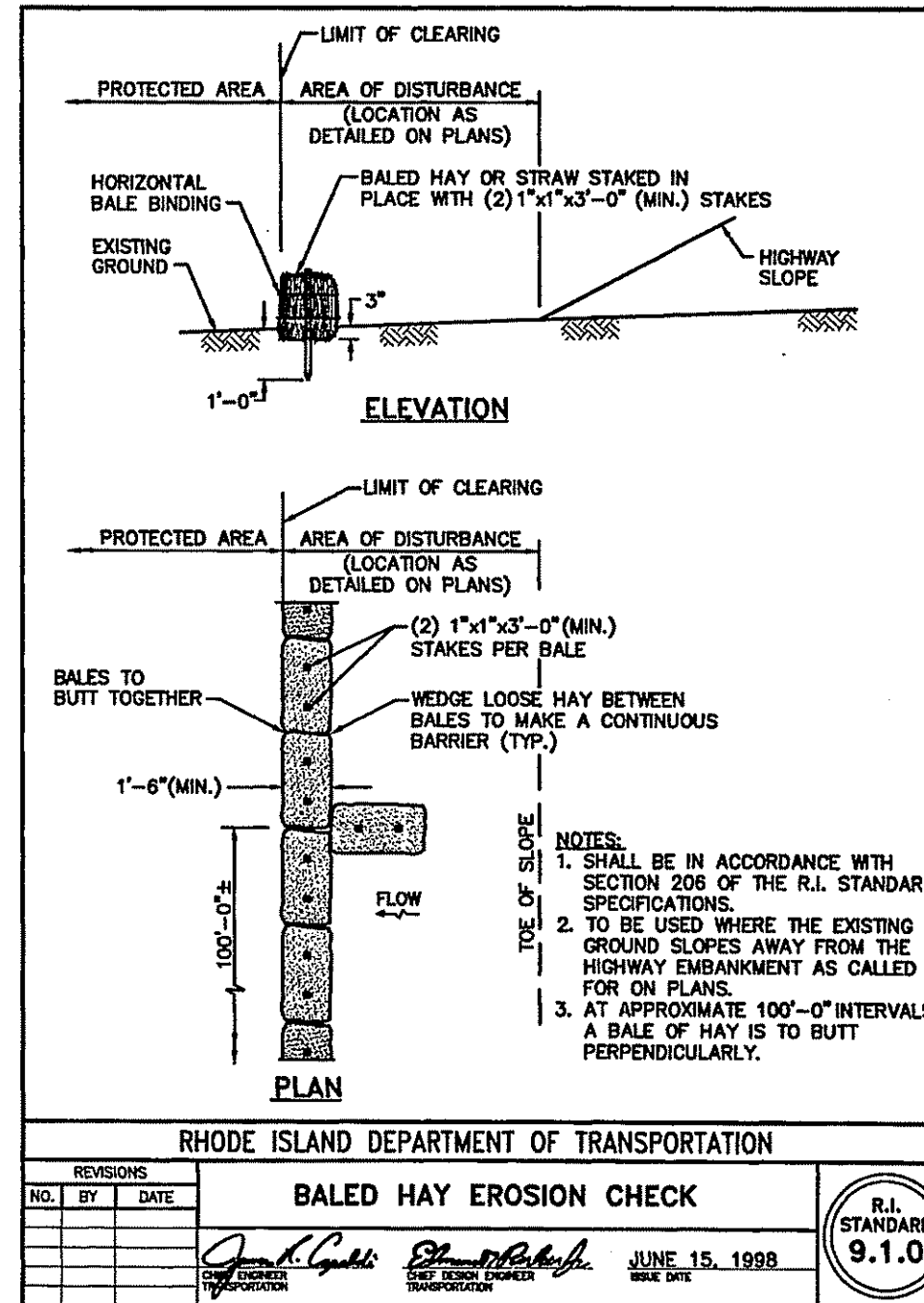
ALL STORM WATER CONTROL MEASURES, DISTURBED AREAS, AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION (INCLUDING UNSTABLE SOIL STOCKPILES), DISCHARGE LOCATIONS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF PRECIPITATION PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF OR SNOW MELT. AN APPROPRIATE RAIN GAUGE SHALL BE PROVIDED FOR RAINFALL MEASUREMENTS.

MAINTENANCE AGREEMENT:

AN "OPERATION & MAINTENANCE MANUAL" AND "MAINTENANCE AGREEMENT" HAVE BEEN PREPARED FOR THIS PROJECT THAT REQUIRES THE PROPERTY OWNER TO MAINTAIN THE STORMWATER COMPONENTS AND THE SITE ACCORDING TO THE CONDITIONS CONTAINED THEREIN. THE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE APPROPRIATE PARTIES ONCE ALL PERMITS FOR THE PROJECT HAVE BEEN RECEIVED, RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS AND A COPY FORWARDED TO THE RIDEM WITH A REFERENCE TO FRESHWATER WETLANDS PERMIT #14-0071.



SILTSACK DETAIL
NOT TO SCALE



NOTES:
DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

ROCK FILL RIP-RAP @ BASIN INLET
NOT TO SCALE
 RIP-RAP & BEDDING
SPECIFICATIONS

LOCATION	NSA SIZE MODIFIED NO.(RIP-RAP, BEDDING)	DEPTH(RIP-RAP, BEDDING)
PIPE INLET	R-3, FS-2	12", 6"

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 31 2017 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Herbert

Timothy Behan
No. 6278
5/14/17
REGISTERED PROFESSIONAL ENGINEER

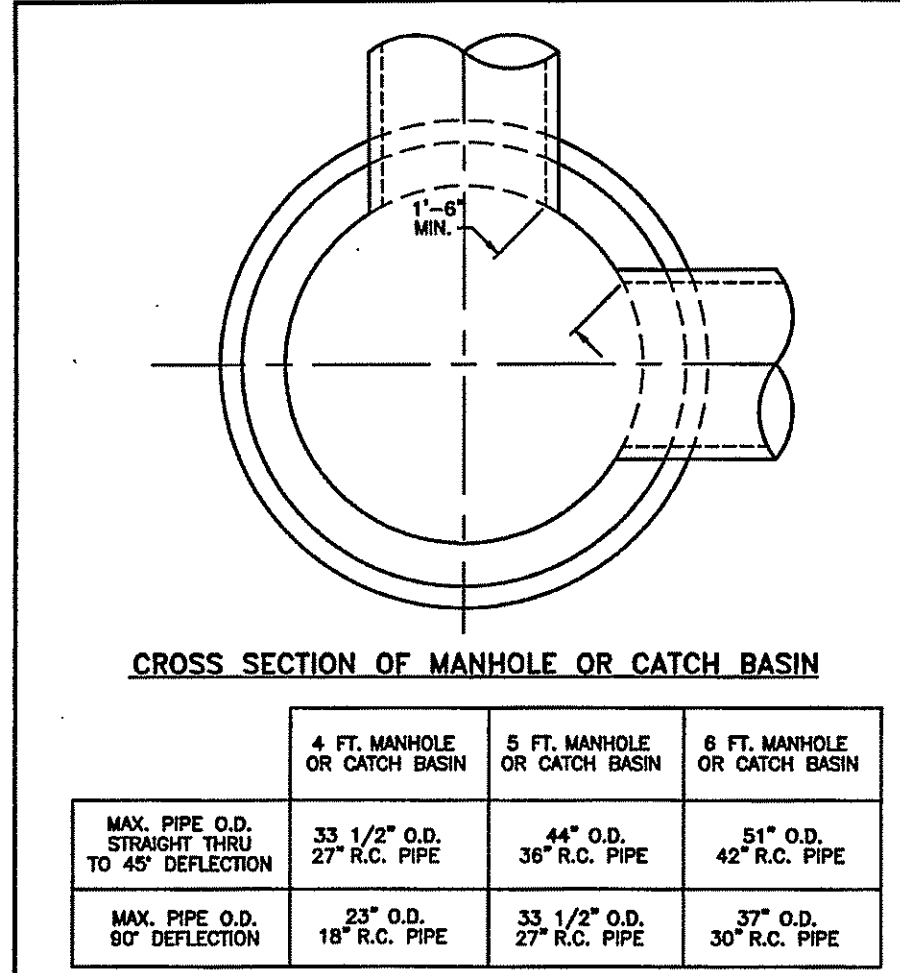
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB

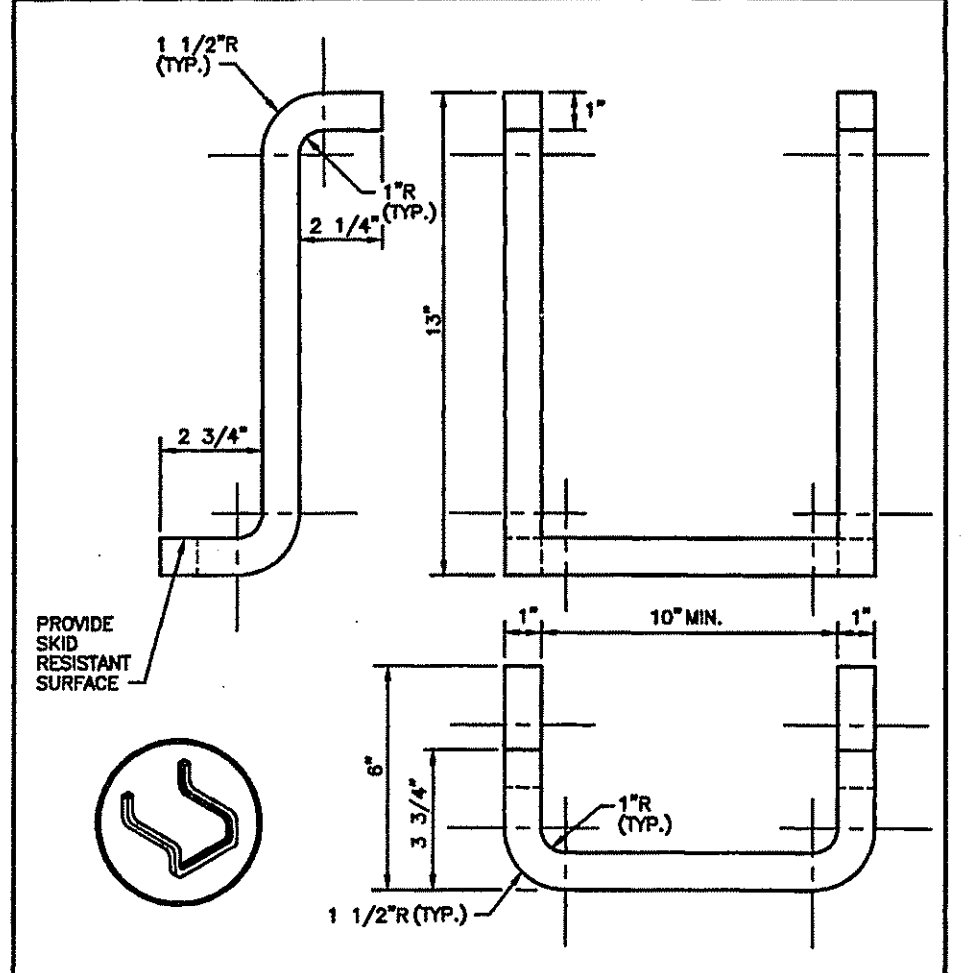
FINAL PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 1

SCALE: AS NOTED	SHEET NO: 6 OF 9
DRAWN BY: JP	DESIGN BY: JP
DATE: 9/23/15	CHECKED BY: TB
	PROJECT NO.: 12026.00



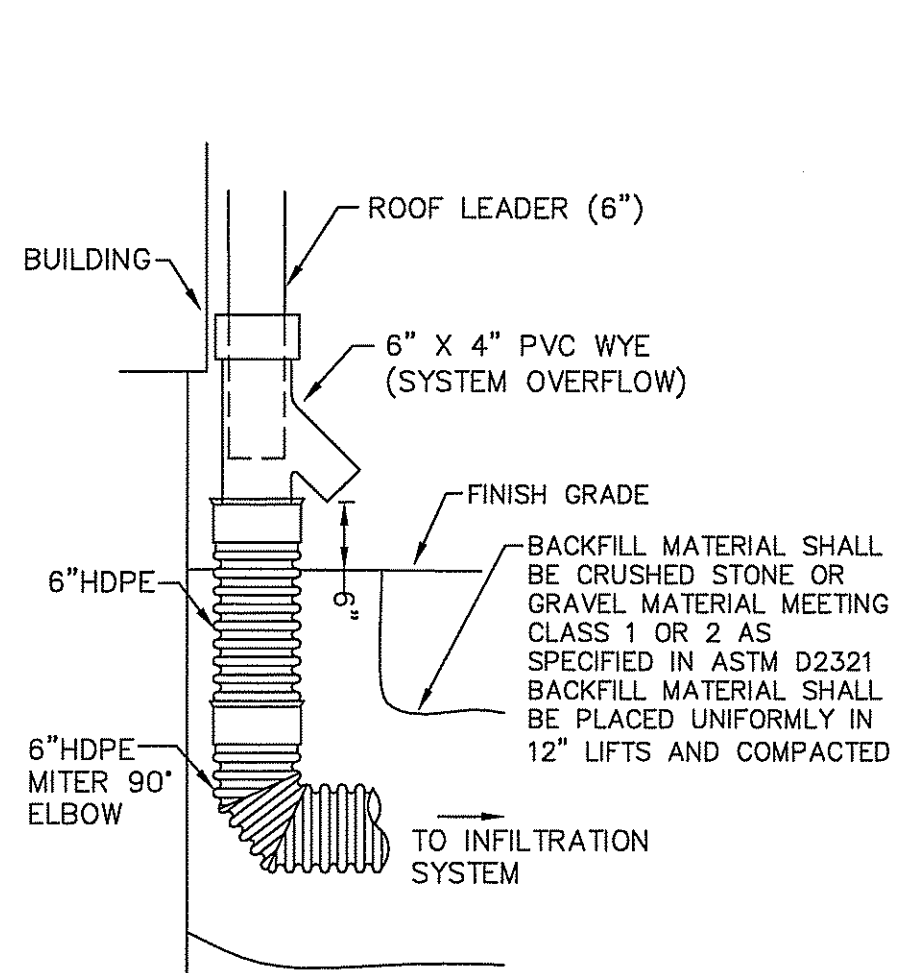
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. THE MINIMUM DISTANCE BETWEEN PIPES ENTERING MANHOLES AND CATCH BASINS MUST BE 1'-0". THE SIZE OF THE CATCH BASIN WILL BE DETERMINED BY THE PIPE SIZE AND ENTRY ANGLE. (SEE TABLE ABOVE.)

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
ROUND MANHOLES AND CATCH BASINS
MAXIMUM PIPE SIZE STANDARD
 JUNE 15, 1998
 R.I. STANDARD 5.2.0

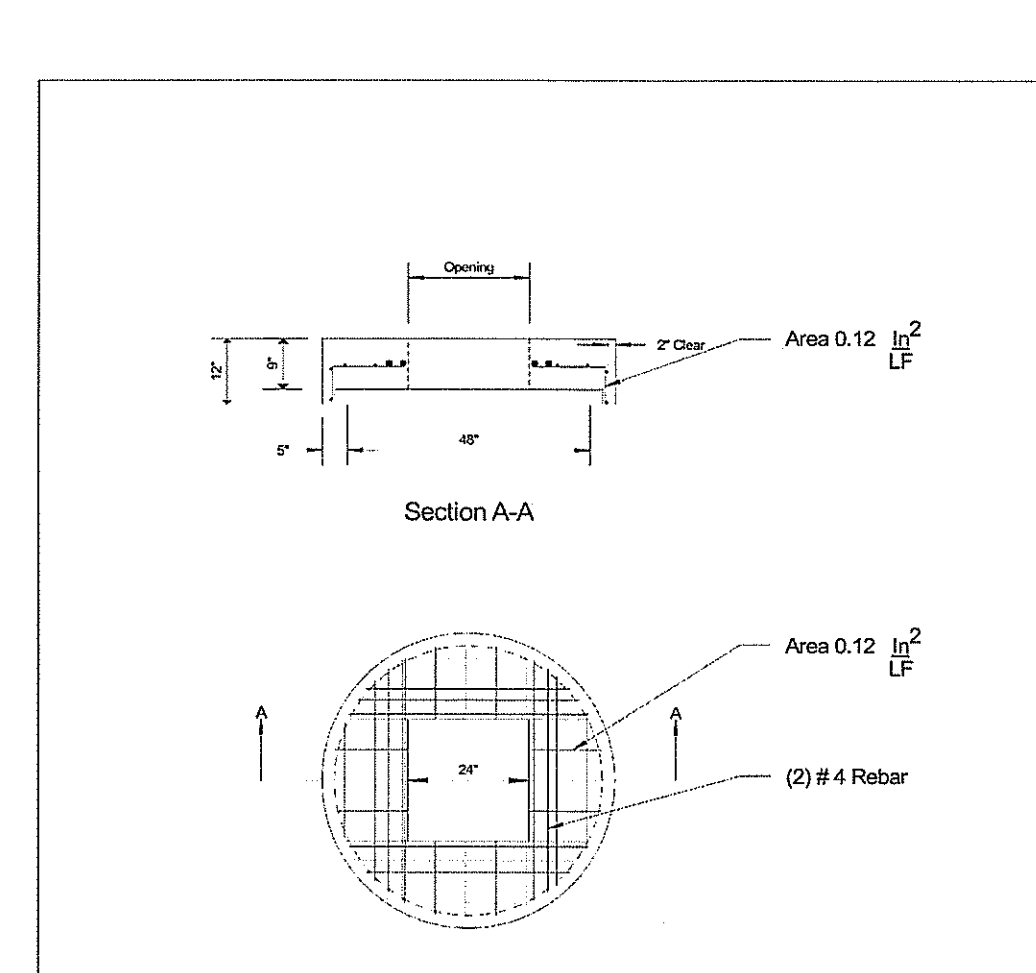


NOTES:
 1. STEPS SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CROSS SECTION AREA MAY BE REDUCED UPON SUBMISSION OF DESIGNED LOAD TESTS. STEPS MUST SUPPORT 300 LBS.
 3. STOCK SHOWN IS 1" SQUARE WHICH MAY BE REPLACED BY 1" DIAMETER.

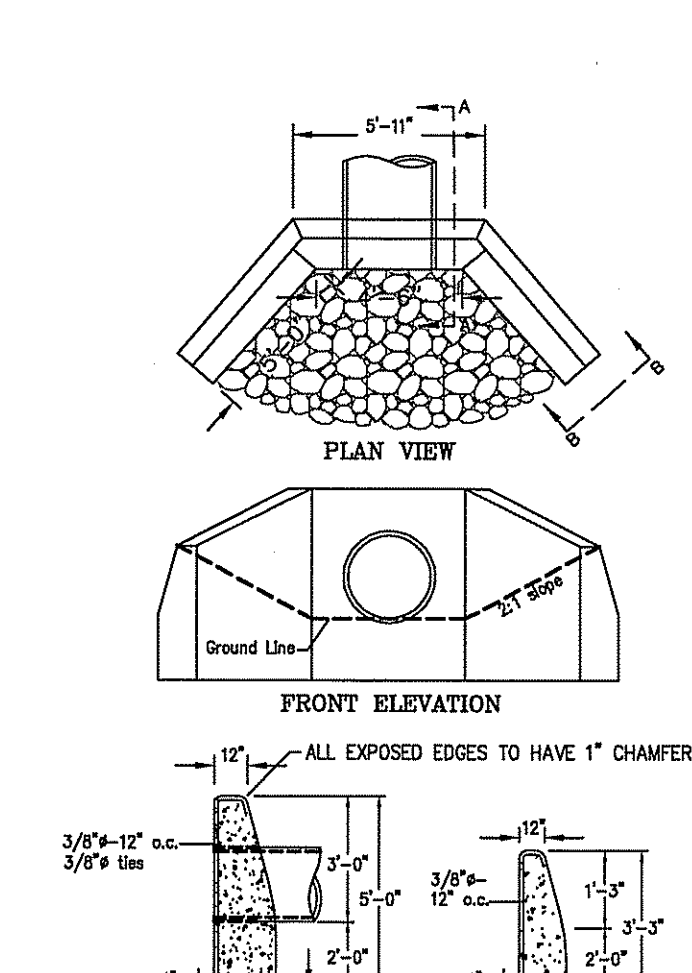
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CATCH BASIN AND MANHOLE STEP
 JUNE 15, 1998
 R.I. STANDARD 5.3.0



NOTES:
 1. Steel according to ASTM-A-185 and A-615.
 2. All Rebar shall have a minimum of 1.5" clearance from openings.
 3. Flat Top is steel reinforced to meet or exceed H-20 loading.

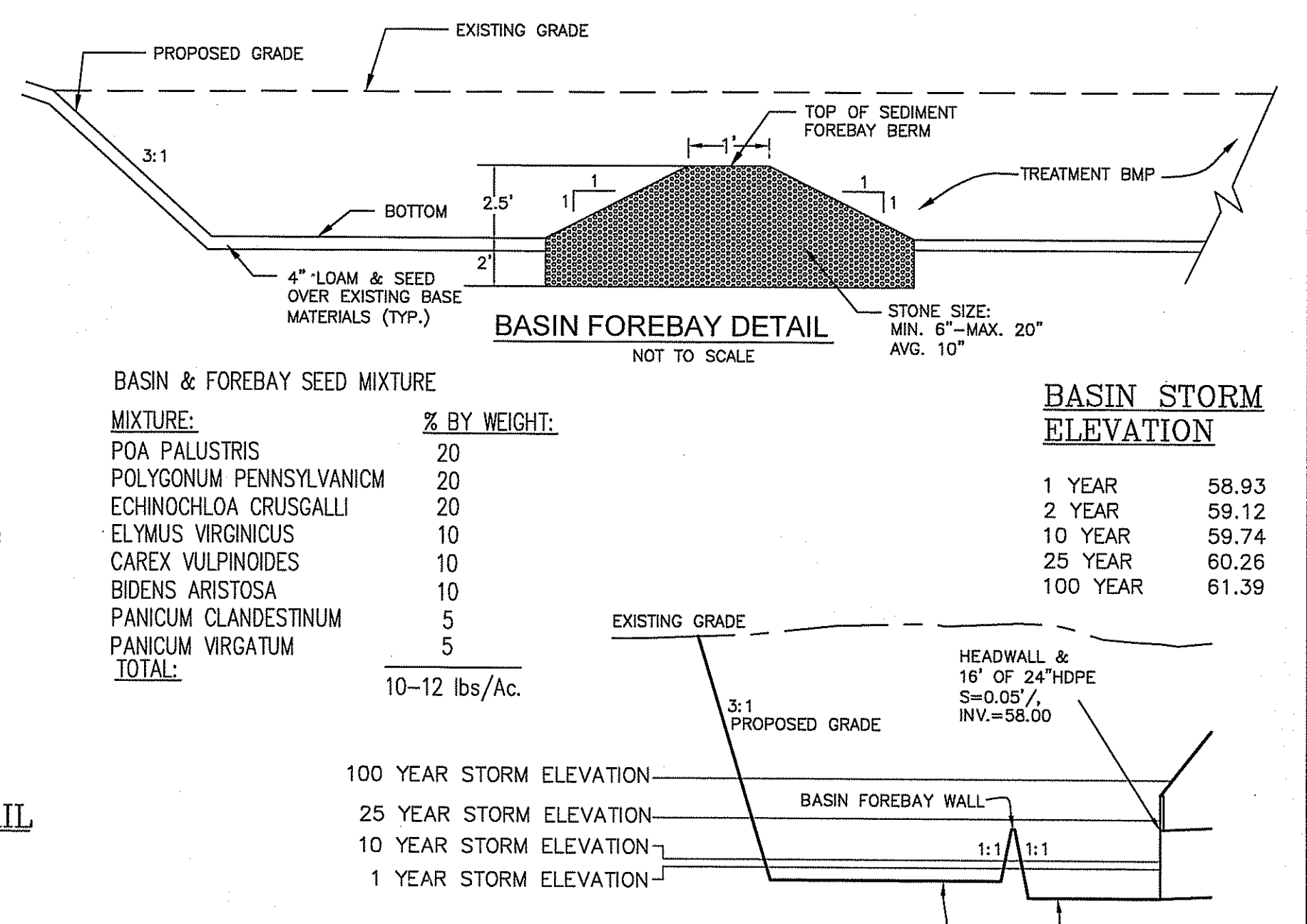


NOTES:
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 2. All Rebar shall have a minimum of 1.5" clearance from openings.
 3. Flat Top is steel reinforced to meet or exceed H-20 loading.



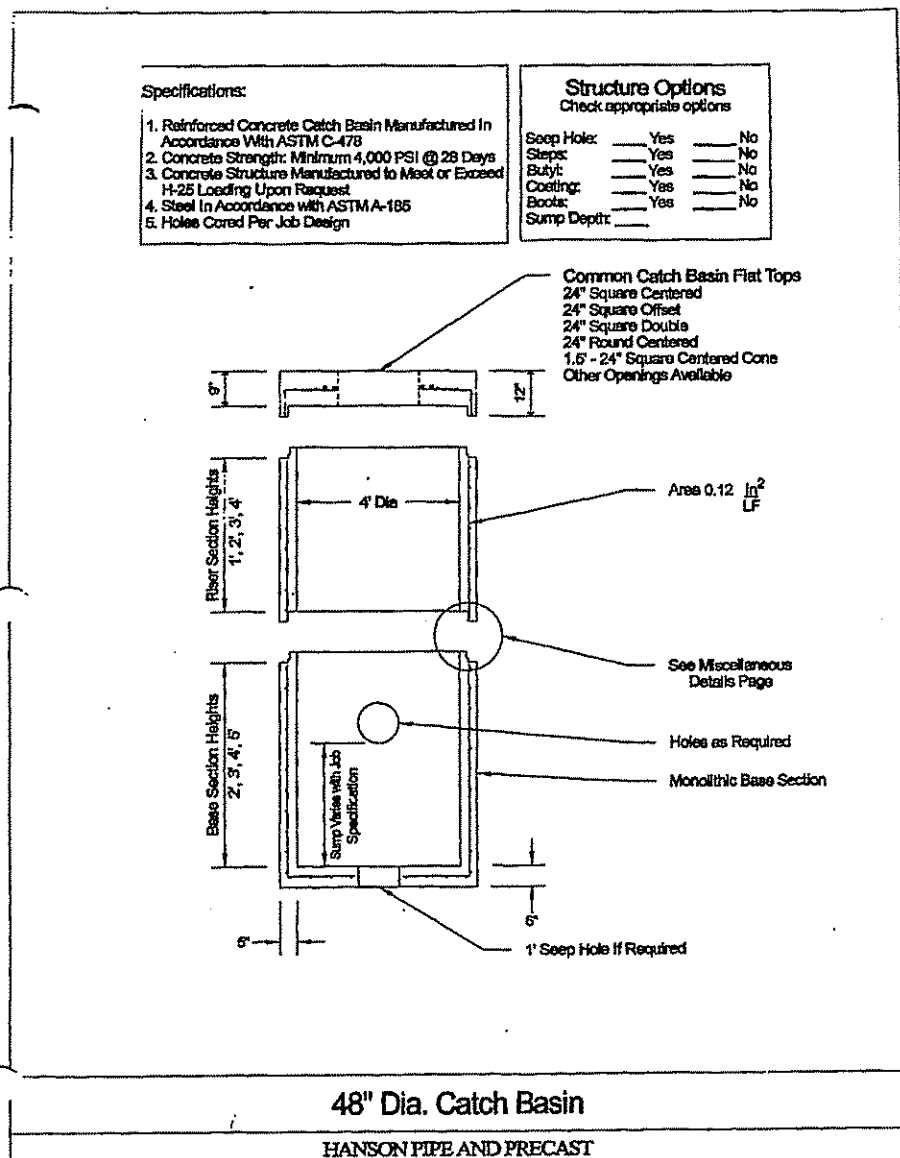
BASIN & FOREBAY SEED MIXTURE

MIXTURE:	% BY WEIGHT:
POA PALUSTRIS	20
POLYGONUM PENNSYLVANICUM	20
ECHINOCHLOA CRUSGALLI	20
ELYMUS VIRGINICUS	10
CAREX VULPINOIDES	10
BIDENS ARISTOSA	10
PANICUM CLANDESTINUM	5
PANICUM VIRGATUM	5
TOTAL:	10-12 lbs./Ac.



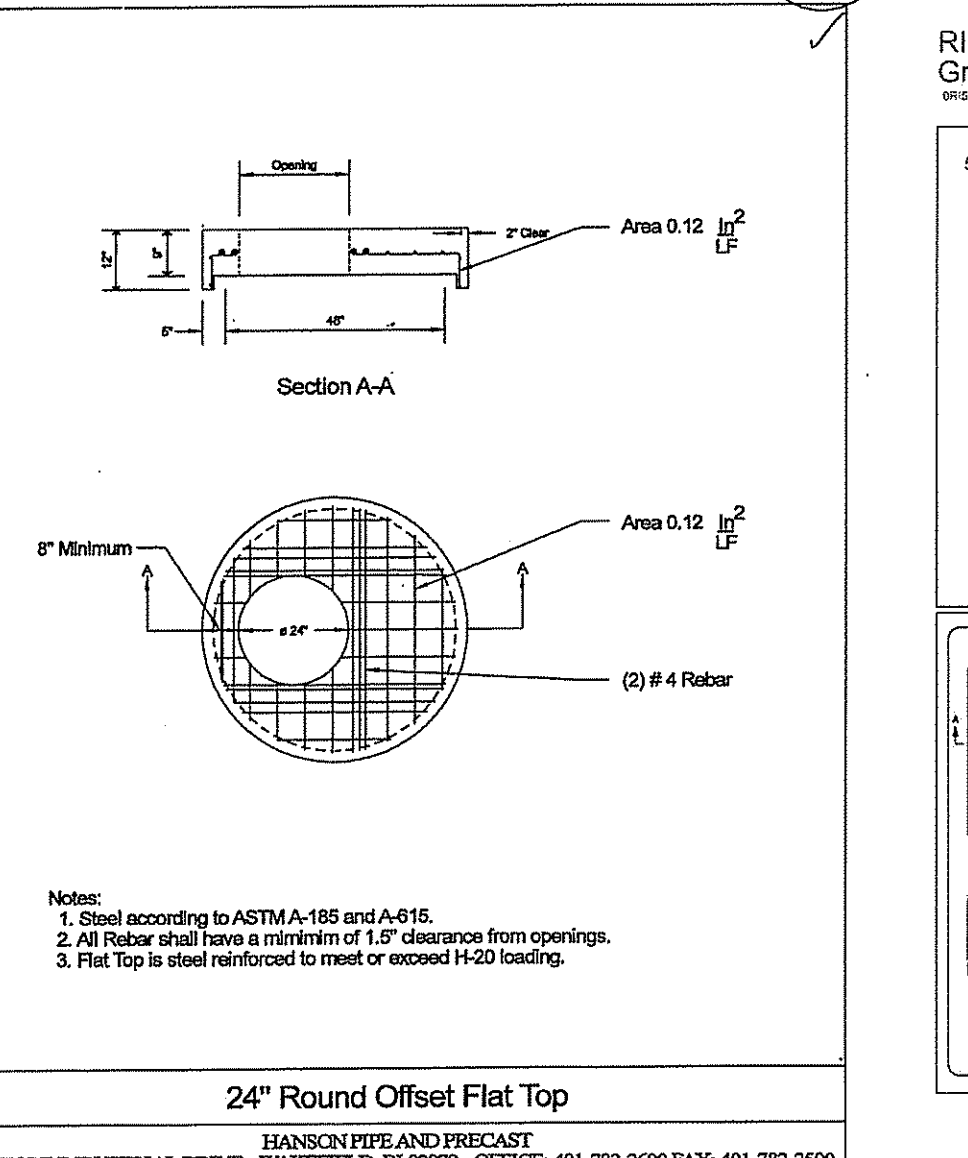
BASIN STORM ELEVATION

1 YEAR	58.93
2 YEAR	59.12
10 YEAR	59.74
25 YEAR	60.26
100 YEAR	61.39

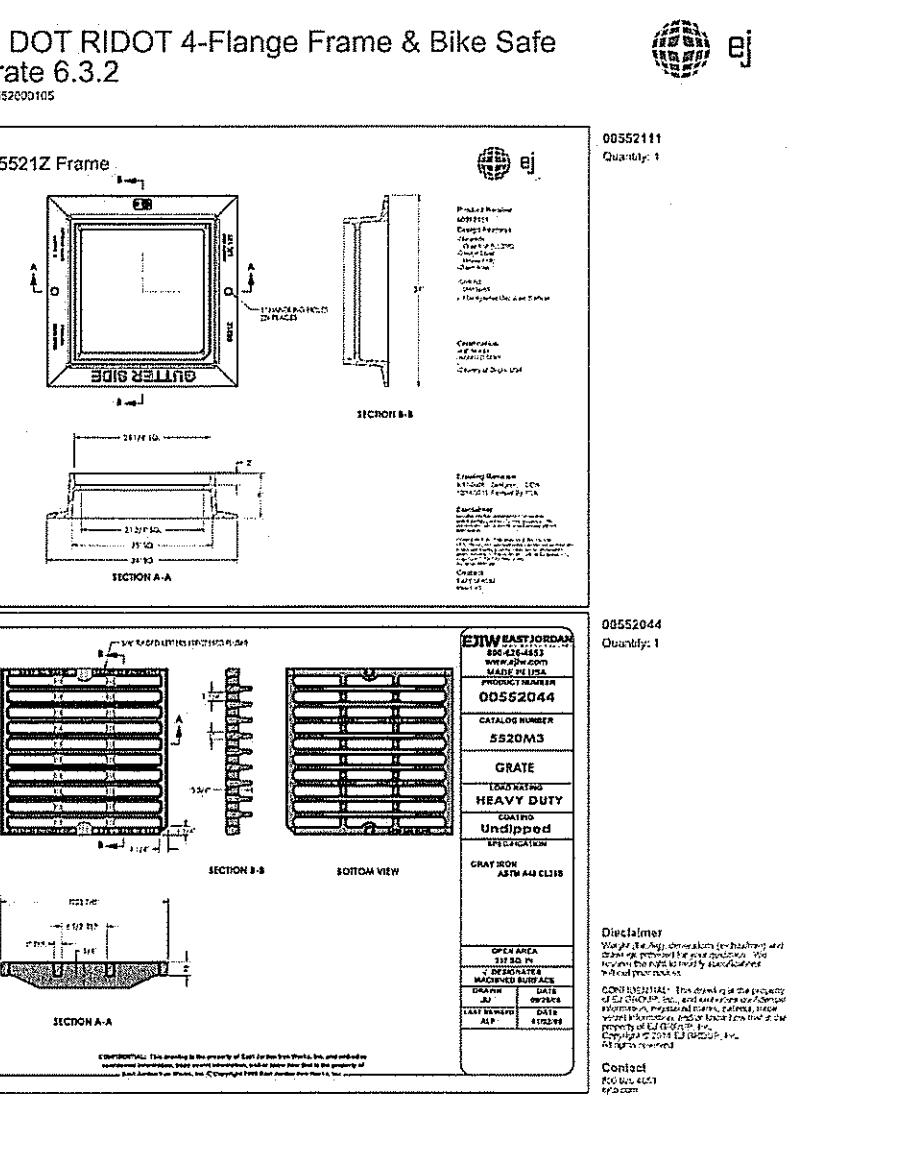


4 DIAMETER CATCH BASIN
 NOT TO SCALE

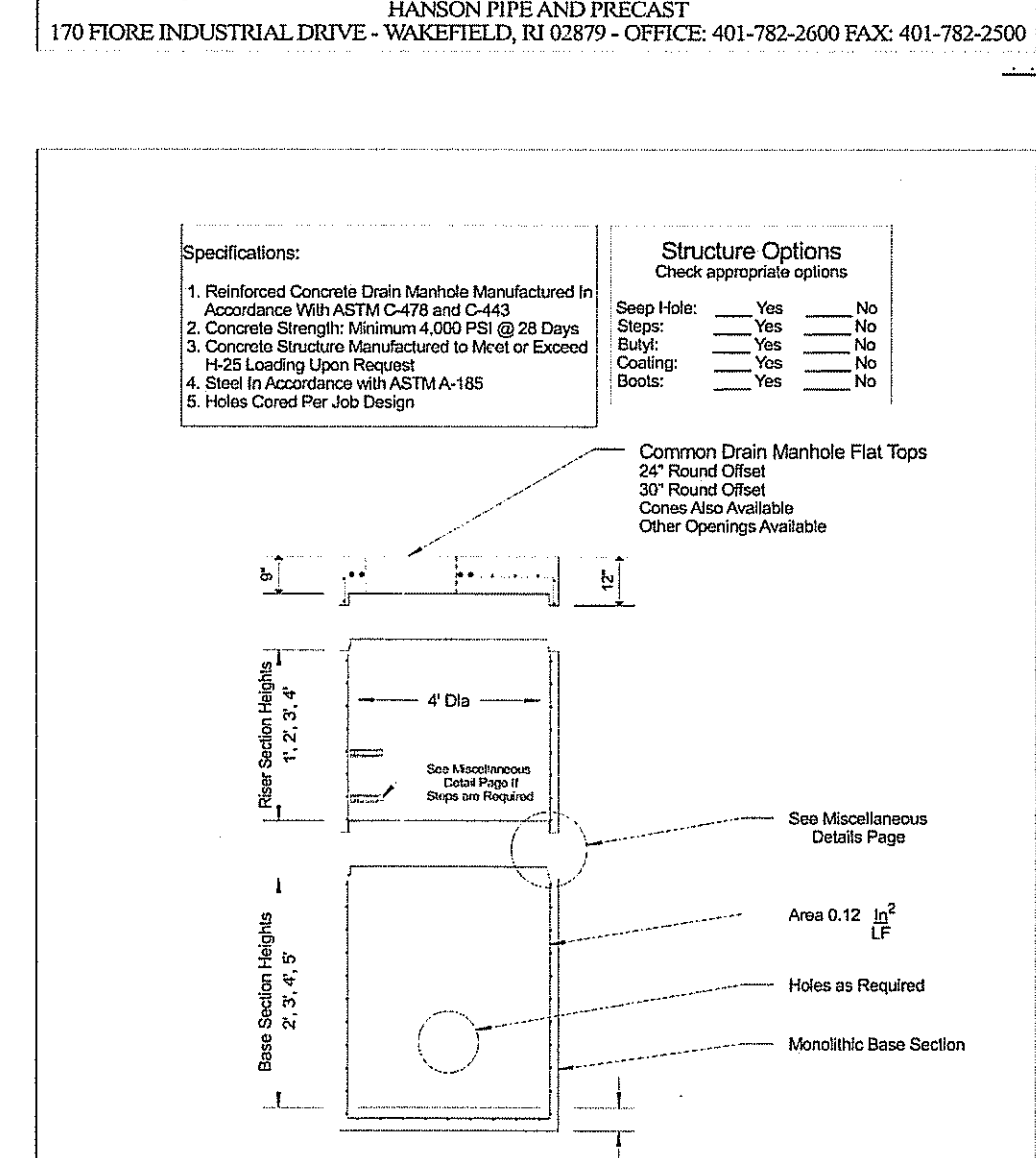
CATCH BASIN NOTES:
 1. ALL PROPOSED CATCH BASINS SHALL HAVE A 4-FOOT DEEP SUMP MEASURED FROM THE OUTLET PIPE INVERT.
 2. CATCH BASIN HOODS TO MATCH THE OUTFLOW PIPE DIAMETER SHALL BE PROVIDED AT THE OUTFLOW PIPE INVERT IN ALL CATCH BASINS.



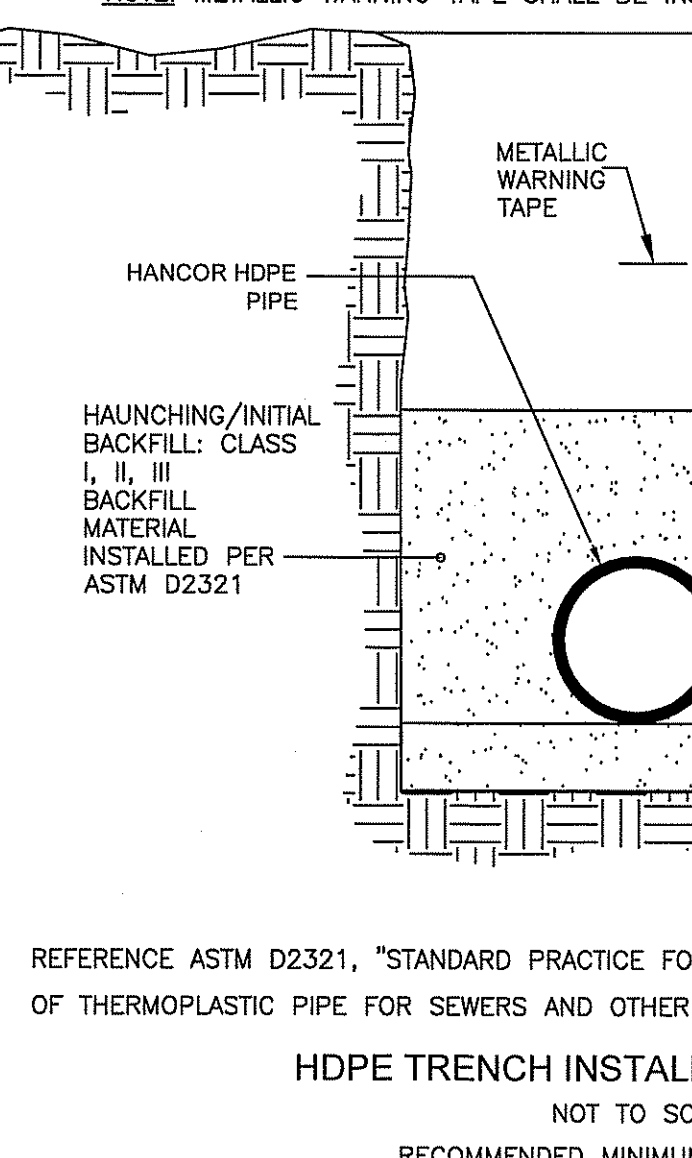
NOTES:
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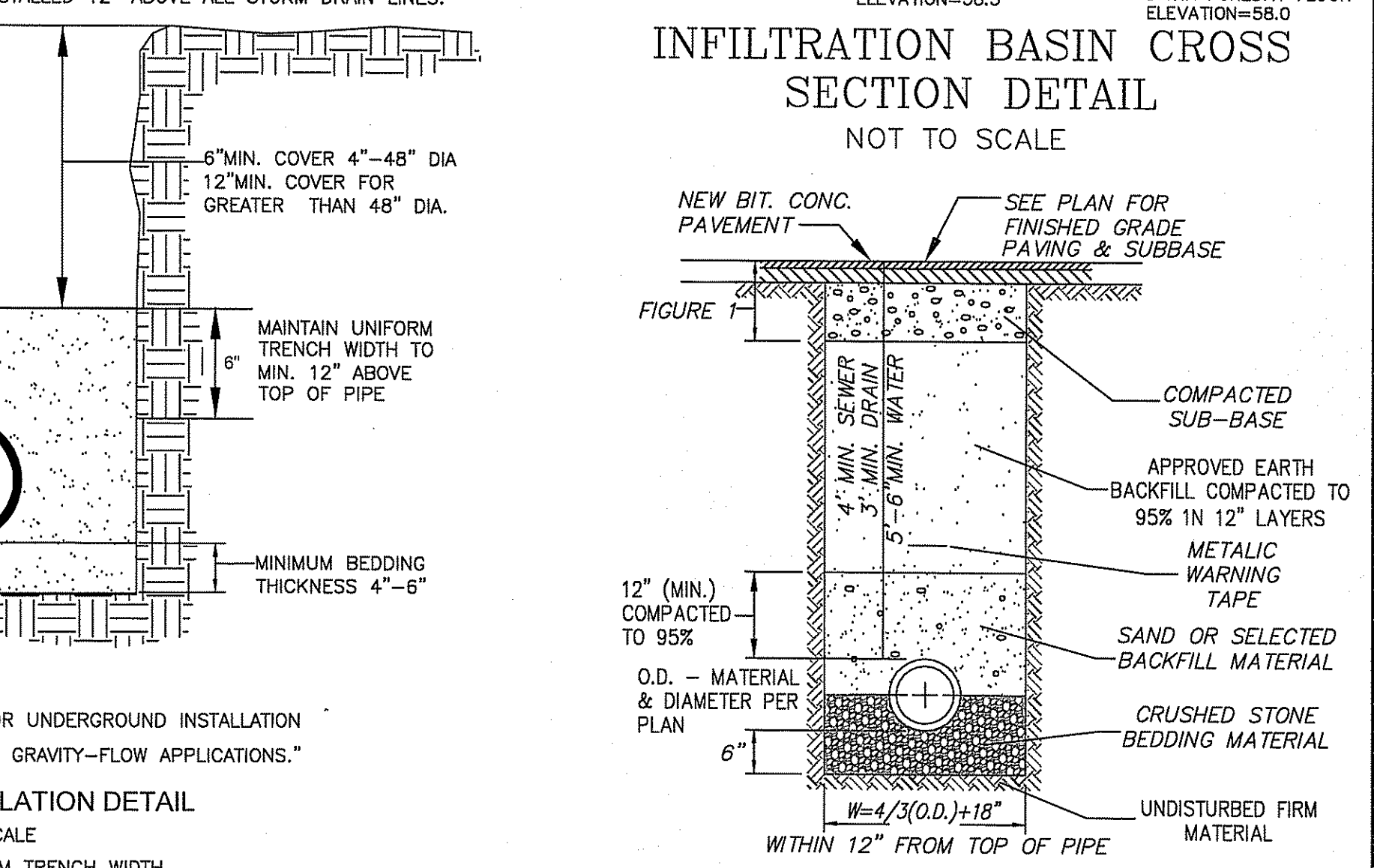
NOTES:
 1. Steel according to ASTM-A-185 and A-615.
 2. All Rebar shall have a minimum of 1.5" clearance from openings.
 3. Flat Top is steel reinforced to meet or exceed H-20 loading.



RECOMMENDED MINIMUM TRENCH WIDTH

PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)	PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)
4 - 8 (100-200)	*	30 (750)	60 (1.5)
10 (250)	24 (0.6)	36 (900)	65 (1.7)
12 (300)	28 (0.7)	42 (1050)	84 (2.1)
15 (375)	35 (0.9)	48 (1200)	91 (2.3)
18 (450)	43 (1.1)	54 (1350)	97 (2.5)
24 (600)	56 (1.4)	60 (1500)	103 (2.6)

* USUALLY BASED ON SMALLEST BUCKET SIZE AVAILABLE



NOTE:
 MATERIAL USED FOR BACK FILLING TO A POINT 2 FEET OVER THE PIPE SHALL CONTAIN NO STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION. REMAINING BACK FILL SHALL CONTAIN NO STONES LARGER THAN 12 INCHES IN GREATEST DIMENSION.

FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED MAY 31 2017 FILE # 14-0071
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER/APPLICANT:
 ASSESSORS MAP 12 LOTS 4 & 15
 SLM PROPERTIES, LLC
 500 MENDON ROAD
 CUMBERLAND, RHODE ISLAND 02864

5520M3/5525Z COMBINATION

PRODUCT NUMBER: 005204C11

DESIGN FEATURES:
 MATERIALS: GRAY CAST IRON, RAIN AR CL35H, FRAME GRAY IRON, RAIN AR CL35H
 DESIGN LOAD: HEAVY DUTY
 COATING: UNPAINTED
 OPEN AREA: 23% O.A.
 SPECIAL FEATURES: NONE

ALTERNATE OPTIONS:
 NONE

REFERENCE INFORMATION:
 005054
 005055

DRAWING DETAILS:
 005001 Designer: DEW
 0050013 Revised By: DAE

DISCLAIMER:
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Call Today for More Information: 800.626.4653

EJ EAST JORDAN
 301 Spring Street
 PO Box 439
 East Jordan, MI 49725-0439
 800.626.4653

FOR CB-6, CB-7 & CB8 (SEE DRAINAGE PLAN & PROFILE)

2256Z1 Frame

PRODUCT NUMBER: 00225619

DESIGN FEATURES:
 Materials: Gray Iron (CL35H)
 Design Load: Heavy Duty
 Open Area: 40%
 Coating: Unpainted
 * Designates Machined Surface

CERTIFICATION:
 * ASTM A48
 * Country of Origin USA

DISCLAIMER:
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Product Number: 00225619
 Design: DEW
 Revised By: DAE

Call Today for More Information: 800.626.4653

EJ EAST JORDAN
 301 Spring Street
 PO Box 439
 East Jordan, MI 49725-0439
 800.626.4653

2256 Cover

PRODUCT NUMBER: 00225622

DESIGN FEATURES:
 Materials: Gray Iron (CL35H)
 Design Load: Heavy Duty
 Open Area: 40%
 Coating: Unpainted
 * Designates Machined Surface

CERTIFICATION:
 * ASTM A48
 * Country of Origin USA

DISCLAIMER:
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Product Number: 00225622
 Designer: DEW
 Revised By: DAE

Call Today for More Information: 800.626.4653

EJ EAST JORDAN
 301 Spring Street
 PO Box 439
 East Jordan, MI 49725-0439
 800.626.4653

RIDEM PERMIT MODIFICATION SET

Timothy Behan
 No. 6278
 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

FINAL PLAN SUBMISSION DEVELOPMENT PLAN
 FOR ASSESSORS MAP 12 LOT 15
 132 MENDON ROAD
 AND ASSESSORS MAP 12 LOT 4
 140 MENDON ROAD
 in CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 2

SCALE: AS NOTED SHEET NO: 7 of 9
 DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
 DATE: 9/23/15 PROJECT NO.: 12026.00

REVISIONS:
 No. DATE DRWN CHKD
 1 05/04/17 JP TB

PRECAST CONCRETE CURB

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 7.1.0

6"-0" PRECAST CONCRETE TRANSITION CURB

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 7.1.2

CURB SETTING DETAIL

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 7.6.0

CEMENT CONCRETE SIDEWALK

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.1.0

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 50.1.0

HANDICAPPED PARKING SYMBOL

NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARD 3950) DOUBLE COAT. (TYPICAL)

NOT TO SCALE

WHEELCHAIR RAMP

ROADWAY PROFILE GRADE	GRADE
0.00	8.0
0.01	7.9
0.02	8.0
0.03	8.3
0.04	11.3
0.05	18.0

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.3.0

DRIVEWAY DEVELOPMENT FOR 6"-0" TRANSITION CURB

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.4.1

DETECTABLE WARNING SYSTEM

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.1.1

EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 50.2.0

BALL AND BURLAP SHRUB PLANTING DETAIL

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 50.3.0

SITE PAVEMENT TYPICAL CROSS SECTION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 3 1 2017 FILE # 14-007
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles H. Horvath

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

DROP INLET INSTALLATION TO EXISTING SEWER MANHOLE

HANDICAP PARKING SPACES

NOT TO SCALE

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.3.0

CEMENT CONCRETE DRIVEWAYS

REVISIONS: NO. 1 BY DATE: JUNE 15, 1998

DESIGNED BY: *James G. Gault*

CHECKED BY: *Robert J. Pappalardo*

DATE: JUNE 15, 1998

R.I. STANDARD 43.3.0

RIDEM PERMIT MODIFICATION SET

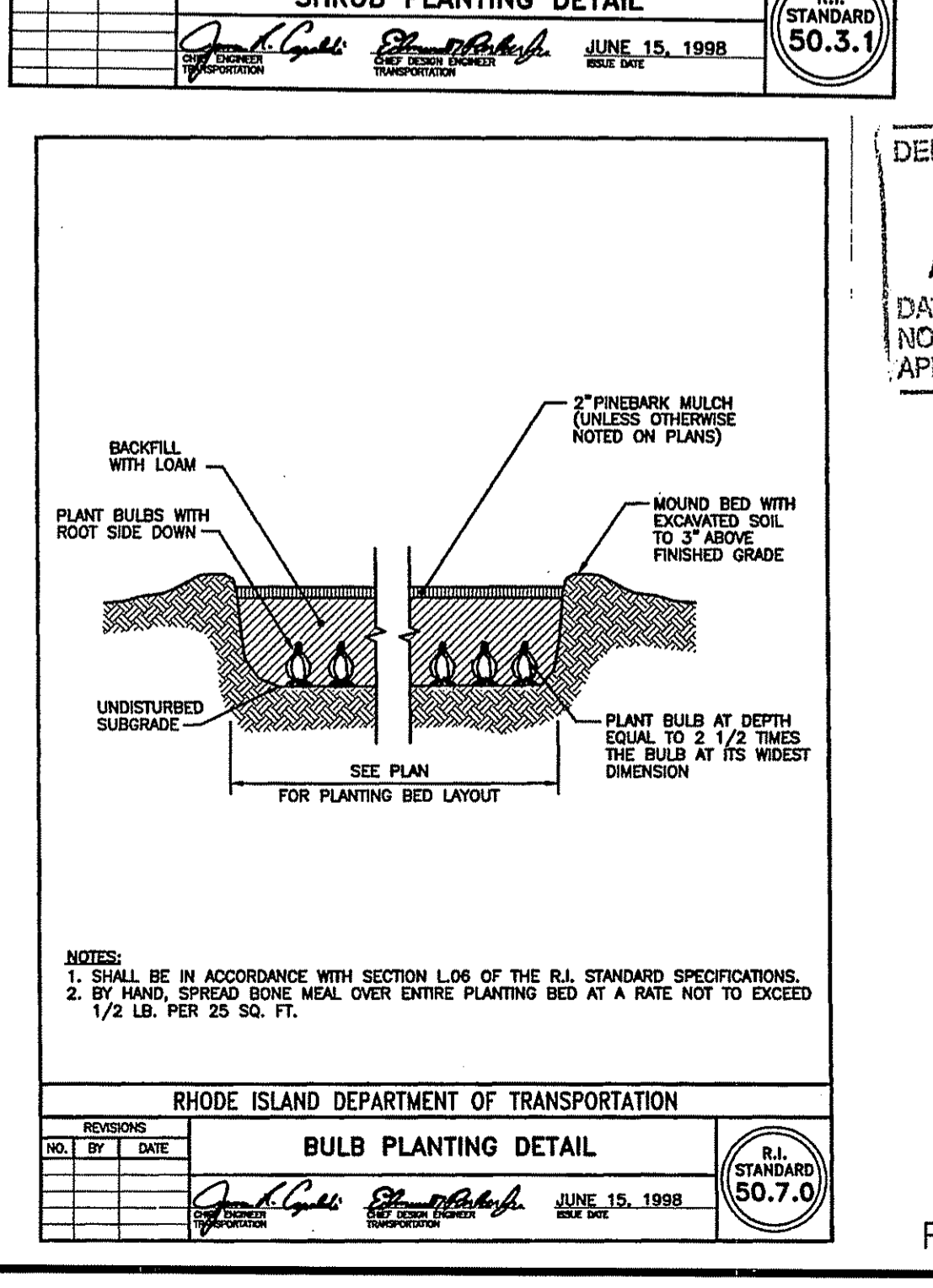
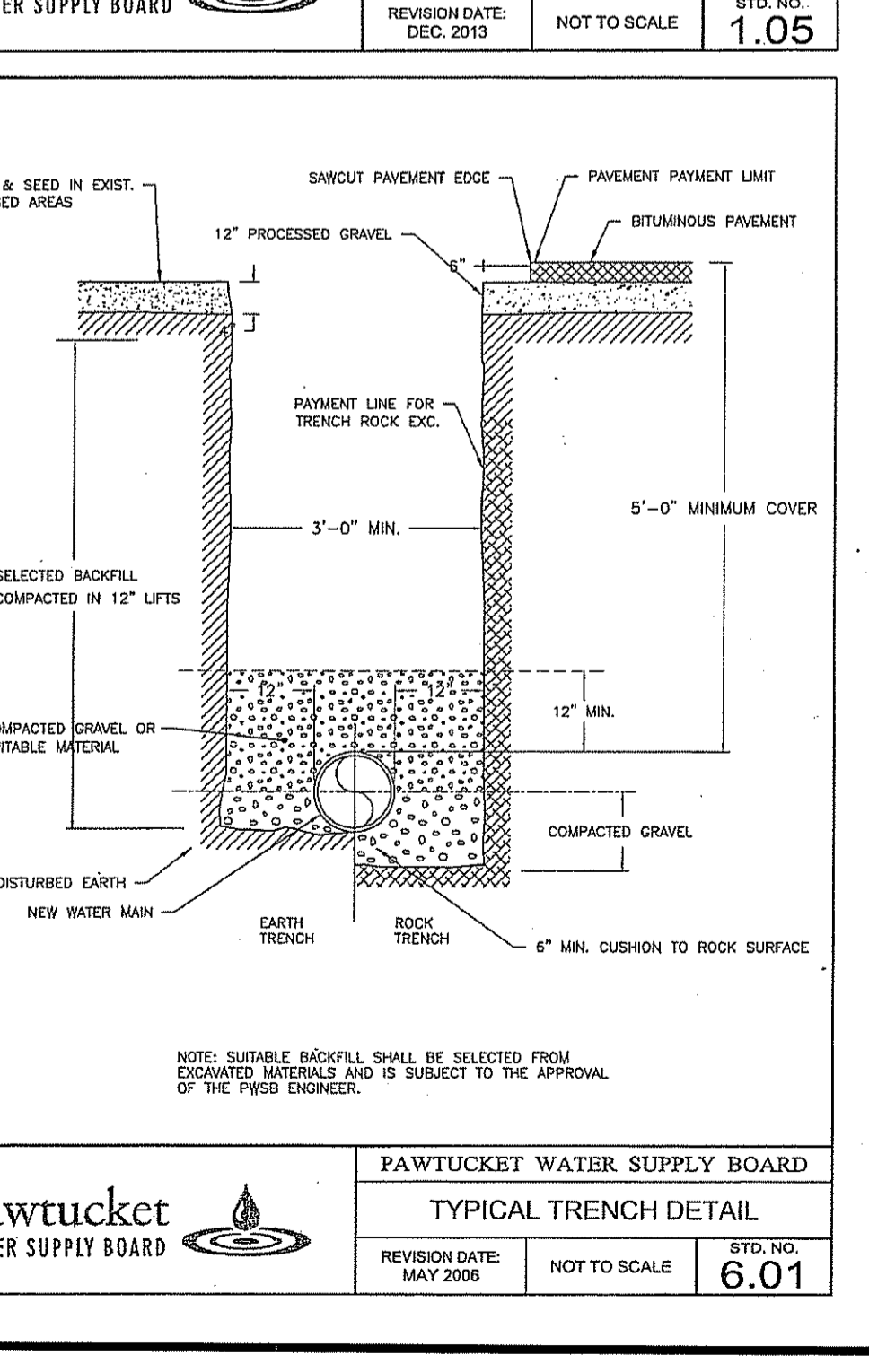
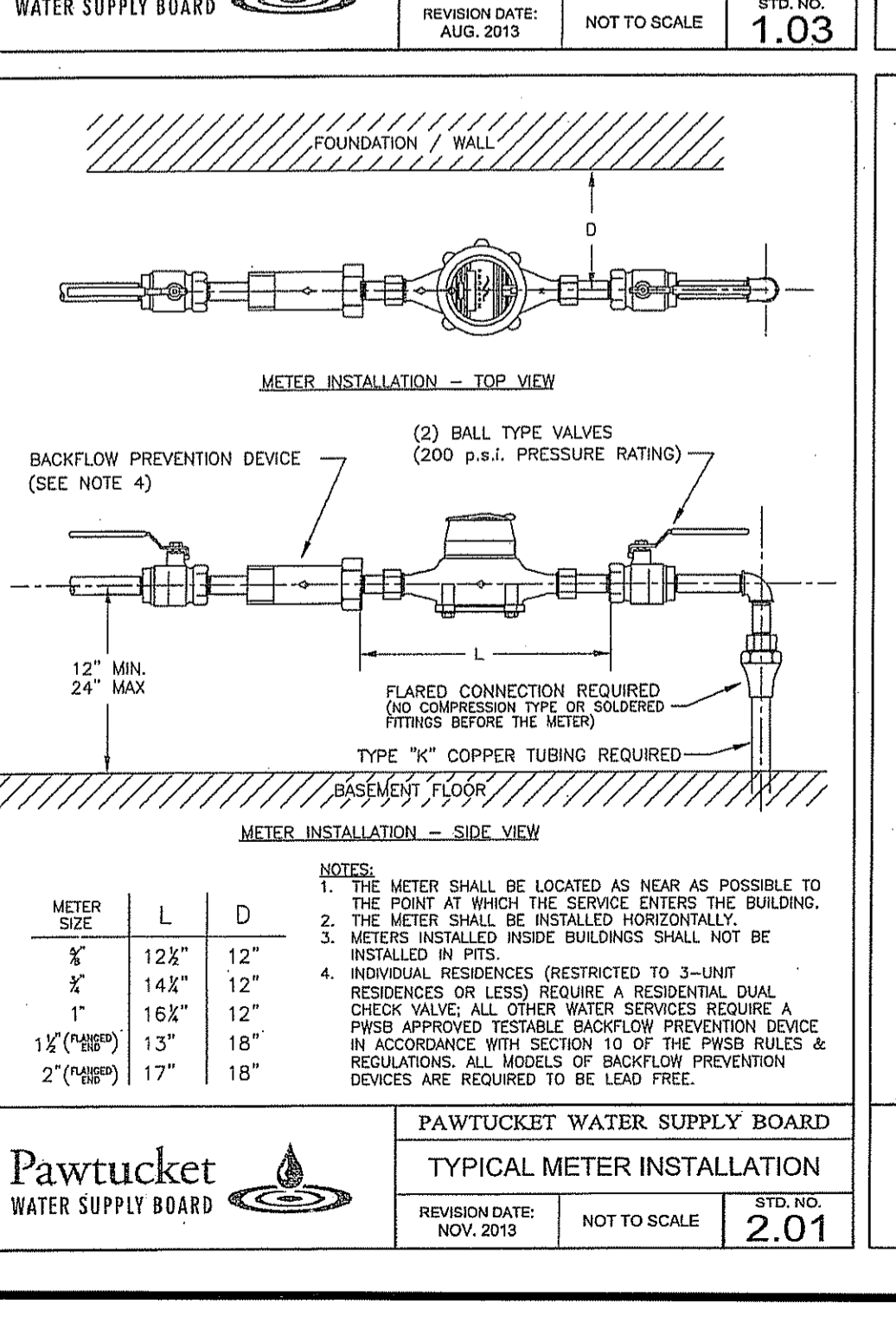
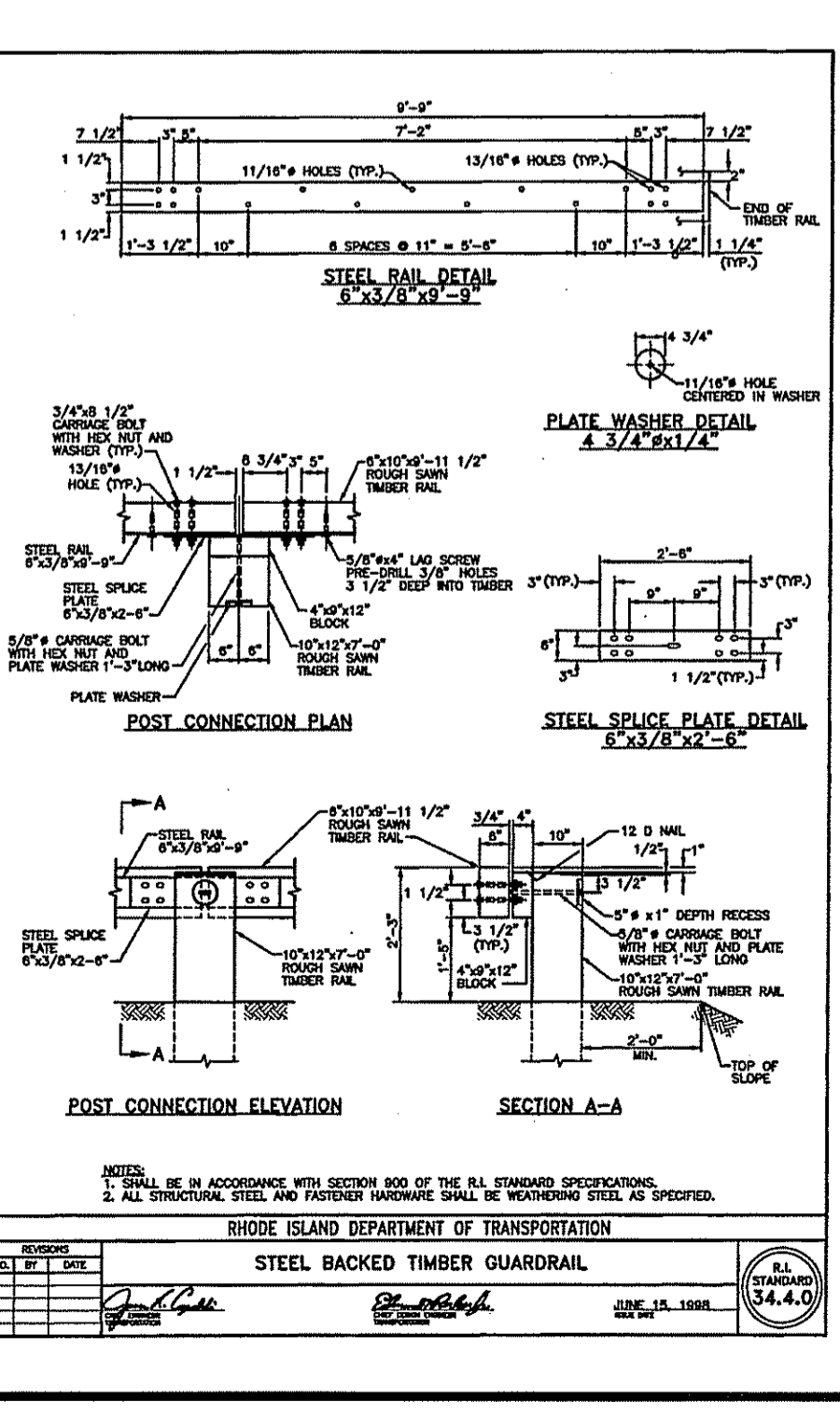
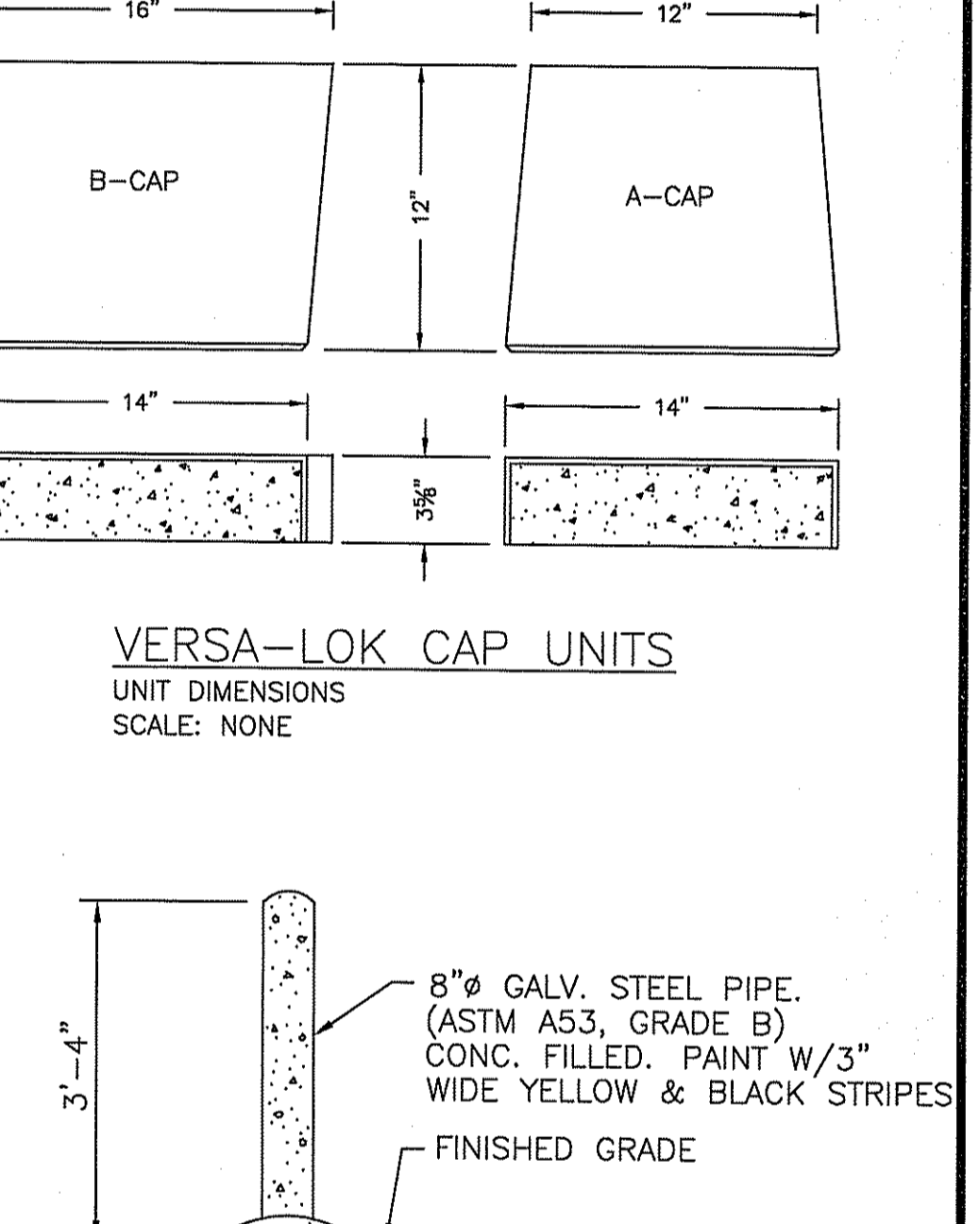
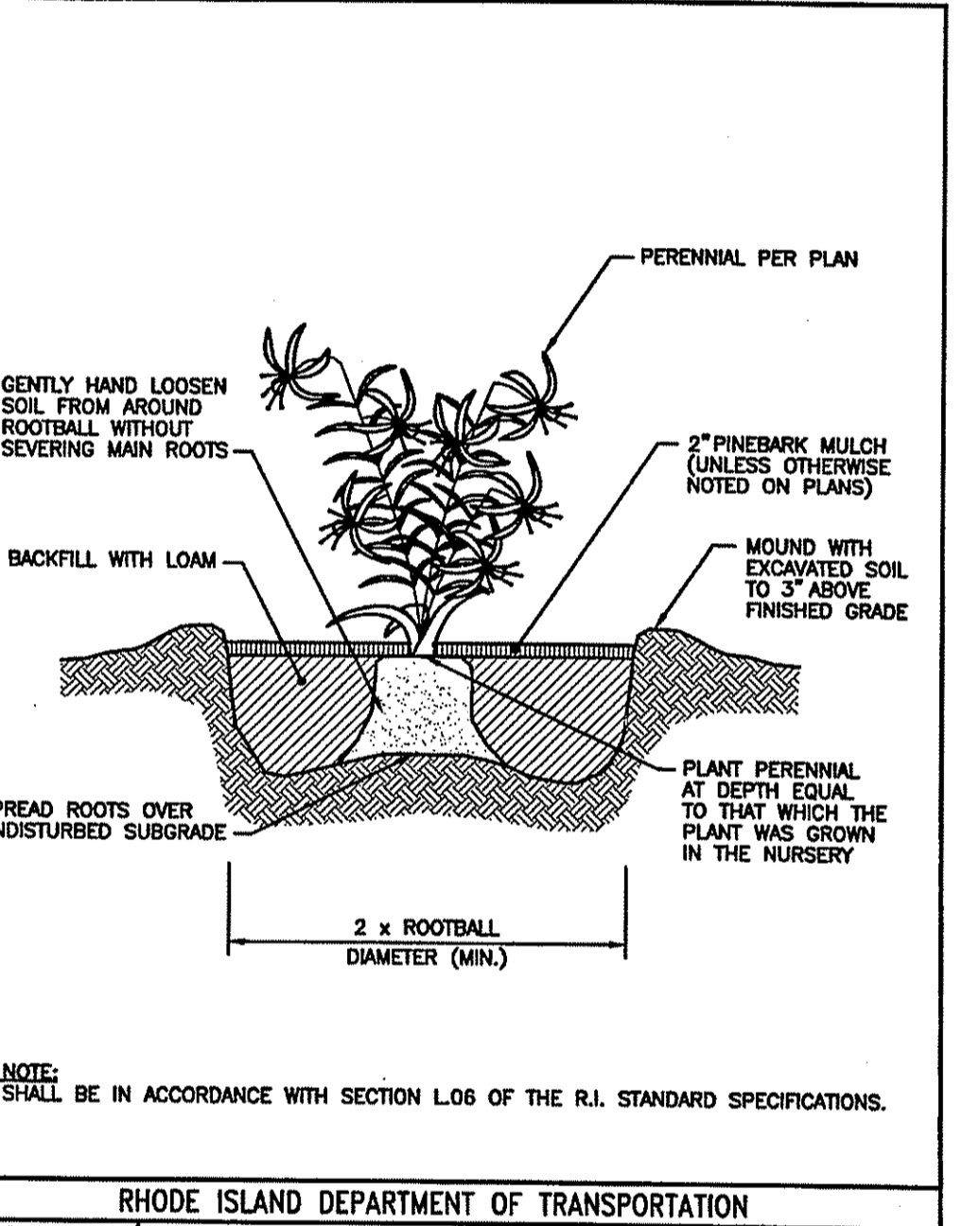
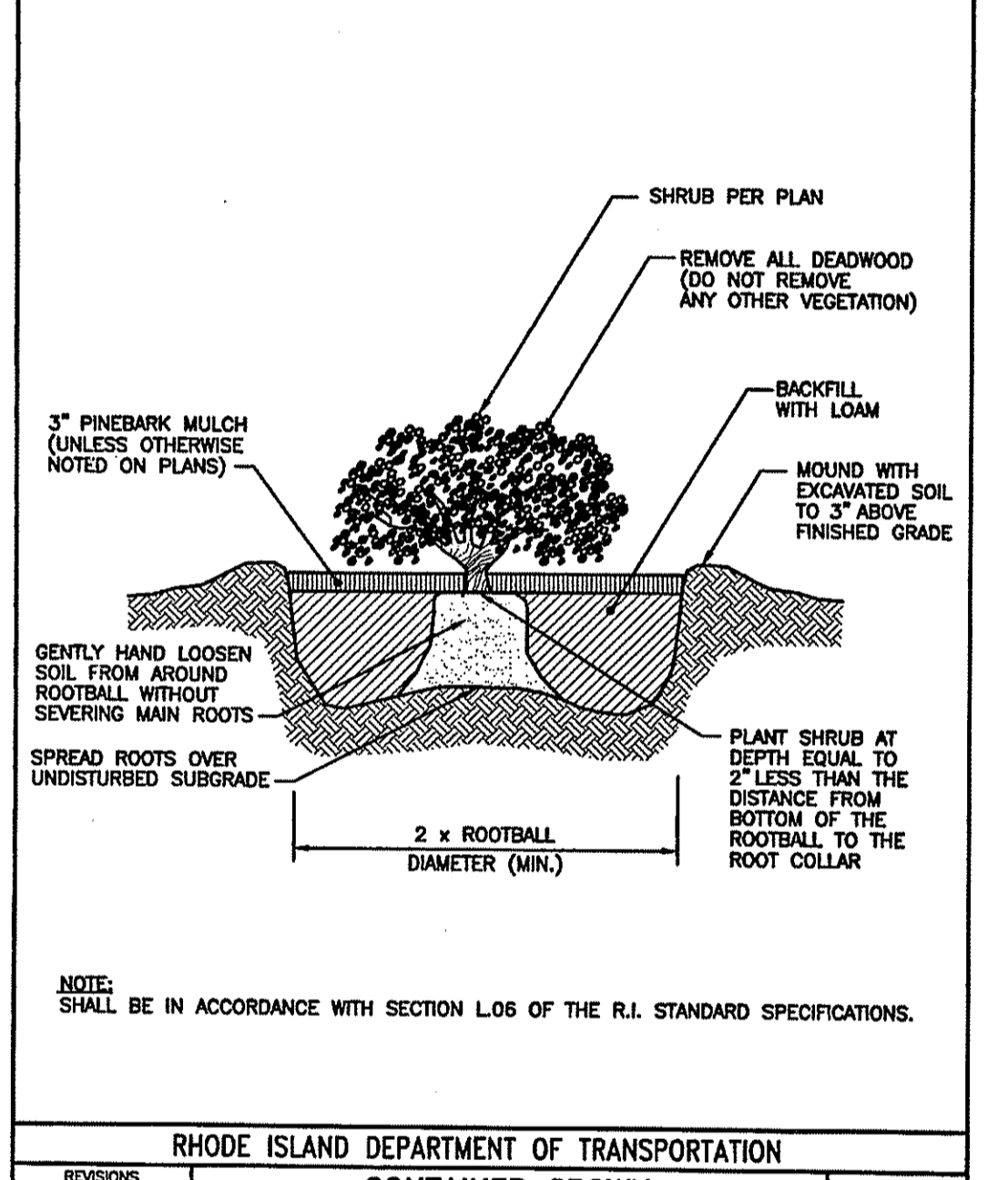
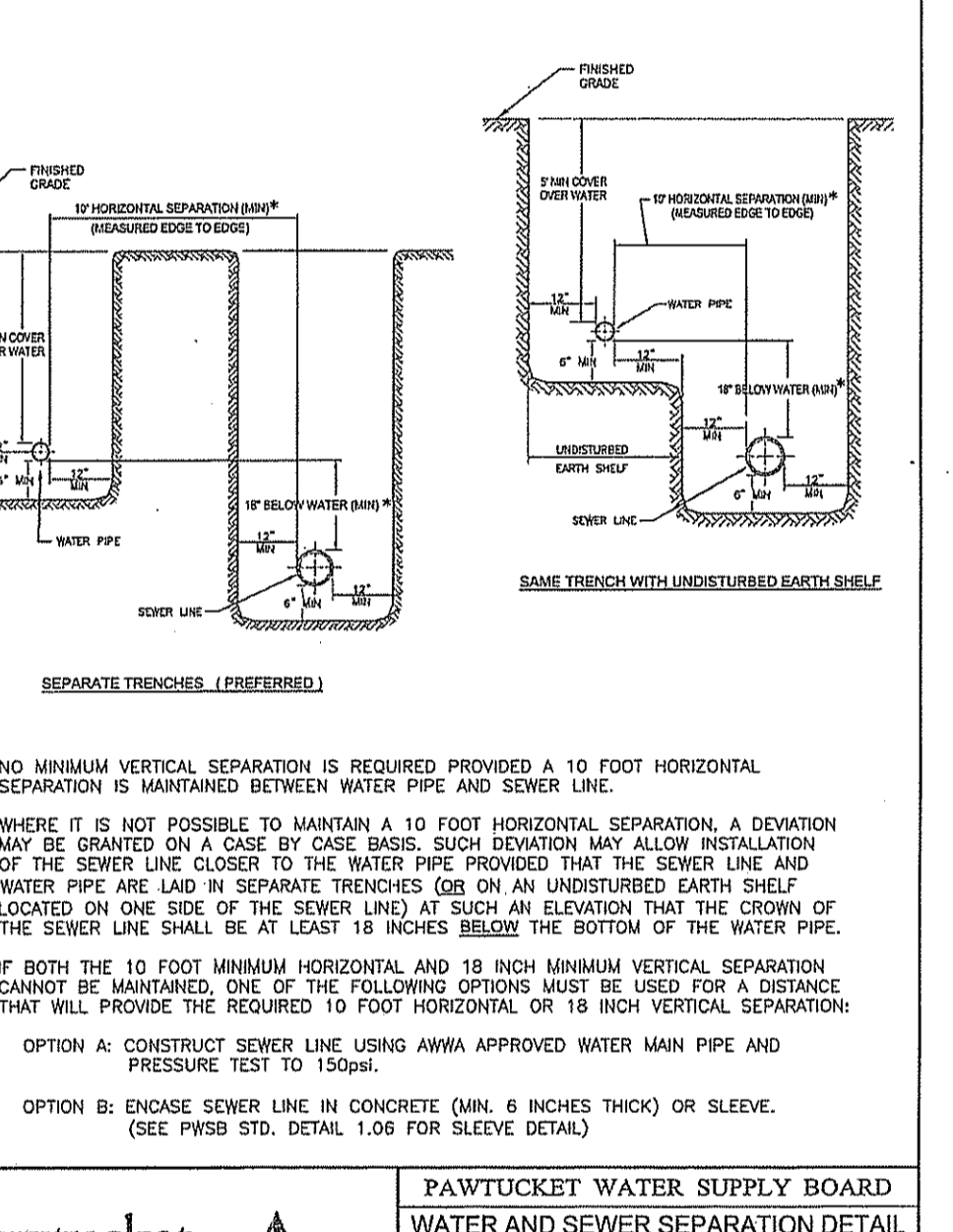
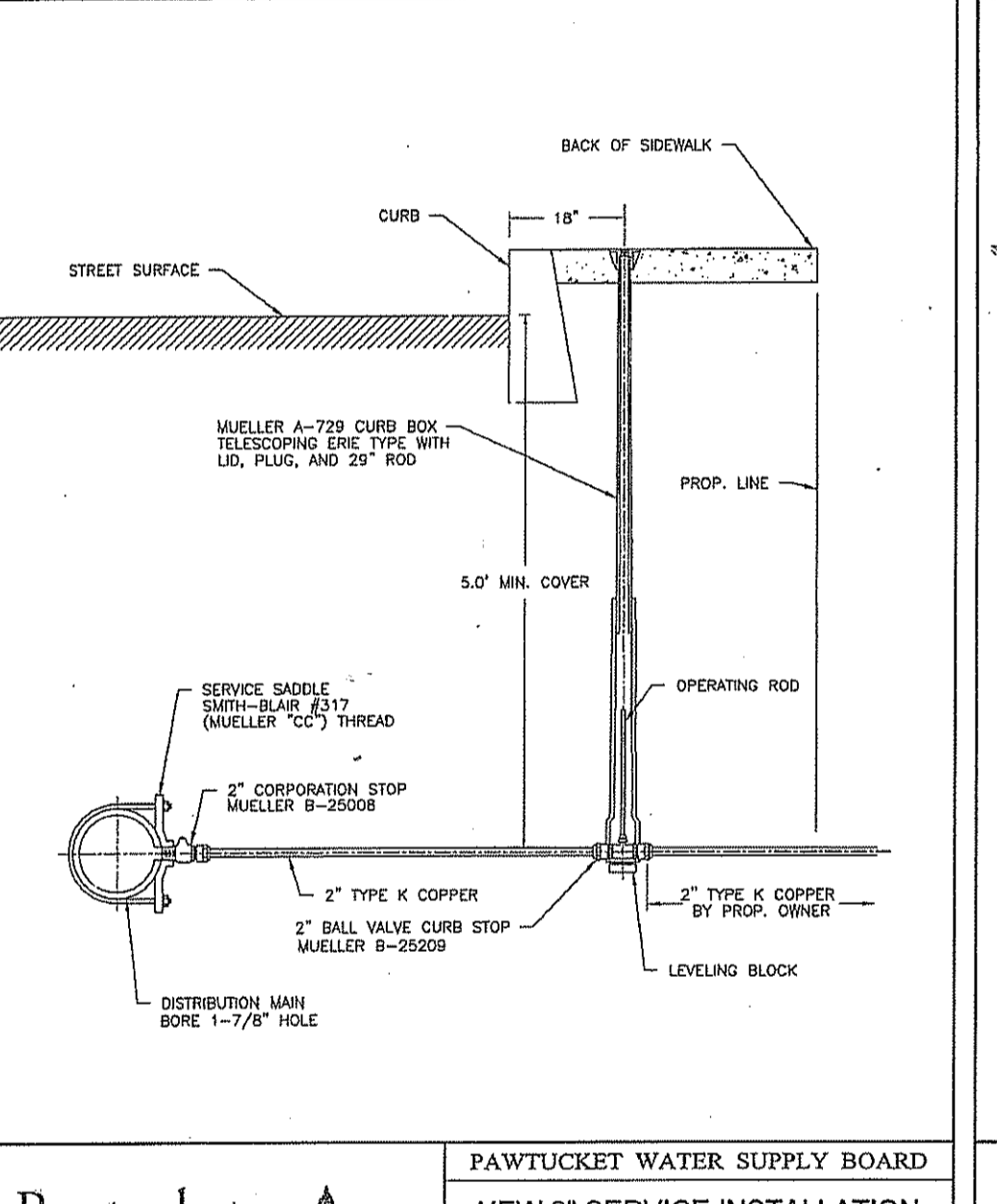
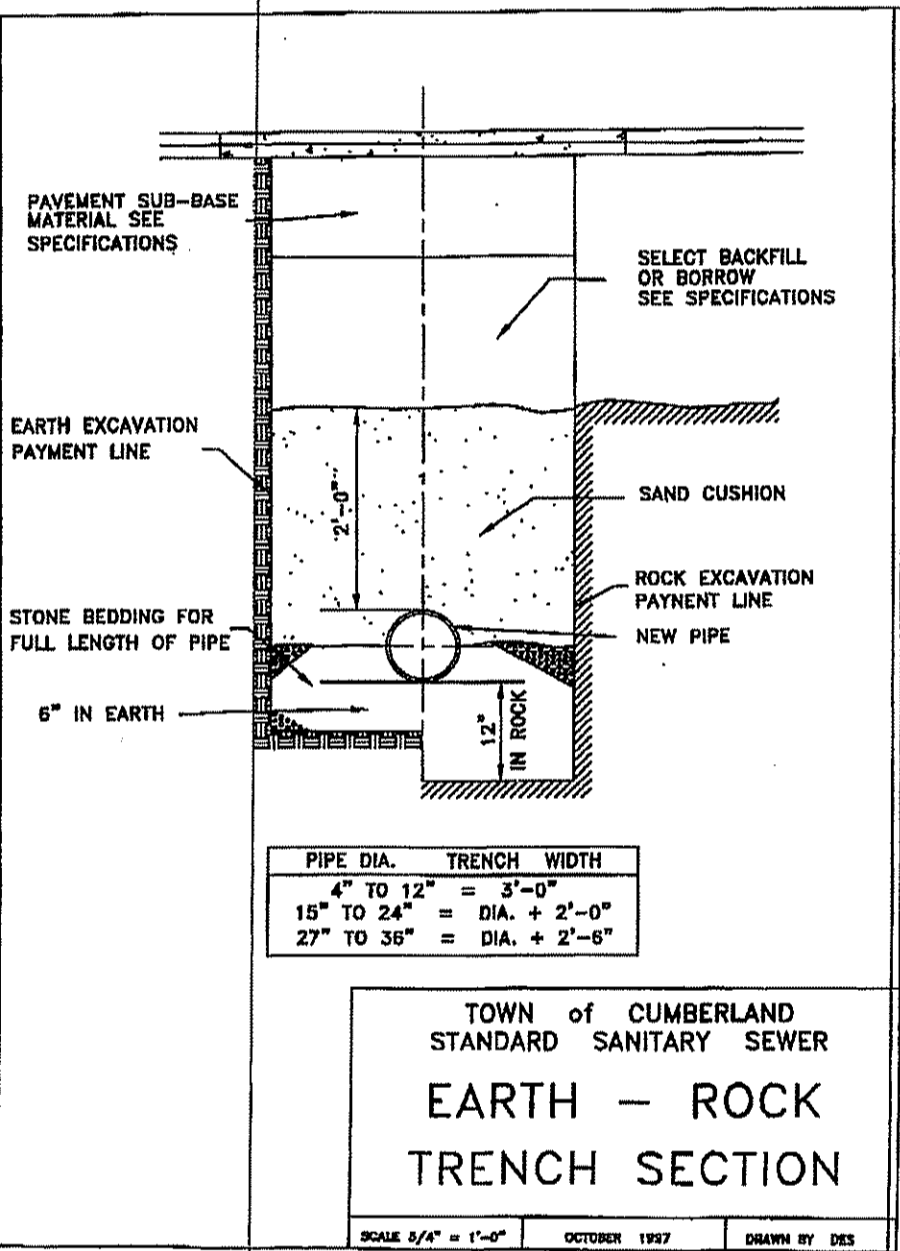
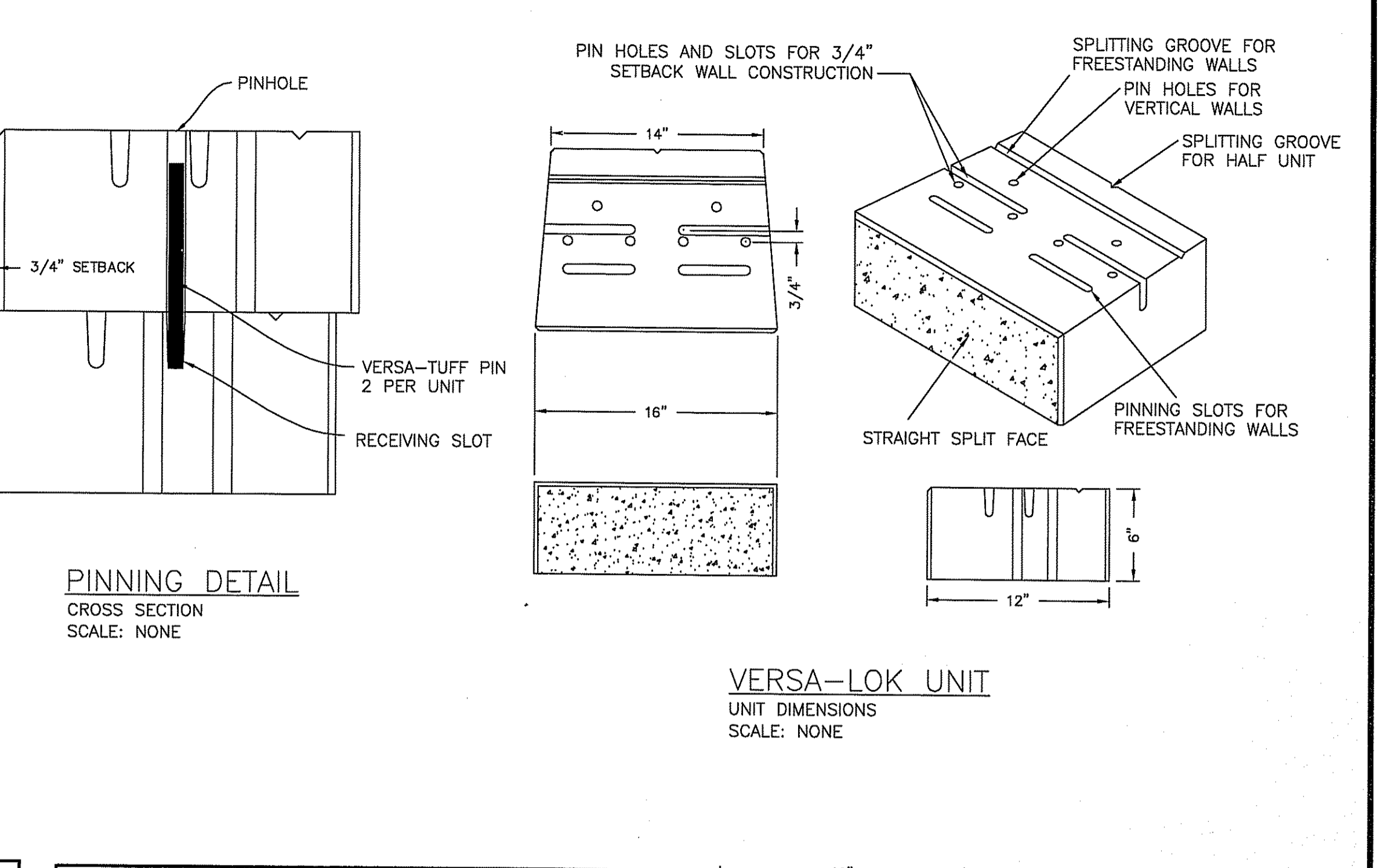
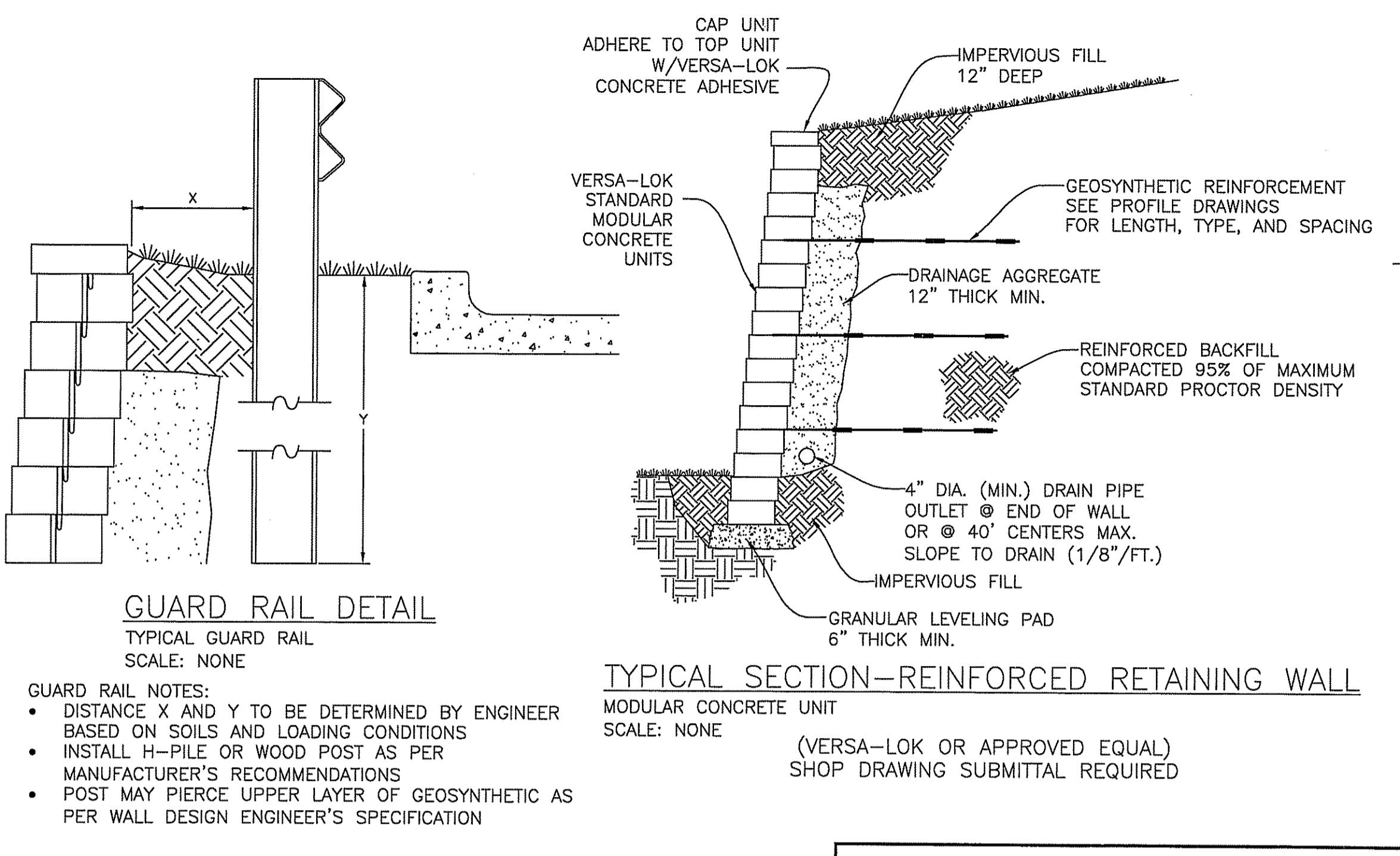
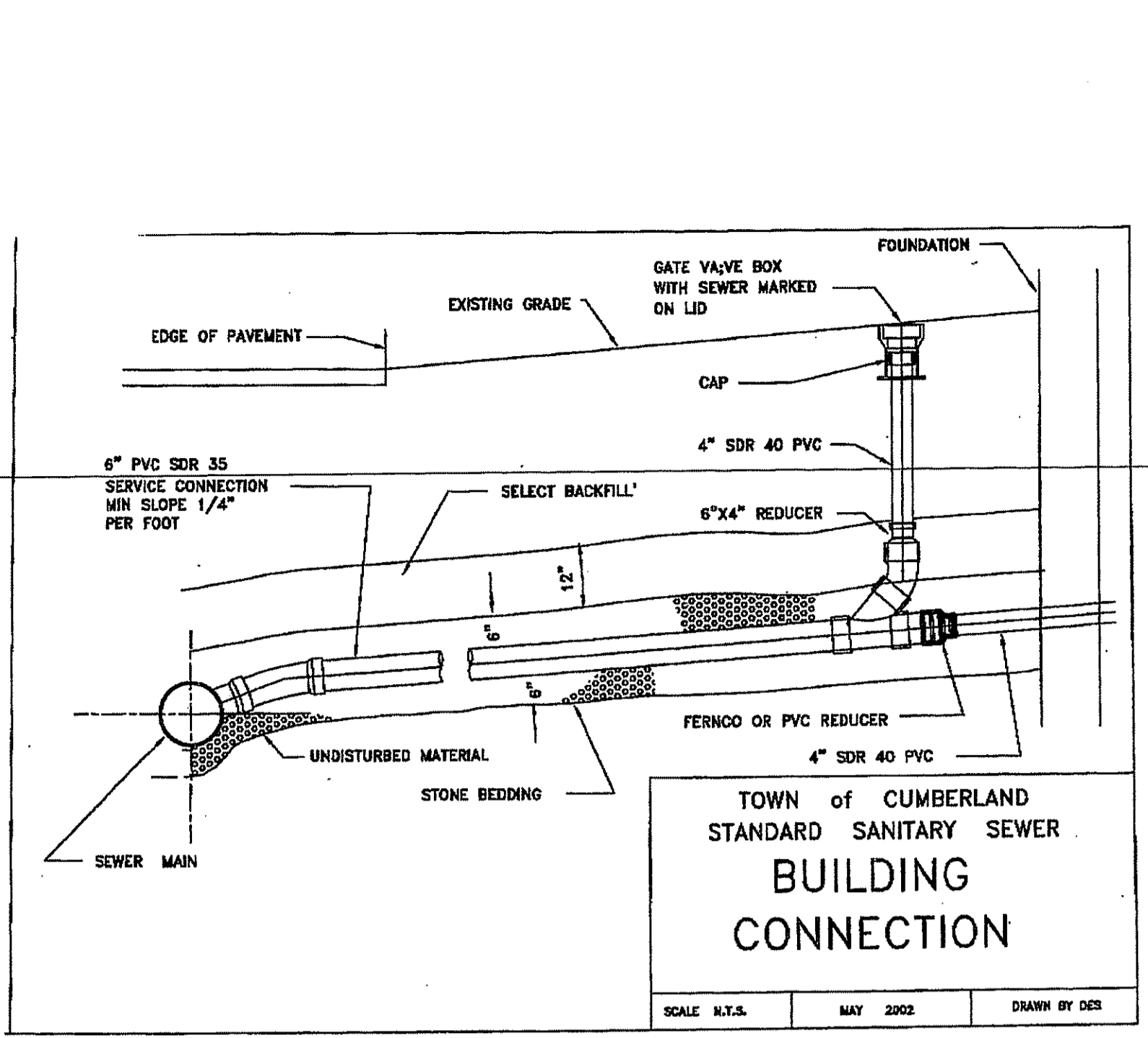
Timothy Behan
No. 6278
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

FINAL PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND

CONSTRUCTION DETAILS - 3

SCALE: AS NOTED SHEET NO: 8 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12028.00



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 31 2017 FILE # 17-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Herbert

OWNER/APPLICANT:
ASSESSORS MAP 12 LOTS 4 & 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

Timothy Behan
No. 5278
REG. 5/11/17
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD
1	05/04/17	JP	TB

FINAL PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
IN
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 4

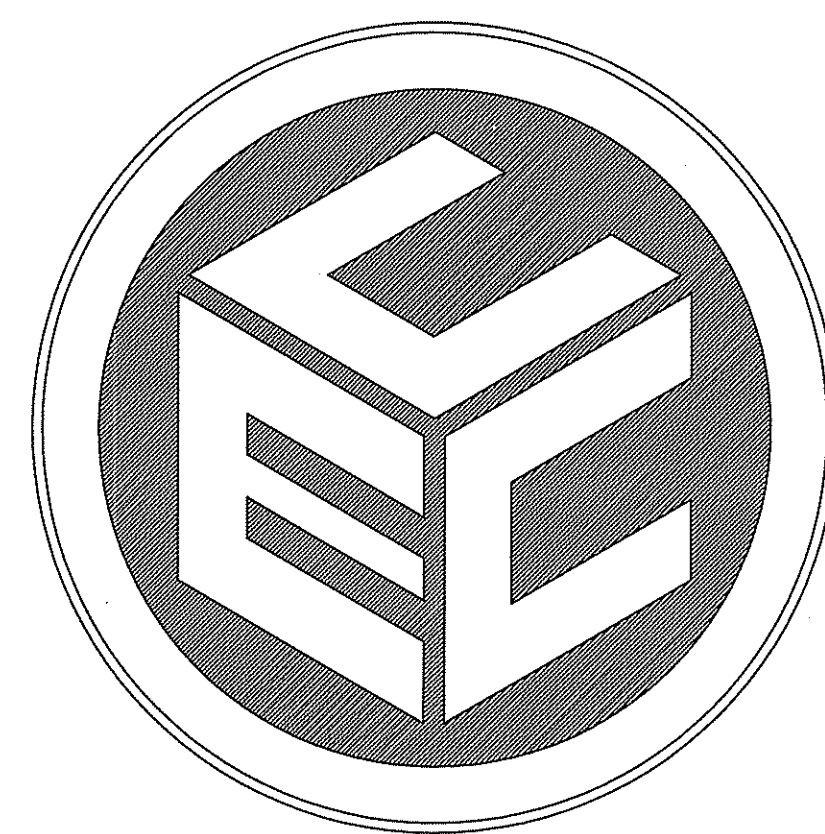
SCALE: AS NOTED SHEET NO: 9 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: TB
DATE: 9/23/15 PROJECT NO.: 12026.00

PRELIMINARY PLAN SUBMISSION DEVELOPMENT PLAN

FOR
ASSESSORS MAP 12 LOT 15
#132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
#140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND

OWNER/APPLICANT:
ASSESSORS MAP 12 LOT 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

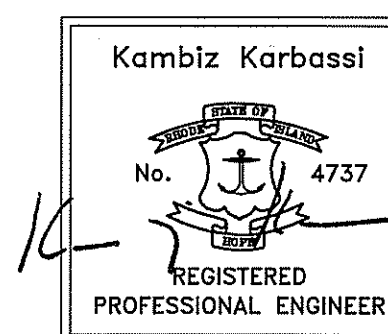
OWNER:
ASSESSORS MAP 12 LOT 4
TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
45 BROAD STREET
CUMBERLAND, RHODE ISLAND 02864



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

JUNE 5, 2014
REVISED SEPTEMBER 25, 2014



LOCATION MAP
SCALE: 1"=1,000'



AERIAL MAP
SCALE: 1"=500'

LIST OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEVELOPMENT PLAN
4. DRAINAGE PLAN & PROFILE
5. LANDSCAPE PLAN
6. CONSTRUCTION DETAILS 1 OFFICE OF WATER RESOURCES
7. CONSTRUCTION DETAILS 2 FRESHWATER WETLANDS PROGRAM
8. CONSTRUCTION DETAILS 3 APPROVED WITH CONDITIONS
9. CONSTRUCTION DETAILS 4 AS SPECIFIED IN THE LETTER OF APPROVAL

ASSESSORS DATA NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

AP 12, LOT 15
LOT AREA = 27,084± SF., 0.62 ACRES
AP 12, LOT 4
LOT AREA = 62,923± SF., 1.44 ACRES

EXISTING ZONING:

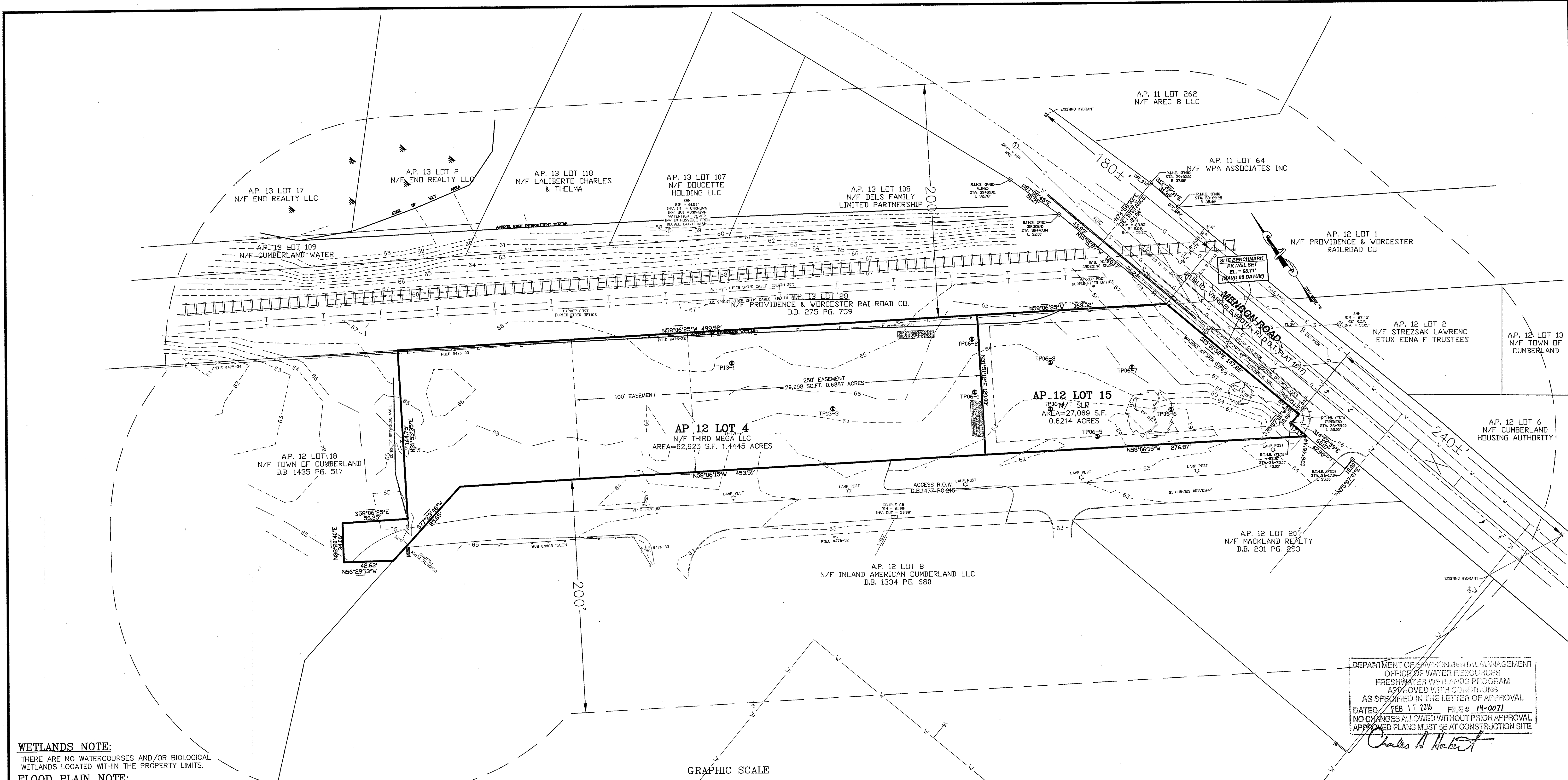
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT WIDTH	25 FT.
MINIMUM FRONTAGE	25 FT.
MINIMUM FRONT YARD	10 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	80% *
MAXIMUM HEIGHT	45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA	40,000
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONTAGE	50 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	10 FT.
MINIMUM REAR YARD	10 FT.
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT	75 FT.



WETLANDS NOTE:
THERE ARE NO WATERCOURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C0192G REVISED: MARCH 2, 2009.

EXISTING ZONING:
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

MINIMUM LOT AREA 5,000 S.F.
MINIMUM LOT WIDTH 25 FT.
MINIMUM FRONTAGE 25 FT.
MINIMUM FRONT YARD 10 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 80% *
MAXIMUM HEIGHT 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

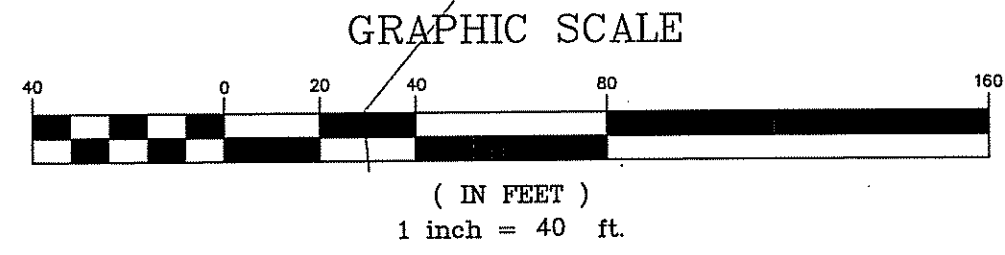
MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT WIDTH 50 FT.
MINIMUM FRONTAGE 50 FT.
MINIMUM FRONT YARD 20 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM LOT COVERAGE 40%
MAXIMUM HEIGHT 75 FT.

NOTE:
THERE ARE NO WATERWAYS, WATERBODIES OR DRINKING WATER SUPPLIES LOCATED WITHIN 200' OF THE PROPOSED PROJECT.

LEGEND

— PERIMETER LINE	— RAILROAD TRACKS
— ABUTTER LINE	— BURIED FIBER OPTICS CABLE
63x5 EXISTING SPOT GRADE	— T — EXISTING GAS LINE
— 65 — EXISTING CONTOUR LINE	
— S — EXISTING SEWER LINE	
— W — EXISTING WATER LINE	
— OHW — EXISTING OVERHEAD WIRES	
— U — EXISTING UTILITY POLE	
— T — EXISTING TEST HOLE	

REFERENCE:
DEED BOOK 1644 PAGE 238 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 215 (A.P. 12, LOT 4 EASEMENT)
DEED BOOK 1477 PAGE 217 (A.P. 12, LOT 15)
DEED BOOK 1515 PAGE 430 (A.P. 12, LOT 4)
DEED BOOK 1515 PAGE 430 (A.P. 12, LOT 4)
PLAN ENTITLED "EXISTING CONDITIONS PREPARED FOR SEALAND DEVELOPMENT LLC, AP 12 LOT 15 TOWN OF CUMBERLAND, AP 12 LOT 4 MENDON ROAD CUMBERLAND, RHODE ISLAND" - DATED DECEMBER 2013 AND REVISED 1-9-2014 - PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC.



SOIL EVALUATION TEST RESULTS

LOT NO.	TEST PIT NO.	DATE EXCAVATED	TOTAL DEPTH	WATER TABLE
LOT 4	06-1	08/09/06	130"	106"
	06-2	08/09/06	152"	121"
	13-1	12/02/13	152"	124"
	13-2	12/02/13	156"	132"
LOT 15	06-3	08/09/06	153"	120"
	06-4	08/09/06	140"	114"
	06-5	08/09/06	134"	110"
LOT 15	06-6	08/09/06	112"	88"
	06-7	08/09/06	162"	132"

SOIL PRESENT ON SITE:

UD-Udorthents-Urban land complex. This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The areas are mostly larger than 5 acres. The complex is about 70 percent Udorthents, 20 percent urban land, and 10 percent other soils. Most areas of these components are so intermingled that it was not practical to map them separately.

Udorthents are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

Included with this complex in mapping are areas, up to 10 acres in size, of undisturbed soils. Also included are a few areas that are entirely Udorthents.

Most cut areas were used as a source of fill material, for buildings, recreational facilities, and roads. Most of the filled areas were built up and leveled for urban development. In some areas fill has been used to build up recreational areas and highways.

The permeability and stability of this unit are variable. The unit requires onsite investigation and evaluation for most uses. Copability subclass and woodland group not assigned.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOT 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

OWNER:
ASSESSORS MAP 12 LOT 4
45 BROAD STREET
CUMBERLAND, RHODE ISLAND 02864

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 11 2015 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Harte

Kambiz Korbassi
No. 4737
REGISTERED PROFESSIONAL ENGINEER

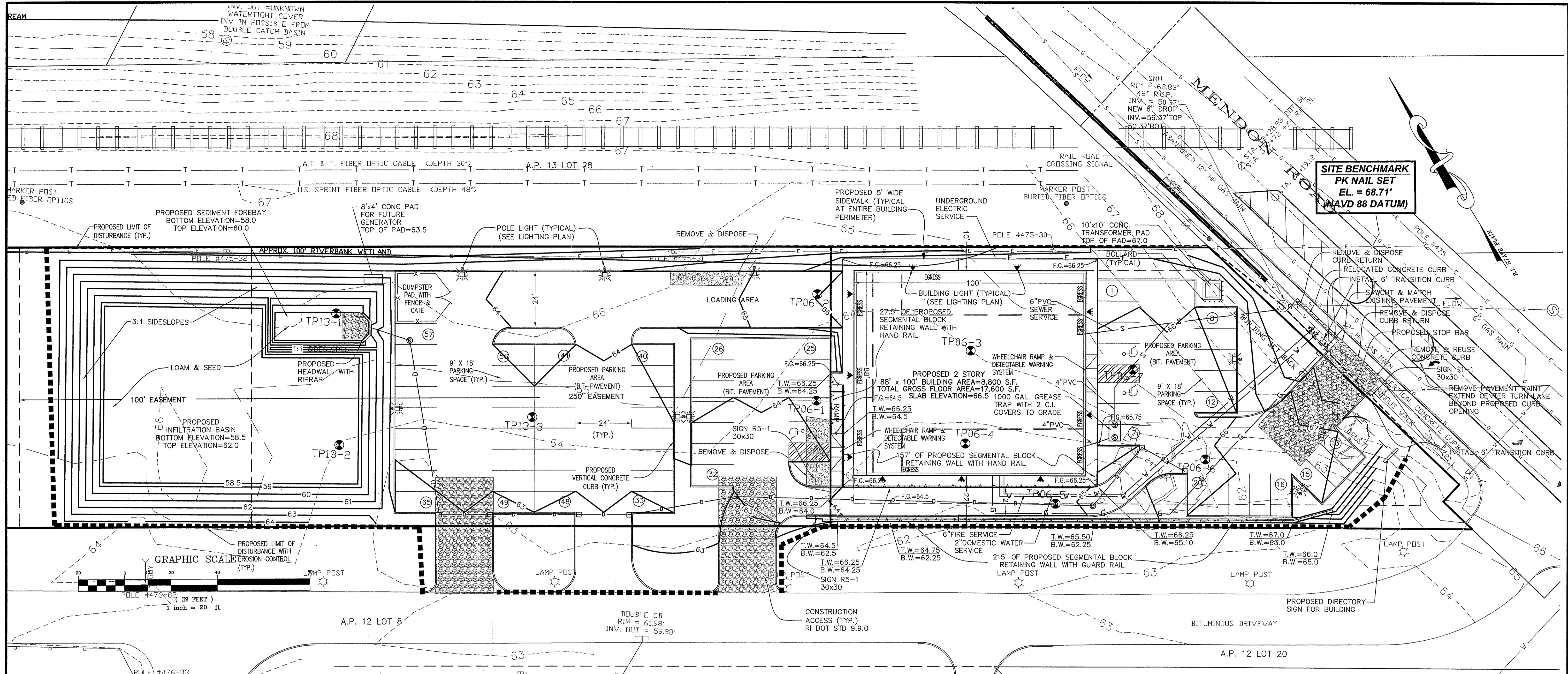
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

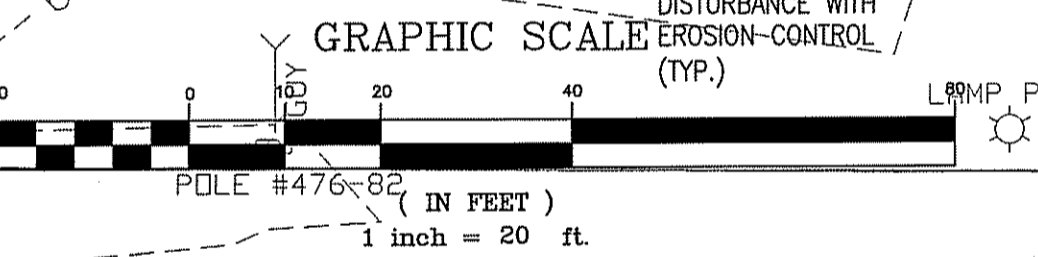
No.	DATE	DRWN	CHKD
1.	09/25/14	KAB	KK

PRELIMINARY PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
CUMBERLAND, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1"=40'
SHEET NO: 2 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: KK
DATE: 6/5/14 PROJECT NO.: 12026.00



**SITE BENCHMARK
PK NAIL SET
E.L. = 68.71'
(NAVD 88 DATUM)**



MAINTENANCE NOTE:
A MAINTENANCE AGREEMENT SHALL BE PREPARED AND EXECUTED WHEN ALL PERMITS ARE RECEIVED AND THEN SIGNED AGREEMENT SHALL BE FORWARDED TO RIDEM.

FLOOD PLAIN NOTE:
THE SITE IS PARTIALLY LOCATED WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATION DETERMINED TO BE 66 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS SHOWN ON FIRM COMMUNITY MAP NUMBER 44007C0192C REVISED: MARCH 2, 2009.

ZONING:

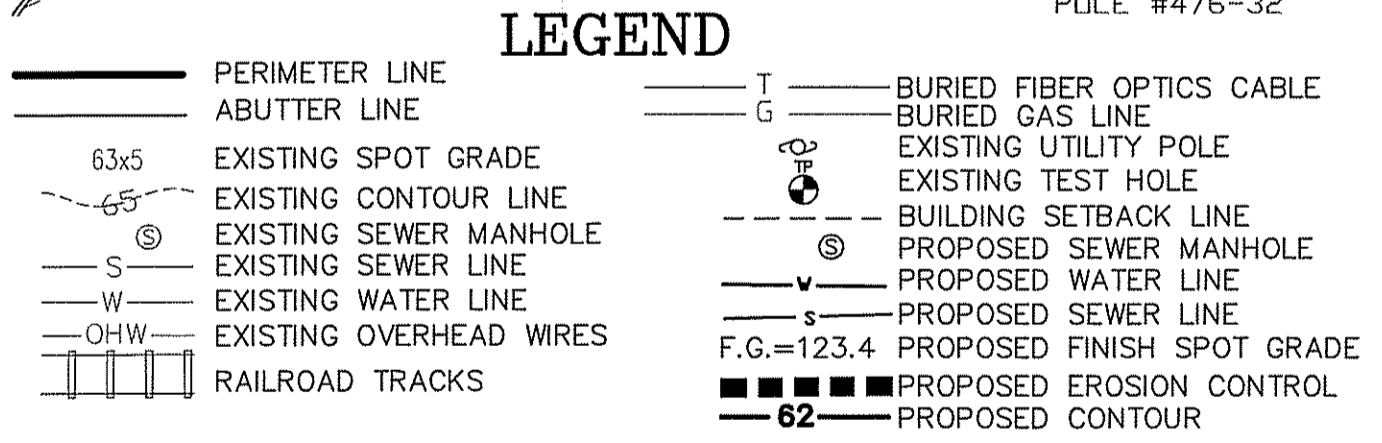
A.P. 12 LOT 15
C-2 GENERAL COMMERCIAL-PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	5,000 S.F.	27,069 S.F.
MINIMUM LOT WIDTH	25 FT.	120 FT.
MINIMUM FRONTAGE	25 FT.	164.99 FT.
MINIMUM FRONT YARD	10 FT.	10 FT. (PARKING); 10 FT. BUILDING
MINIMUM SIDE YARD	10 FT.	10 FT.
MINIMUM REAR YARD	10 FT.	10 FT.
MAXIMUM LOT COVERAGE	80 % *	75.39%
MAXIMUM HEIGHT	45 FT.	< 45 FT.

* APPROVAL FOR 80% COVERAGE BY TOWN COUNCIL ZONING ORDINANCE AMMENDMENT FOR THE SUBJECT PROPERTY.

A.P. 12 LOT 4
I-1 LIGHT INDUSTRIAL-PUBLIC SEWER AND WATER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	62,923 S.F.
MINIMUM LOT WIDTH	50 FT.	120 FT.
MINIMUM FRONTAGE	50 FT.	0 FT. (EXISTING)
MINIMUM FRONT YARD	20 FT.	N/A
MINIMUM SIDE YARD	10 FT.	N/A
MINIMUM REAR YARD	10 FT.	N/A
MAXIMUM LOT COVERAGE	40%	30.02%
MAXIMUM HEIGHT	75 FT.	N/A



PARKING SUMMARY:
C-2 PARKING REQUIREMENT - Office: 1 space per 300 sq. ft. GFA
Retail:
Restaurant 1 space per 4 seats or 1 space per 300 sq. ft. GFA, whichever is greater
Fast food 1 space per 2 seats or 1 space per 150 sq. ft. GFA, whichever is greater
Convenience store 1 space per 300 sq. ft. GFA
New and used vehicle sales 1 space per 300 sq. ft. GFA
Furniture, appliance or carpet sales 1 space per 300 sq. ft. GFA
Video rental store 1 space per 300 sq. ft. GFA
Other retail uses 1 space per 300 sq. ft. GFA, plus 1 space per employee (largest shift)

FLOOR PLAN:

FIRST FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED
7,000 S.F./300=23.3 SPACES REQUIRED
RETAIL USE (FAST FOOD): 1 SPACE PER 150 SF GFA PROPOSED
1,800 S.F. / 150=12 SPACES REQUIRED

SECOND FLOOR
RETAIL & OFFICE USE: 1 SPACE PER 300 SF GFA PROPOSED
8,800 S.F./300=29.3 SPACES REQUIRED
TOTAL SPACES REQUIRED=64.6 SPACES
TOTAL SPACES PROVIDED=65 SPACES

WETLANDS NOTE:
THERE ARE NO WATER COURSES AND/OR BIOLOGICAL WETLANDS LOCATED WITHIN THE PROPERTY LIMITS.

GENERAL CONSTRUCTION NOTES:

- THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO COMMONWEALTH ENGINEERS & CONSULTANTS, INC. 400 SMITH STREET, PROVIDENCE, RHODE ISLAND 02908; (401) 273-6600.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THE MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

CUT/FILL VOLUME REPORT UP TO ELEVATION 66

ELEVATION	CUT	FILL	CUT NET	FILL NET
66-65	3,754 Cu. Yd.	1,584 Cu. Yd.	2,170 Cu. Yd.	0
65-64	27 Cu. Yd.	1,361 Cu. Yd.	1,334 Cu. Yd.	0
64-63	270 Cu. Yd.	190 Cu. Yd.	80 Cu. Yd.	0
63-62	1,619 Cu. Yd.	33 Cu. Yd.	1,586 Cu. Yd.	0
62-61	502 Cu. Yd.	0 Cu. Yd.	502 Cu. Yd.	0
61-60	441 Cu. Yd.	0 Cu. Yd.	441 Cu. Yd.	0
60-59	393 Cu. Yd.	0 Cu. Yd.	393 Cu. Yd.	0
59-58	331 Cu. Yd.	0 Cu. Yd.	331 Cu. Yd.	0

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL APPROPRIATE TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- PRIOR TO ANY SEWER WORK, THE CUMBERLAND SEWER DEPARTMENT AND THE NARRAGANSETT BAY COMMISSION ENGINEERING DIVISION SHALL BE NOTIFIED AND THE PROPER PERMITS RECEIVED.
- PRIOR TO ANY WATER WORK, THE PAWTUCKET WATER SUPPLY BOARD SHALL BE NOTIFIED AND THE APPROPRIATE WATER PERMITS RECEIVED.
- FOR ALL WORK PERFORMED WITHIN MENDON ROAD (RI RTE 122) ALL APPLICABLE PERMITS SHALL BE RECEIVED.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOT 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

OWNER:
ASSESSORS MAP 12 LOT 4
TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
45 BROAD STREET
CUMBERLAND, RHODE ISLAND 02864

Kambiz KARBASSI
No. 4737
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD
1.	09/25/14	KAB	KK

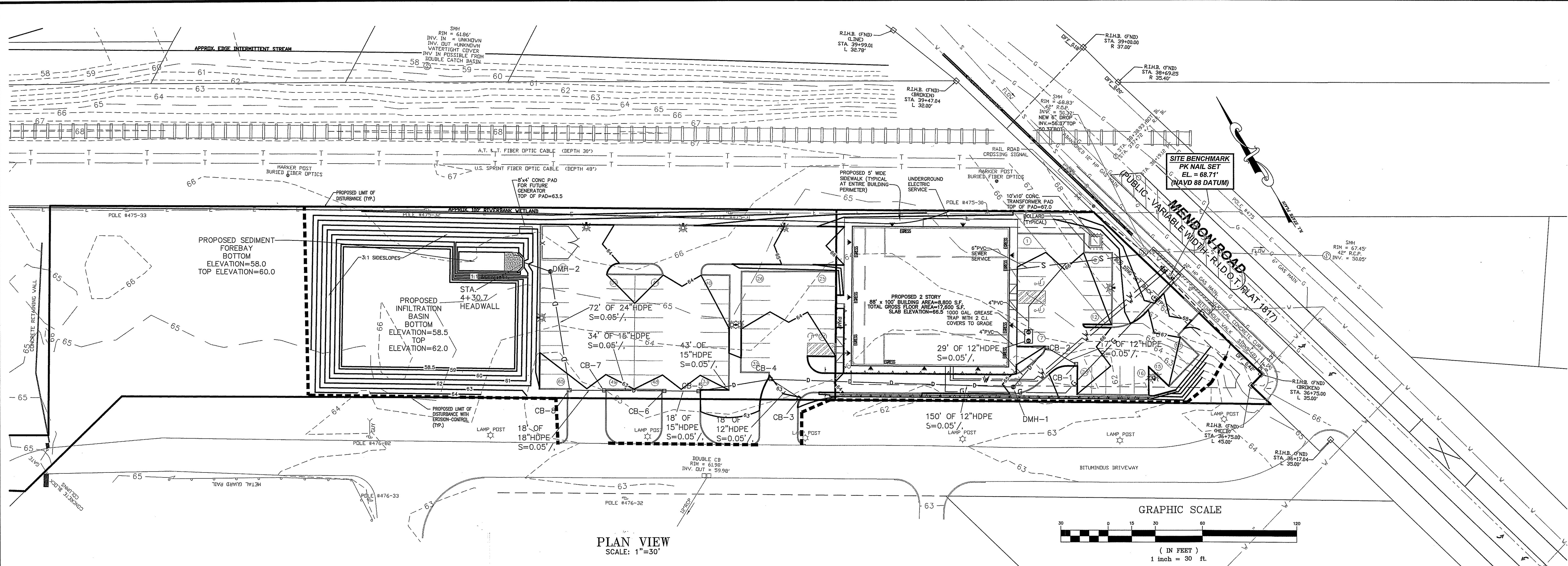
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 17 2015 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Hester

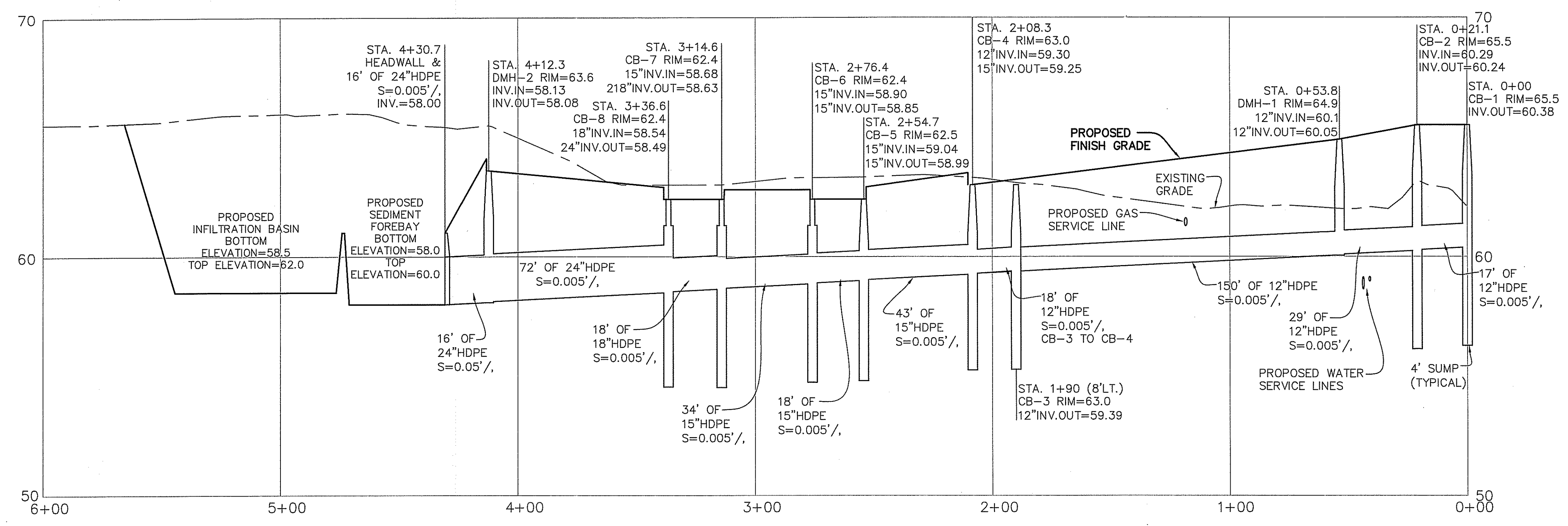
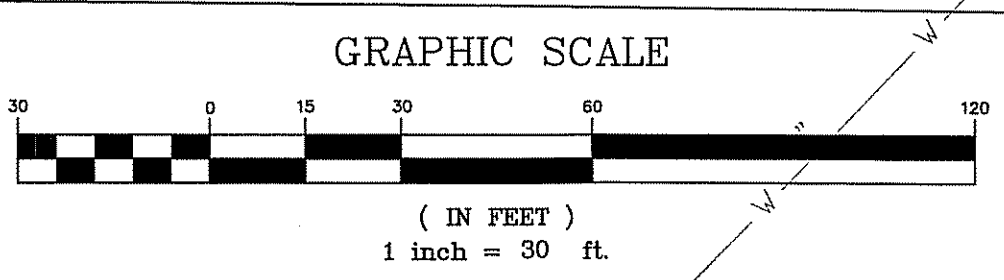
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

PRELIMINARY PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
IN
CUMBERLAND, RHODE ISLAND
DEVELOPMENT PLAN

SCALE: 1"=20' SHEET NO: 3 of 9
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK
DATE: 6/5/14 PROJECT NO.: 12026.00



PLAN VIEW
SCALE: 1"=30'



DRAIN PROFILE VIEW
SCALE: 1"=30' HORIZONTAL / 1"=3' VERTICAL

SITE SPECIFIC CONSTRUCTION NOTES:
1. CB-6, CB-7 & CB-8 REQUIRE THE ALTERNATE TOP COVER AND LOW PROFILE FRAMES (SEE CONSTRUCTION DETAIL SHEET 2)

NOTE:
THE PROFILE STATIONING HAS BEEN ESTABLISHED AT A BASELINE RUNNING ALONG THE MAIN DRAINAGE SYSTEM BEGINNING AT STATION 0+00 CATCH BASIN-1 AND TRAVERSING TO THE HEADWALL AT STATION 4+30.7.

OWNER/APPLICANT:
ASSESSORS MAP 12 LOT 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

OWNER:
ASSESSORS MAP 12 LOT 4
TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
45 BROAD STREET
CUMBERLAND, RHODE ISLAND 02864

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 17 2015 FILE # 14-0011
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Charles A. Hordt

- LEGEND**
- PERIMETER LINE
 - ABUTTER LINE
 - 63x5 EXISTING SPOT GRADE
 - EXISTING CONTOUR LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING UTILITY POLE
 - EXISTING TEST HOLE
 - RAILROAD TRACKS
 - BURIED FIBER OPTICS CABLE
 - BURIED GAS LINE
 - BUILDING SETBACK LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED CONTOUR

Kambiz Karsassi
No. 4737
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1.	09/25/14	KAB	KK

PRELIMINARY PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 4
140 MENDON ROAD
in
CUMBERLAND, RHODE ISLAND
DRAINAGE PLAN & PROFILE

SCALE: AS NOTED SHEET NO: 4 OF 9
DRAWN BY: JP DESIGN BY: DKM CHECKED BY: JAR
DATE: 6/5/14 PROJECT NO.: 12026.00

01/2001/02026.00 132 Mendon Road, Unit 420, Drawings/S&M_Correl_Drainage/12026.00 TOWN PRELIM PLAN/LAND DEVELOP 9:35-14.am PROFILE

GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE. THESE SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF CUMBERLAND AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE INSTALLATION OF THE WATER UTILITY IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE WATER DEPARTMENT AND THE AMERICAN WATER WORKS STANDARDS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCTOBER
BIRDFOOT TREFFOIL	15	
PERENNIAL RYEGRASS	10	
- APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDING AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDING OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDING OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDING.

SEDIMENTATION CONTROL PROGRAM:

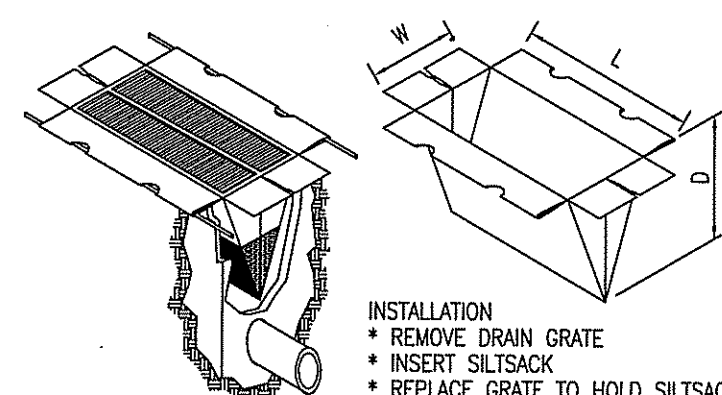
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF DURING STORMS.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

NOTE:

ALL STORM WATER CONTROL MEASURES, DISTURBED AREAS, AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION (INCLUDING UNSTABLE SOIL STOCKPILES), DISCHARGE LOCATIONS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF PRECIPITATION PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF OR SNOW MELT. AN APPROPRIATE RAIN GAUGE SHALL BE PROVIDED FOR RAINFALL MEASUREMENTS.

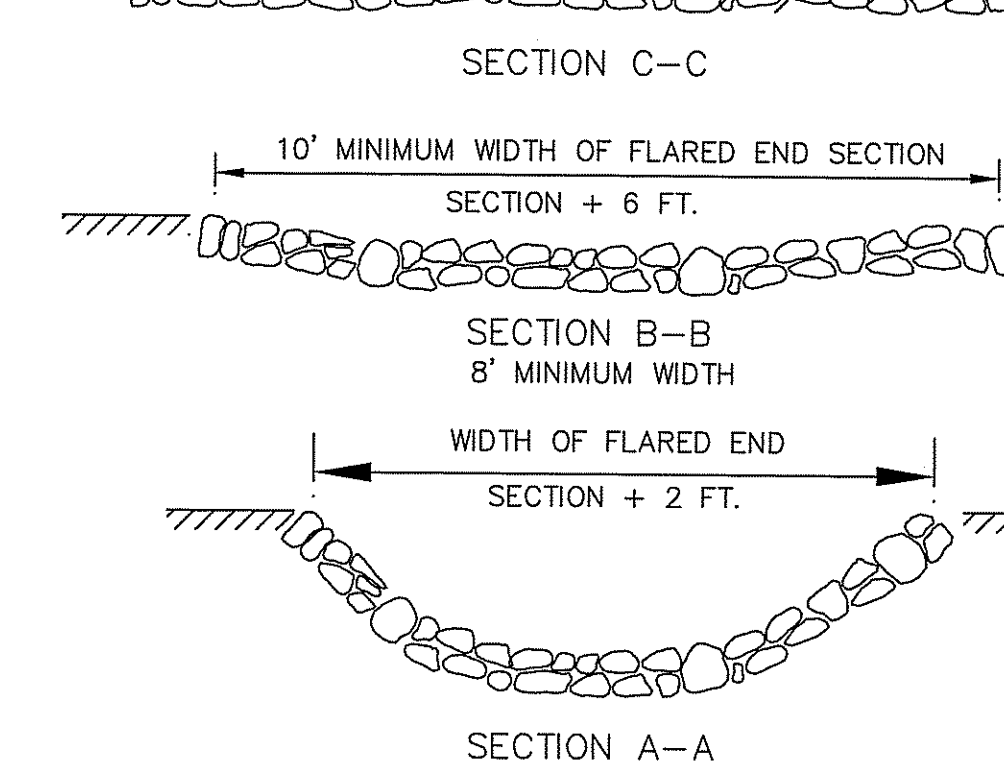
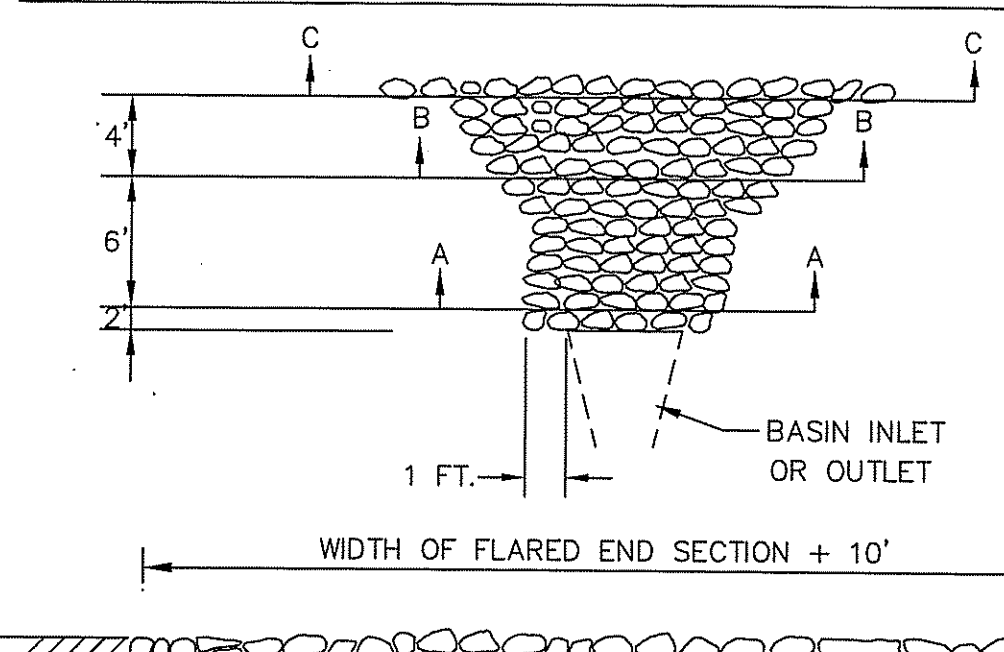
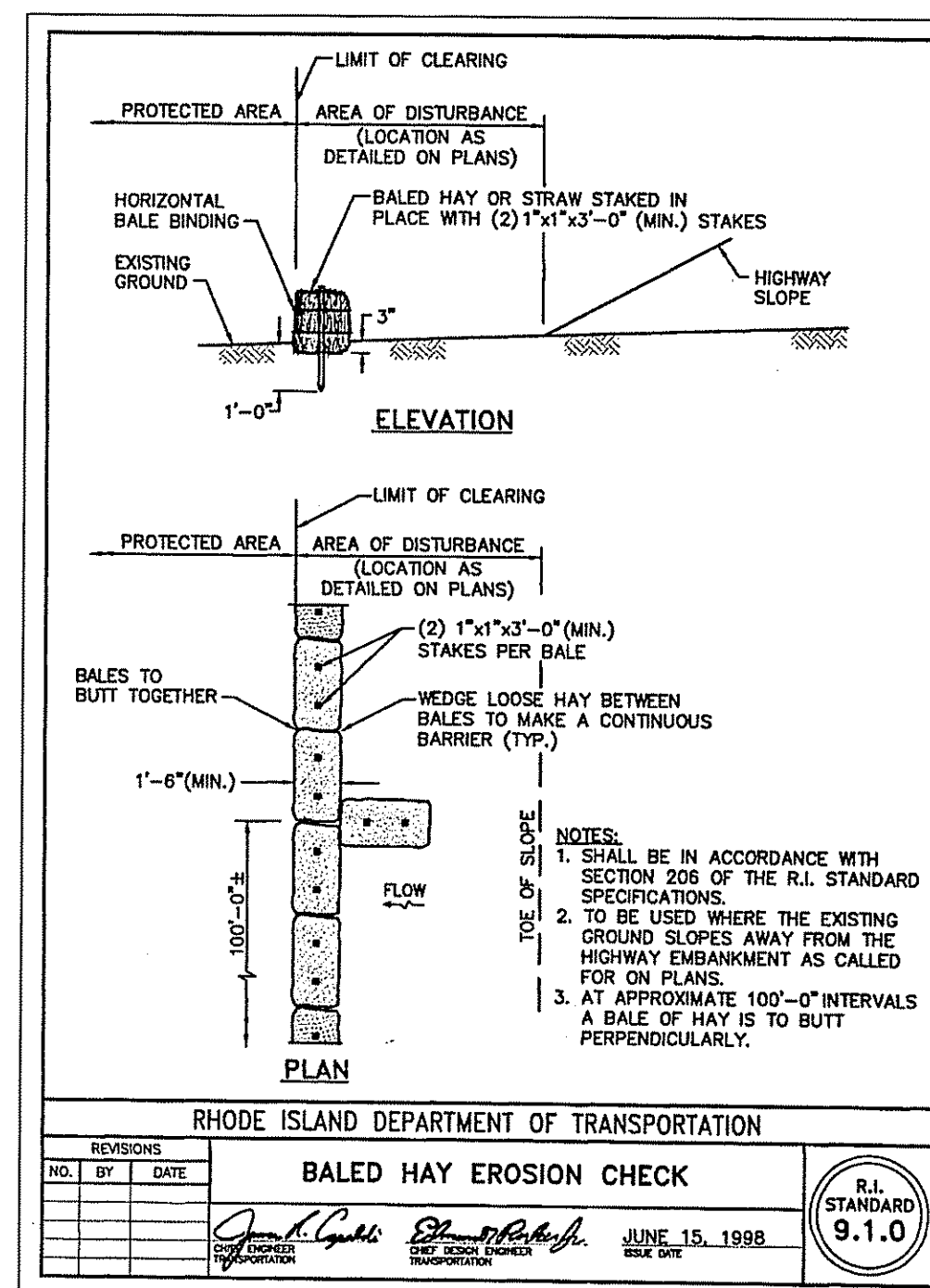
MAINTENANCE AGREEMENT:

AN "OPERATION & MAINTENANCE MANUAL" AND "MAINTENANCE AGREEMENT" HAVE BEEN PREPARED FOR THIS PROJECT THAT REQUIRES THE PROPERTY OWNER TO MAINTAIN THE STORMWATER COMPONENTS AND THE SITE ACCORDING TO THE CONDITIONS CONTAINED THEREIN. THE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE APPROPRIATE PARTIES ONCE ALL PERMITS FOR THE PROJECT HAVE BEEN RECEIVED, RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS AND A COPY FORWARDED TO THE RIDEM WITH A REFERENCE TO FRESHWATER WETLANDS PERMIT #14-0071.



AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL

SILT SACK DETAIL
NOT TO SCALE



NOTES:
DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

ROCK FILL RIP-RAP @ BASIN INLET
NOT TO SCALE
RIP-RAP & BEDDING SPECIFICATIONS

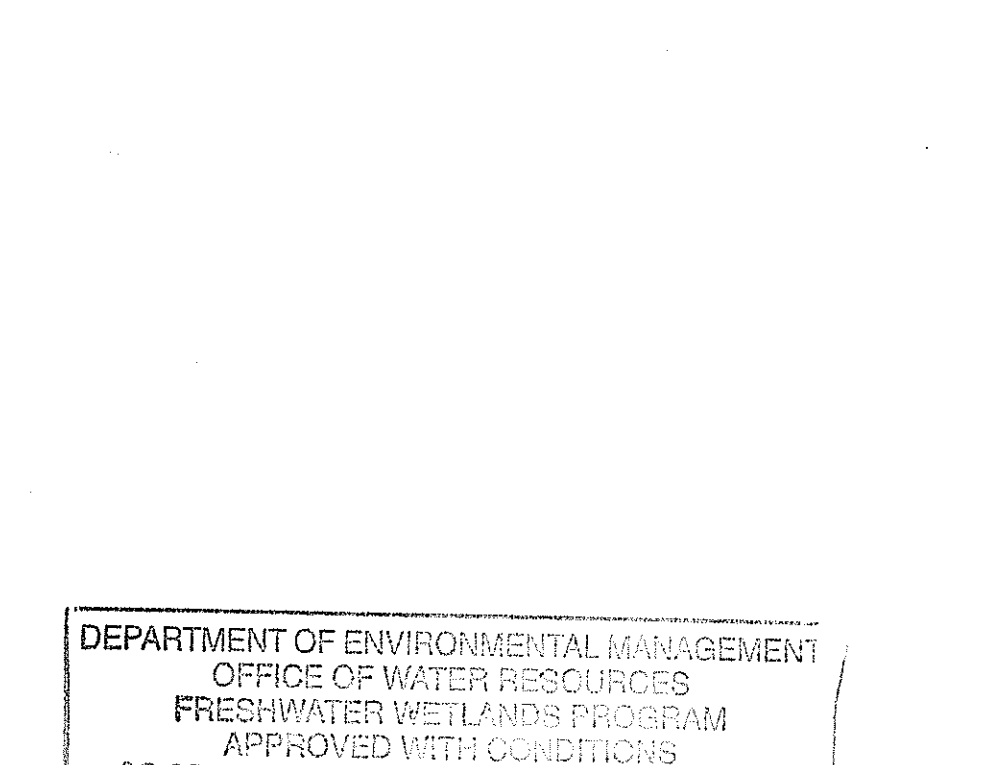
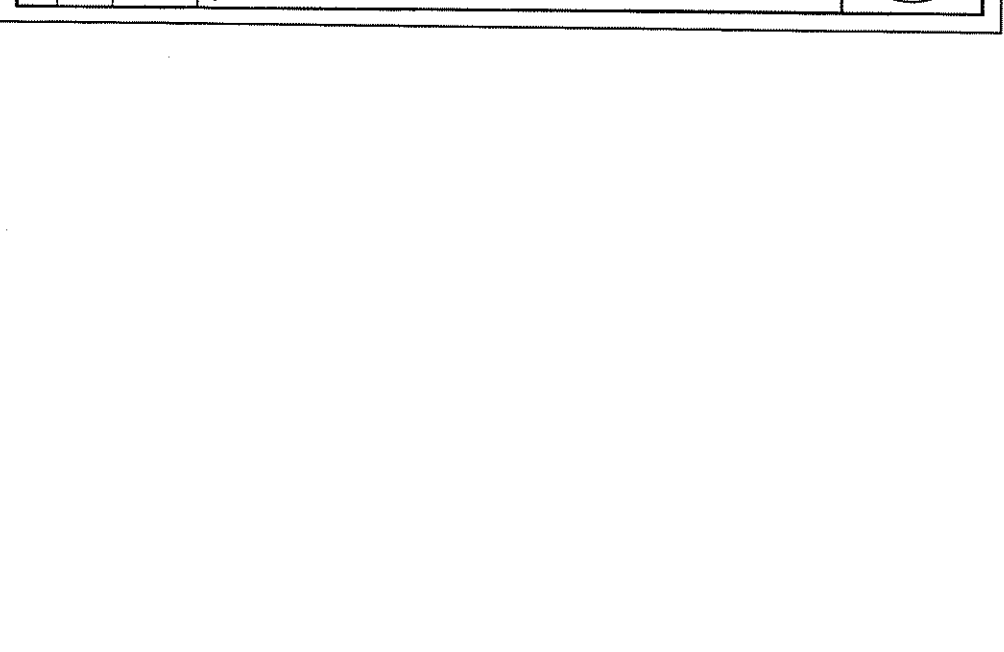
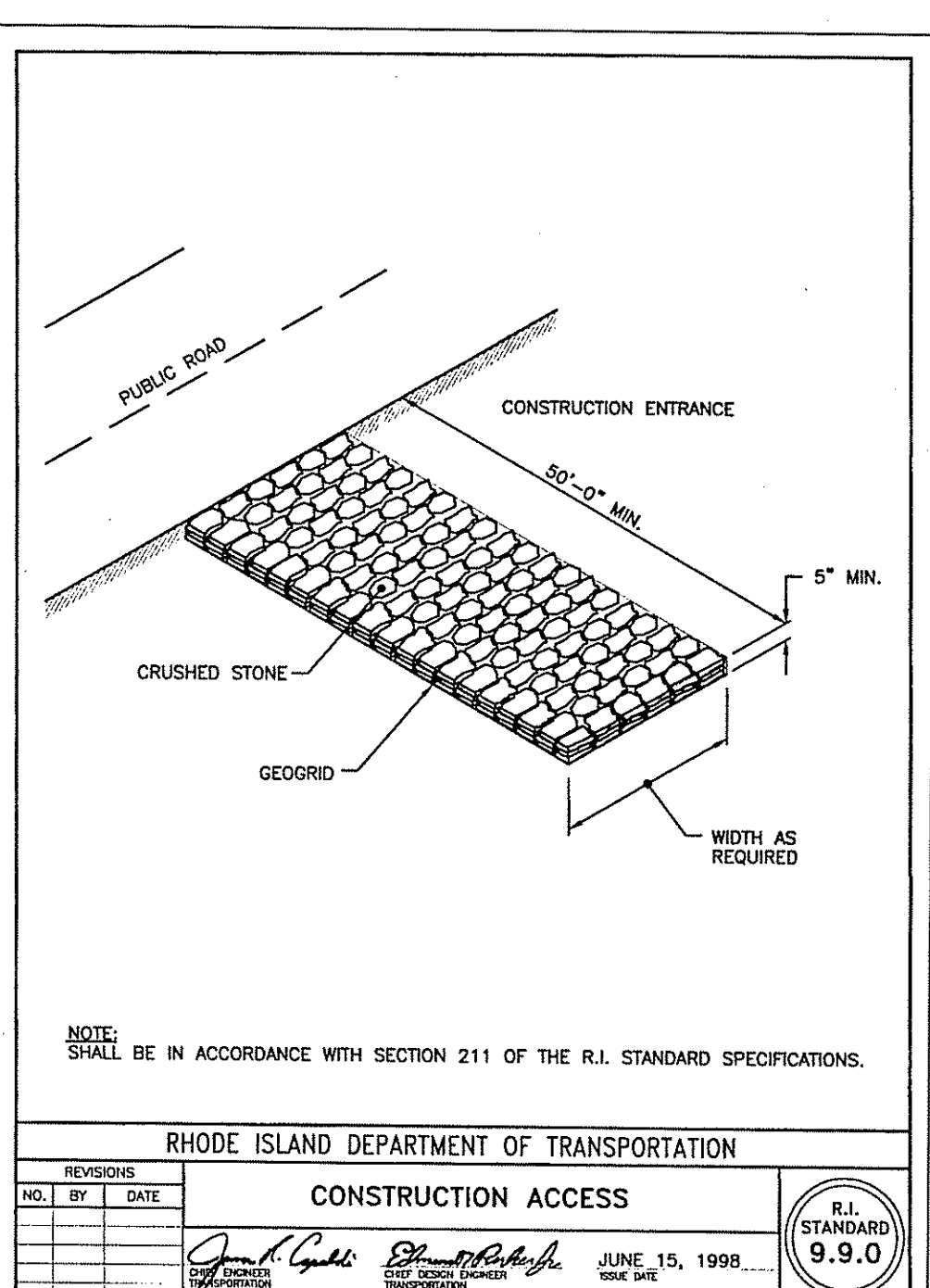
LOCATION	NSA SIZE	MODIFIED NO.(RIP-RAP, BEDDING)	DEPTH(RIP-RAP, BEDDING)
PIPE INLET	R-3, FS-2		12", 6"

OWNER/APPLICANT:
ASSESSORS MAP 12 LOT 15
SLM PROPERTIES, LLC
500 MENDON ROAD
CUMBERLAND, RHODE ISLAND 02864

OWNER:
ASSESSORS MAP 12 LOT 4
TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
45 BROAD STREET
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REVISIONS

No.	DATE	DRWN	CHKD
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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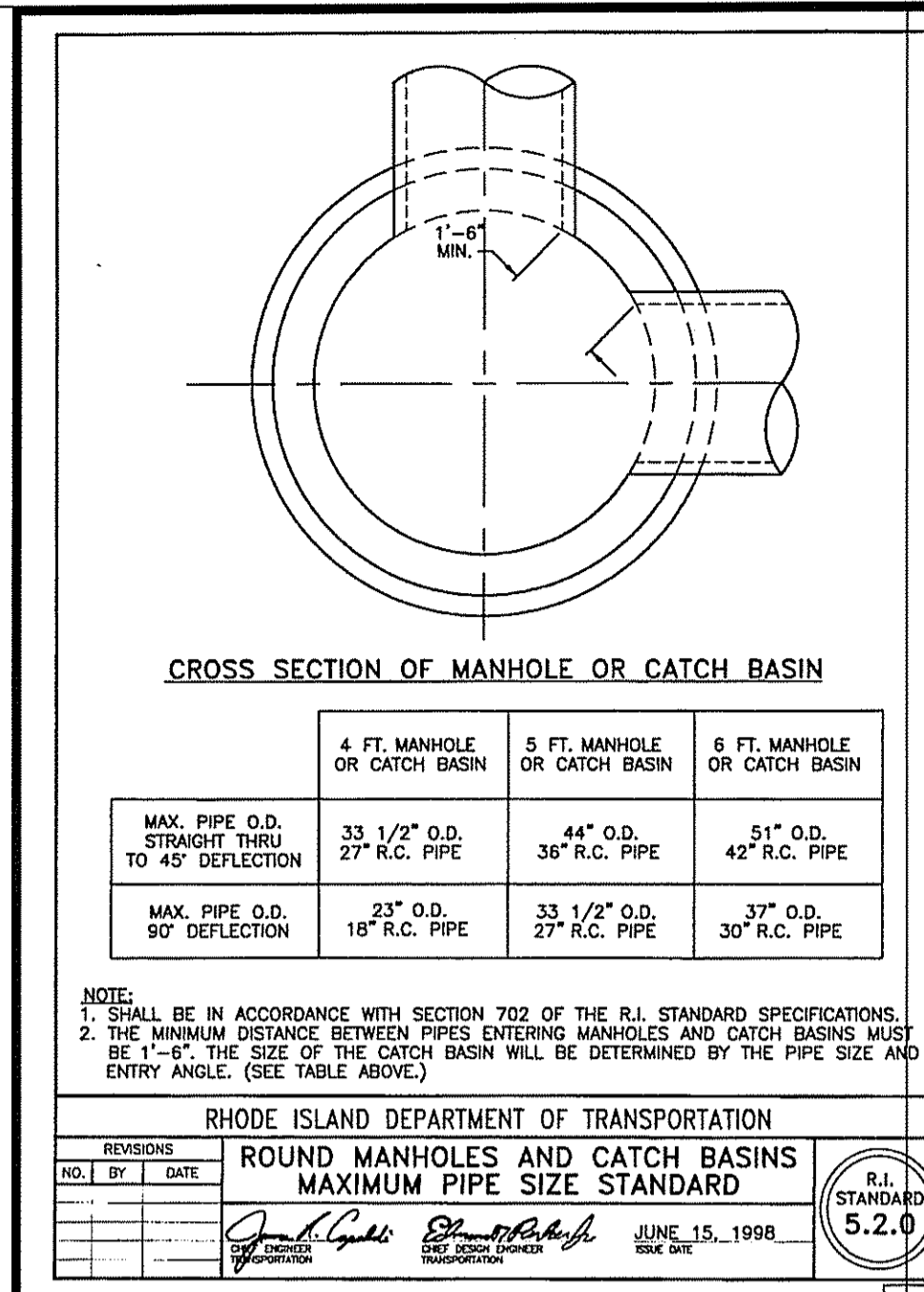
Charles A. Roberts

Kambiz Karbassi
No. 4737
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

PRELIMINARY PLAN SUBMISSION
DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT
140 MENDON ROAD
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 1

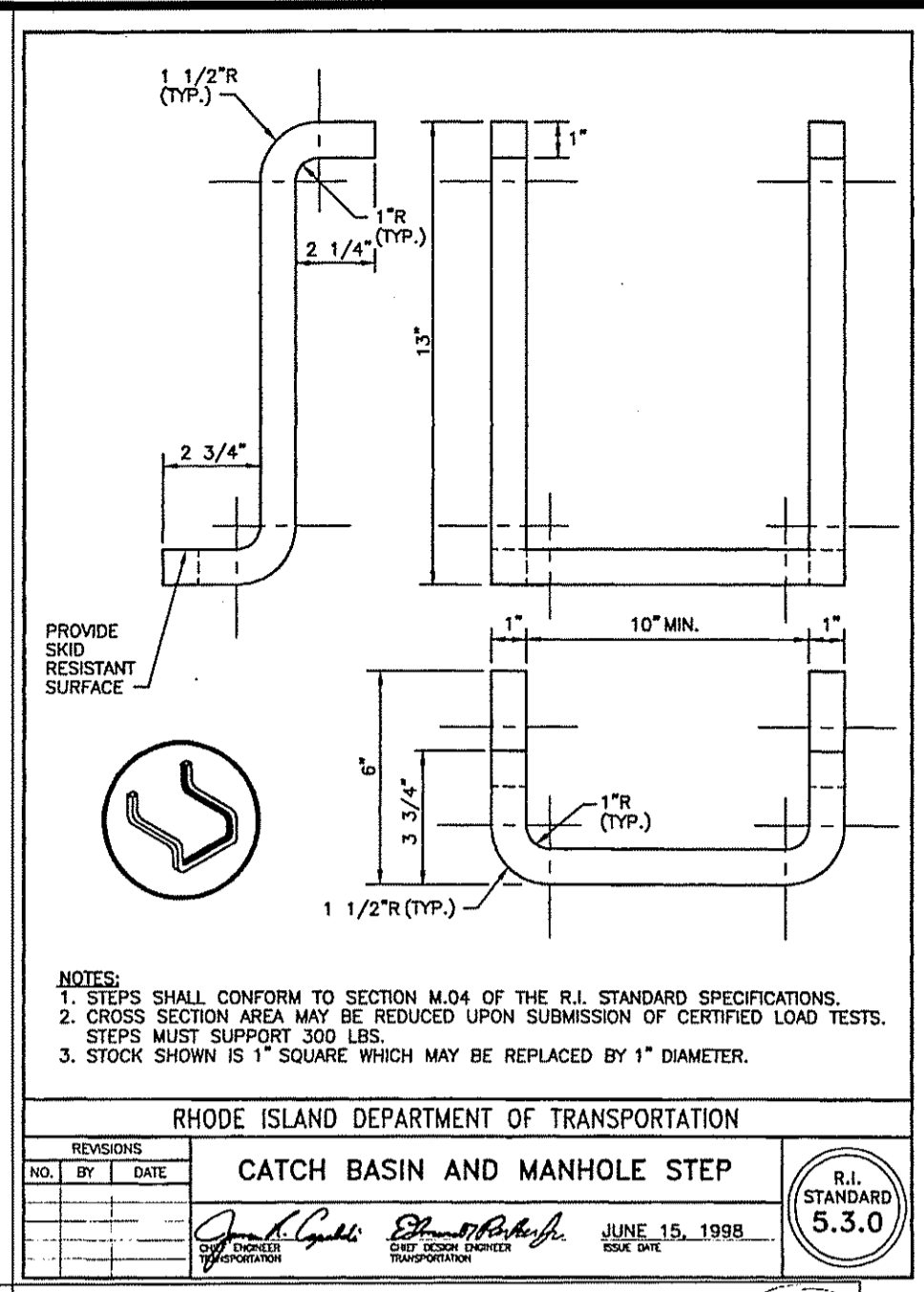
SCALE: AS NOTED SHEET NO: 6 OF 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: KK
DATE: 6/5/14 PROJECT NO.: 12026.00



MAX. PIPE O.D.	4 FT. MANHOLE OR CATCH BASIN	5 FT. MANHOLE OR CATCH BASIN	6 FT. MANHOLE OR CATCH BASIN
STRAIGHT THRU TO 45° DEFLECTION	33 1/2" O.D. 27" R.C. PIPE	44" O.D. 36" R.C. PIPE	51" O.D. 42" R.C. PIPE
90° DEFLECTION	27" O.D. 18" R.C. PIPE	33 1/2" O.D. 27" R.C. PIPE	37" O.D. 30" R.C. PIPE

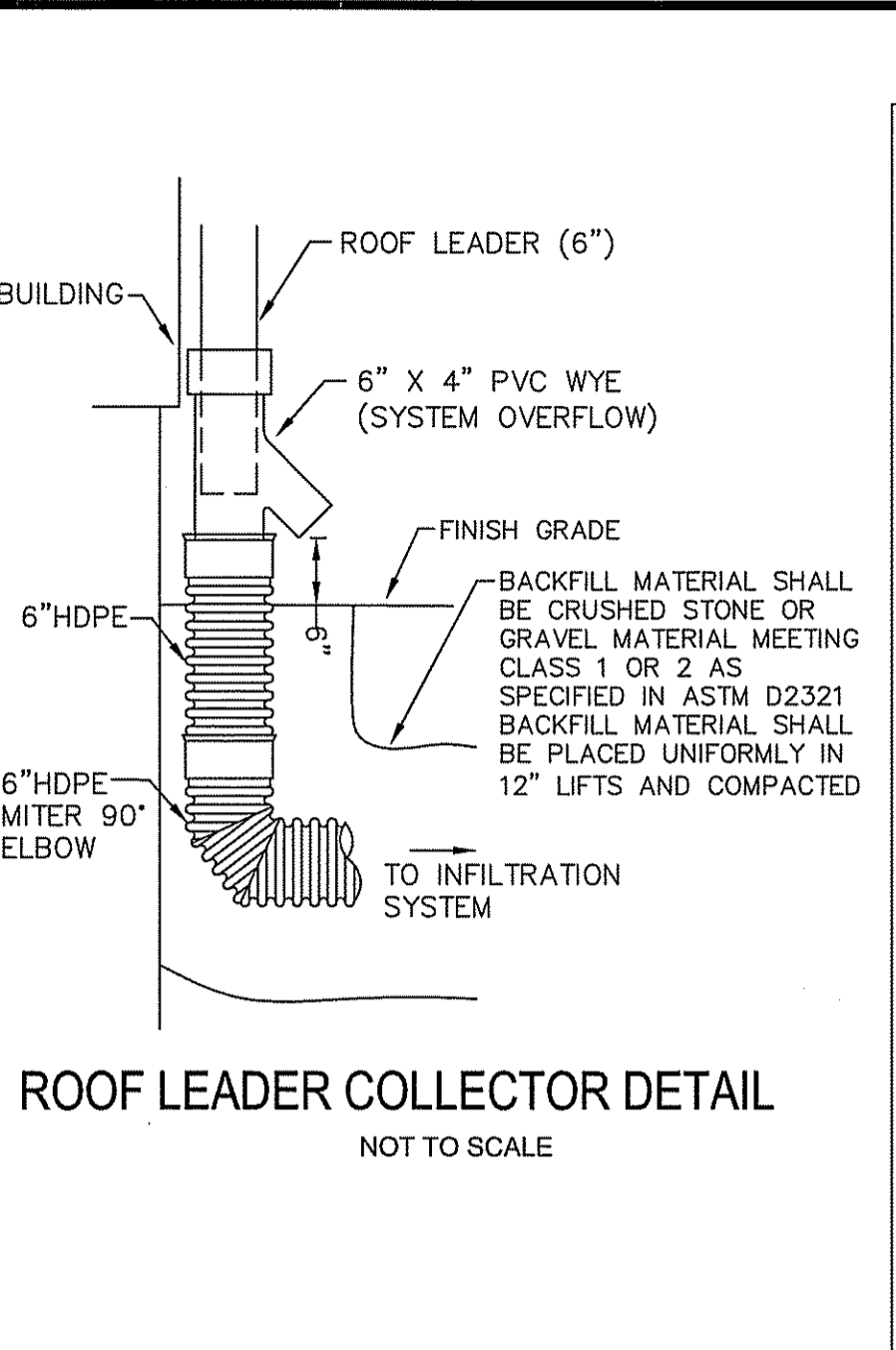
NOTE:
 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. THE MINIMUM DISTANCE BETWEEN PIPES ENTERING MANHOLES AND CATCH BASINS MUST BE 1'-0". THE SIZE OF THE CATCH BASIN WILL BE DETERMINED BY THE PIPE SIZE AND ENTRY ANGLE. (SEE TABLE ABOVE).

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
 ROUND MANHOLES AND CATCH BASINS
 MAXIMUM PIPE SIZE STANDARD
 R.I. STANDARD 5.2.0
 JUNE 15, 1998



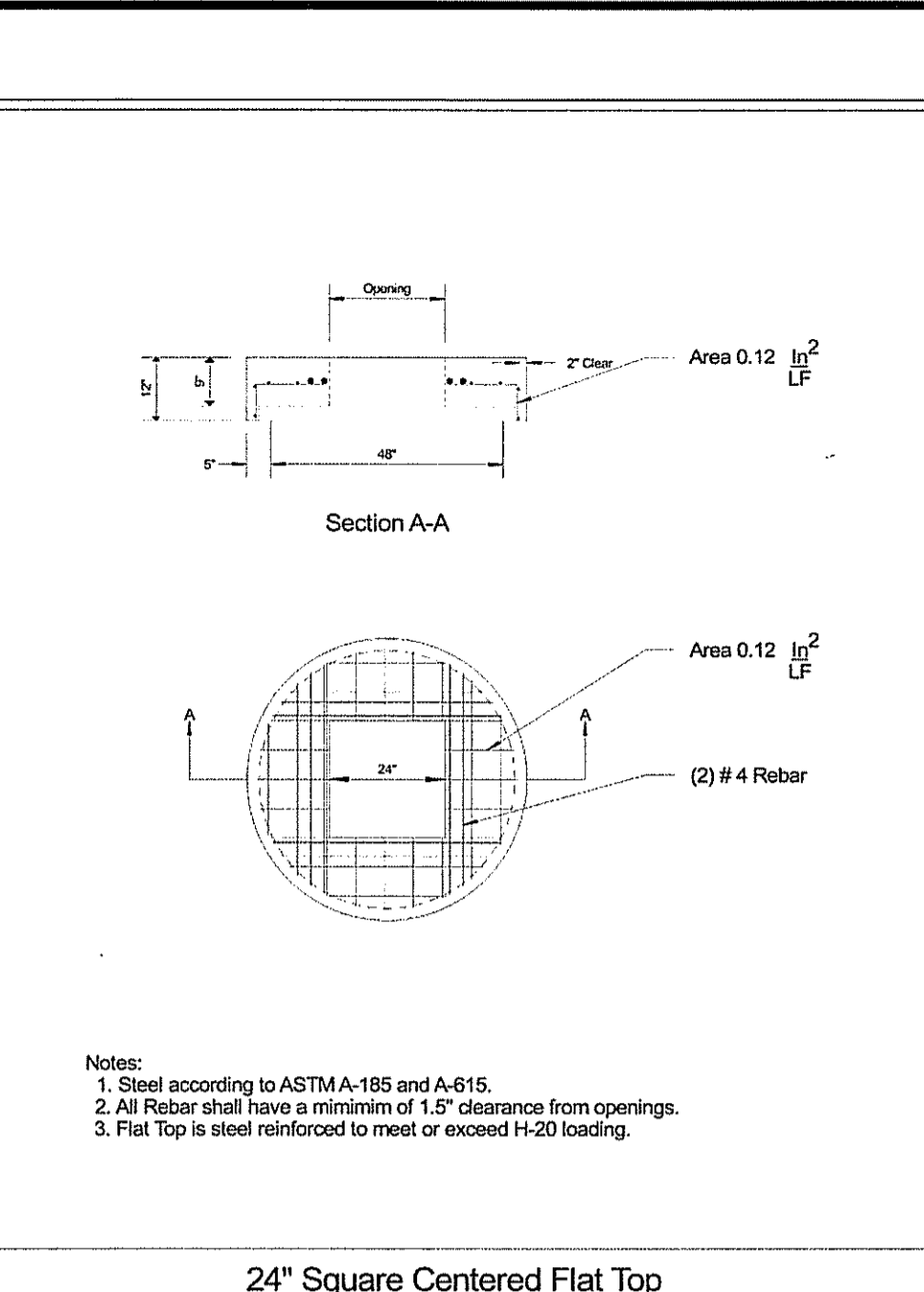
NOTE:
 1. STEPS SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CROSS SECTION AREA MAY BE REDUCED UPON SUBMISSION OF CERTIFIED LOAD TESTS. STEPS MUST SUPPORT 300 LBS.
 3. STOCK SHOWN IS 1" SQUARE WHICH MAY BE REPLACED BY 1" DIAMETER.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
 CATCH BASIN AND MANHOLE STEP
 R.I. STANDARD 5.3.0
 JUNE 15, 1998



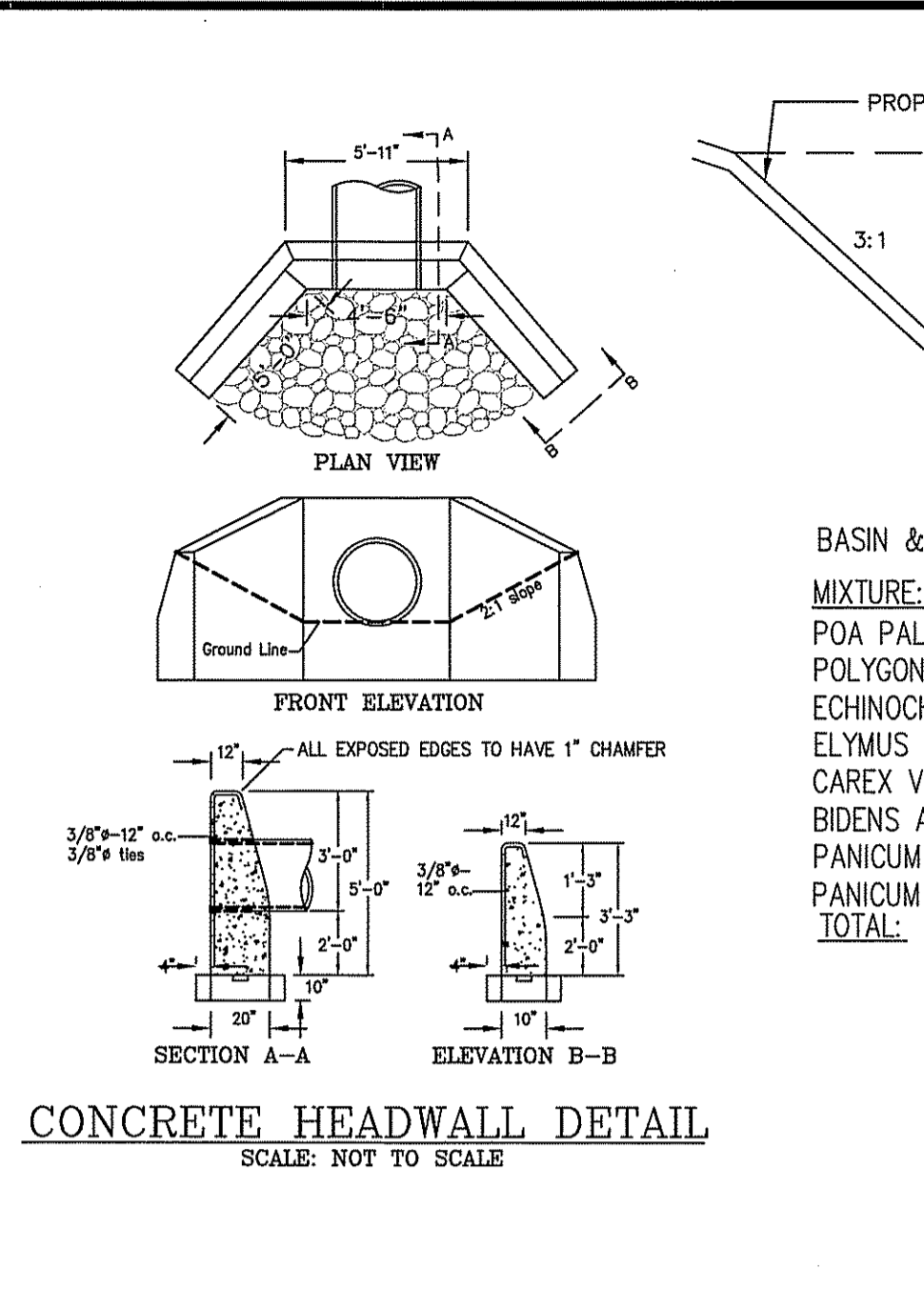
BACKFILL MATERIAL SHALL BE CRUSHED STONE OR GRAVEL MATERIAL MEETING CLASS 1 OR 2 AS SPECIFIED IN ASTM D2321. BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY IN 12" LIFTS AND COMPACTED.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



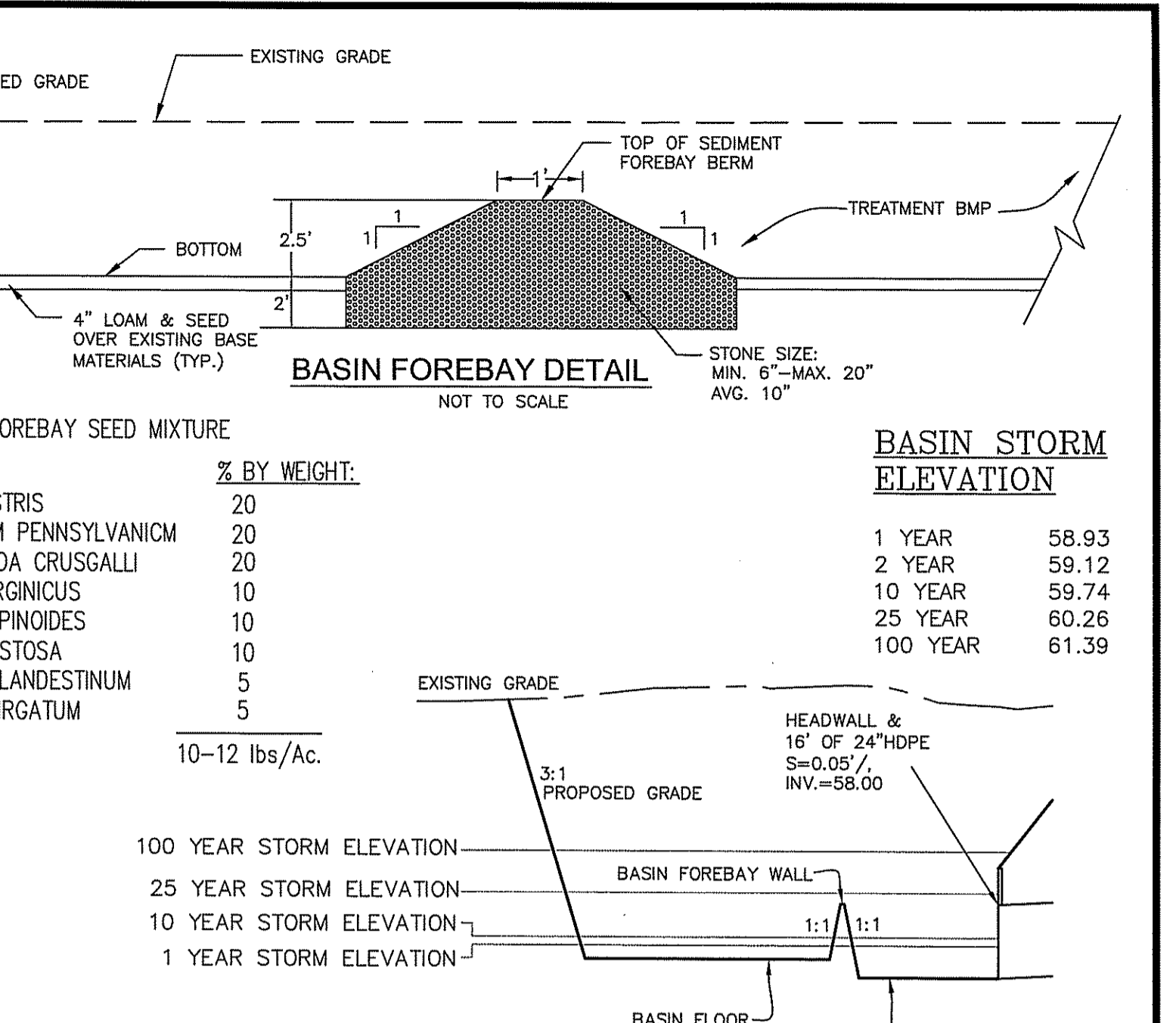
NOTE:
 1. Steel according to ASTM A-185 and A-615.
 2. All Rebar shall have a minimum of 1.5" clearance from openings.
 3. Flat Top is steel reinforced to meet or exceed H-20 loading.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



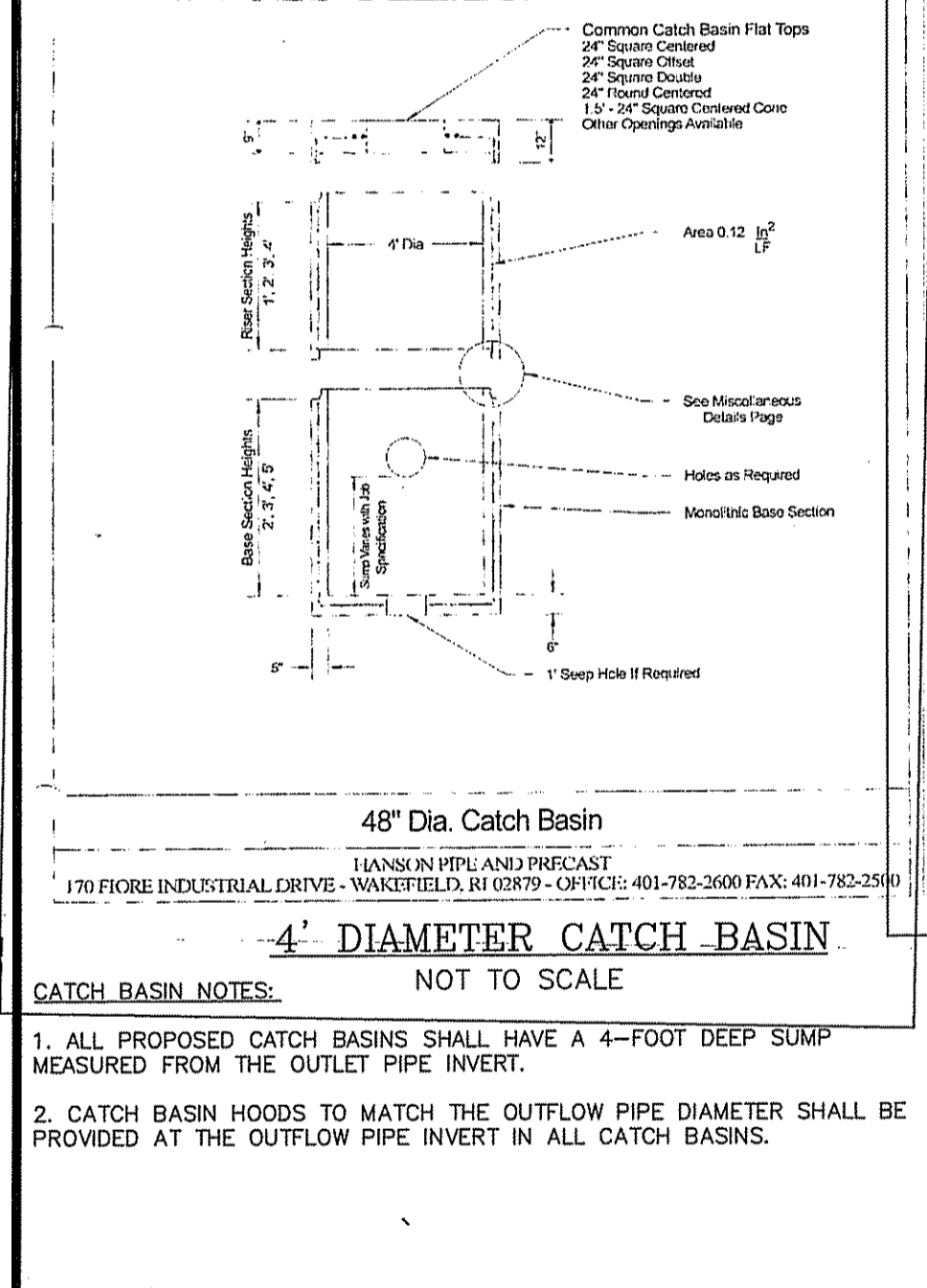
NOTE: METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN LINES.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



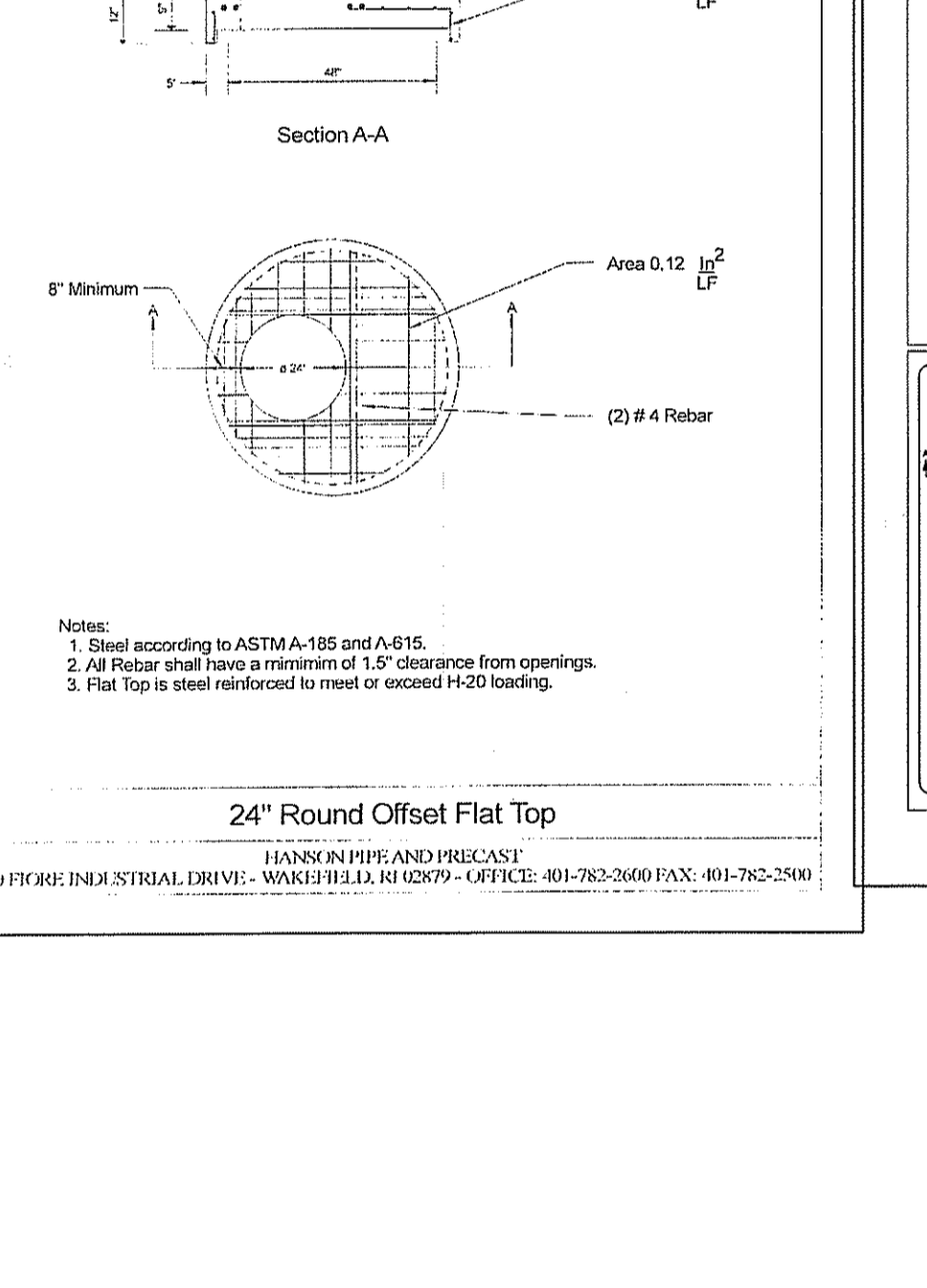
NOTE:
 1. ALL PROPOSED CATCH BASINS SHALL HAVE A 4'-FOOT DEEP SUMP MEASURED FROM THE OUTLET PIPE INVERT.
 2. CATCH BASIN HOODS TO MATCH THE OUTFLOW PIPE DIAMETER SHALL BE PROVIDED AT THE OUTFLOW PIPE INVERT IN ALL CATCH BASINS.

DEPARTMENT MATERIAL USED FOR BACK FILLING TO A POINT 2 FEET OVER THE TOP OF PIPE SHALL CONTAIN NO STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION. REMAINING BACK FILL SHALL CONTAIN NO STONES LARGER THAN 12 IN GREATEST DIMENSION.
 AS SPECIFIED IN THE LETTER OF APPROVAL.
 DATED FEB 17 2015 FILE # 14-0071
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
 OWNER/APPLICANT: Charles A. ...
 ASSESSORS MAP 12 LOT 15 SLM PROPERTIES, LLC 45 BROAD STREET CUMBERLAND, RHODE ISLAND 02864
 TOWN OF CUMBERLAND ETALS THIRD MEGA LLC 132 MENDON ROAD CUMBERLAND, RHODE ISLAND 02864



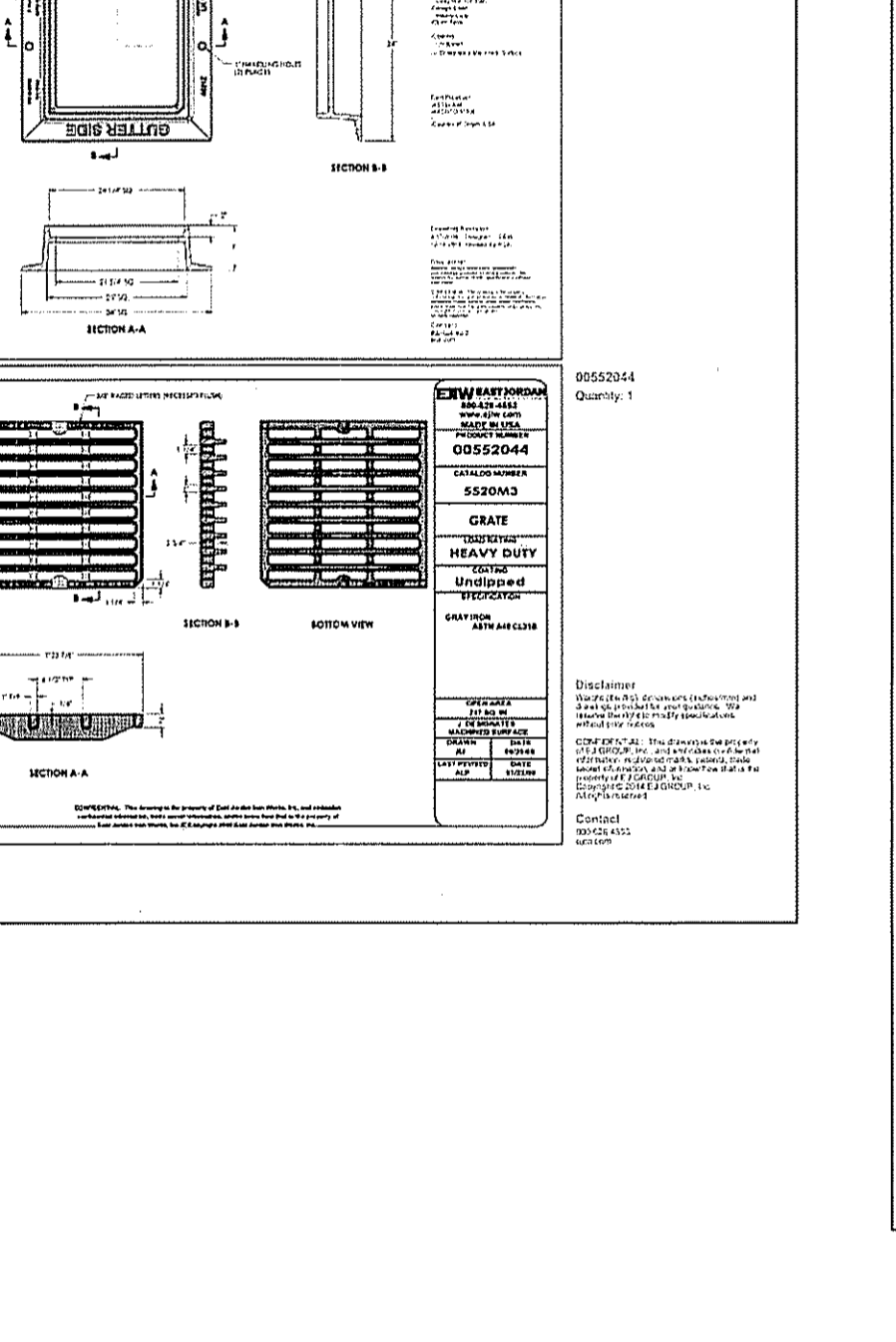
NOTE:
 1. Steel according to ASTM A-185 and A-615.
 2. All Rebar shall have a minimum of 1.5" clearance from openings.
 3. Flat Top is steel reinforced to meet or exceed H-20 loading.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



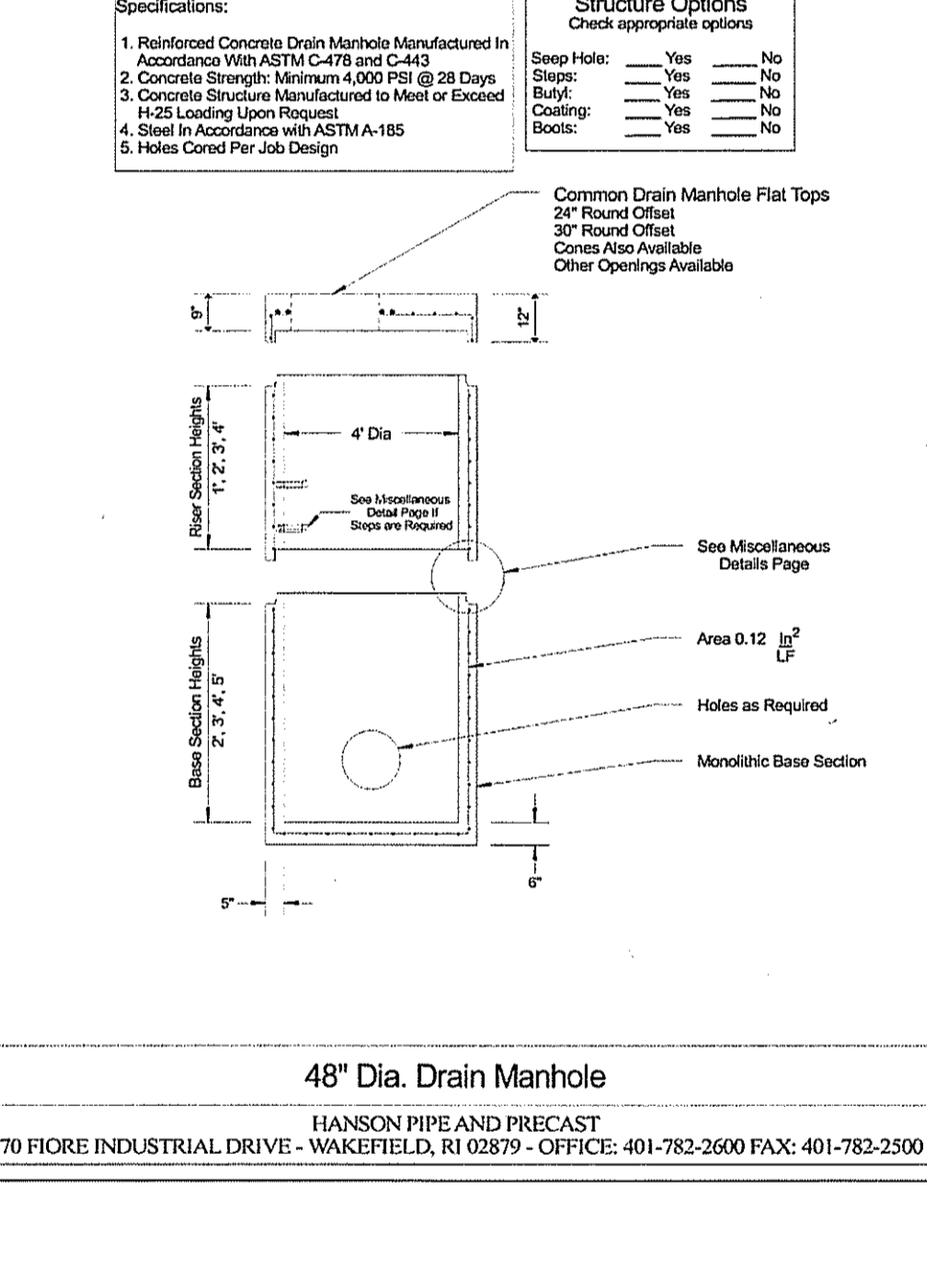
NOTE:
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HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



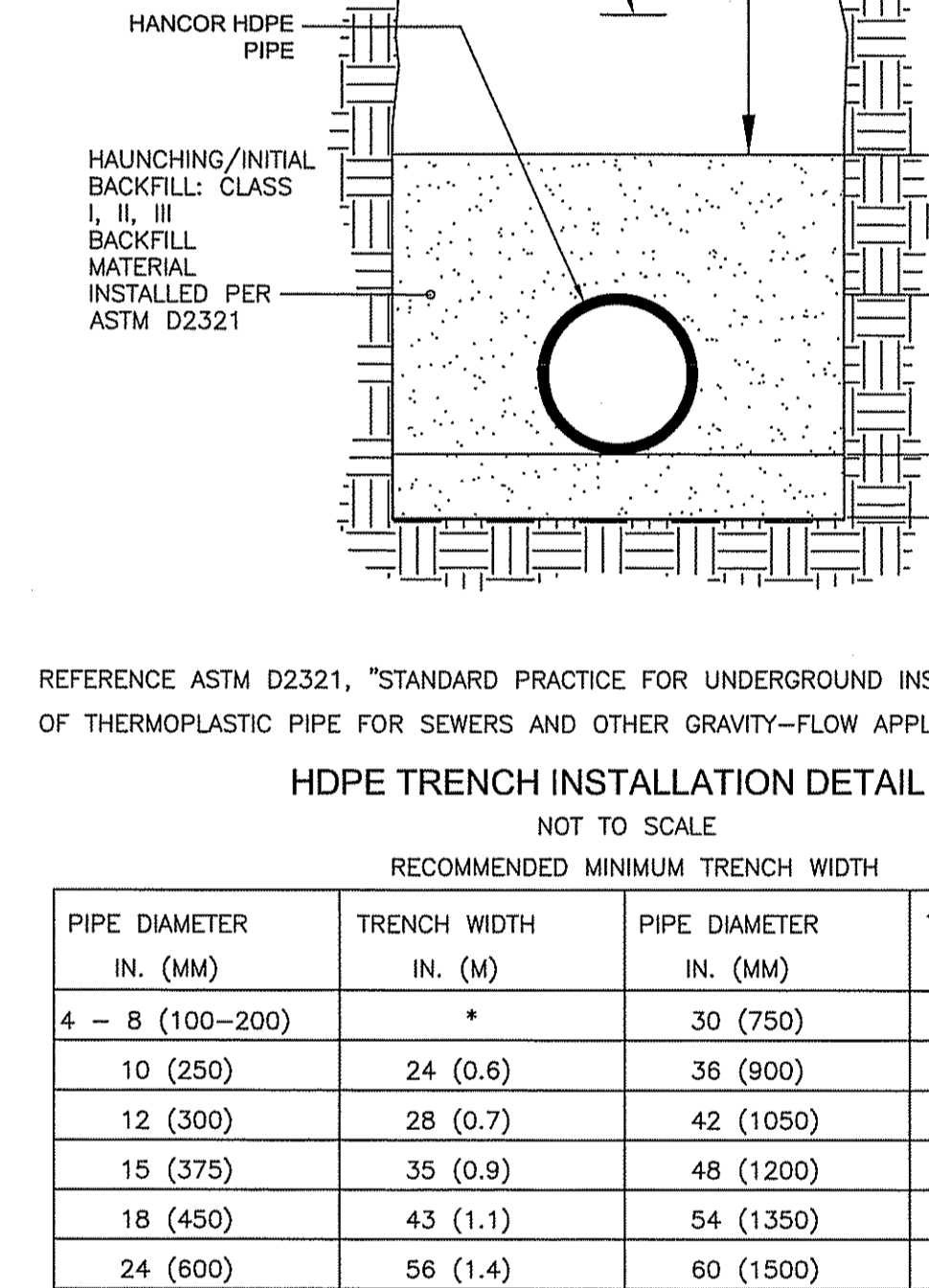
NOTE:
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 3. Flat Top is steel reinforced to meet or exceed H-20 loading.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



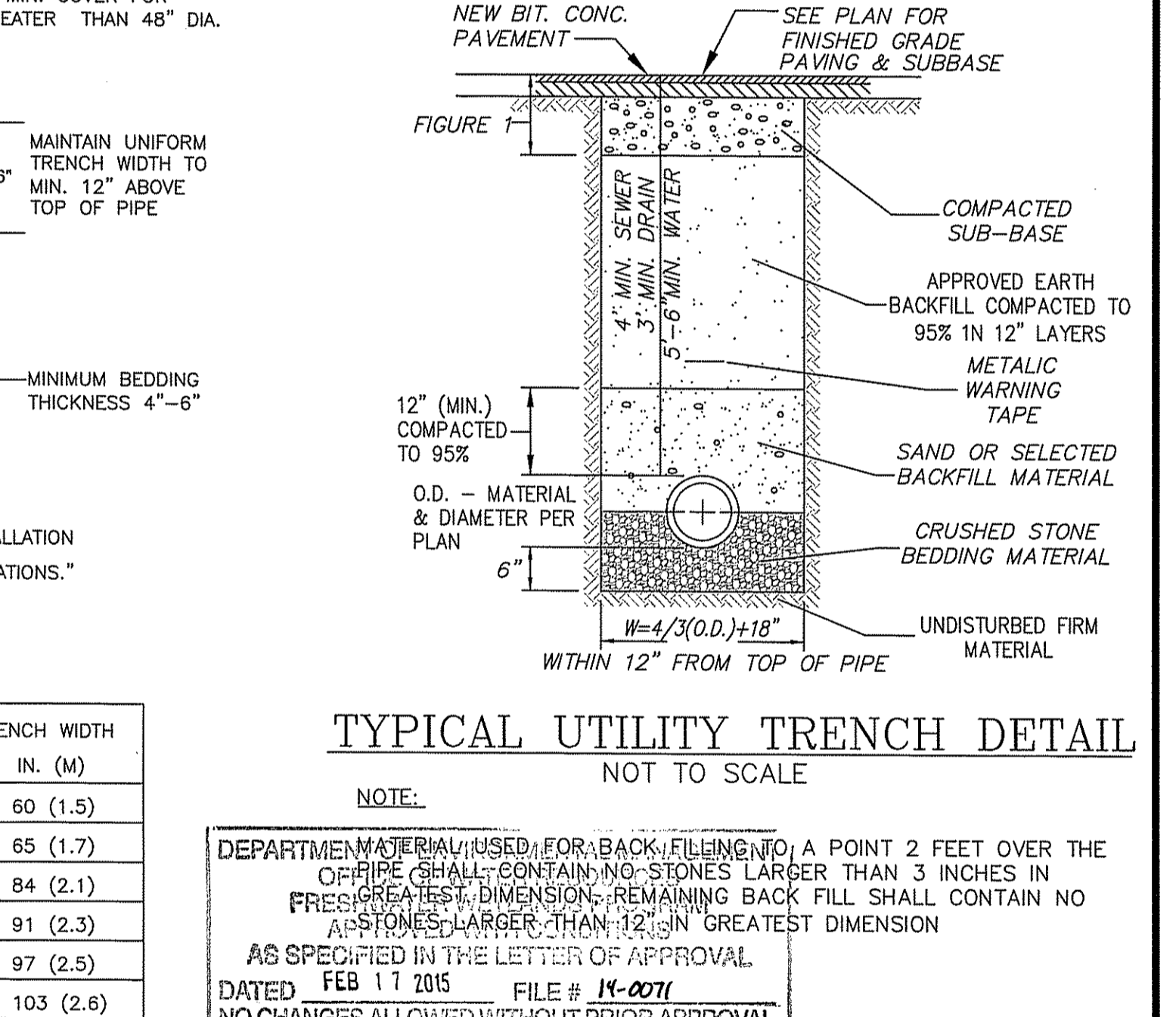
NOTE:
 1. Steel according to ASTM A-185 and A-615.
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 3. Flat Top is steel reinforced to meet or exceed H-20 loading.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



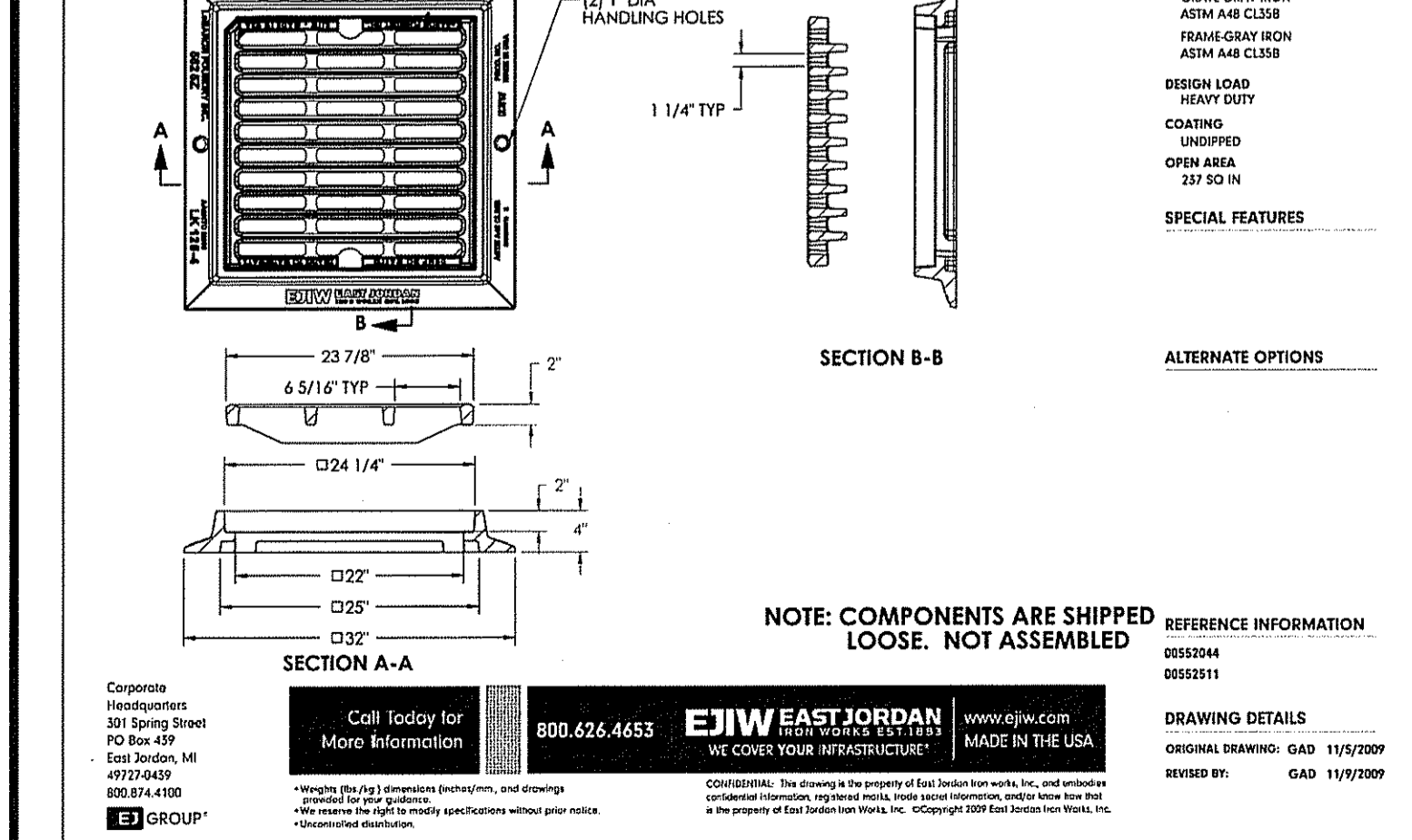
REFERENCE ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



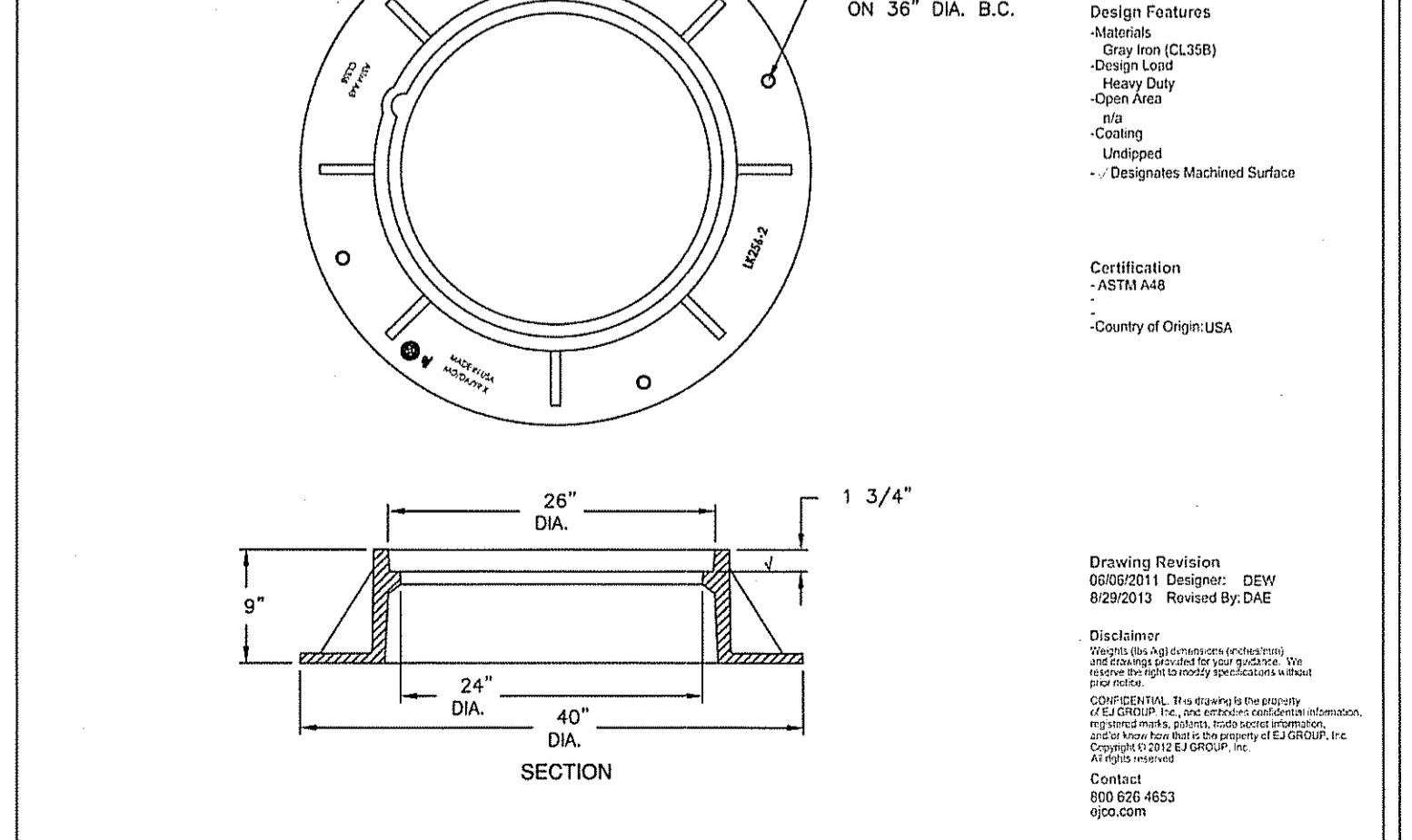
NOTE:
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 2. CATCH BASIN HOODS TO MATCH THE OUTFLOW PIPE DIAMETER SHALL BE PROVIDED AT THE OUTFLOW PIPE INVERT IN ALL CATCH BASINS.

HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



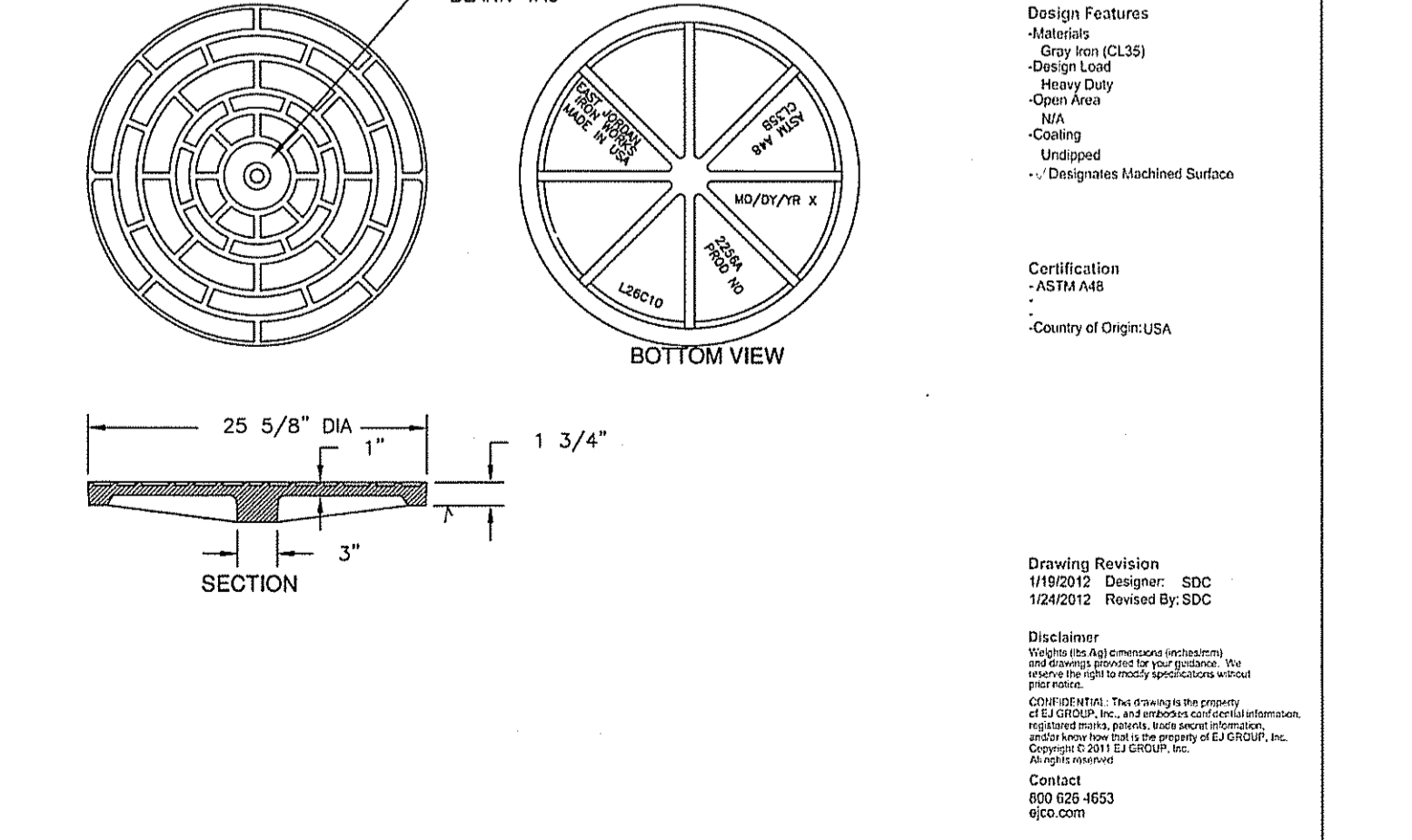
NOTE: COMPONENTS ARE SHIPPED LOOSE. NOT ASSEMBLED.

Call today for More Information 800.626.4653
 EJIW EAST JORDAN WE COVER YOUR INFRASTRUCTURE!
 30 Spring Street PO Box 459 East Jordan, MI 49724-0459 800.626.4653



NOTE:
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 2. All Rebar shall have a minimum of 1.5" clearance from openings.
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HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500



NOTE:
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HANSON PIPE AND PRECAST
 170 FIORE INDUSTRIAL DRIVE - WAKEFIELD, RI 02879 - OFFICE: 401-782-2600 FAX: 401-782-2500

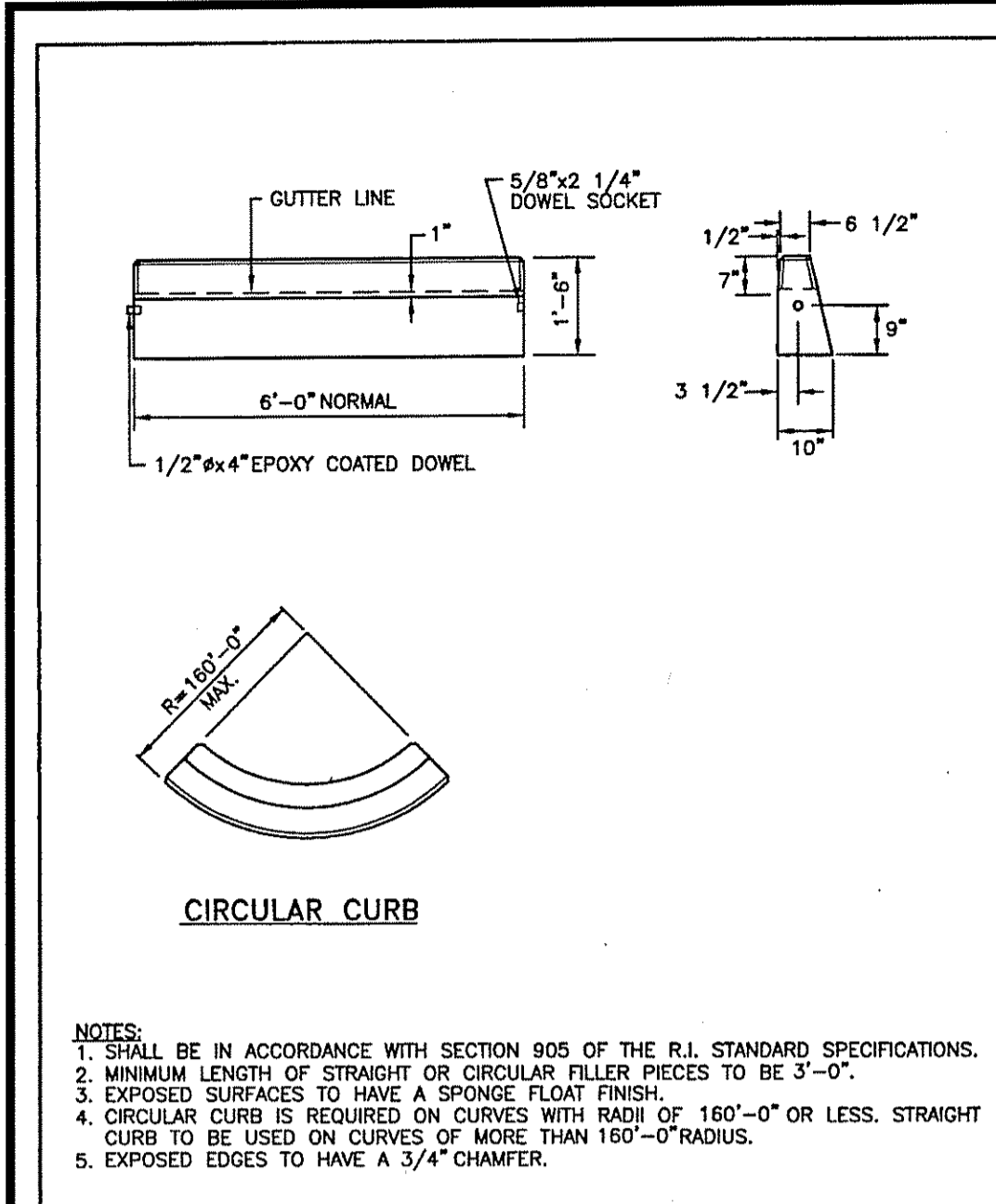
Kambiz Korbassi
 No. 4737
 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

PRELIMINARY PLAN SUBMISSION DEVELOPMENT PLAN FOR ASSESSORS MAP 12 LOT 15 132 MENDON ROAD AND ASSESSORS MAP 12 LOT 4 140 MENDON ROAD in CUMBERLAND, RHODE ISLAND

CONSTRUCTION DETAILS - 2

SCALE: AS NOTED SHEET NO: 7 of 9
 DRAWN BY: JP DESIGN BY: JP CHECKED BY: KK
 DATE: 6/5/14 PROJECT NO.: 12026.00

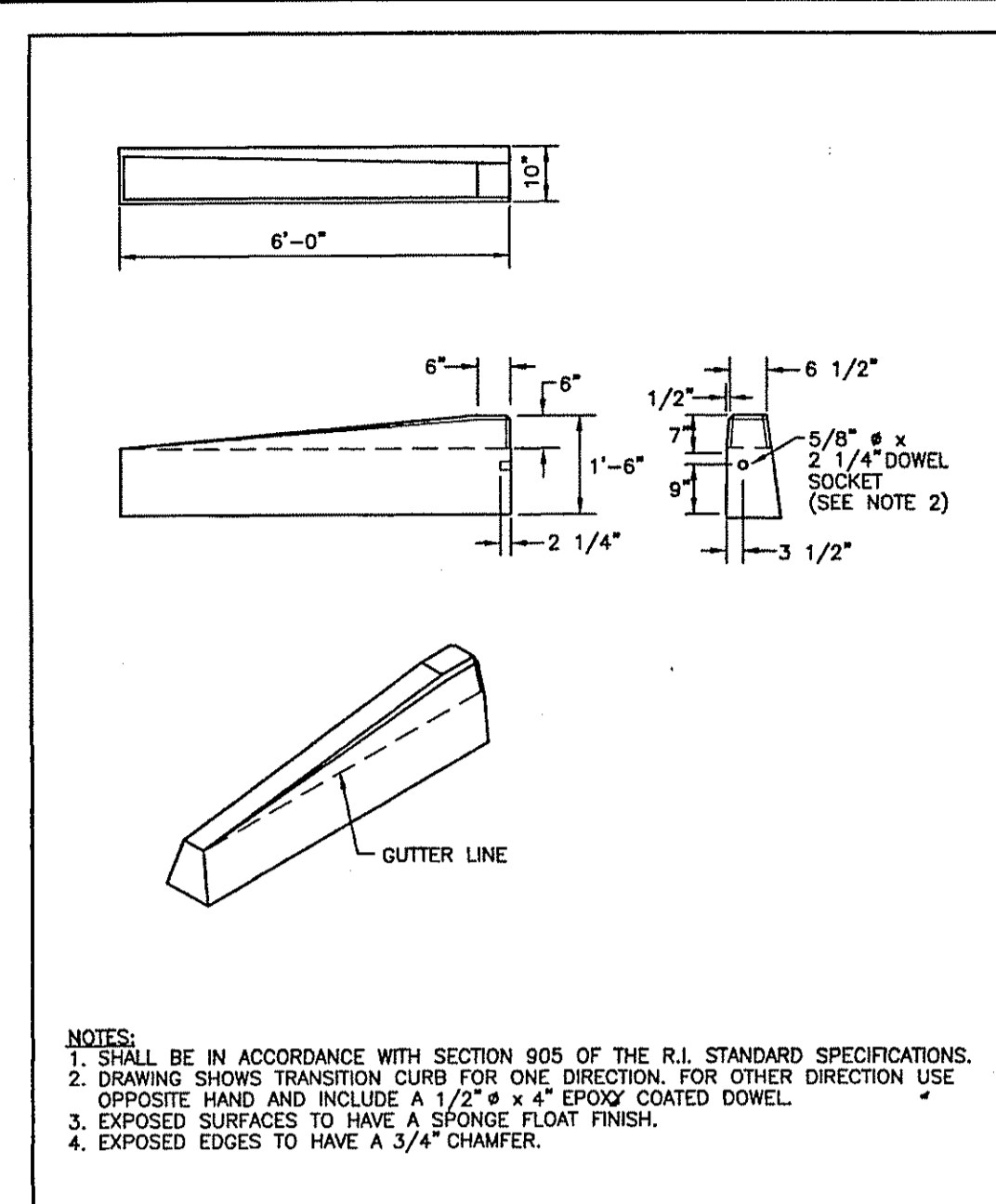


CIRCULAR CURB

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

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PRECAST CONCRETE CURB
 JUNE 15, 1998
 R.I. STANDARD 7.1.0

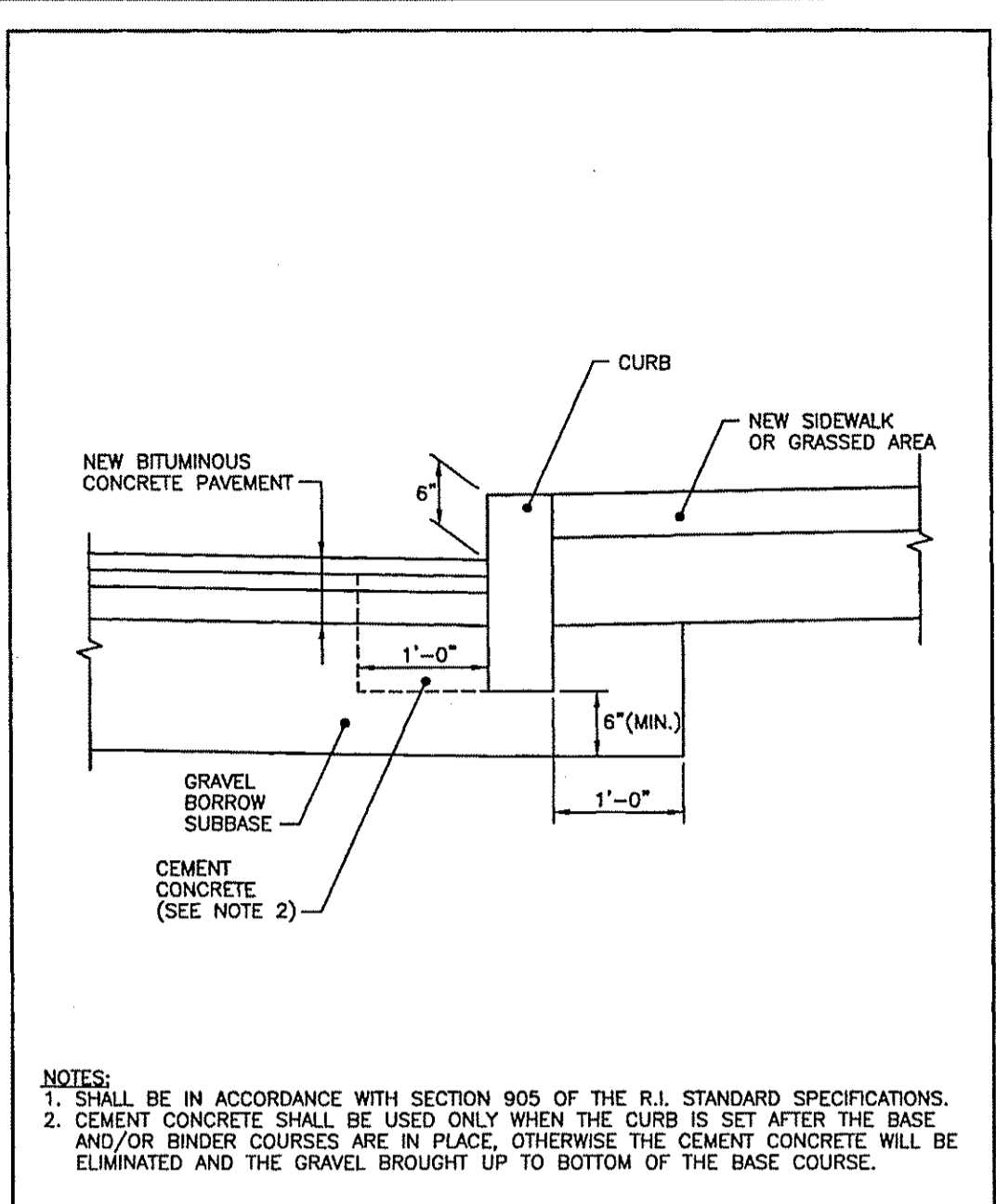


6'-0" PRECAST CONCRETE TRANSITION CURB

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

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
6'-0" PRECAST CONCRETE TRANSITION CURB
 JUNE 15, 1998
 R.I. STANDARD 7.1.2

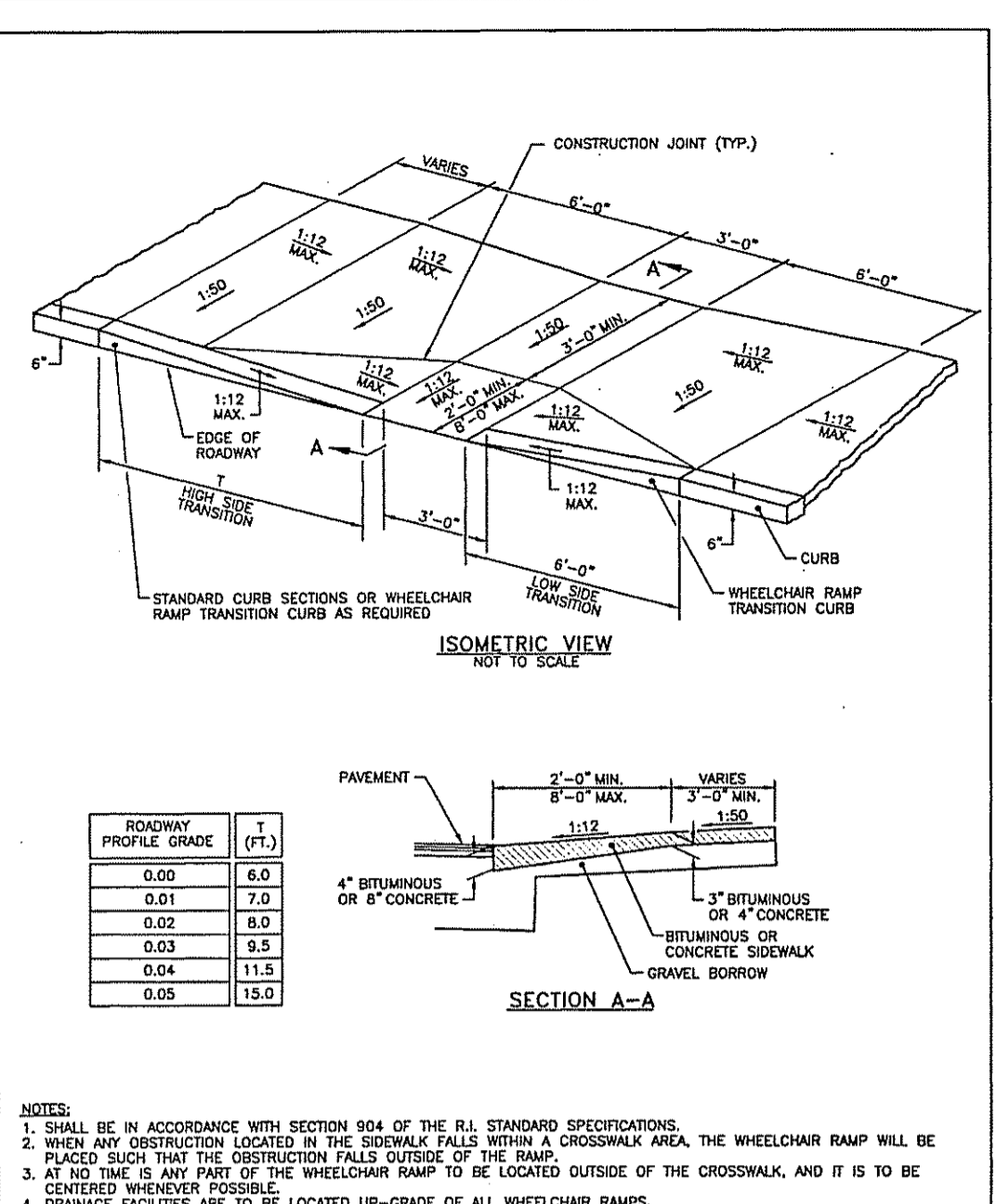


CURB SETTING DETAIL

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE. OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CURB SETTING DETAIL
 JUNE 15, 1998
 R.I. STANDARD 7.6.0

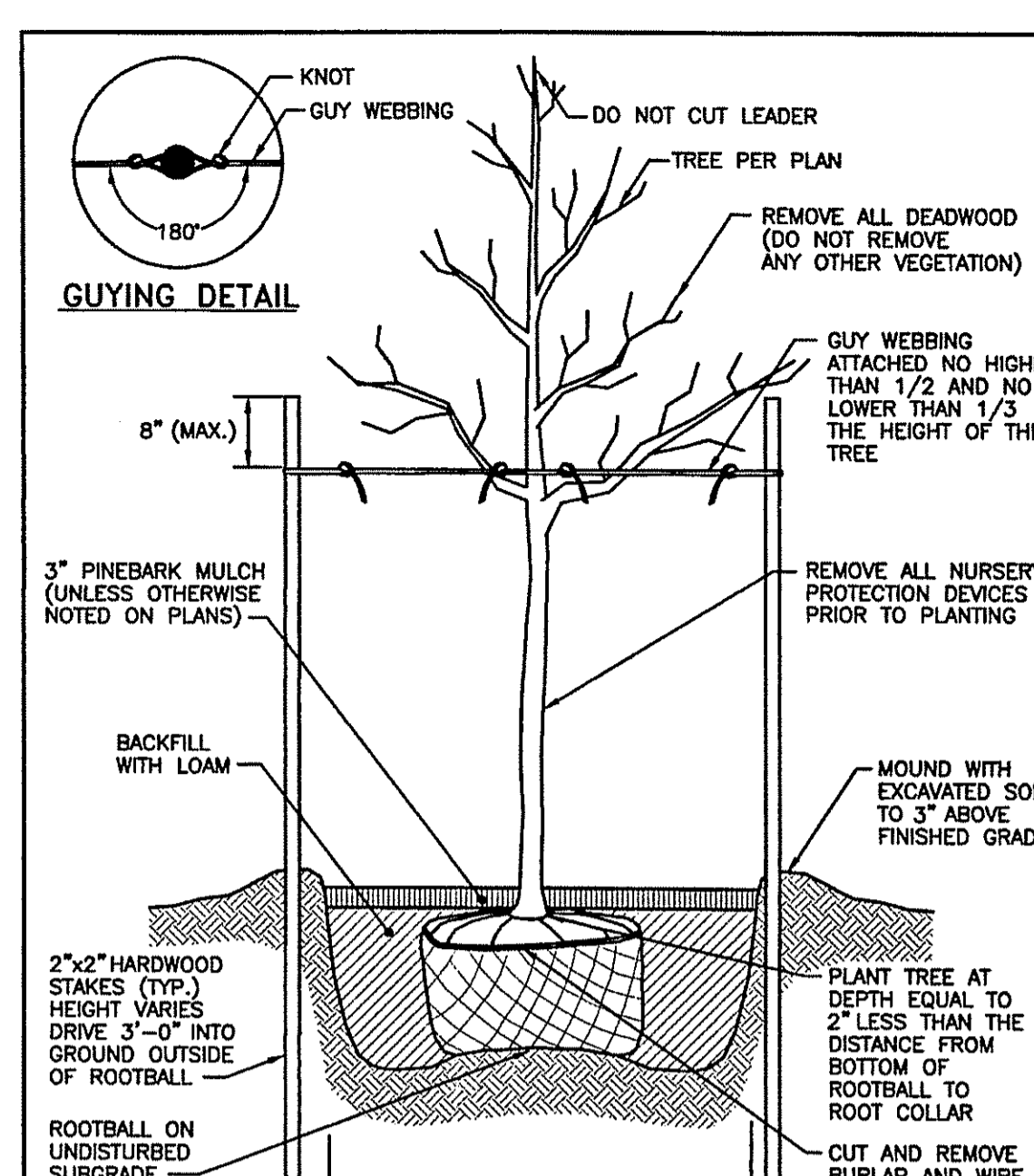


WHEELCHAIR RAMP

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
 2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 4. LOCATIONS OF WHEELCHAIR RAMP ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 5. GRADING FACILITIES ARE TO BE AS SHOWN ON CONTACT DRAWINGS.
 6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
 7. AN UNDESIRABLE PAIR OF TREES WITH A MINIMUM WIDTH OF 3'-0" SHALL BE MAINTAINED.
 8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS) MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN NECESSARY.
 9. WHERE THE ROAD PROFILE EXCEEDS SIX (6) HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
 10. IN NO CASE, WHERE A STOP SIGN IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP SIGN.
 11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE SIDEWALK.
 12. THE WHEELCHAIR RAMP SHALL BE CENTERED WITHIN THE CROSSWALK WHEN POSSIBLE.
 13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (LONGER LENGTHS PREFERRED).
 14. ALL REQUIRED LENGTH OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
WHEELCHAIR RAMP
 JUNE 15, 1998
 R.I. STANDARD 43.3.0

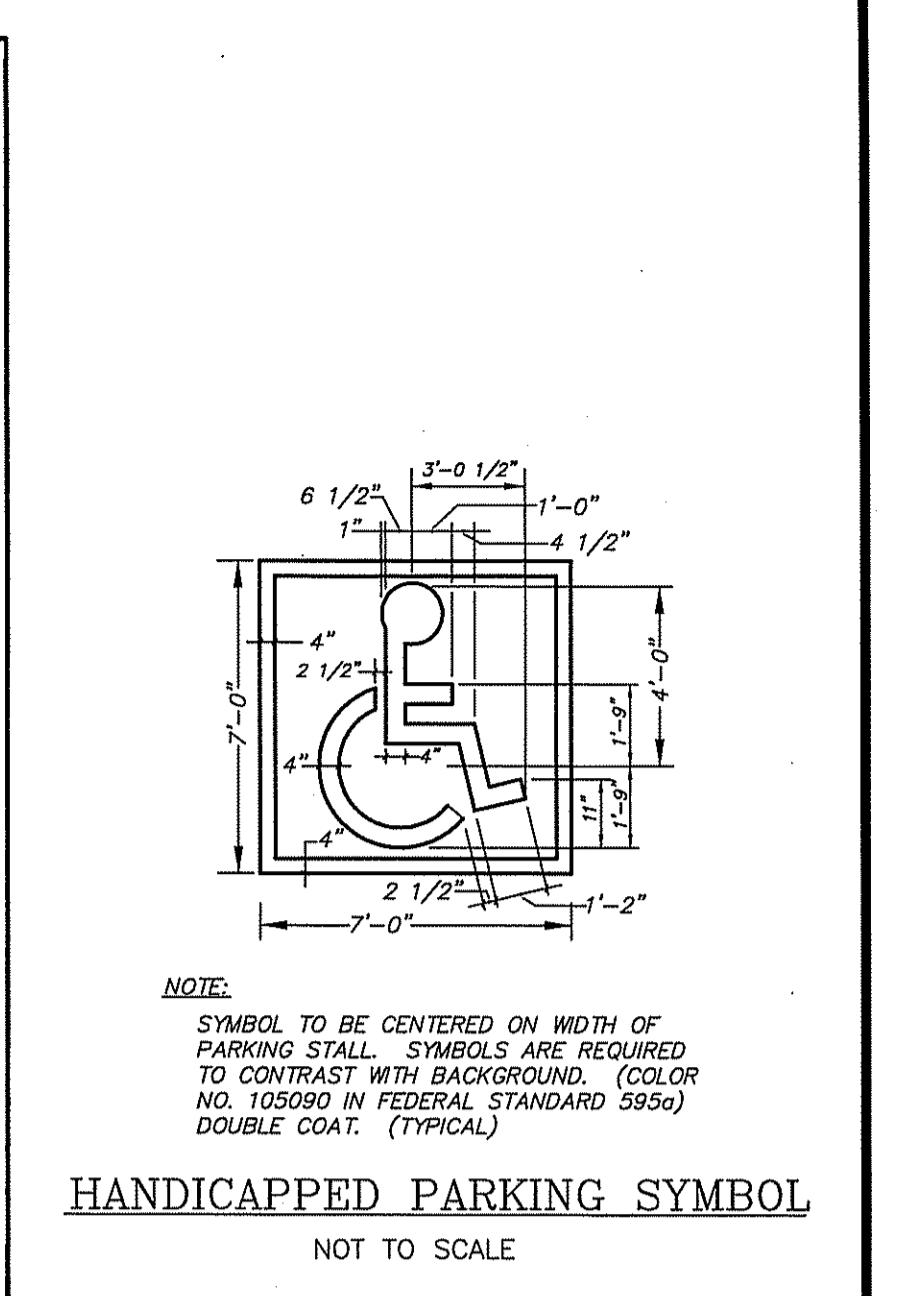


LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION L06 OF THE R.I. STANDARD SPECIFICATIONS.

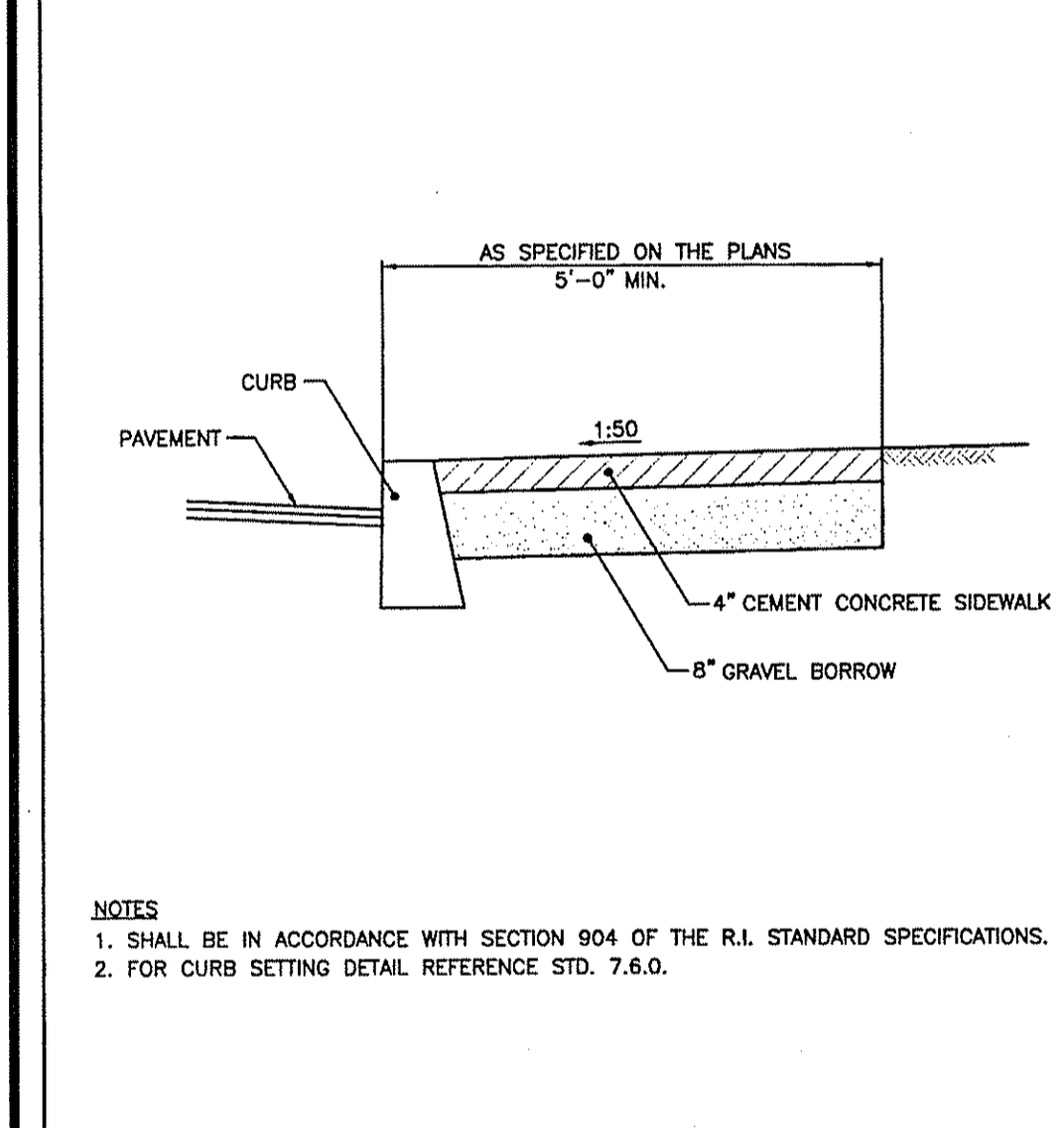
REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)
 JUNE 15, 1998
 R.I. STANDARD 50.1.0



HANDICAPPED PARKING SYMBOL

NOTE:
 SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARD 595a) DOUBLE COAT. (TYPICAL)

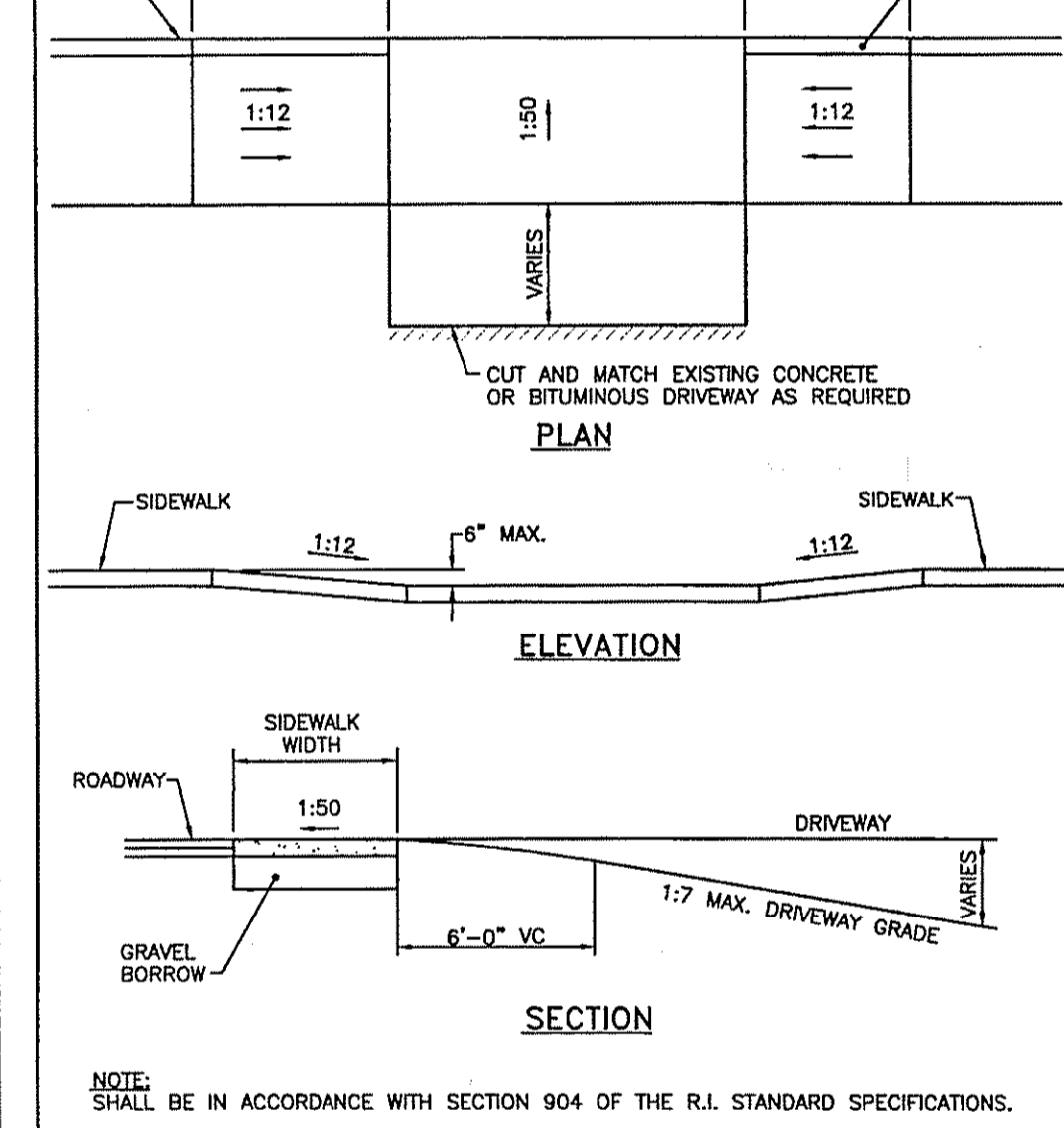


CEMENT CONCRETE SIDEWALK

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

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CEMENT CONCRETE SIDEWALK
 JUNE 15, 1998
 R.I. STANDARD 43.1.0

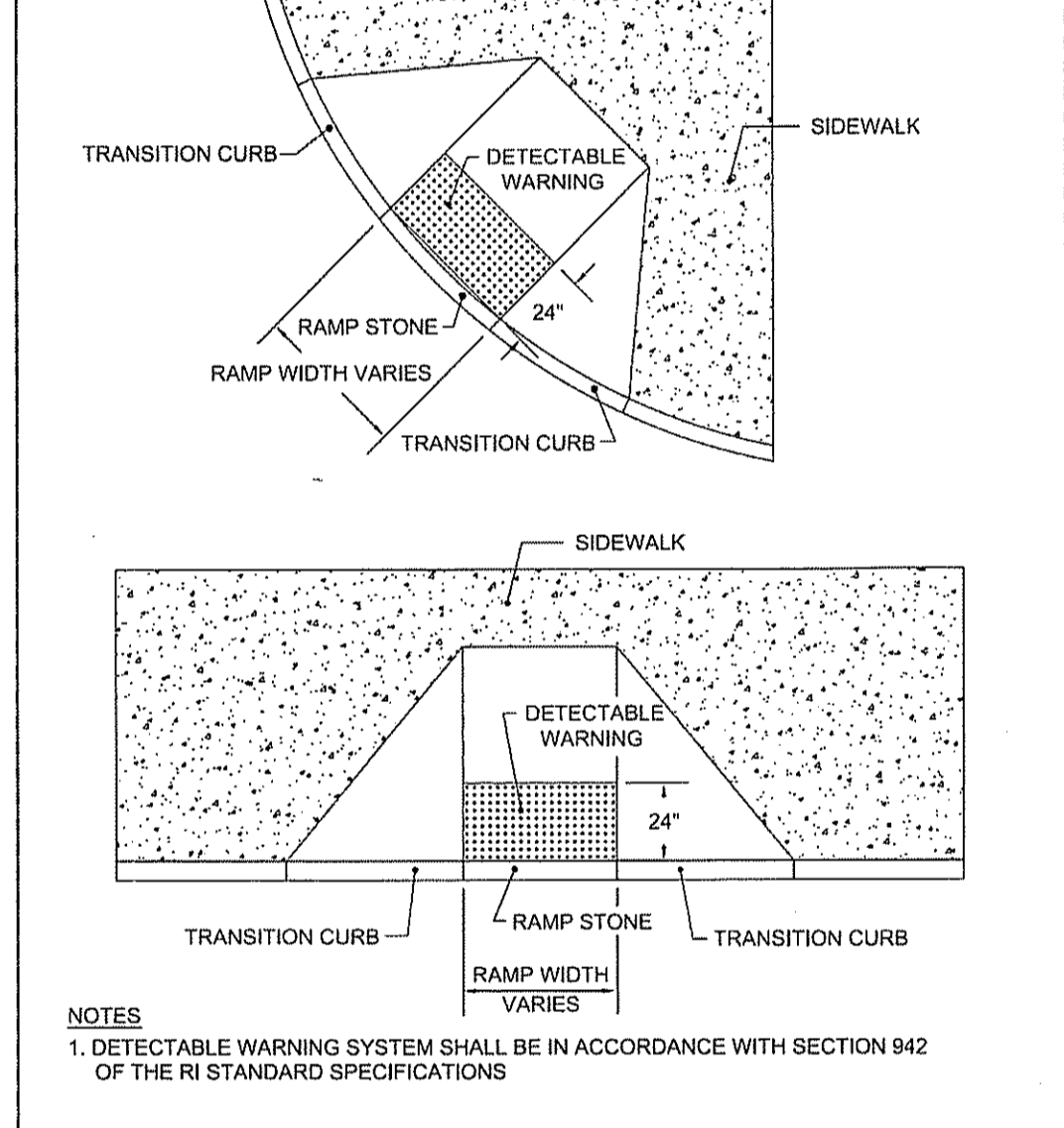


DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
 JUNE 15, 1998
 R.I. STANDARD 43.4.1

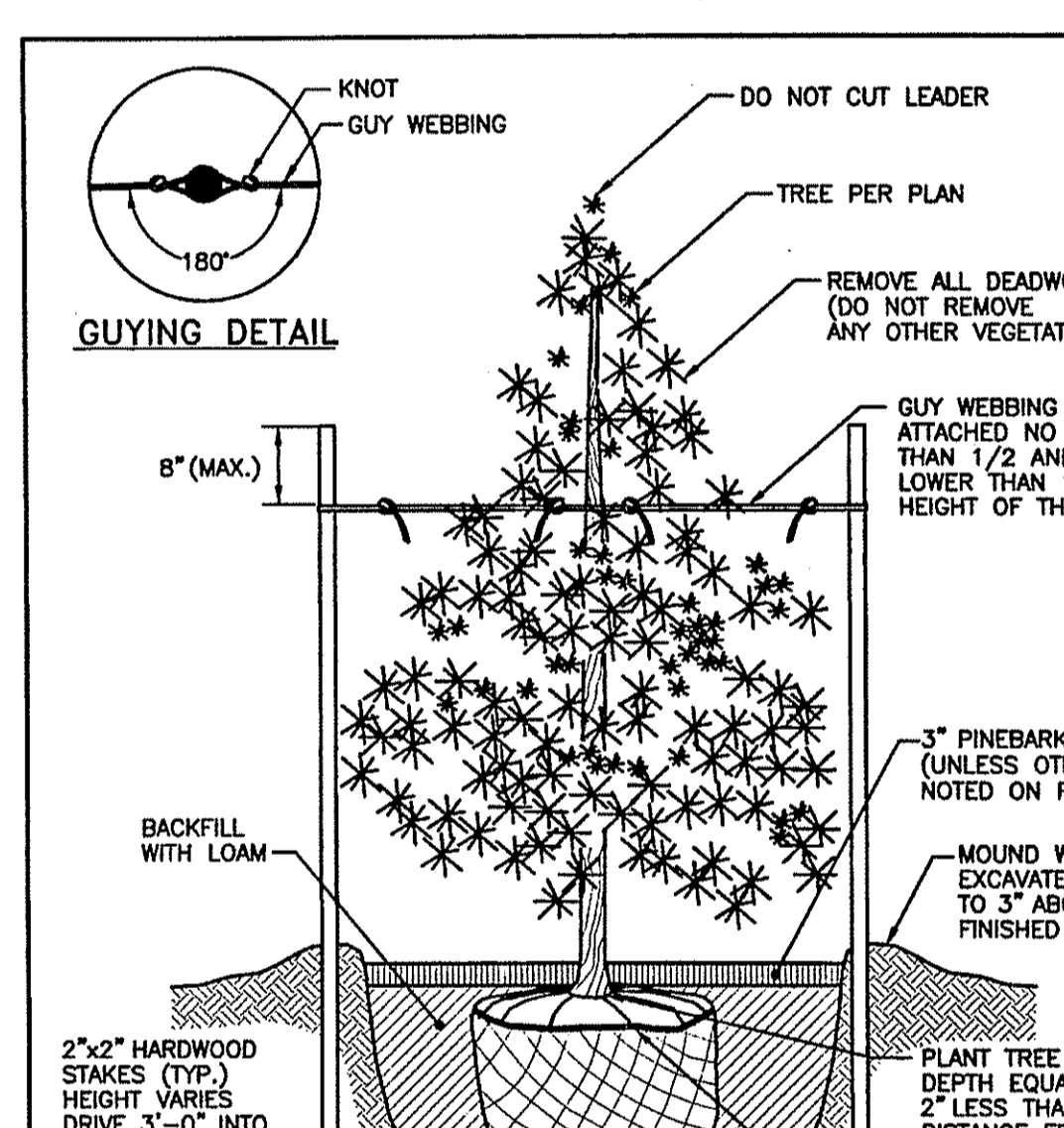


DETECTABLE WARNING SYSTEM

NOTES:
 1. DETECTABLE WARNING SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
DETECTABLE WARNING SYSTEM
 JUNE 15, 1998
 R.I. STANDARD 48.1.0

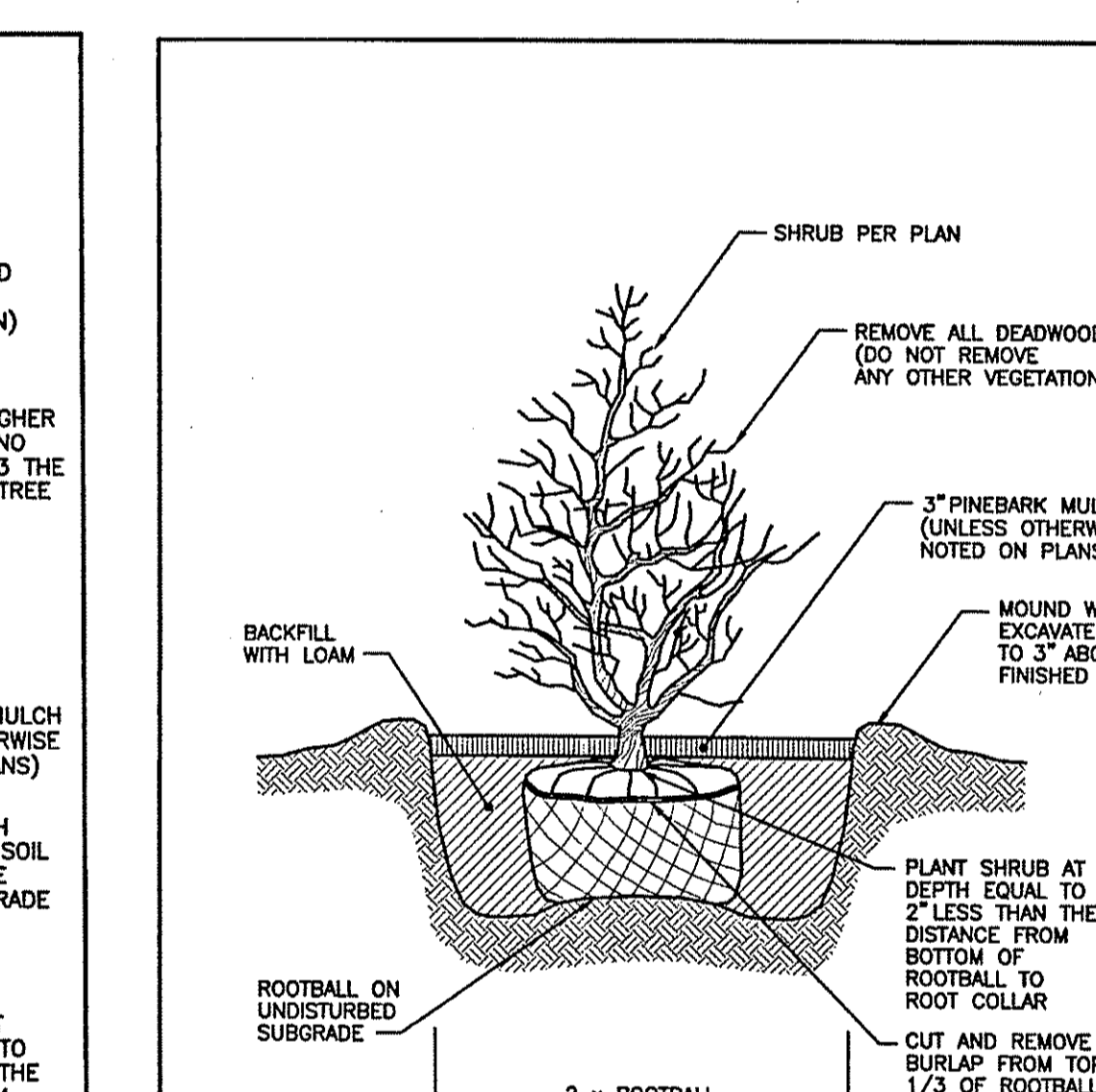


EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION L06 OF THE R.I. STANDARD SPECIFICATIONS.

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)
 JUNE 15, 1998
 R.I. STANDARD 50.2.0



BALL AND BURLAP SHRUB PLANTING DETAIL

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION L06 OF THE R.I. STANDARD SPECIFICATIONS.

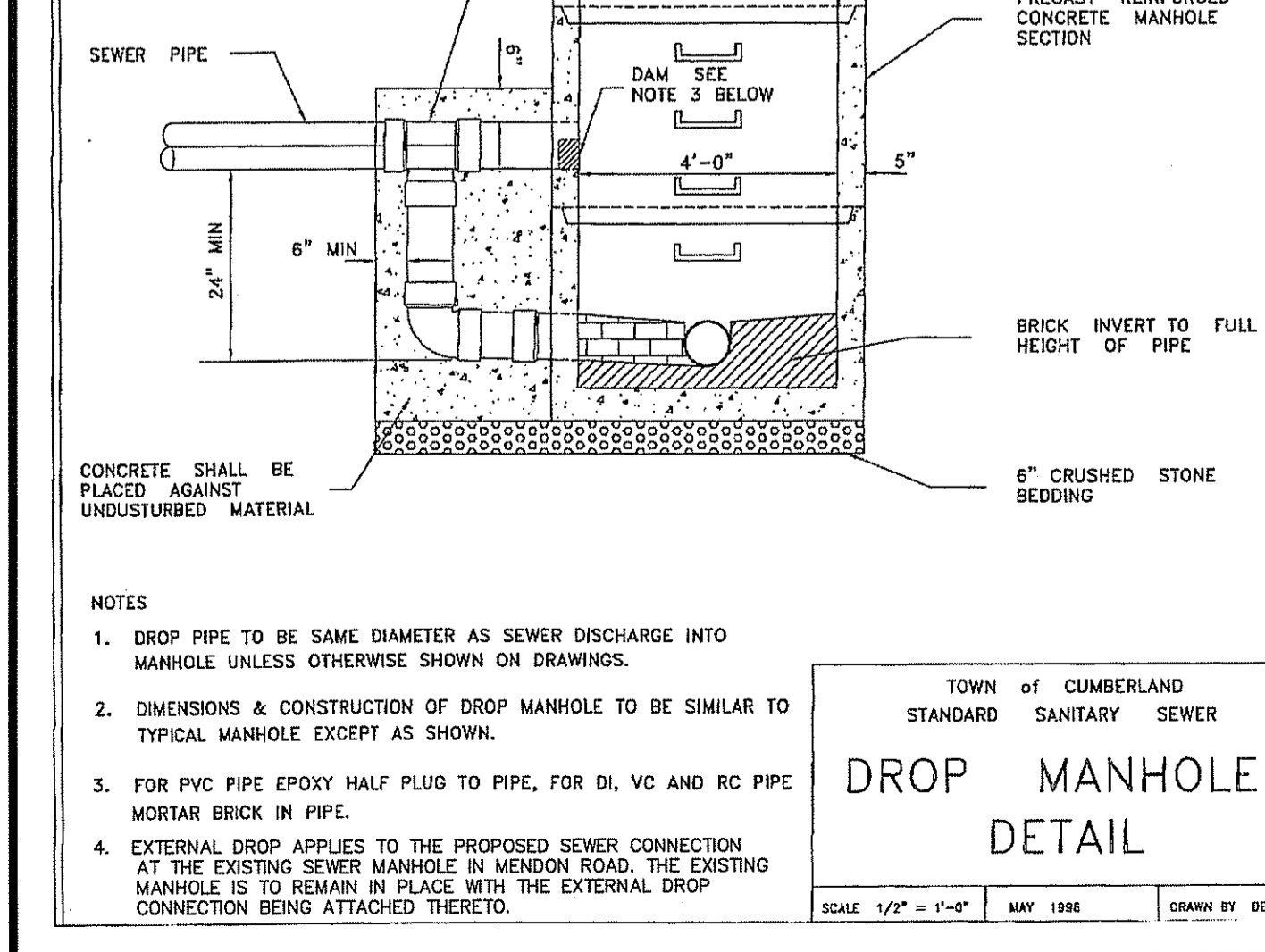
REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BALL AND BURLAP SHRUB PLANTING DETAIL
 JUNE 15, 1998
 R.I. STANDARD 50.3.0

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 17 2015 FILE # 14-0071
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Harter
 OWNER/APPLICANT:
 ASSESSORS MAP 12 LOT 15
 SLM PROPERTIES, LLC
 500 MENDON ROAD
 CUMBERLAND, RHODE ISLAND 02864

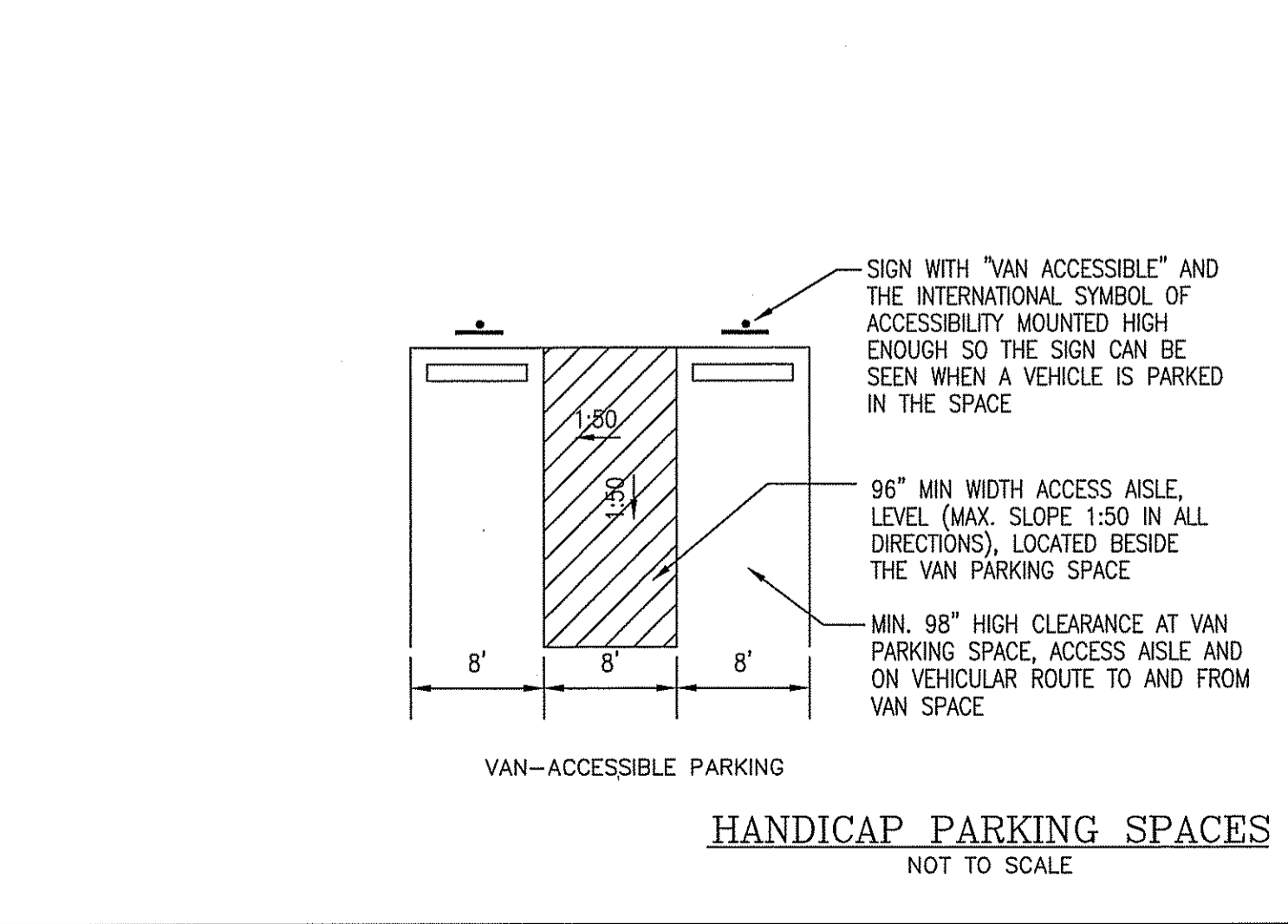
OWNER:
 ASSESSORS MAP 12 LOT 4
 TOWN OF CUMBERLAND ETALS THIRD MEGA LLC
 45 BROAD STREET
 CUMBERLAND, RHODE ISLAND 02864



DROP MANHOLE DETAIL

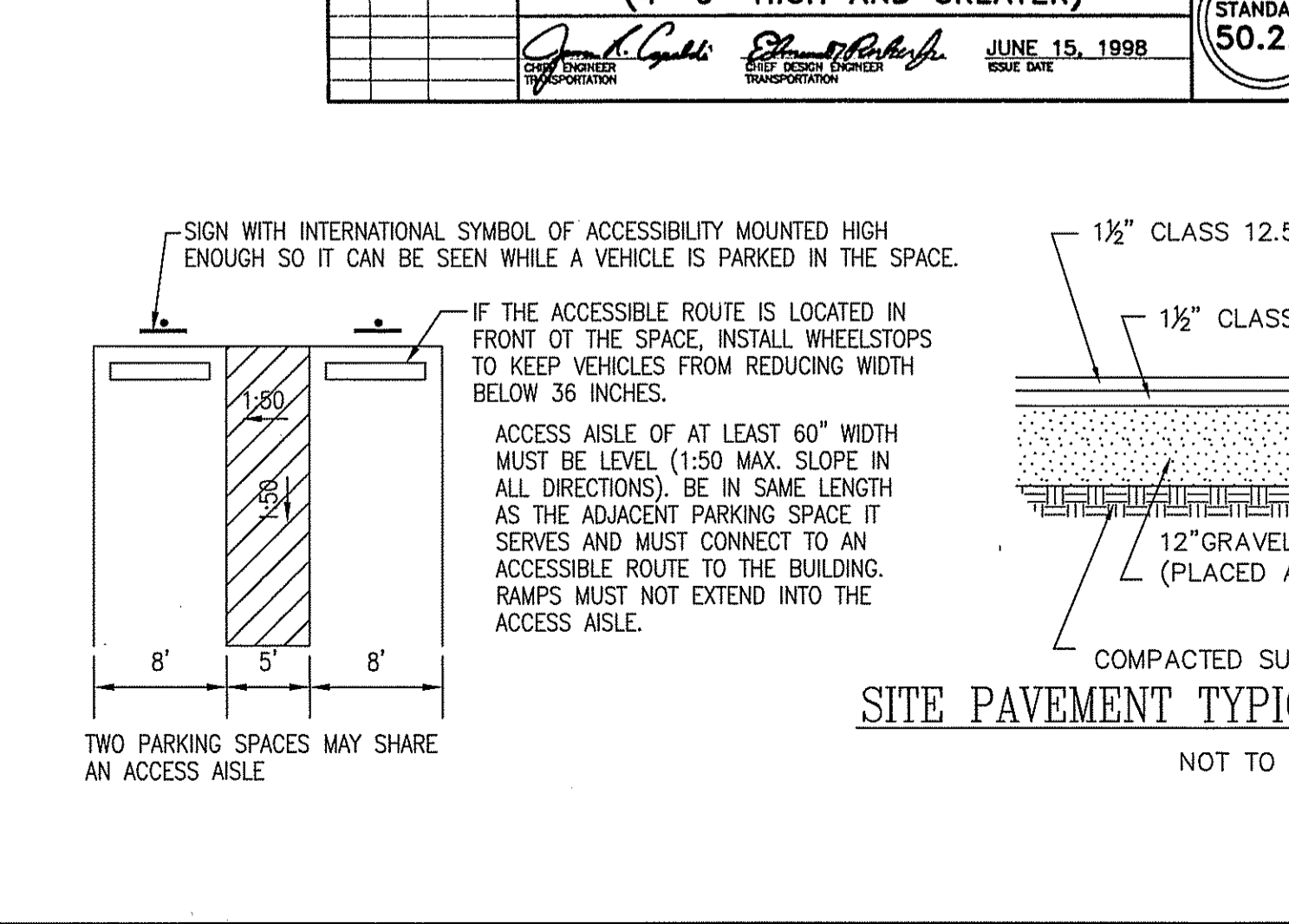
NOTES:
 1. DROP PIPE TO BE SAME DIAMETER AS SEWER DISCHARGE INTO MANHOLE UNLESS OTHERWISE SHOWN ON DRAWINGS.
 2. DIMENSIONS & CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.
 3. FOR PVC PIPE EPOXY HALF PLUG TO PIPE, FOR DI, VC AND RC PIPE MORTAR BRICK IN PIPE.
 4. EXTERNAL DROP APPLIES TO THE PROPOSED SEWER CONNECTION AT THE EXISTING SEWER MANHOLE IN MENDON ROAD, THE EXISTING MANHOLE IS TO REMAIN IN PLACE WITH THE EXTERNAL DROP CONNECTION BEING ATTACHED THERETO.

TOWN OF CUMBERLAND
 STANDARD SANITARY SEWER
 SCALE 1/2" = 1'-0"
 MAY 1998
 DRAWN BY PDS



HANDICAP PARKING SPACES

NOT TO SCALE



SITE PAVEMENT TYPICAL CROSS SECTION

NOT TO SCALE

Kambiz Karbassi
 No. 4757
 REGISTERED PROFESSIONAL ENGINEER

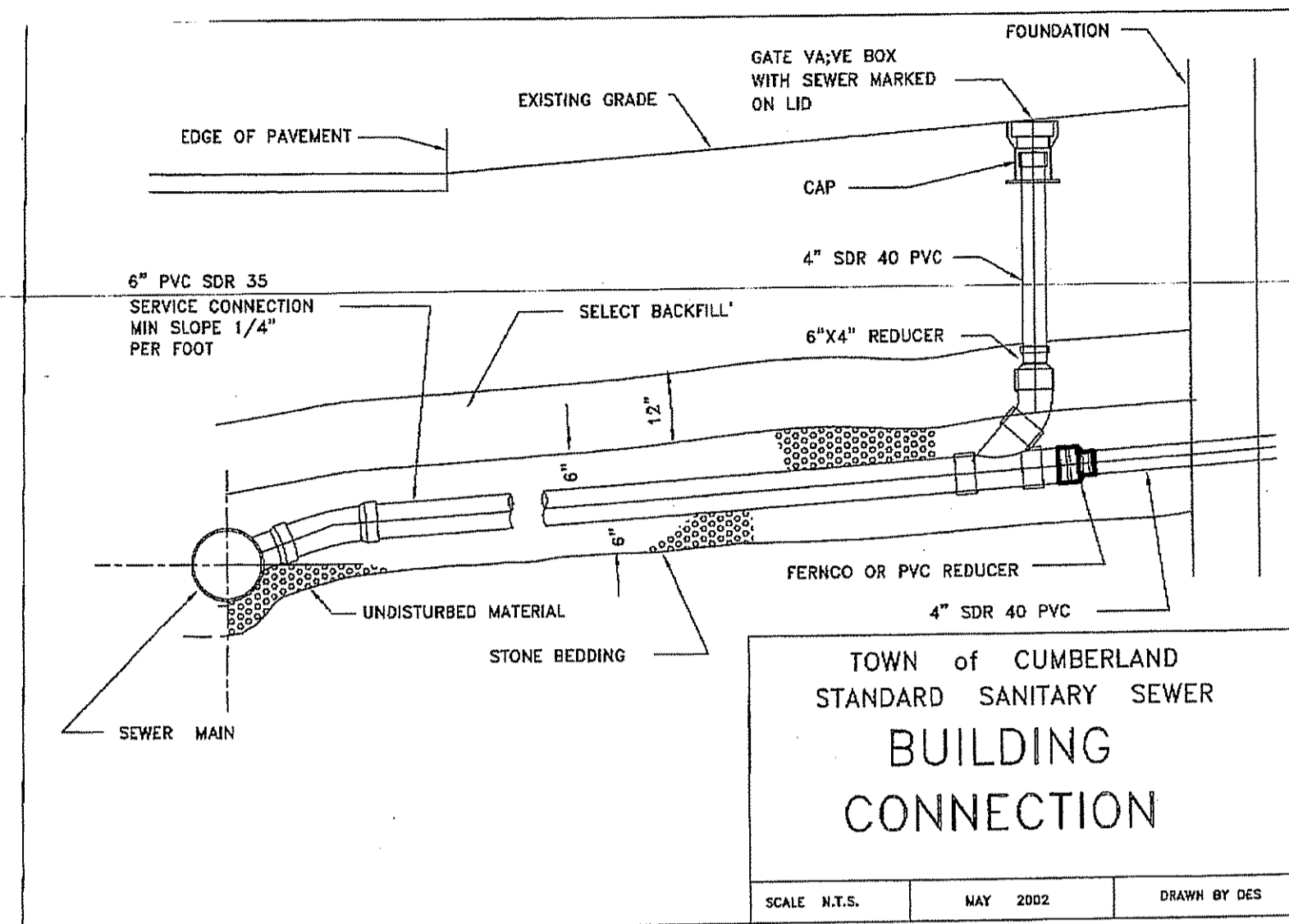
REVISIONS			
No.	DATE	DRWN	CHKD
1.	09/25/14	KAB	KK

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

PRELIMINARY PLAN SUBMISSION
 DEVELOPMENT PLAN
 FOR
 ASSESSORS MAP 12 LOT 15
 132 MENDON ROAD
 AND
 ASSESSORS MAP 12 LOT 4
 140 MENDON ROAD
 in
 CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 3

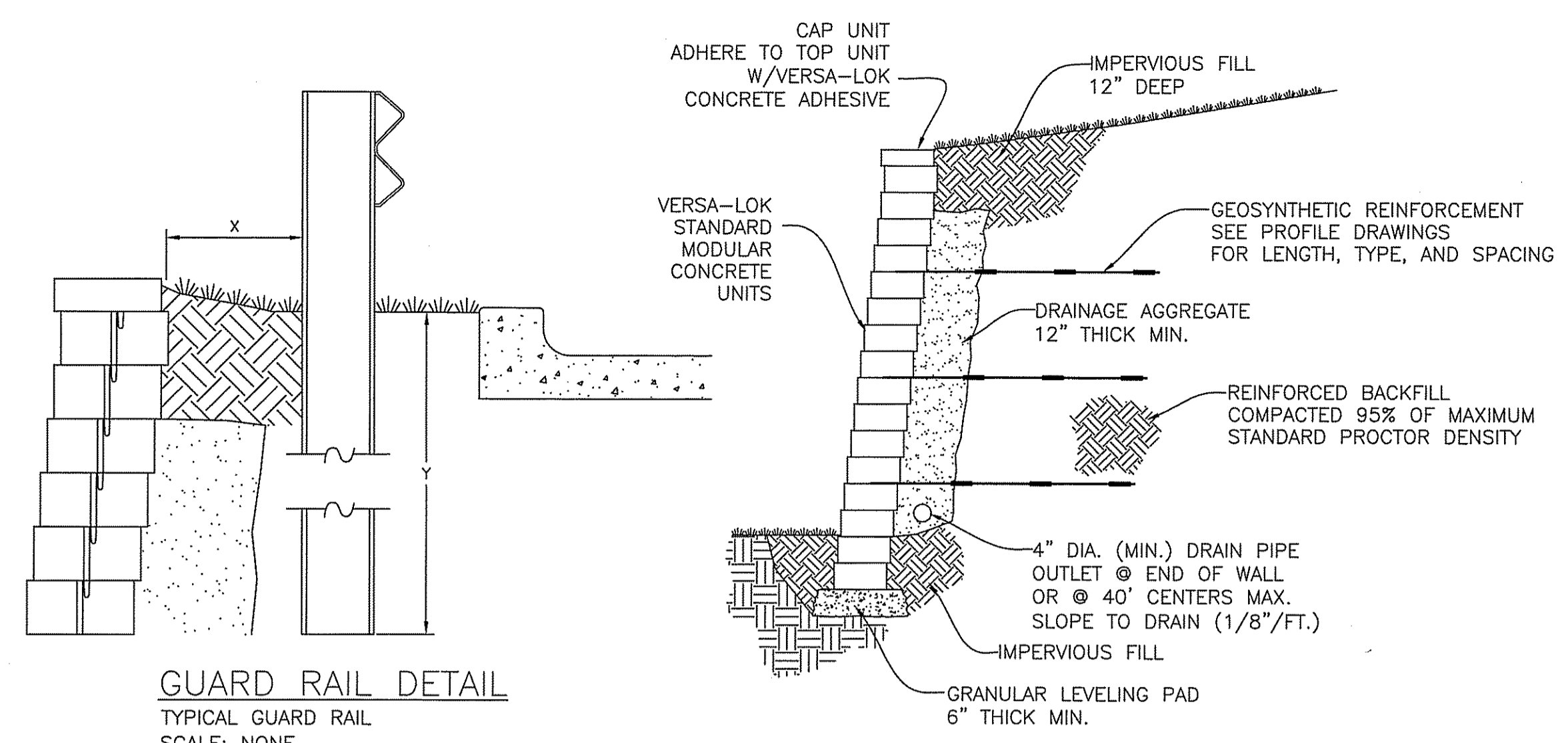
SCALE: AS NOTED SHEET NO: 8 of 9
 DRAWN BY: JP DESIGN BY: JP CHECKED BY: KK
 DATE: 6/5/14 PROJECT NO.: 12026.00

C:\12026\12026.00_153_Mendon Road, Unit 420_DrawingSet\DWG\DETAILS\9-25-14.dwg, DETAIL 3

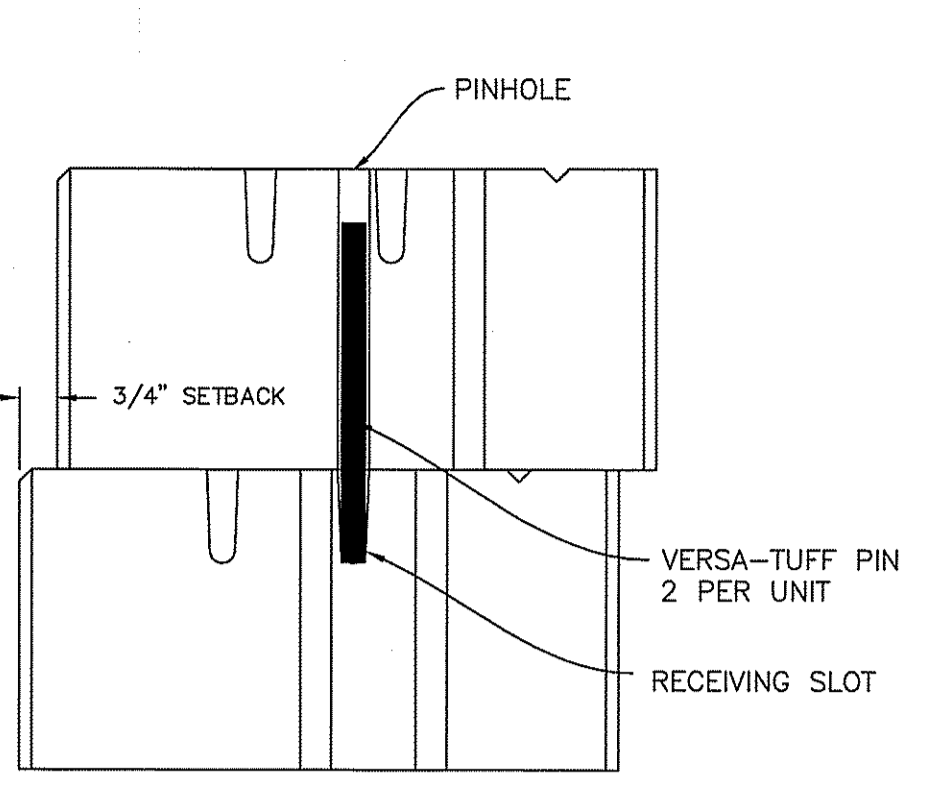


**TOWN of CUMBERLAND
STANDARD SANITARY SEWER
BUILDING
CONNECTION**

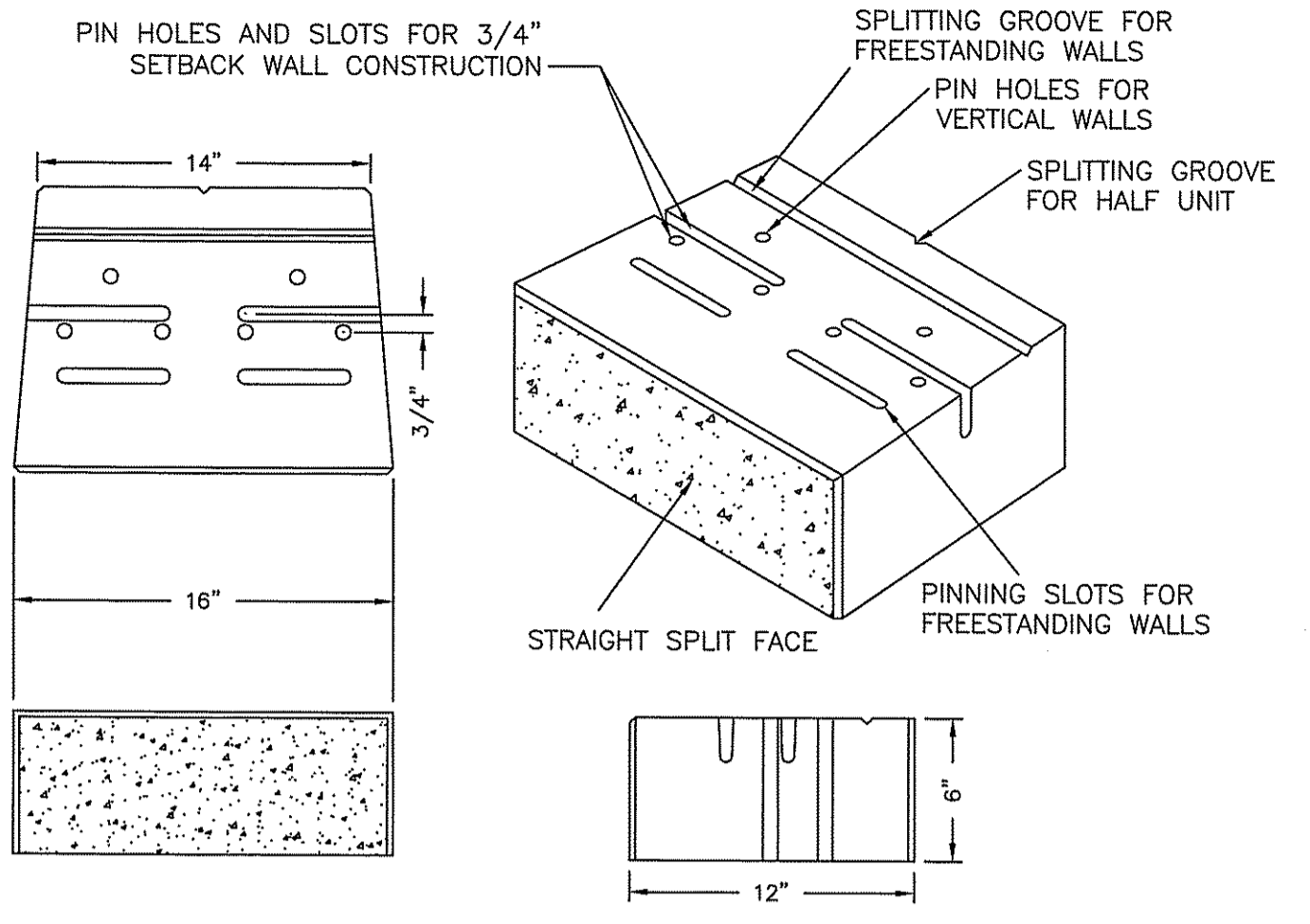
SCALE: N.T.S. MAY 2002 DRAWN BY: DCS



TYPICAL SECTION-REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE
(VERSA-LOK OR APPROVED EQUAL)
SHOP DRAWING SUBMITTAL REQUIRED



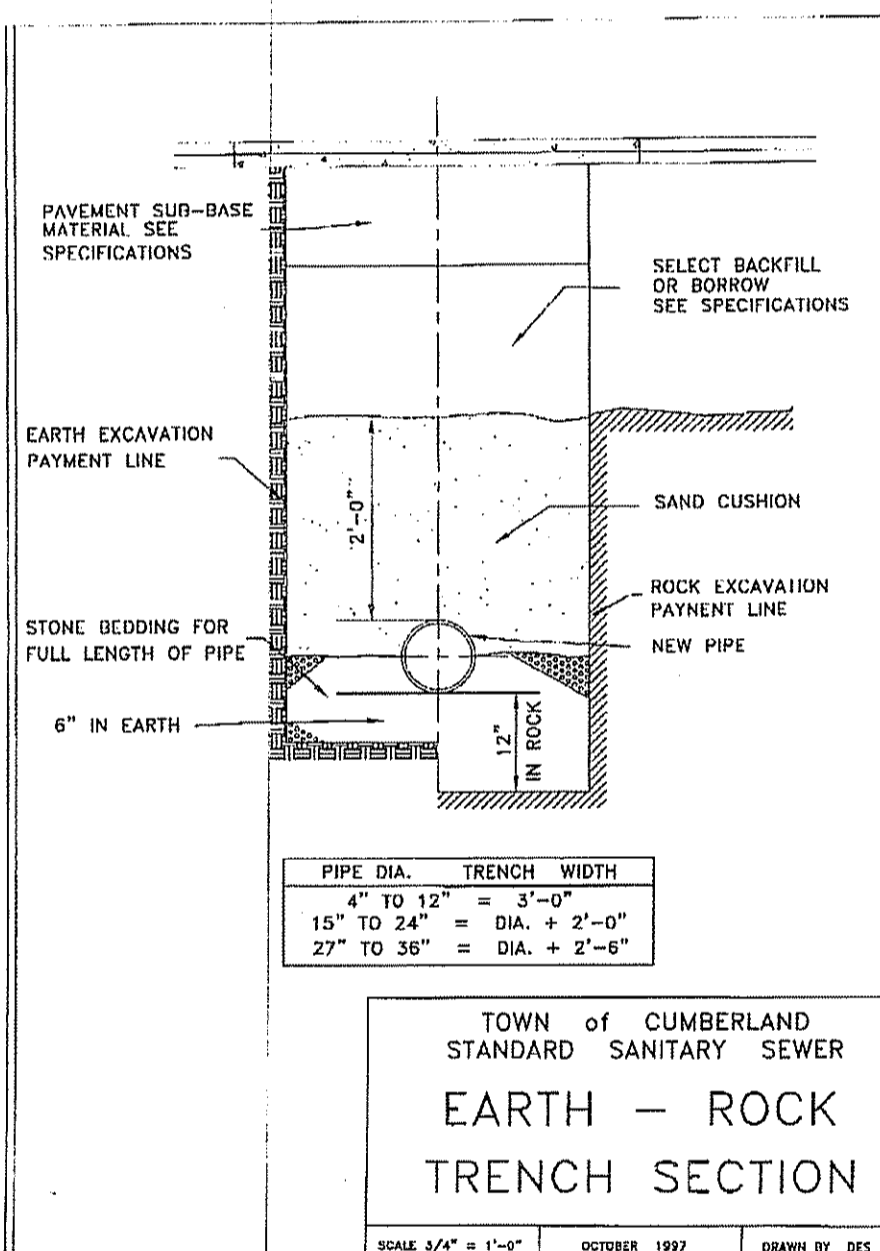
PINNING DETAIL
CROSS SECTION
SCALE: NONE



VERSA-LOK UNIT
UNIT DIMENSIONS
SCALE: NONE

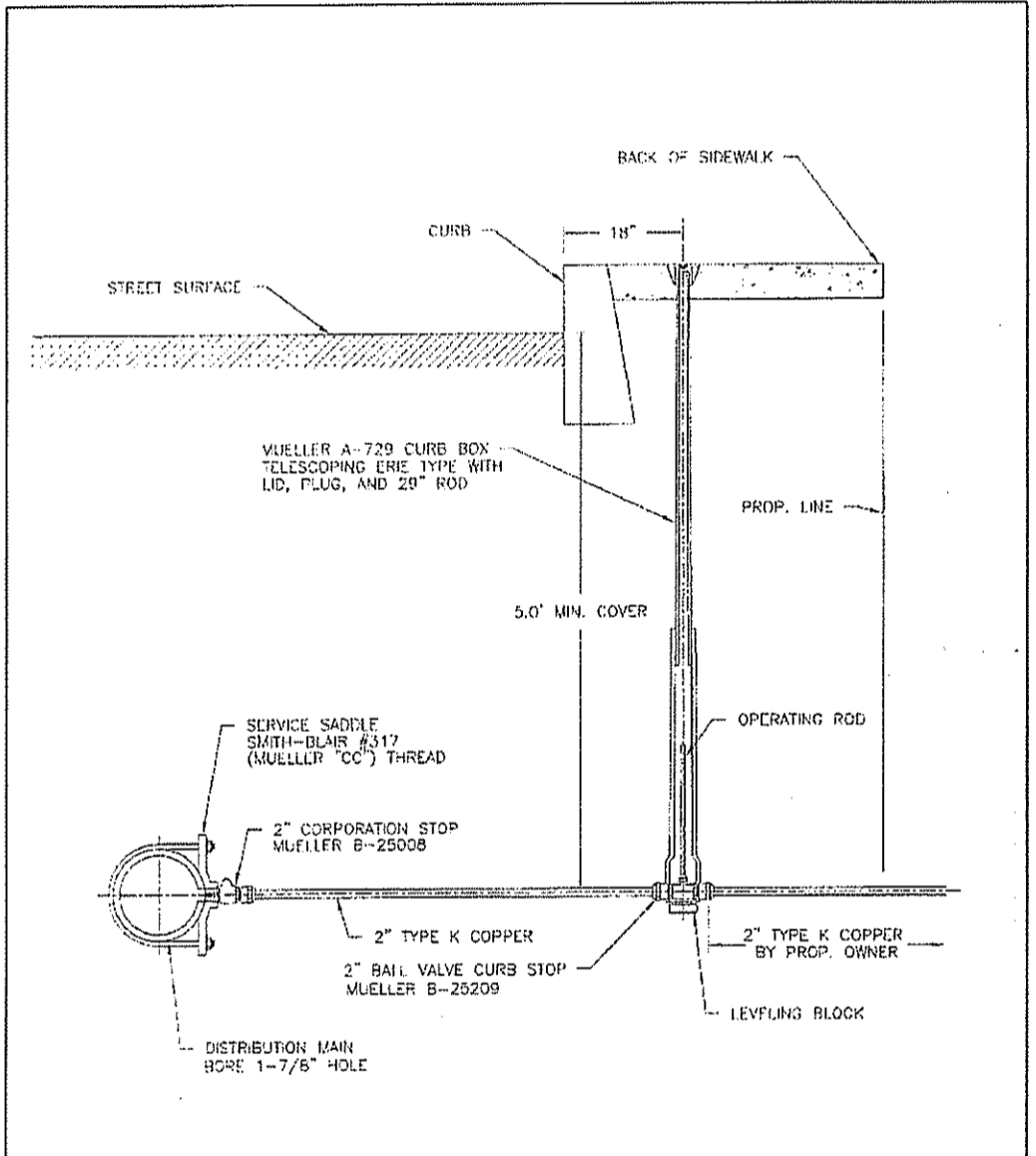
GUARD RAIL DETAIL
TYPICAL GUARD RAIL
SCALE: NONE

- GUARD RAIL NOTES:**
- DISTANCE X AND Y TO BE DETERMINED BY ENGINEER BASED ON SOILS AND LOADING CONDITIONS
 - INSTALL H-PILE OR WOOD POST AS PER MANUFACTURER'S RECOMMENDATIONS
 - POST MAY PIERCE UPPER LAYER OF GEOSYNTHETIC AS PER WALL DESIGN ENGINEER'S SPECIFICATION

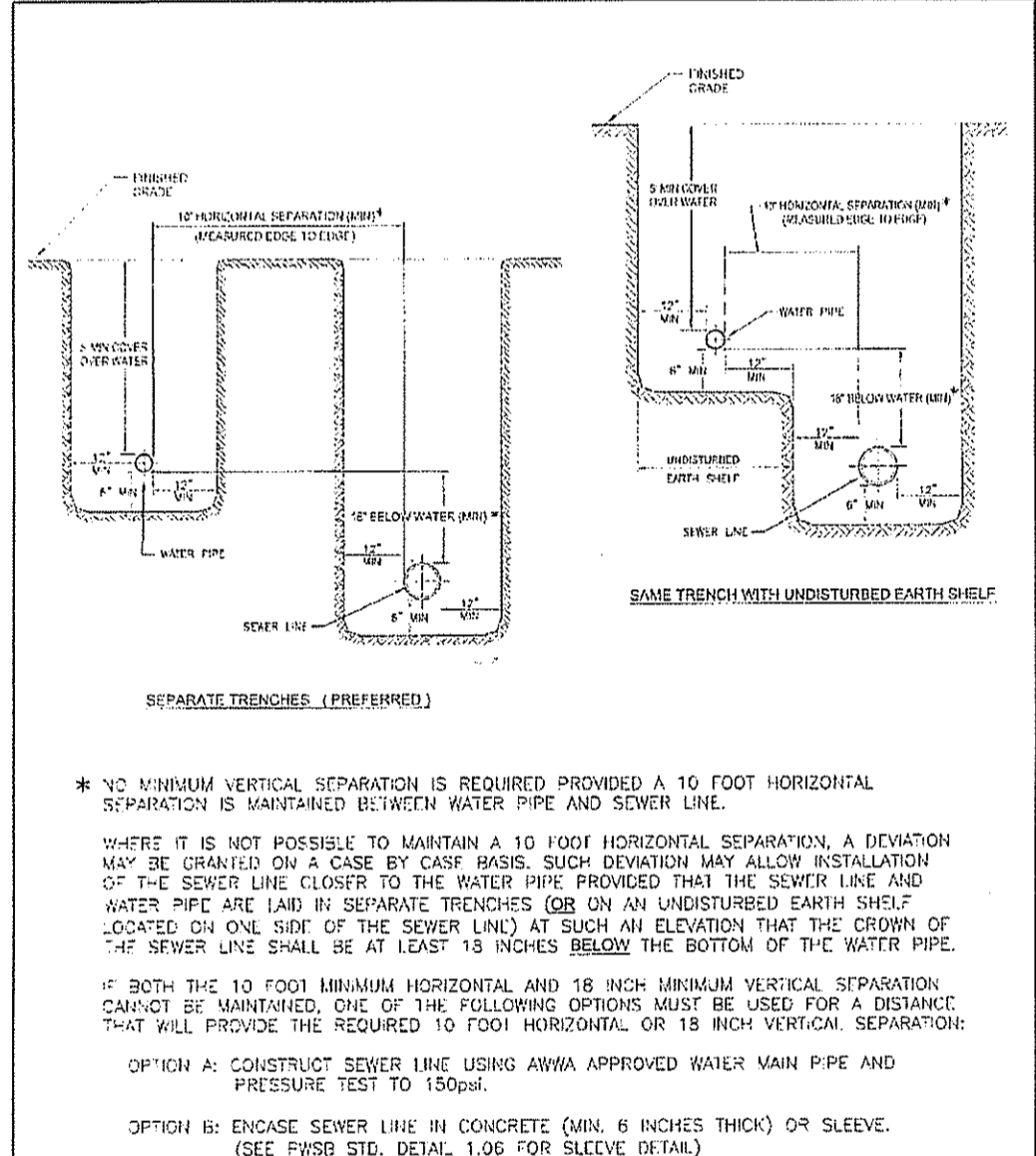


**TOWN of CUMBERLAND
STANDARD SANITARY SEWER
EARTH - ROCK
TRENCH SECTION**

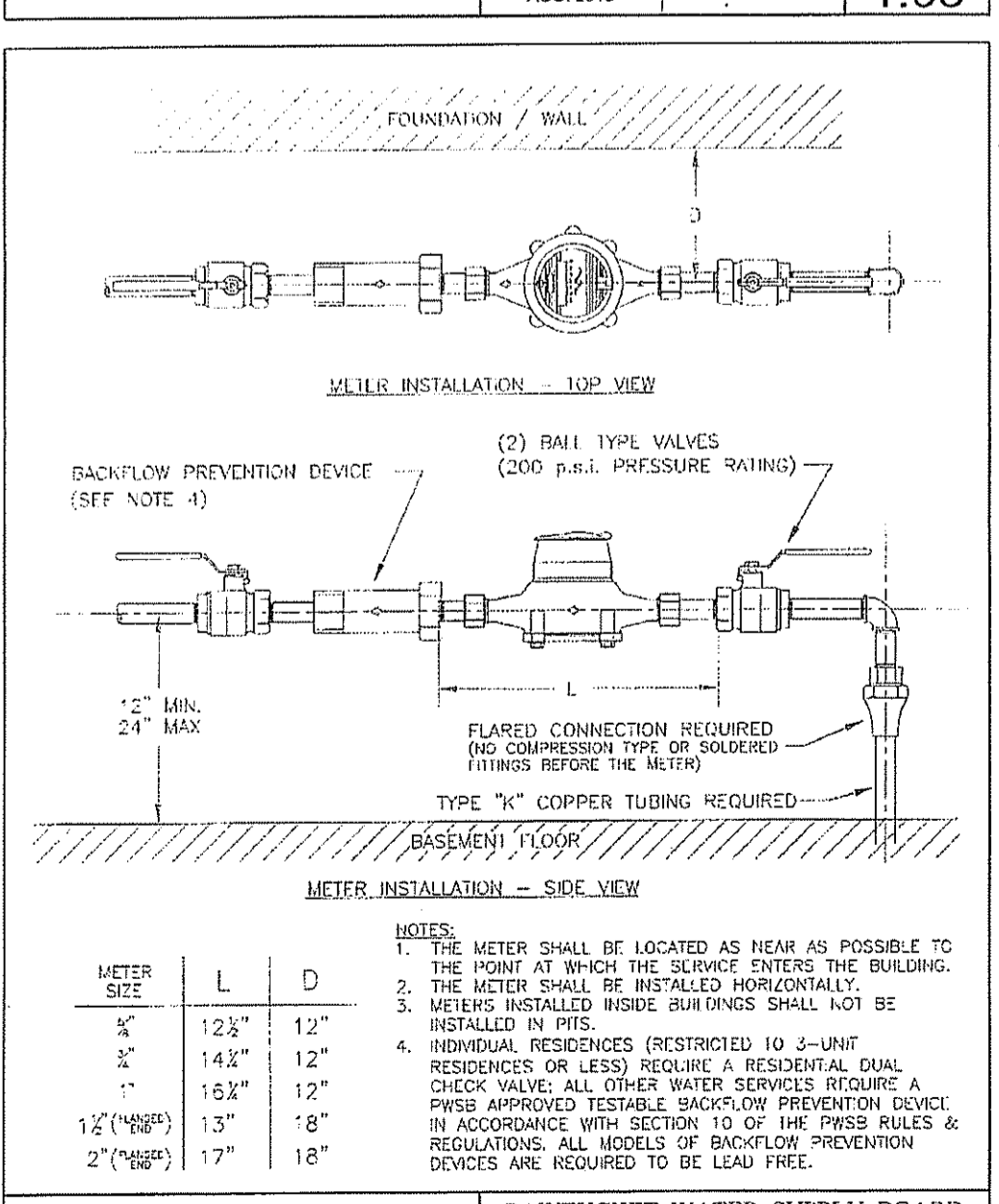
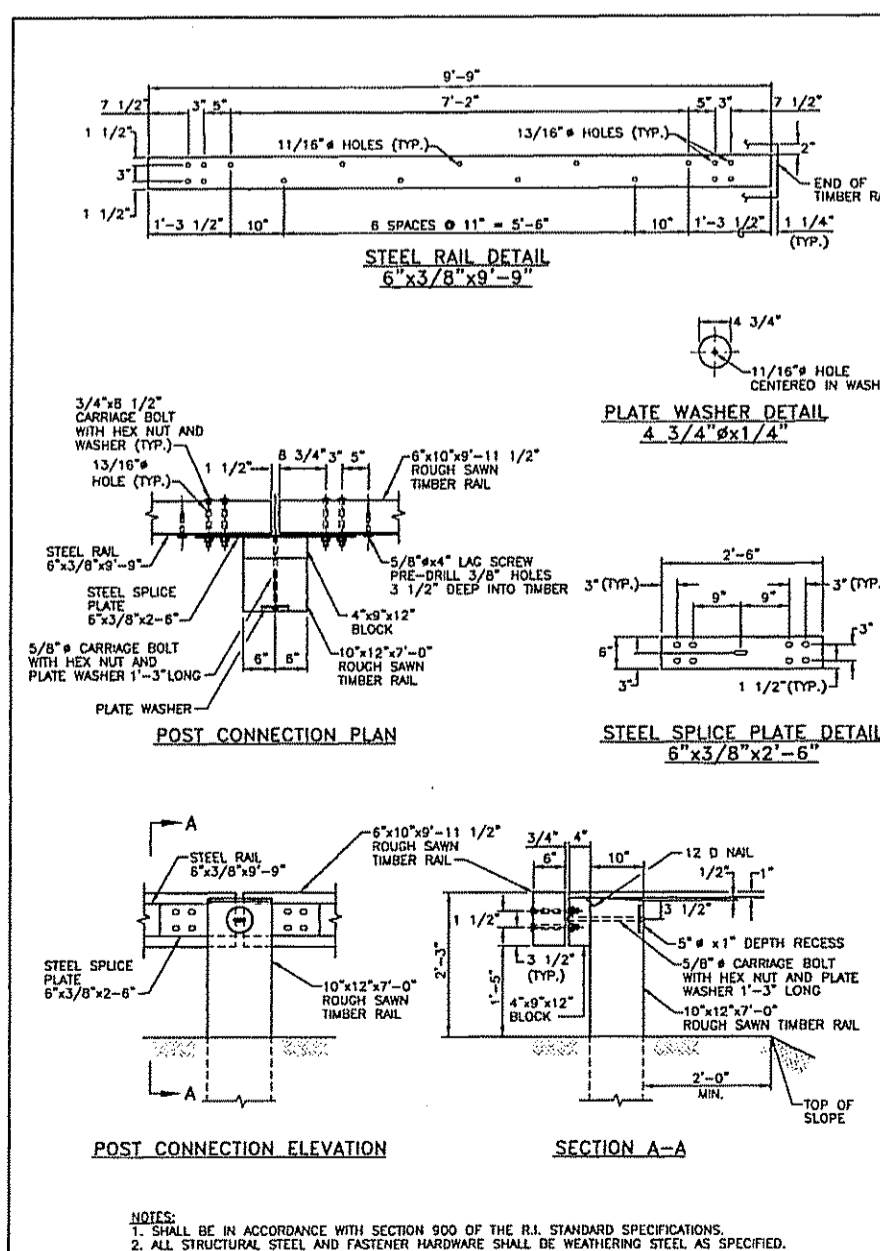
SCALE: 3/4\"/>



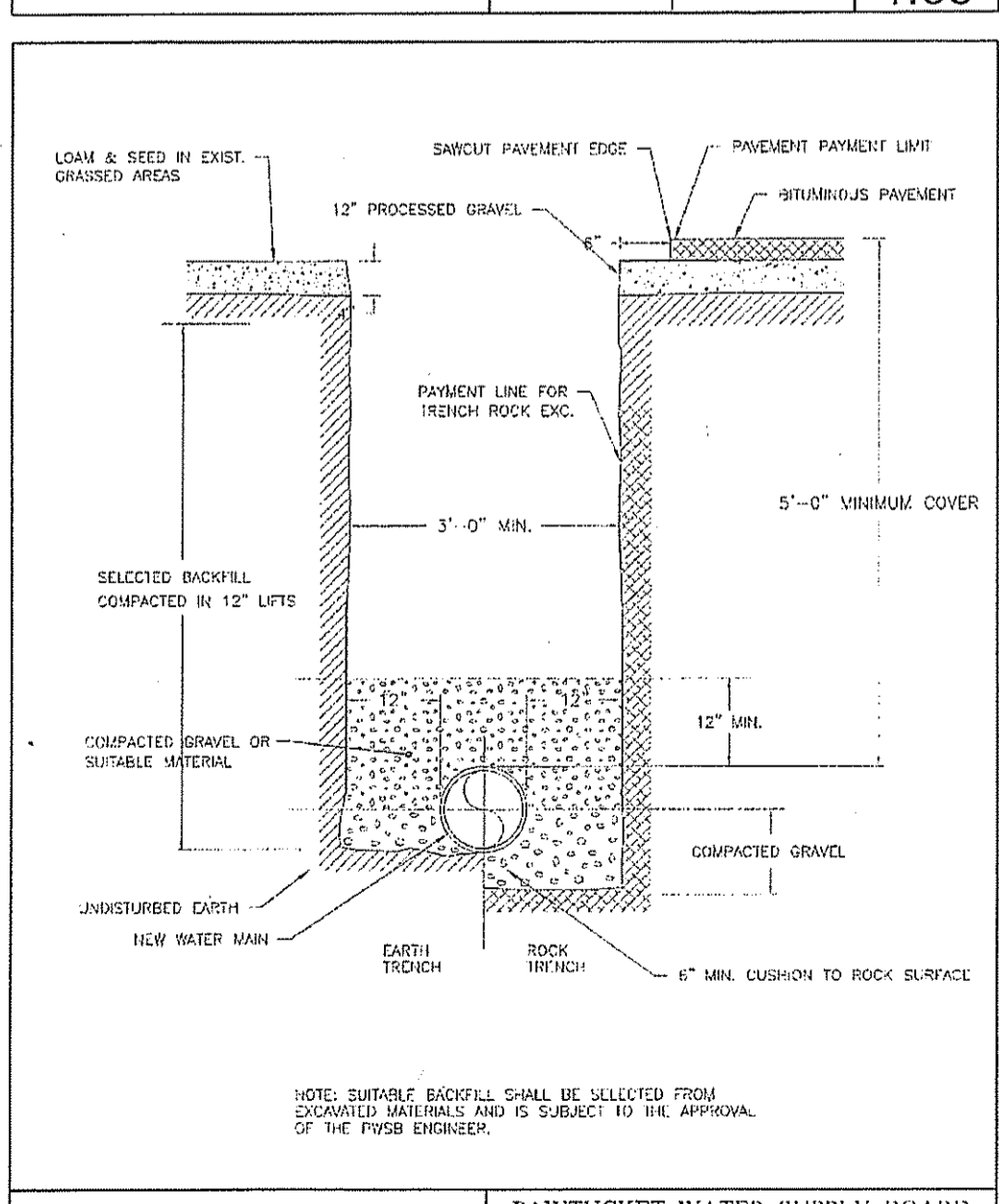
Pawtucket WATER SUPPLY BOARD
NEW 2\"/>



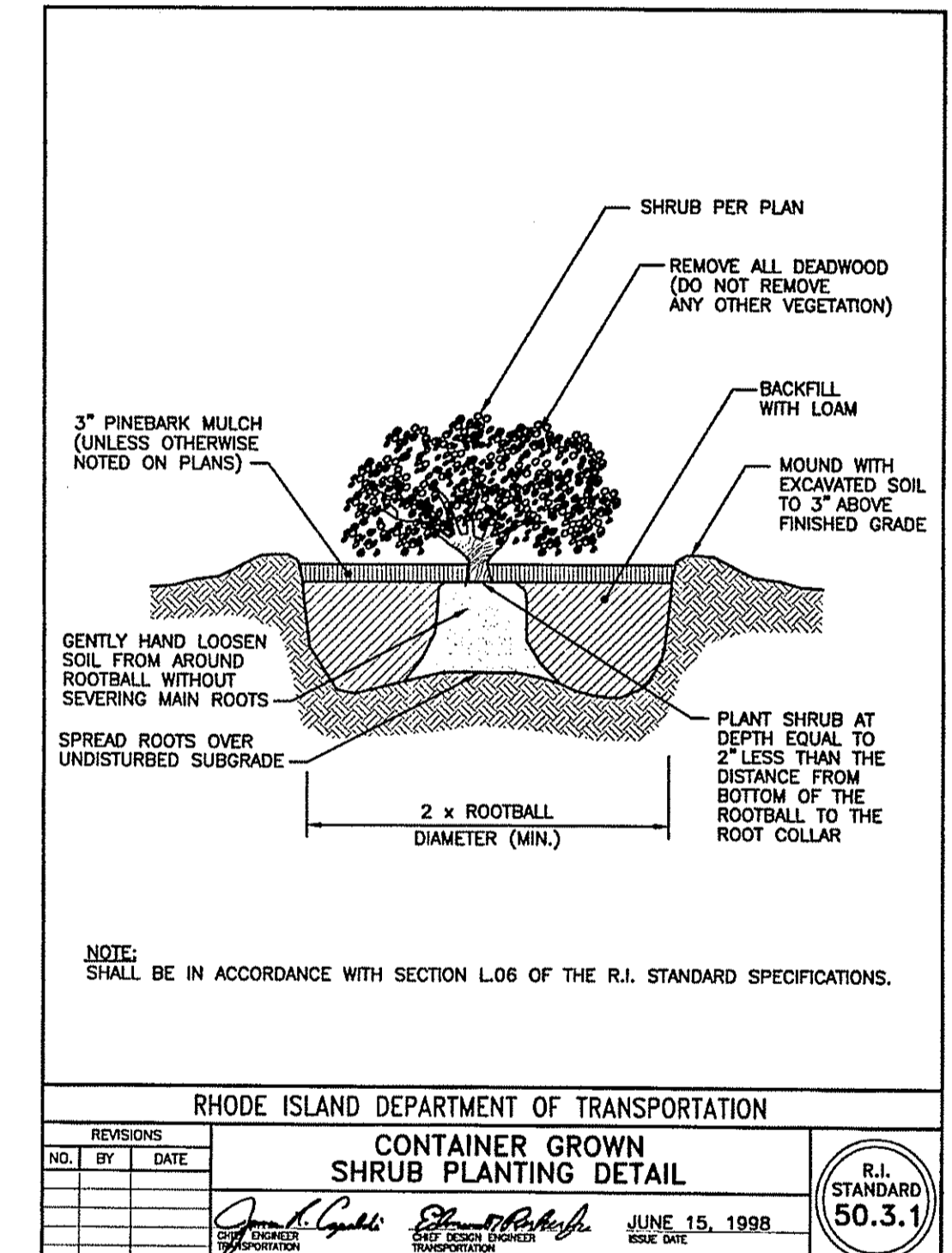
Pawtucket WATER SUPPLY BOARD
WATER AND SEWER SEPARATION DETAIL FOR PARALLEL PLACEMENT



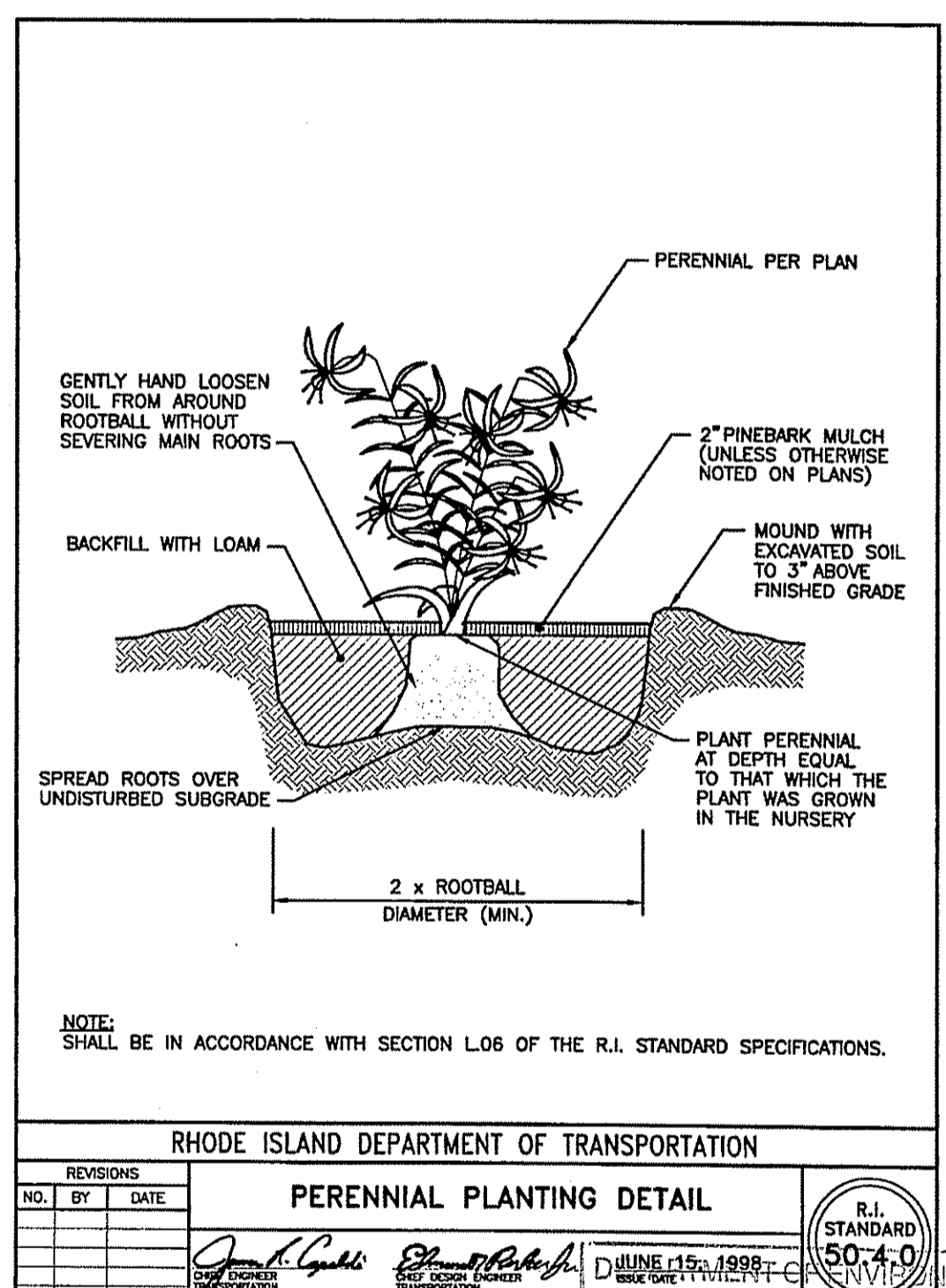
Pawtucket WATER SUPPLY BOARD
TYPICAL METER INSTALLATION



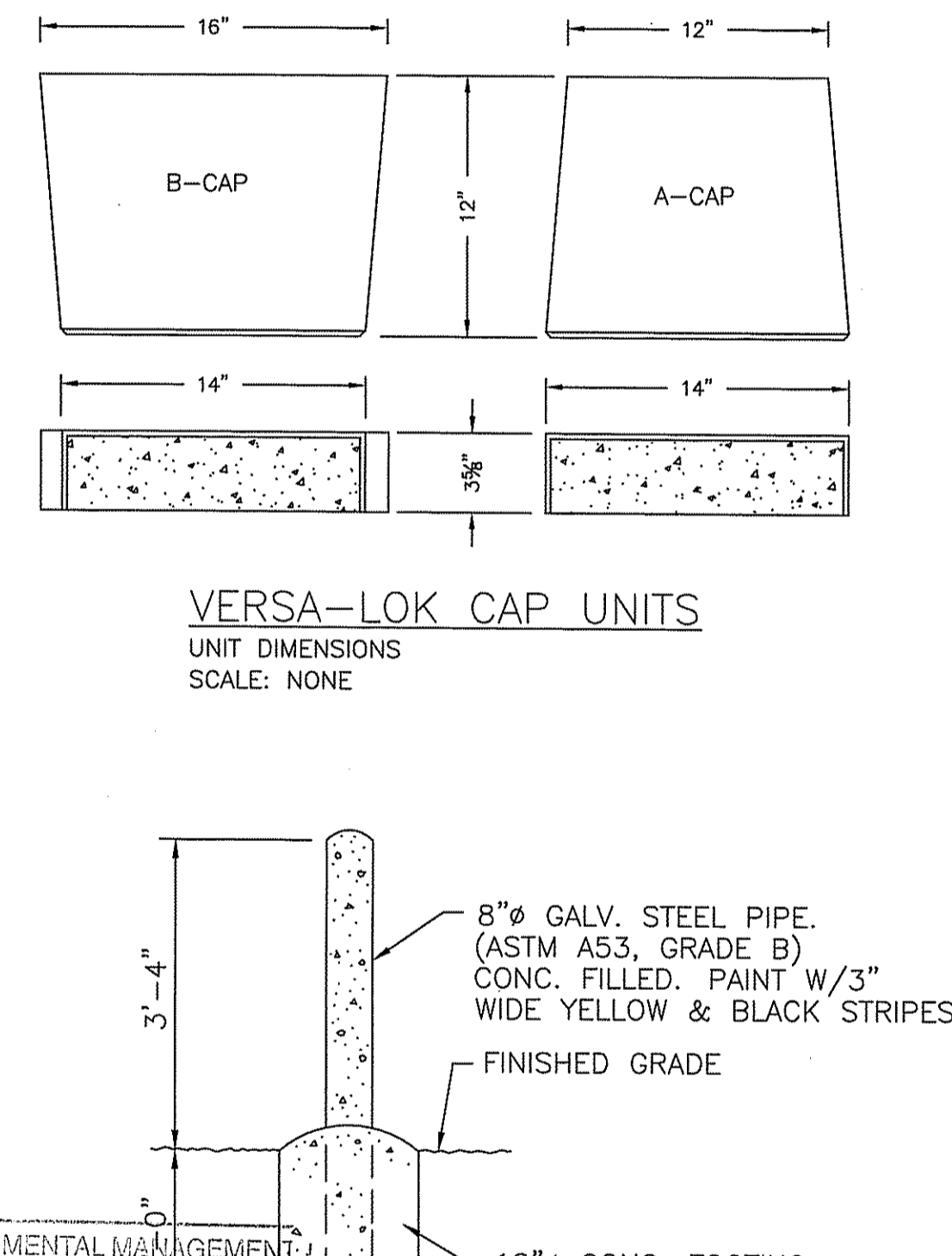
Pawtucket WATER SUPPLY BOARD
TYPICAL TRENCH DETAIL



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CONTAINER GROWN SHRUB PLANTING DETAIL

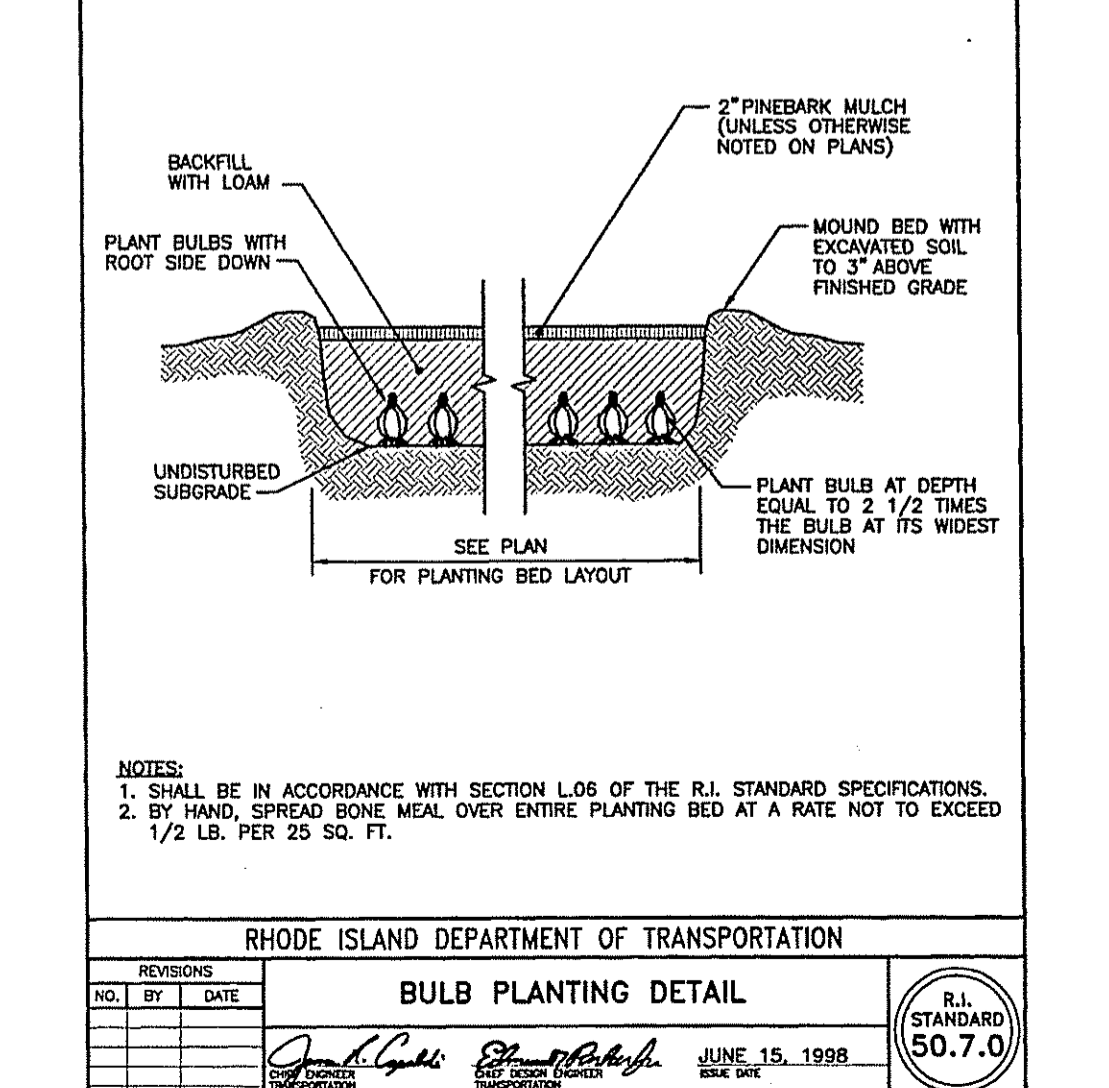


RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PERENNIAL PLANTING DETAIL



VERSA-LOK CAP UNITS
UNIT DIMENSIONS
SCALE: NONE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
STEEL BACKED TIMBER GUARDRAIL



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BULB PLANTING DETAIL

ENVIRONMENTAL MANAGEMENT
DECISION TREE RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 11 2015 FILE # 14-0071
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Kambiz Karbassi
No. 4737
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1.	09/25/14	KAB	KK

PRELIMINARY PLAN SUBMISSION DEVELOPMENT PLAN
FOR
ASSESSORS MAP 12 LOT 15
132 MENDON ROAD
AND
ASSESSORS MAP 12 LOT 140
140 MENDON ROAD
CUMBERLAND, RHODE ISLAND
CONSTRUCTION DETAILS - 4

SCALE: AS NOTED SHEET NO: 9 of 9
DRAWN BY: JP DESIGN BY: JP CHECKED BY: KK
DATE: 6/5/14 PROJECT NO.: 12026.00

C:\12026\12026.dwg 02 Mendon Road, Lot 1423 Drawings\Site, Connec, Drawings\12026 00 TOWN PRELIM PLAN LAND DEVELOP DETAILS 9-25-14.dwg DETAILS 4