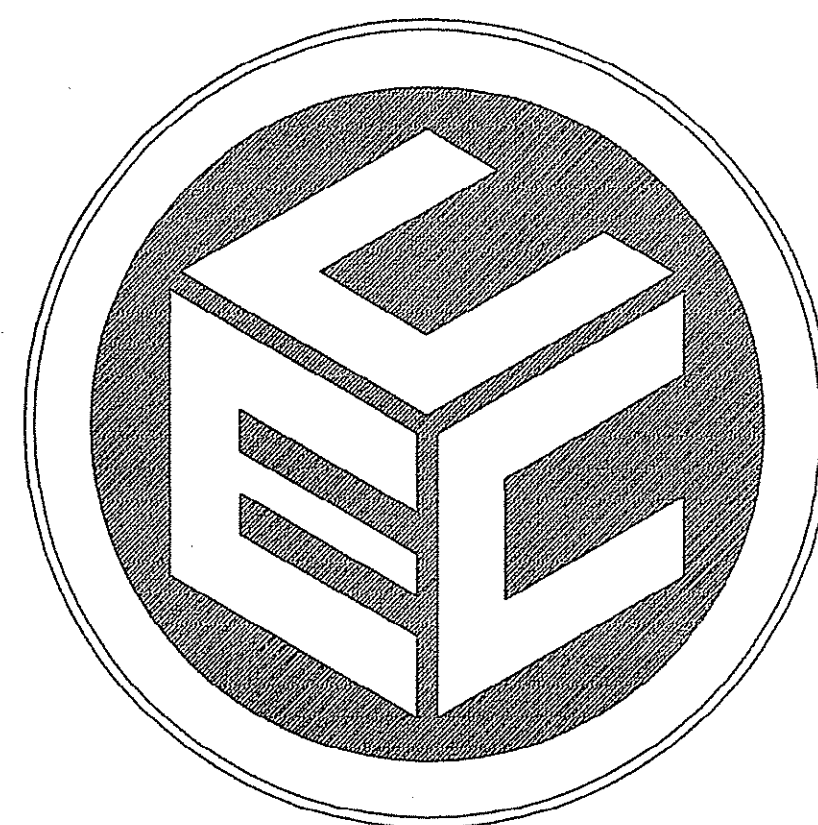


# RIDEM WETLAND PERMIT MODIFICATION SUBMISSION MAJOR SUBDIVISION

## FOR SPENCER'S CORNER ESTATES II AP 14A LOT 16

on  
SHIPPEETOWN ROAD & SPENCERS GRANT DRIVE  
in  
EAST GREENWICH, RHODE ISLAND

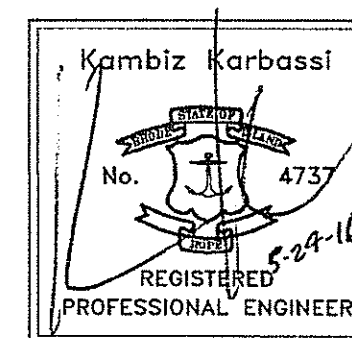
**OWNER/APPLICANT**  
GASHY DOWLATSHAHI  
1150 OAKLAWN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588



PREPARED BY:  
**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.

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

DATE: APRIL 3, 2015

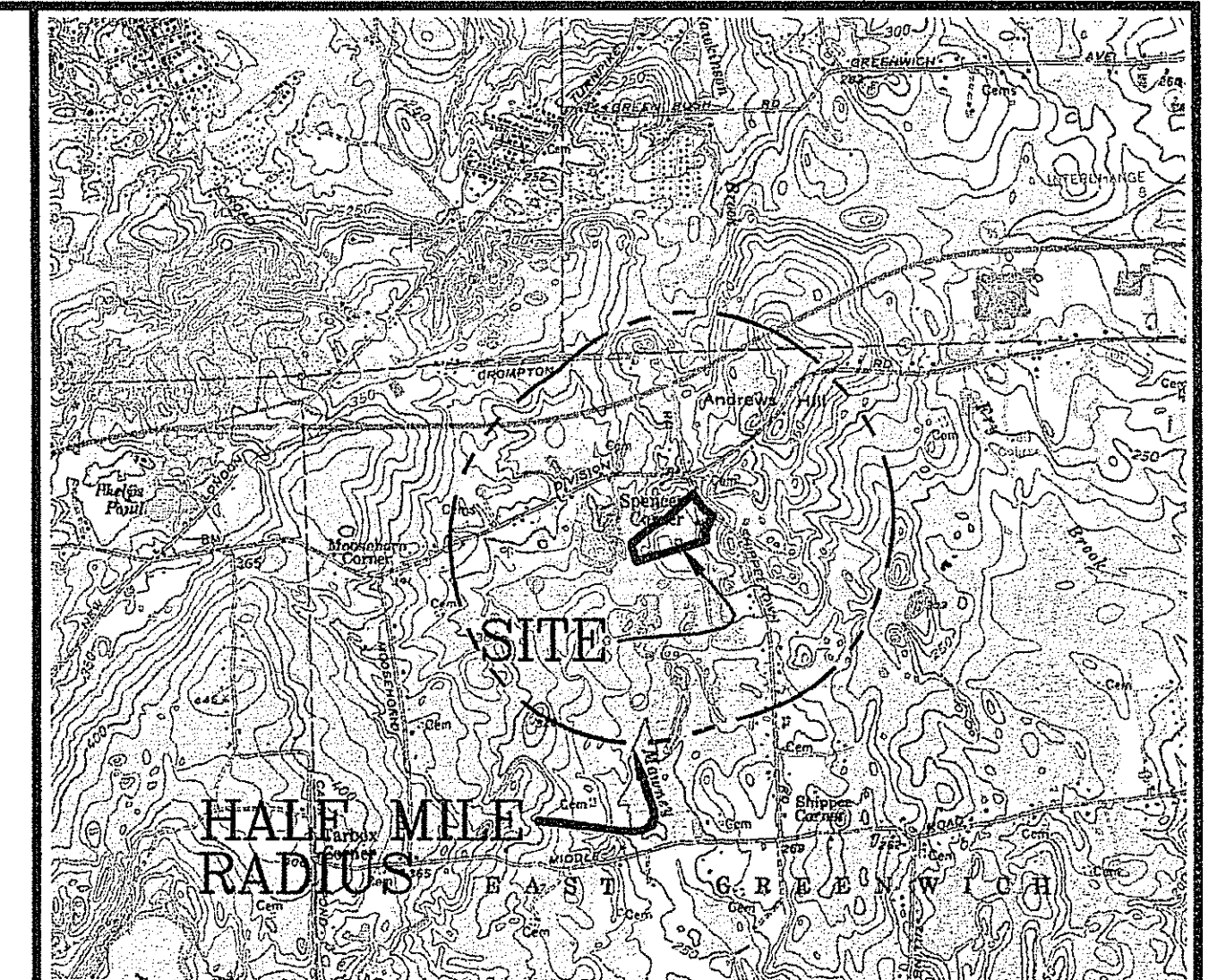


### PROPOSED LOT ZONING DATA TABLE

LOT	LOT SIZE	BUILDABLE AREA	FRONTAGE	BUILDING COVER*1	LOT COVER*2	YARD	FRONT	SIDE	REAR
16	87,698 S.F.	45,471 S.F.	272.70'	2.7%	4.1%		65'	91'	207'
281	87,521 S.F.	45,572 S.F.	161.91'	2.7%	4.3%		66'	52'	243'
282	111,281 S.F.	42,820 S.F.	128.81'	2.2%	4.9%		131'	82'	65'
283	109,923 S.F.	45,350 S.F.	77.21'	2.2%	3.4%		65'	43'	234'
284	144,030 S.F.	43,570 S.F.	111.29'	1.7%	3.2%		126'	38'	401'

\*1 DENOTES BUILDING COVERAGE ONLY  
\*2 DENOTES BUILDING AND PAVEMENT COVERAGE

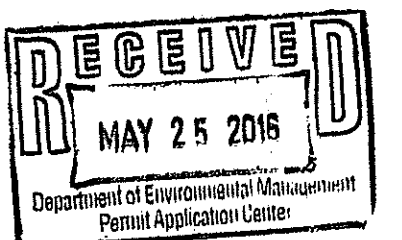
NOTE:  
BUILDABLE AREA INCLUDES LOT AREA MINUS BUILDING SETBACK AREAS, EASEMENT AREAS AND WETLANDS & ASSOCIATED BUFFER AREAS



LOCUS MAP  
SCALE: 1"=2,500'

### LIST OF DRAWINGS

- TITLE SHEET
- AERIAL MAP & RADIUS PLAN
- EXISTING CONDITIONS & SOILS PLAN
- LOT LAYOUT PLAN
- SITE DEVELOPMENT PLAN
- ROAD PROFILE
- DETAILS
- DETAILS
- DETAILS



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUN 23 2015 FILE # 14-0087

ASSESSORS REFERENCE:  
A.P. 14A LOT 16  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PARCEL DATA:  
AREA=549,350± S.F. (12.61 ACRES)

ZONING REFERENCE: F-2  
MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
MINIMUM BUILDABLE AREA = 42,750 S.F.  
MINIMUM FRONTAGE = 150'  
MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
MINIMUM FRONT YARD REQUIREMENT=60'  
MINIMUM SIDE YARD REQUIREMENT=30'  
MINIMUM REAR YARD REQUIREMENT=45'

PARCEL NOTES:  
1. ALL LAND LOCATED WEST OF SHIPPEETOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F-2 ZONING DISTRICT. ALL LAND LOCATED EAST OF SHIPPEETOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F/F1 ZONING DISTRICT.

2. THE SITE IS LOCATED WITHIN THE HUNT RIVER DRAINAGE BASIN.  
3. THE SITE IS NOT LOCATED WITHIN ANY OF THE FOLLOWING: GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, WELLHEAD PROTECTION AREAS AND NATURAL HERITAGE AREAS. IN ADDITION THERE ARE NO PUBLIC DRINKING WATER RESERVOIRS, GROUNDWATER RESERVOIRS, GROUNDWATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS AND PUBLIC WELLS LOCATED WITHIN A ONE-HALF MILE RADIUS OF THE SITE AS INDICATED BY THE RHODE ISLAND GIS WEB SITE.

FLOOD PLAIN NOTE:  
THIS PROPERTY CONTAINS LAND AREA WITHIN FLOOD ZONE AE ASSOCIATED WITH THE MAWNEY BROOK IDENTIFIED WITH 100 YEAR FLOOD ELEVATIONS RANGING FROM 284' ALONG THE NORTHERLY EDGE OF THE DIVISION STREET TO APPROX. ELEVATION 271' AT THE SOUTHWESTERLY PROPERTY LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), TOWN OF EAST GREENWICH RHODE ISLAND, KENT COUNTY, MAP 44003C01176 & 44003C01199 EFFECTIVE DATE: DECEMBER 3, 2010.

REFERENCES:  
1. FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - LOT LAYOUT PLAN SHEET NO. 4 OF 12, SCALE: 1"=60', DATED 5/31/13, WITH THE LAST REVISION DATE OF 9/19/13 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.  
2. FINAL CONSTRUCTION PLANS TITLED AS FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - SHEETS 1 - 12, SCALE: DATED MAY 31, 2013, WITH THE LAST REVISION DATE OF JANUARY 6, 2014 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.

3. SURVEY PLAN A.P. 68 - 14A/LOT 16 DIVISION STREET & SHIPPEETOWN ROAD, EAST GREENWICH, R.I. SCALE: 1"=60' DATE: OCTOBER 11, 2012 PREPARED FOR: JAG CONSTRUCTION PREPARED BY: OCEAN STATE PLANNERS, INC.  
4. TOPOGRAPHIC SURVEY A.P. 68 - 14A/LOT 16 DIVISION STREET & SHIPPEETOWN ROAD, EAST GREENWICH, R.I. SCALE: 1"=60' DATE: JANUARY 4, 2013 PREPARED FOR: JAG CONSTRUCTION PREPARED BY: OCEAN STATE PLANNERS, INC.  
5. RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.

WAIVER FROM LENGTH OF CUL-DE-SAC:  
A WAIVER HAS BEEN APPROVED AT MASTER PLAN FROM THE MAXIMUM 1,000' LENGTH OF A CUL-DE-SAC.

SECTION A263-24 B.(7) Culs-de-sac. All cul-de-sac streets shall end in a permanent turnaround constructed to the standards listed in Appendix C. Culs-de-sac shall not exceed 1,000 feet in length. Culs-de-sac shall have a minimum length consisting of the frontage required for the base zone in which the property lies plus the bulb itself. The bulb shall not provide frontage for more than three lots. This standard may be waived by the Permitting Authority to promote access to landlocked parcels, to allow for future connection to the existing road network in the Town or for other cause.

THE CURRENT LENGTH OF SPENCERS GRANT DRIVE IS 1,270±' WITH A PROPOSED EXTENSION OF 131±' FOR A TOTAL ROADWAY LENGTH OF 1,401± S.F.

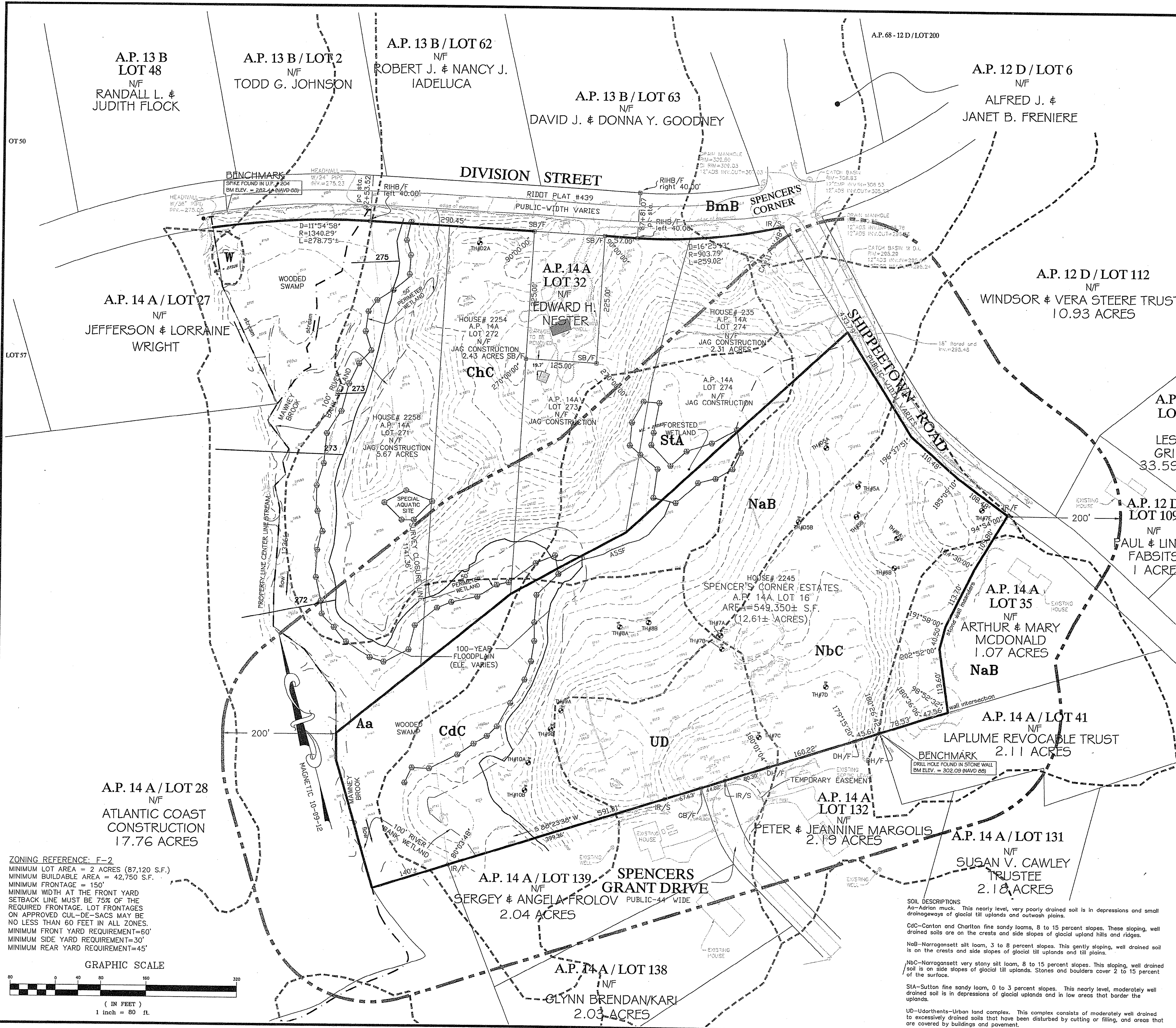
PRELIMINARY PLAN APPROVAL GRANTED  
BY THE TOWN OF EAST GREENWICH  
PLANNING BOARD.

DECISION: NOVEMBER 5, 2014  
APPROVED: NOVEMBER 7, 2014  
RECORDED: DECEMBER 3, 2014

REVISIONS
1 05/23/16 TB KK

CE&C PROJECT NO. 12020.00





- REFERENCES:**
1. FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - LOT LAYOUT PLAN SHEET NO. 4 OF 12, SCALE: 1"=60', DATED 5/31/13, WITH THE LAST REVISION DATE OF 9/19/13 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.
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  5. RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.

**FLOOD PLAIN NOTE:**  
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**LEGEND**

- SOIL DESIGNATION & BOUNDARY** ----- NaB
- SITE PERIMETER** ○-----○
- WETLAND FLAGGING** [Symbol]
- RIVER BANK/WETLAND BUFFER** [Symbol]
- STONEWALL** [Symbol]
- FENCE LINE** [Symbol]
- TREE LINE** [Symbol]
- SPOT GRADE** [Symbol]
- CONTOUR LINE** [Symbol]
- IRON ROD SET** [Symbol] IR/S
- IRON ROD FOUND** [Symbol] IR/F
- DRILL HOLE FOUND** [Symbol] DH/F
- STONE BOUND FOUND** [Symbol] SB/F
- RI HIGHWAY BOUND FOUND** [Symbol] RIHB/F
- GRANITE BOUND FOUND** [Symbol] GB/F
- TEST HOLE** [Symbol] TH#5A
- 100-YR FLOOD ELEVATION** [Symbol] 275

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED 6/23/2016 FILE # 14-0081  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

**OWNER/APPLICANT**  
 GASHY DOWLATSHAHI  
 1150 OAKLAWN AVENUE  
 CRANSTON, RI 02910  
 TEL.: (401) 463-8588

**RIDEM WETLAND PERMIT MODIFICATION SUBMISSION**

Kambiz Karbassi  
 4737  
 5-14-16  
 REGISTERED PROFESSIONAL ENGINEER

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

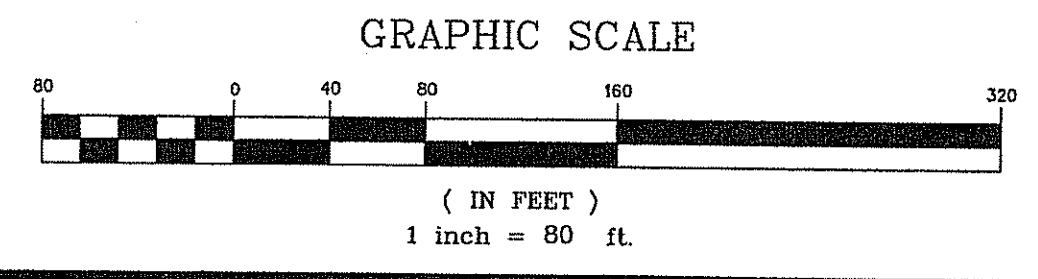
**REVISIONS**

No.	DATE	DRWN	CHKD
1	05/23/16	TB	KK

**MAJOR SUBDIVISION**  
 for  
**SPENCER'S CORNER ESTATES II**  
 AP 14A, LOT 16  
 in  
 EAST GREENWICH, RHODE ISLAND  
**EXISTING CONDITIONS & SOILS PLAN**

SCALE: 1"=80' SHEET NO: 3 OF 9  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
 DATE: 04/03/15 PROJECT NO.: 12020.00

**ZONING REFERENCE: F-2**  
 MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
 MINIMUM BUILDABLE AREA = 42,750 S.F.  
 MINIMUM FRONTAGE = 150'  
 MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
 MINIMUM FRONT YARD REQUIREMENT=60'  
 MINIMUM SIDE YARD REQUIREMENT=30'  
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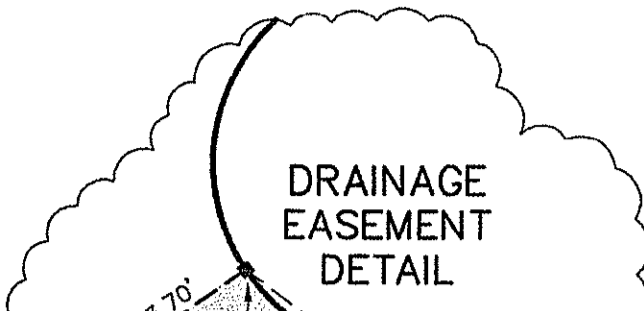


**SOIL DESCRIPTIONS**  
 Aa-Adrian muck. This nearly level, very poorly drained soil is in depressions and small drainageways of glacial till uplands and outwash plains.  
 Cdc-Canton and Charlton fine sandy loams, 8 to 15 percent slopes. These sloping, well drained soils are on the crests and side slopes of glacial upland hills and ridges.  
 NAb-Narragansett silt loam, 3 to 8 percent slopes. This gently sloping, well drained soil is on the crests and side slopes of glacial till uplands and till plains.  
 Nbc-Narragansett very stony silt loam, 8 to 15 percent slopes. This sloping, well drained soil is on side slopes of glacial till uplands. Stones and boulders cover 2 to 15 percent of the surface.  
 Sma-Sutton fine sandy loam, 0 to 3 percent slopes. This nearly level, moderately well drained soil is in depressions of glacial uplands and in low areas that border the uplands.  
 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.

C:\2020\12020.00\12020.00.dwg File:Phase 1\12020 PHASE 1\DEM WETLAND MODIFICATION.dwg 5-18-15.dwg SH:3 EASTING

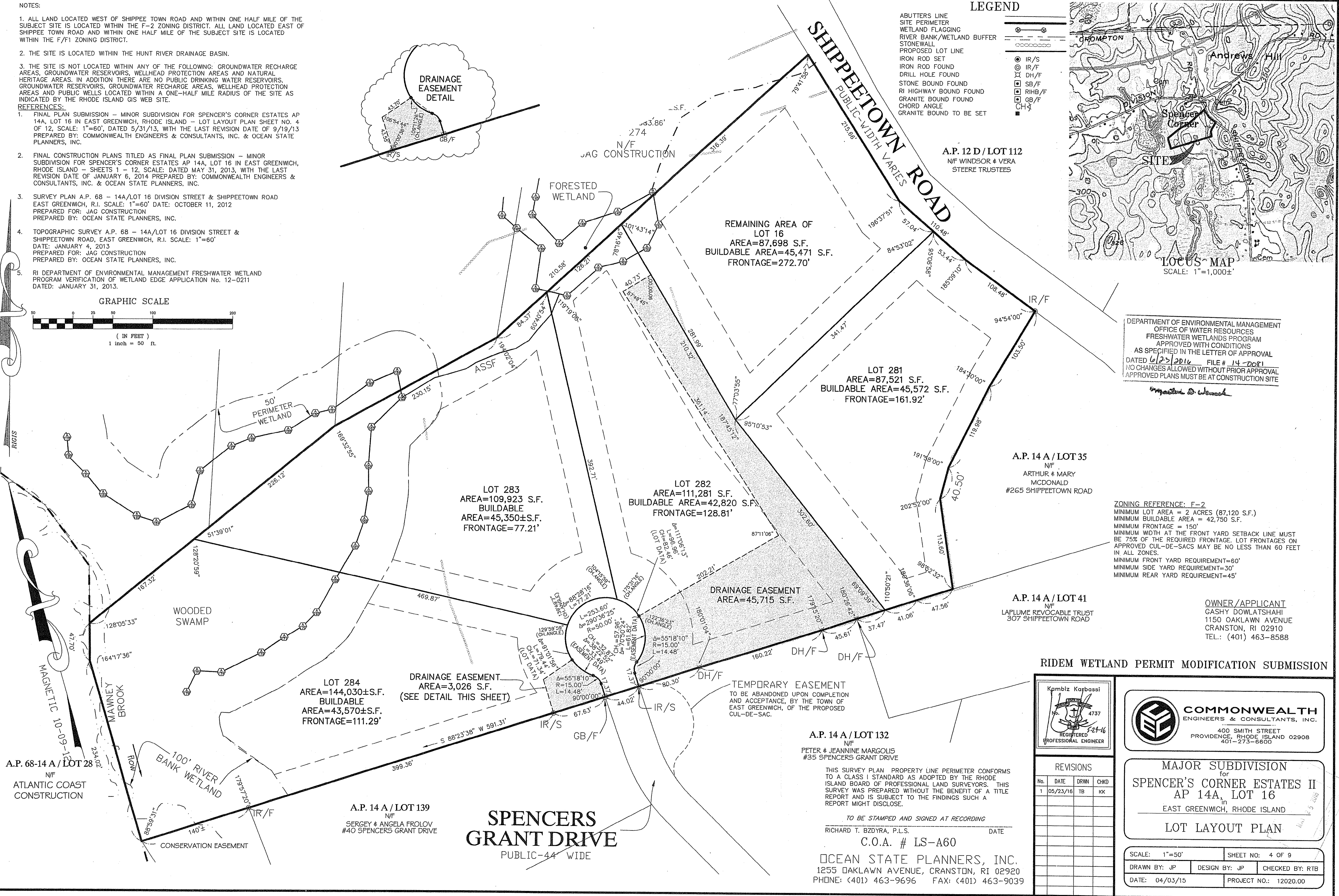
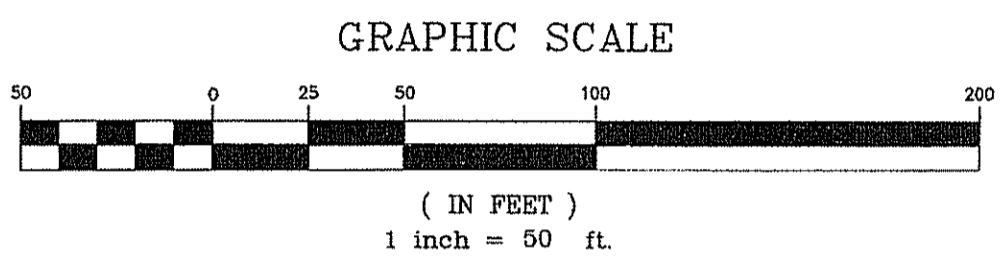
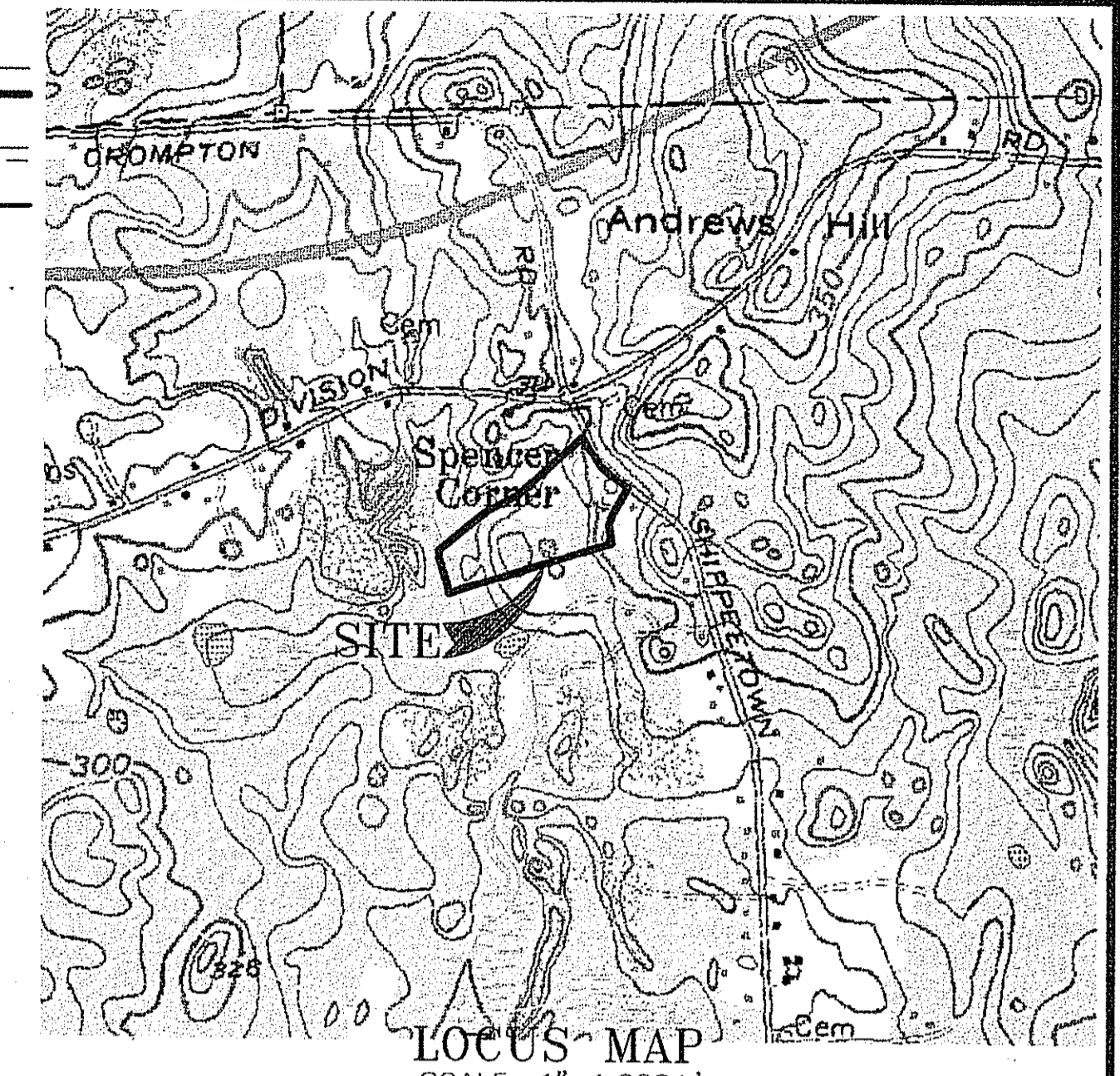
NOTES:

- ALL LAND LOCATED WEST OF SHIPPEE TOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F-2 ZONING DISTRICT. ALL LAND LOCATED EAST OF SHIPPEE TOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F/F1 ZONING DISTRICT.
  - THE SITE IS LOCATED WITHIN THE HUNT RIVER DRAINAGE BASIN.
  - THE SITE IS NOT LOCATED WITHIN ANY OF THE FOLLOWING: GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, WELLHEAD PROTECTION AREAS AND NATURAL HERITAGE AREAS. IN ADDITION THERE ARE NO PUBLIC DRINKING WATER RESERVOIRS, GROUNDWATER RESERVOIRS, GROUNDWATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS AND PUBLIC WELLS LOCATED WITHIN A ONE-HALF MILE RADIUS OF THE SITE AS INDICATED BY THE RHODE ISLAND GIS WEB SITE.
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  - RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.



LEGEND

- ABUTTERS LINE
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- PROPOSED LOT LINE
- IRON ROD SET
- IRON ROD FOUND
- DRILL HOLE FOUND
- STONE BOUND FOUND
- RI HIGHWAY BOUND FOUND
- GRANITE BOUND FOUND
- CHORD ANGLE
- GRANITE BOUND TO BE SET



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 6/23/2016 FILE # 14-0081  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ZONING REFERENCE: F-2  
MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
MINIMUM BUILDABLE AREA = 42,750 S.F.  
MINIMUM FRONTAGE = 150'  
MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
MINIMUM FRONT YARD REQUIREMENT=60'  
MINIMUM SIDE YARD REQUIREMENT=30'  
MINIMUM REAR YARD REQUIREMENT=45'

OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLAWN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588

RIDEM WETLAND PERMIT MODIFICATION SUBMISSION

Kambiz Kasbasi  
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	05/23/16	TB	KK	

MAJOR SUBDIVISION  
for  
**SPENCER'S CORNER ESTATES II**  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND  
LOT LAYOUT PLAN

SCALE: 1"=50'	SHEET NO: 4 OF 9
DRAWN BY: JP	DESIGN BY: JP
CHECKED BY: RTB	
DATE: 04/03/15	PROJECT NO.: 12020.00

A.P. 14 A / LOT 132  
N/F  
PETER & JEANNINE MARGOLIS  
#35 SPENCERS GRANT DRIVE

THIS SURVEY PLAN PROPERTY LINE PERIMETER CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

TO BE STAMPED AND SIGNED AT RECORDING  
RICHARD T. BZDYRA, P.L.S. DATE

C.O.A. # LS-A60  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 FAX: (401) 463-9039

A.P. 68-14 A / LOT 28  
N/F  
ATLANTIC COAST CONSTRUCTION

100' RIVER BANK WETLAND  
CONSERVATION EASEMENT

A.P. 14 A / LOT 139  
N/F  
SERGEY & ANGELA FROLOV  
#40 SPENCERS GRANT DRIVE

**SPENCERS GRANT DRIVE**  
PUBLIC-44 WIDE

TEMPORARY EASEMENT  
TO BE ABANDONED UPON COMPLETION AND ACCEPTANCE, BY THE TOWN OF EAST GREENWICH, OF THE PROPOSED CUL-DE-SAC.

A.P. 14 A / LOT 35  
N/F  
ARTHUR & MARY MCDONALD  
#265 SHIPPEETOWN ROAD

A.P. 14 A / LOT 41  
N/F  
LAPLUME REVOCABLE TRUST  
307 SHIPPEETOWN ROAD

LOT 283  
AREA=109,923 S.F.  
BUILDABLE AREA=45,350±S.F.  
FRONTAGE=77.21'

LOT 282  
AREA=111,281 S.F.  
BUILDABLE AREA=42,820 S.F.  
FRONTAGE=128.81'

LOT 281  
AREA=87,521 S.F.  
BUILDABLE AREA=45,572 S.F.  
FRONTAGE=161.92'

REMAINING AREA OF LOT 16  
AREA=87,698 S.F.  
BUILDABLE AREA=45,471 S.F.  
FRONTAGE=272.70'

C:\12020\12020.00 Spencer's Corner Final Phase II\12020 PHASE II (RIBN) WETLAND MODIFICATION\15-16-16.dwg, 15-16-16.dwg, 15-16-16.dwg, 15-16-16.dwg, 15-16-16.dwg

**REFERENCES:**

- FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - LOT LAYOUT PLAN SHEET NO. 4 OF 12, SCALE: 1"=60', DATED 5/31/13, WITH THE LAST REVISION DATE OF 9/19/13 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.
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- RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.

**OWTS DESIGN DATA TABLE**

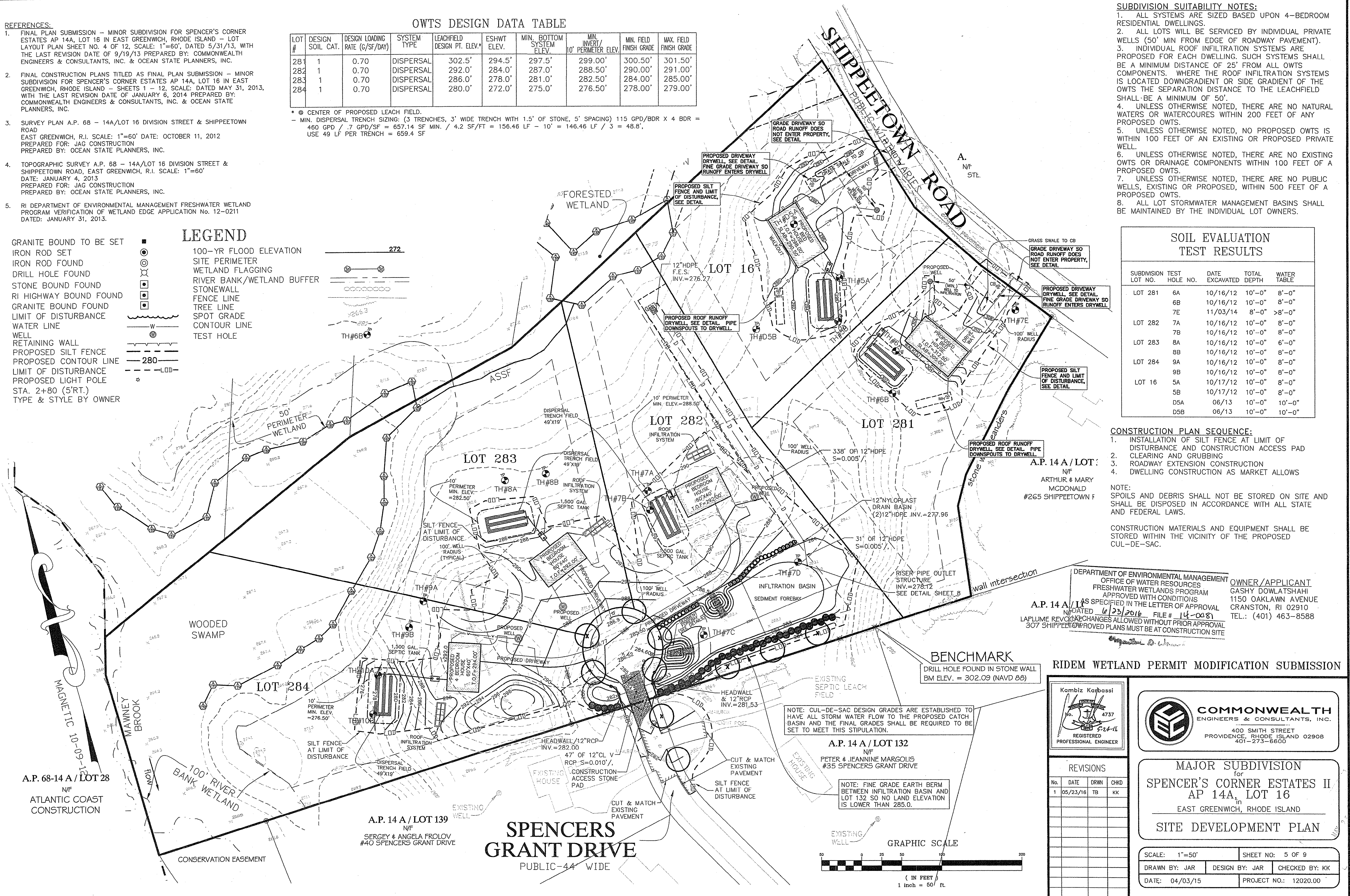
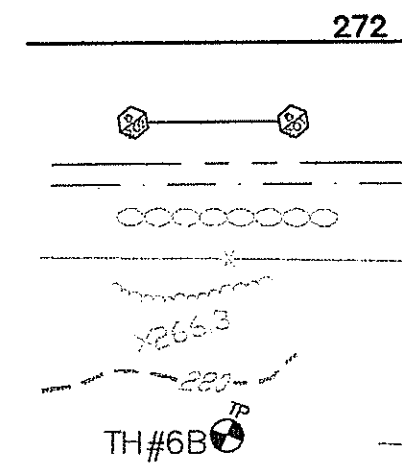
LOT #	DESIGN SOIL CAT.	DESIGN LOADING RATE (G/SF/DAY)	SYSTEM TYPE	LEACHFIELD DESIGN PT. ELEV.	ESHWT ELEV.	MIN. BOTTOM SYSTEM ELEV.	MIN. INVERT / 10' PERIMETER ELEV.	MIN. FIELD FINISH GRADE	MAX. FIELD FINISH GRADE
281	1	0.70	DISPERSAL	302.5'	294.5'	297.5'	299.00'	300.50'	301.50'
282	1	0.70	DISPERSAL	292.0'	284.0'	287.0'	288.50'	290.00'	291.00'
283	1	0.70	DISPERSAL	286.0'	278.0'	281.0'	282.50'	284.00'	285.00'
284	1	0.70	DISPERSAL	280.0'	272.0'	275.0'	276.50'	278.00'	279.00'

\* @ CENTER OF PROPOSED LEACH FIELD.  
 - MIN. DISPERSAL TRENCH SIZING: (3 TRENCHES, 3' WIDE TRENCH WITH 1.5' OF STONE, 5' SPACING) 115 GPD/BDR X 4 BDR = 460 GPD / 7 GPD/SF = 657.14 SF MIN. / 4.2 SF/FT = 156.46 LF - 10' = 146.46 LF / 3 = 48.8', USE 49 LF PER TRENCH = 659.4 SF

GRANITE BOUND TO BE SET  
 IRON ROD SET  
 IRON ROD FOUND  
 DRILL HOLE FOUND  
 STONE BOUND FOUND  
 RI HIGHWAY BOUND FOUND  
 GRANITE BOUND FOUND  
 LIMIT OF DISTURBANCE  
 WATER LINE  
 WELL  
 RETAINING WALL  
 PROPOSED SILT FENCE  
 PROPOSED CONTOUR LINE  
 LIMIT OF DISTURBANCE  
 PROPOSED LIGHT POLE STA. 2+80 (5'RT.)  
 TYPE & STYLE BY OWNER

**LEGEND**

- 100-YR FLOOD ELEVATION
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- FENCE LINE
- TREE LINE
- SPOT GRADE
- CONTOUR LINE
- TEST HOLE



- SUBDIVISION SUITABILITY NOTES:**
- ALL SYSTEMS ARE SIZED BASED UPON 4-BEDROOM RESIDENTIAL DWELLINGS.
  - ALL LOTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS (50' MIN FROM EDGE OF ROADWAY PAVEMENT).
  - INDIVIDUAL ROOF INFILTRATION SYSTEMS ARE PROPOSED FOR EACH DWELLING. SUCH SYSTEMS SHALL BE A MINIMUM DISTANCE OF 25' FROM ALL OWTS COMPONENTS. WHERE THE ROOF INFILTRATION SYSTEMS IS LOCATED DOWNGRADIENT OR SIDE GRADIENT OF THE OWTS THE SEPARATION DISTANCE TO THE LEACHFIELD SHALL BE A MINIMUM OF 50'.
  - UNLESS OTHERWISE NOTED, THERE ARE NO NATURAL WATERS OR WATERCOURSES WITHIN 200 FEET OF ANY PROPOSED OWTS.
  - UNLESS OTHERWISE NOTED, NO PROPOSED OWTS IS WITHIN 100 FEET OF AN EXISTING OR PROPOSED PRIVATE WELL.
  - UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OWTS OR DRAINAGE COMPONENTS WITHIN 100 FEET OF A PROPOSED OWTS.
  - UNLESS OTHERWISE NOTED, THERE ARE NO PUBLIC WELLS, EXISTING OR PROPOSED, WITHIN 500 FEET OF A PROPOSED OWTS.
  - ALL LOT STORMWATER MANAGEMENT BASINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

**SOIL EVALUATION TEST RESULTS**

SUBDIVISION LOT NO.	TEST HOLE NO.	DATE EXCAVATED	TOTAL DEPTH	WATER TABLE
LOT 281	6A	10/16/12	10'-0"	8'-0"
	6B	10/16/12	10'-0"	8'-0"
	7E	11/03/14	8'-0"	>8'-0"
LOT 282	7A	10/16/12	10'-0"	8'-0"
	7B	10/16/12	10'-0"	8'-0"
LOT 283	8A	10/16/12	10'-0"	6'-0"
	8B	10/16/12	10'-0"	8'-0"
LOT 284	9A	10/16/12	10'-0"	8'-0"
	9B	10/16/12	10'-0"	8'-0"
LOT 16	5A	10/17/12	10'-0"	8'-0"
	5B	10/17/12	10'-0"	8'-0"
	D5A	06/13	10'-0"	10'-0"
	D5B	06/13	10'-0"	10'-0"

- CONSTRUCTION PLAN SEQUENCE:**
- INSTALLATION OF SILT FENCE AT LIMIT OF DISTURBANCE AND CONSTRUCTION ACCESS PAD
  - CLEARING AND GRUBBING
  - ROADWAY EXTENSION CONSTRUCTION
  - DWELLING CONSTRUCTION AS MARKET ALLOWS

NOTE: SPOILS AND DEBRIS SHALL NOT BE STORED ON SITE AND SHALL BE DISPOSED IN ACCORDANCE WITH ALL STATE AND FEDERAL LAWS.

CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE STORED WITHIN THE VICINITY OF THE PROPOSED CUL-DE-SAC.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED 6/23/2016 FILE # 14-088  
 LAPLUME REVOCATIONS ALLOWED WITHOUT PRIOR APPROVAL  
 307 SHIPPEETOWN ROAD, PROVIDENCE, RI 02903  
 OWNER/APPLICANT  
 GASHY DOWLATSHAHI  
 1150 OAKLAWN AVENUE  
 CRANSTON, RI 02910  
 TEL.: (401) 463-8588

**RIDEM WETLAND PERMIT MODIFICATION SUBMISSION**

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	05/23/16	TB	KK

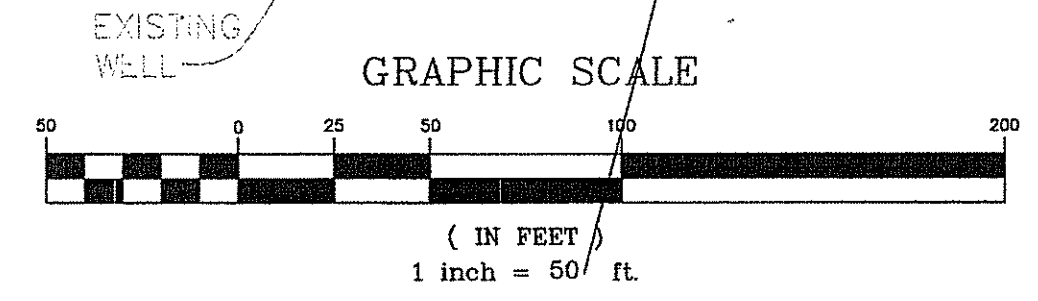
MAJOR SUBDIVISION  
 for  
 SPENCER'S CORNER ESTATES II  
 AP 14A, LOT 16  
 in  
 EAST GREENWICH, RHODE ISLAND  
**SITE DEVELOPMENT PLAN**

SCALE: 1"=50' SHEET NO: 5 OF 9  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
 DATE: 04/03/15 PROJECT NO.: 12020.00

NOTE: CUL-DE-SAC DESIGN GRADES ARE ESTABLISHED TO HAVE ALL STORM WATER FLOW TO THE PROPOSED CATCH BASIN AND THE FINAL GRADES SHALL BE REQUIRED TO BE SET TO MEET THIS STIPULATION.

A.P. 14 A / LOT 132  
 N/F  
 PETER & JEANNINE MARGOLIS  
 #35 SPENCERS GRANT DRIVE

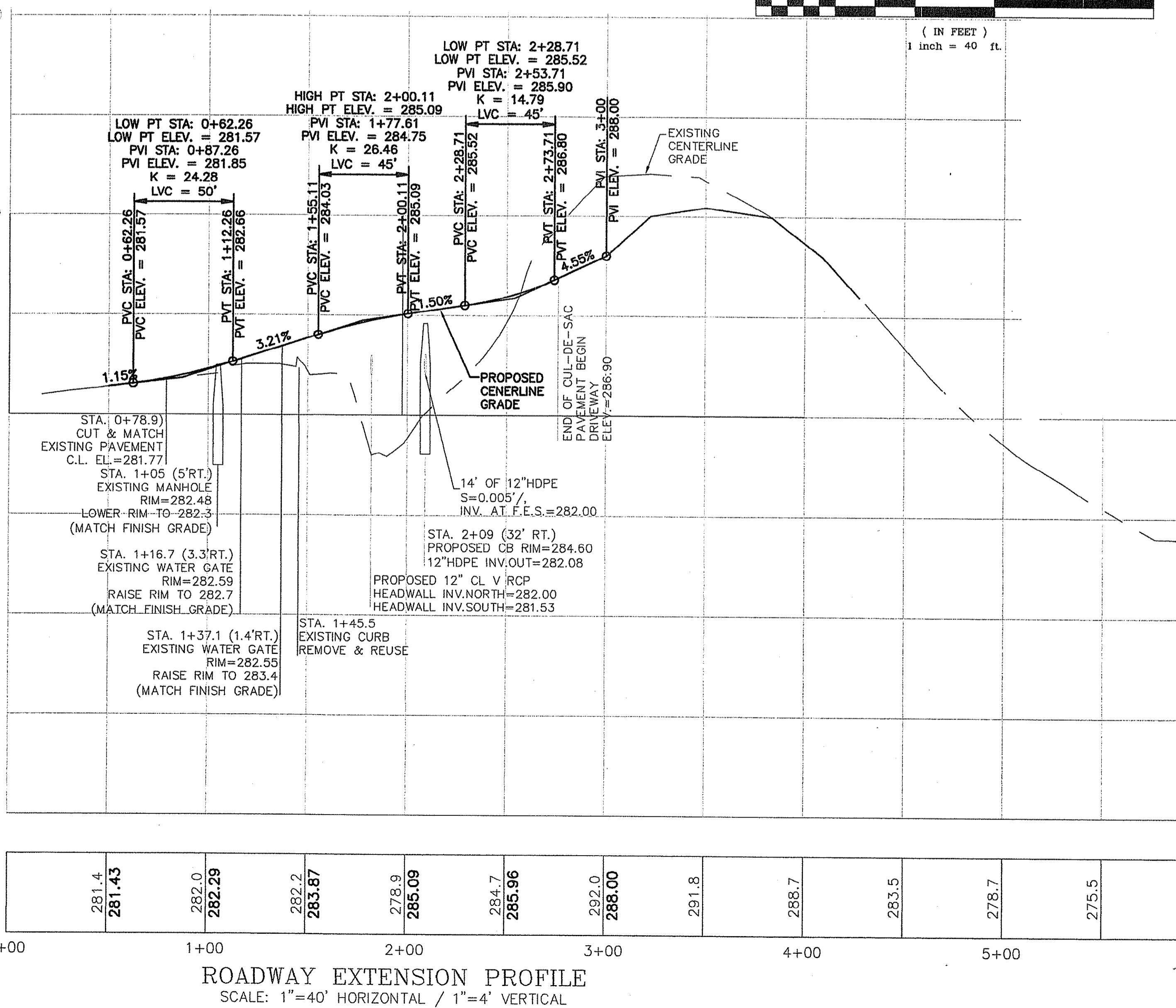
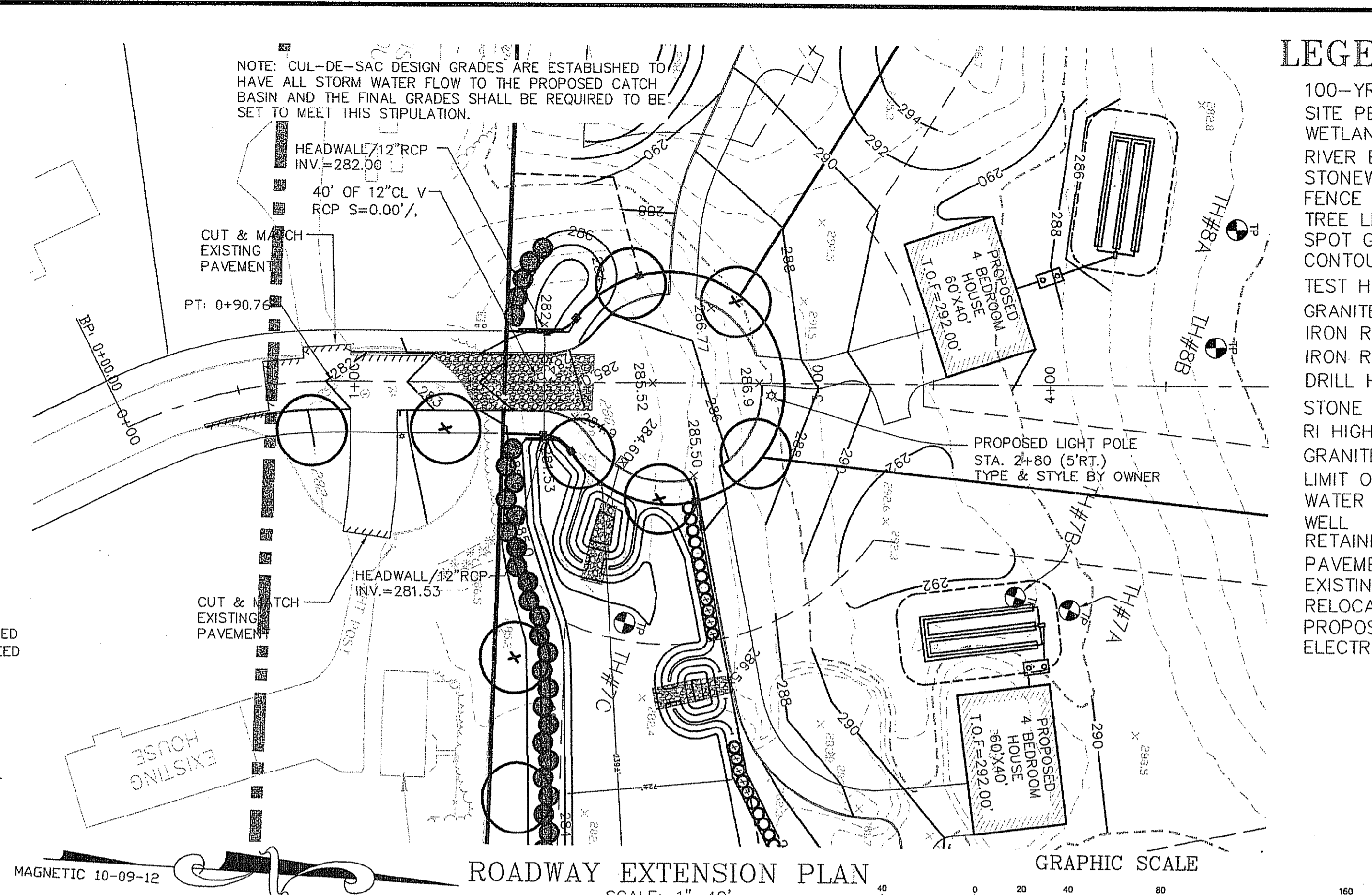
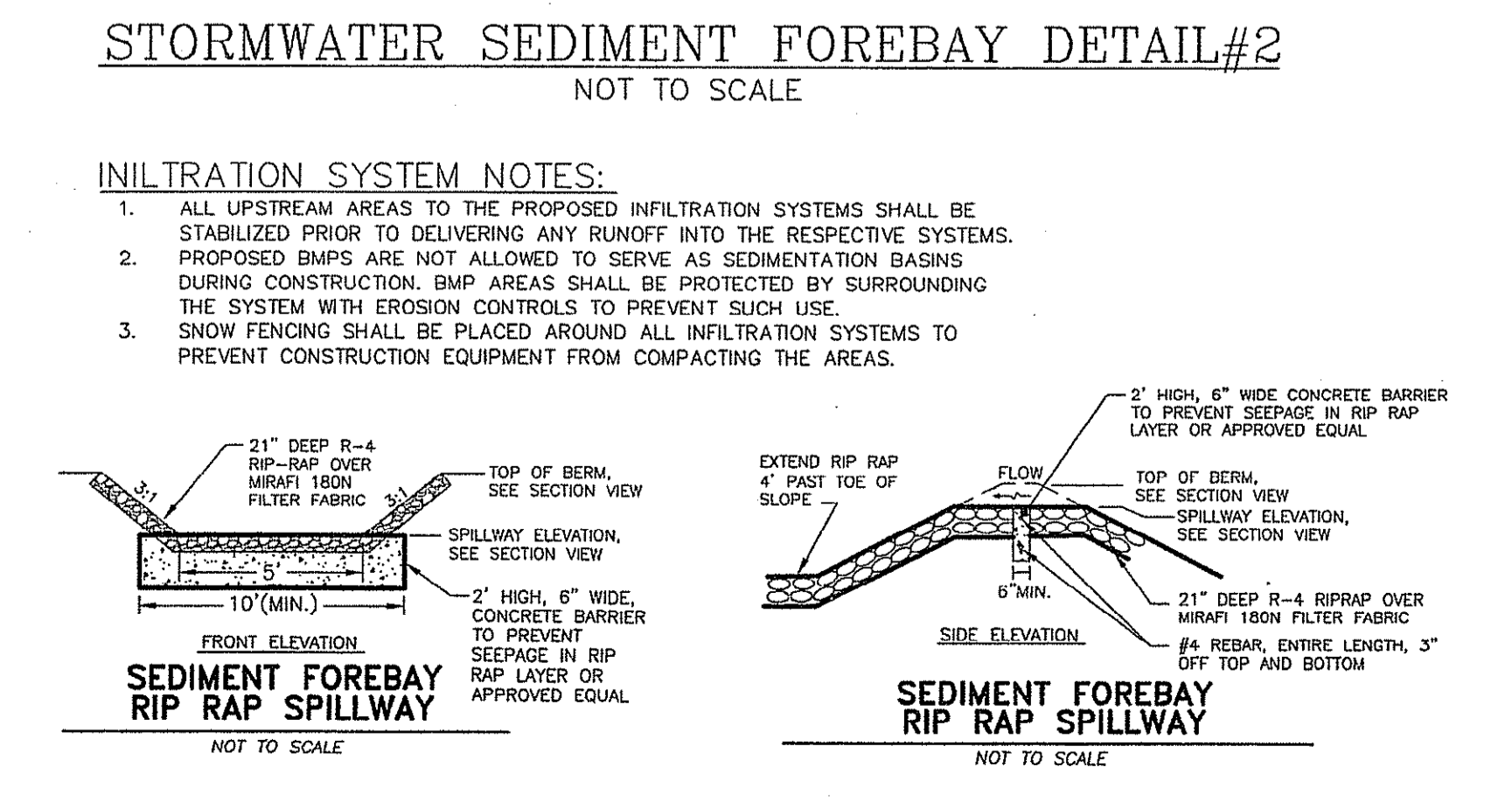
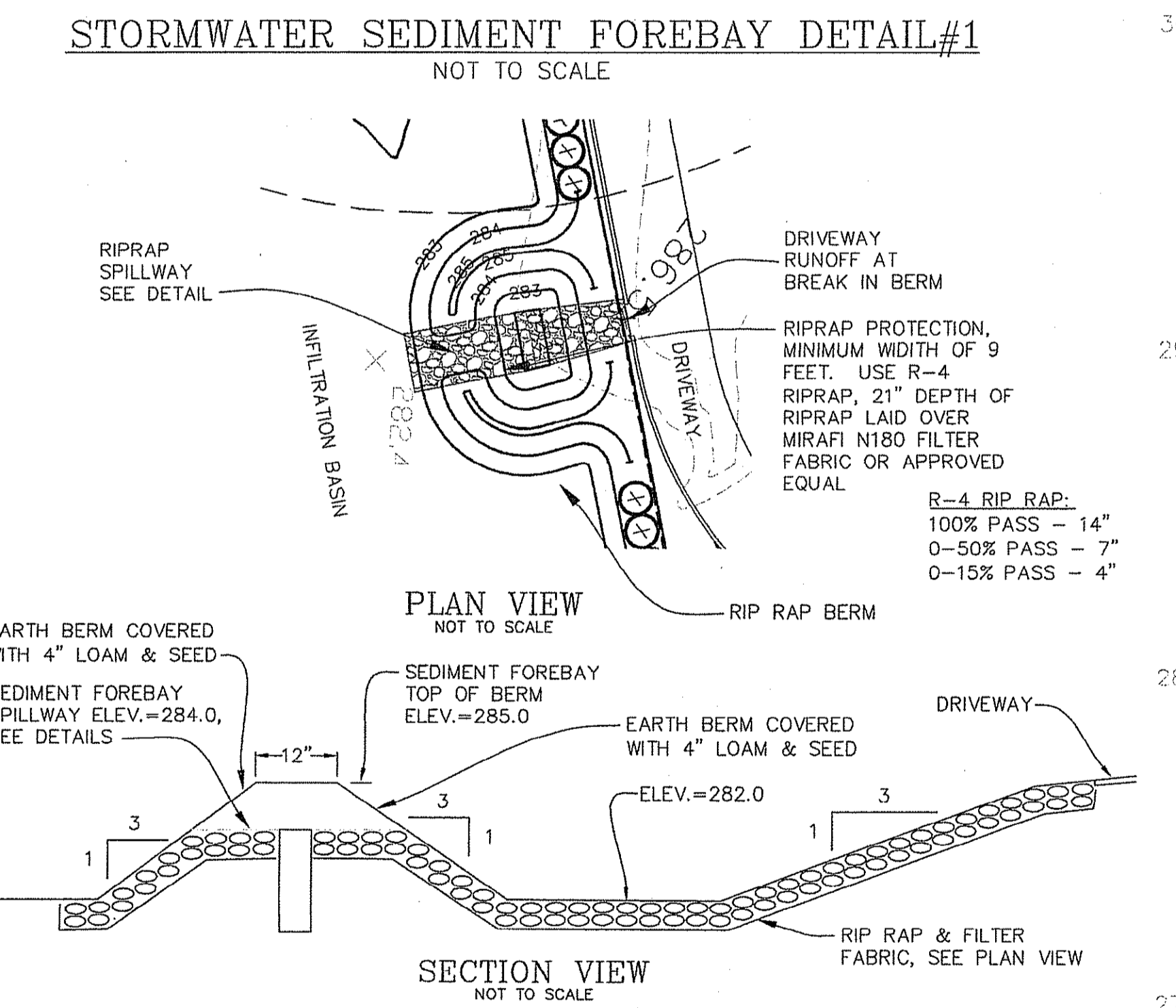
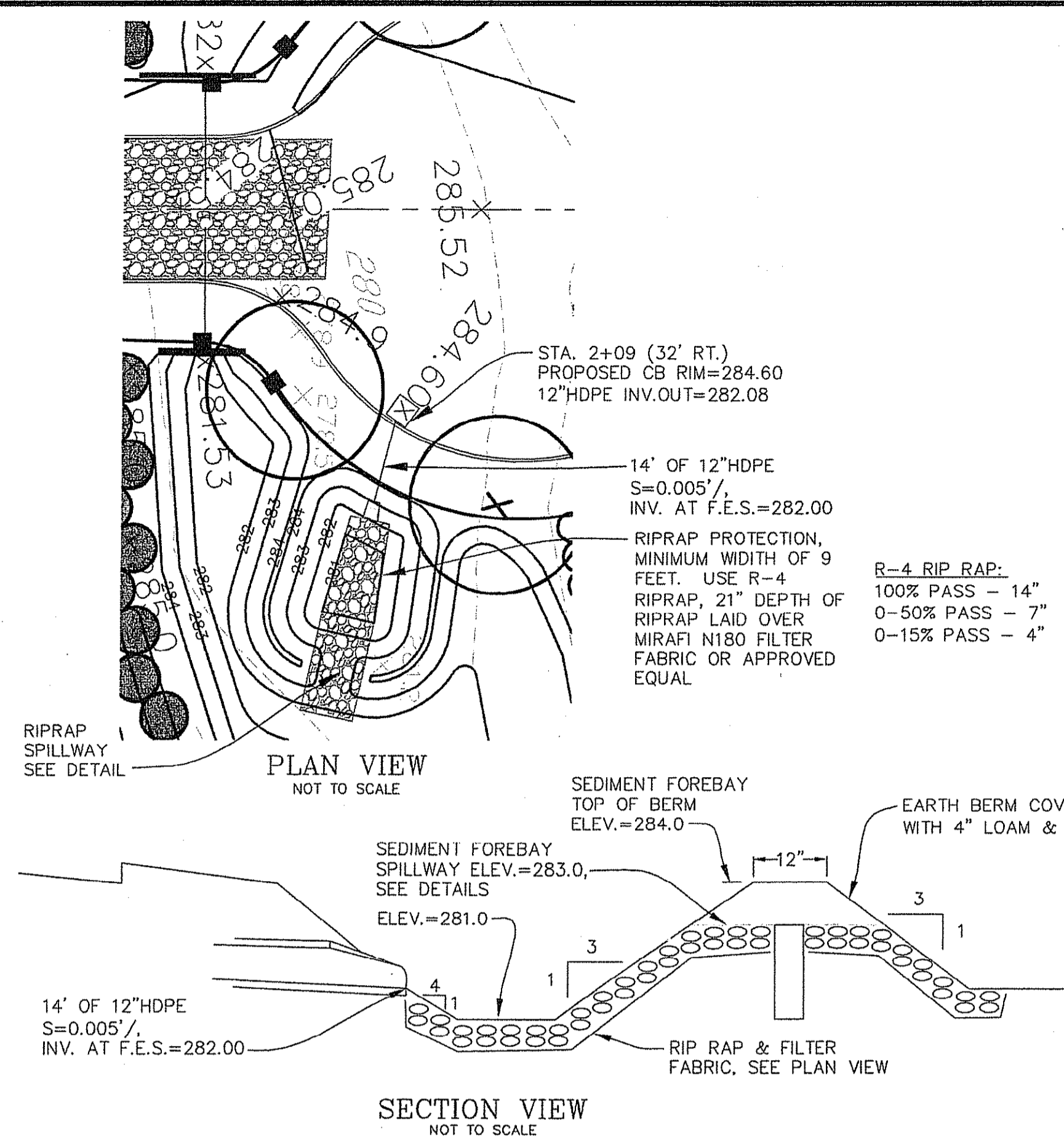
NOTE: FINE GRADE EARTH BERM BETWEEN INFILTRATION BASIN AND LOT 132 SO NO LAND ELEVATION IS LOWER THAN 285.0.



**SPENCERS GRANT DRIVE**  
 PUBLIC-44 WIDE

A.P. 68-14 A / LOT 28  
 N/F  
 ATLANTIC COAST CONSTRUCTION

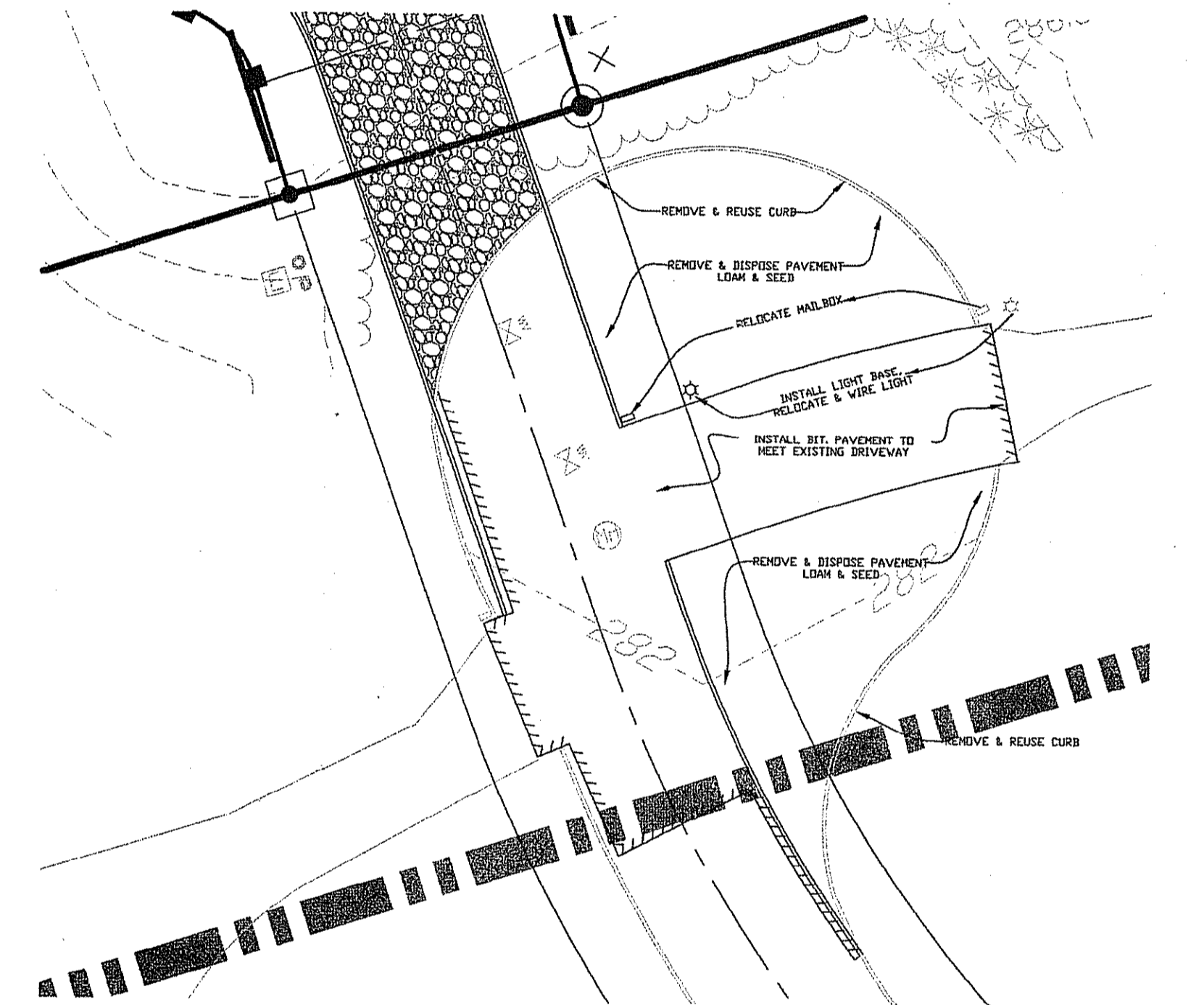
A.P. 14 A / LOT 139  
 N/F  
 SERGEY & ANGELA FROLOV  
 #40 SPENCERS GRANT DRIVE



**LEGEND**

- 100-YR FLOOD ELEVATION
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- FENCE LINE
- TREE LINE
- SPOT GRADE
- CONTOUR LINE
- TEST HOLE
- GRANITE BOUND TO BE SET
- IRON ROD SET
- IRON ROD FOUND
- DRILL HOLE FOUND
- STONE BOUND FOUND
- RI HIGHWAY BOUND FOUND
- GRANITE BOUND FOUND
- LIMIT OF DISTURBANCE
- WATER LINE
- WELL
- RETAINING WALL
- PAVEMENT SAW CUT
- EXISTING LAMP POST
- RELOCATED LAMP POST
- PROPOSED UNDERGROUND ELECTRIC

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 02/23/2016 FILE # 14-2087  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLAWN AVENUE  
CRANSTON, RI 02910  
TEL: (401) 463-8588

**RIDEM WETLAND PERMIT MODIFICATION SUBMISSION**

Korbiz Korbessi  
REGISTERED PROFESSIONAL ENGINEER  
5-24-16

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

**REVISIONS**

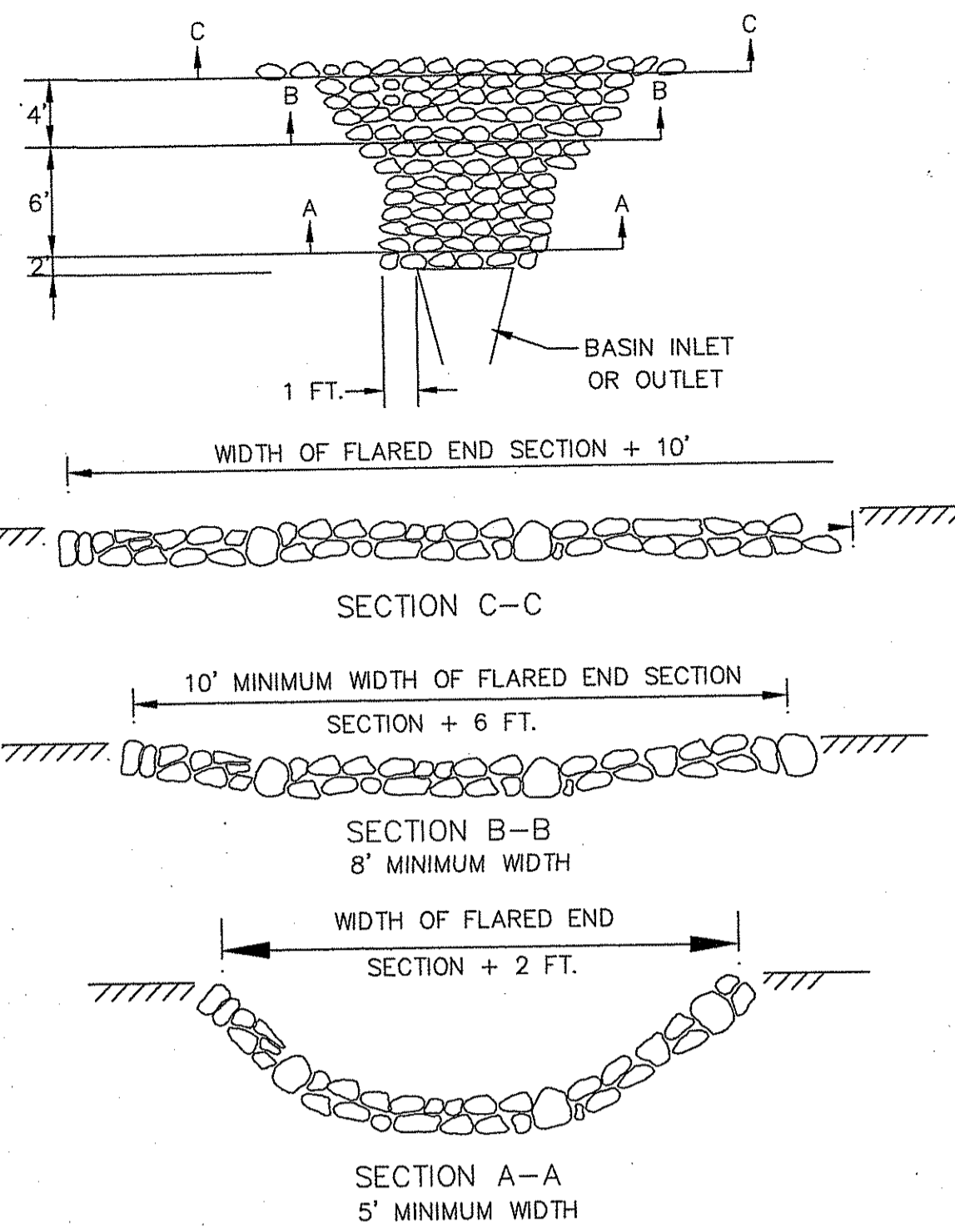
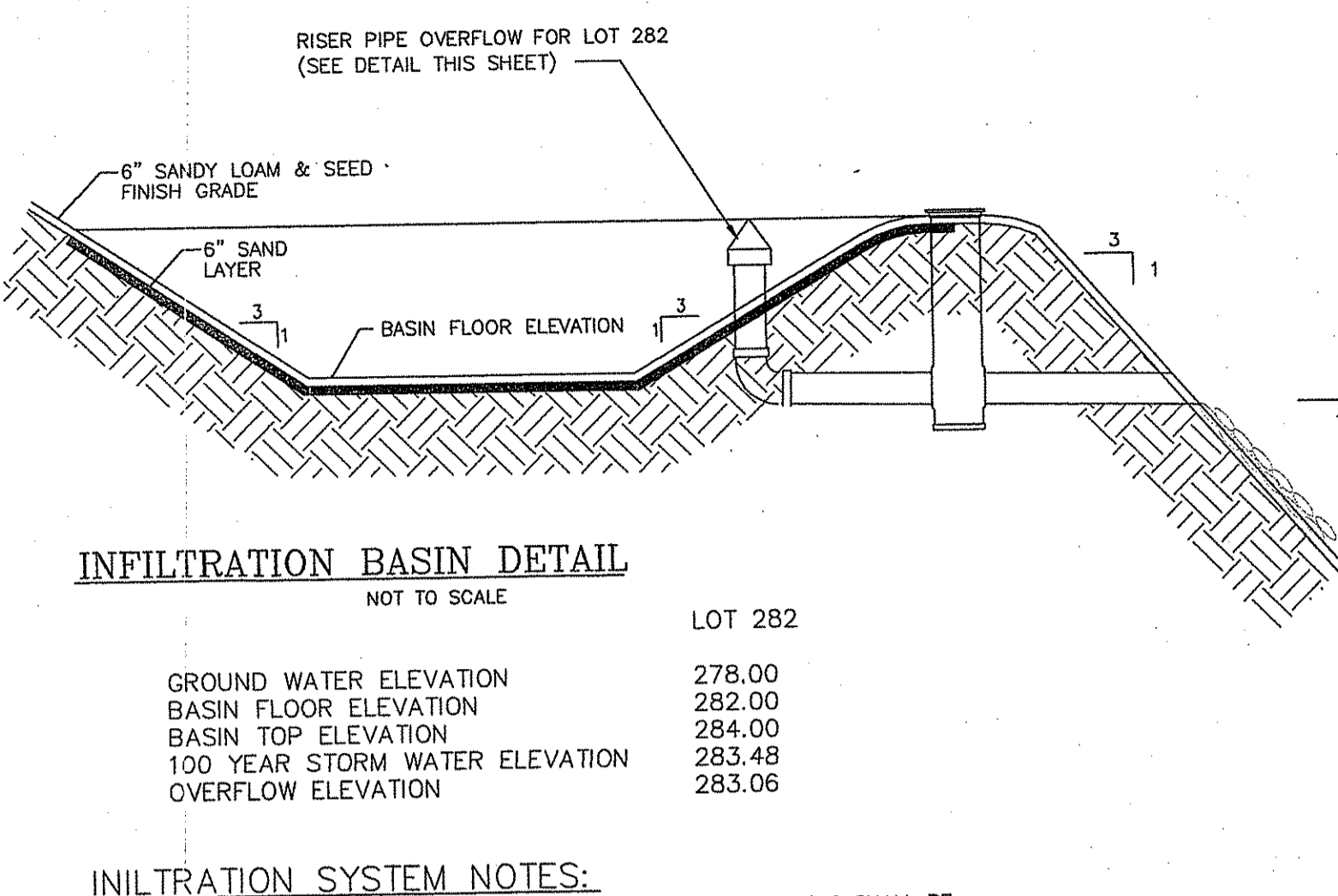
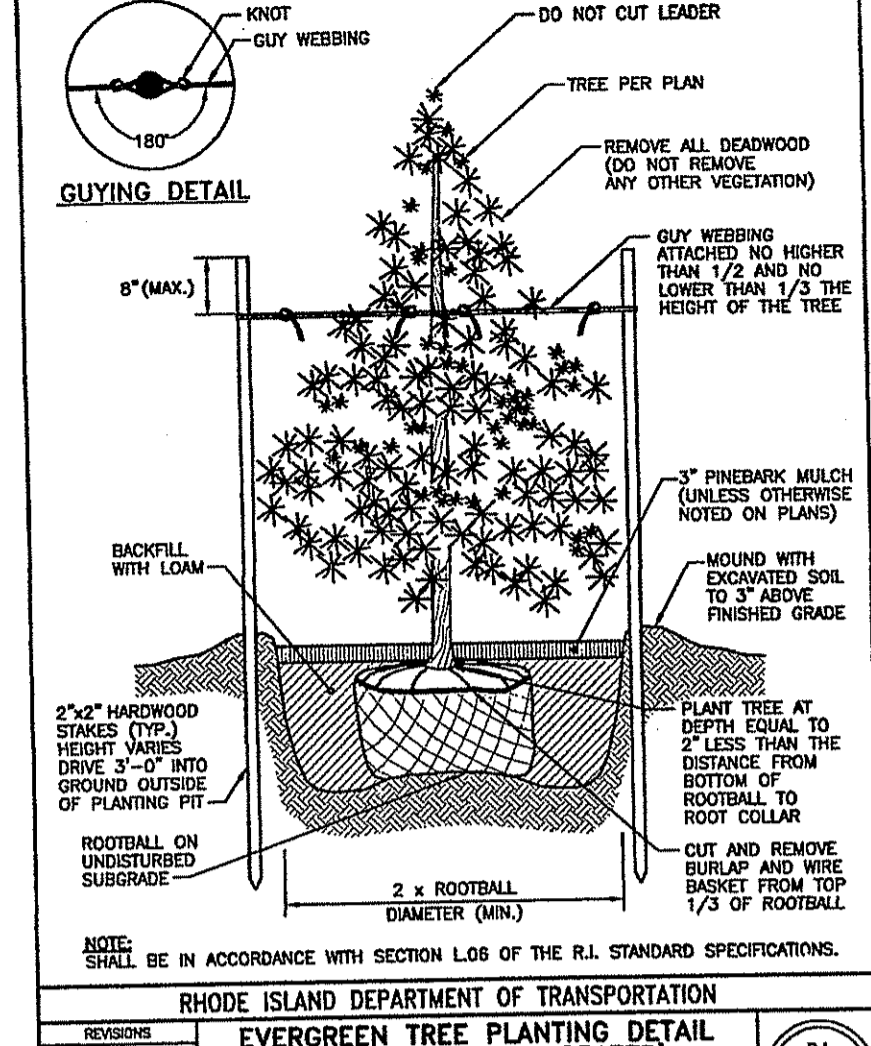
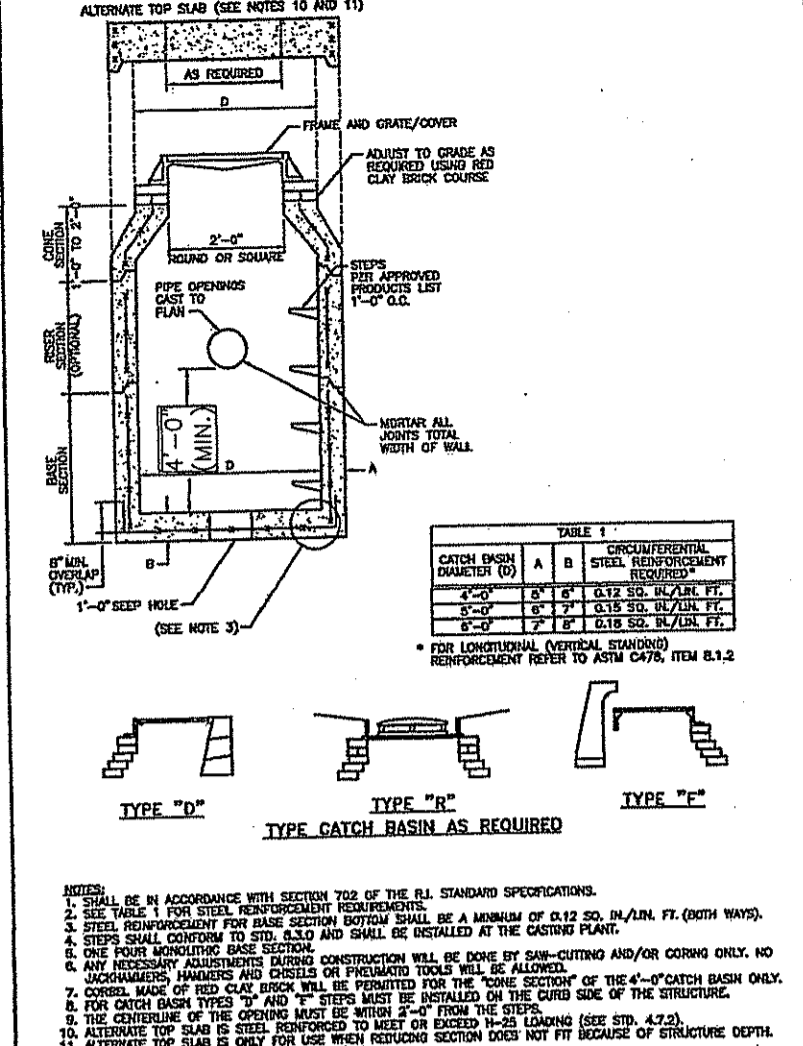
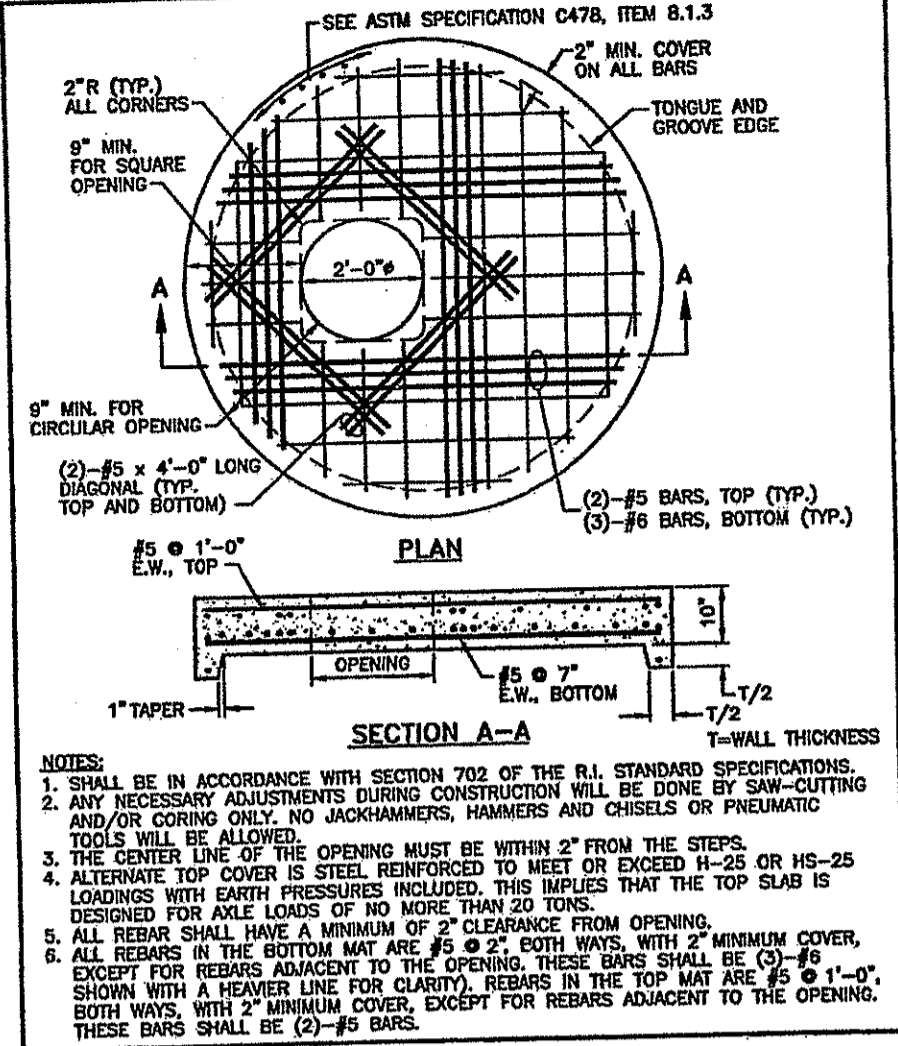
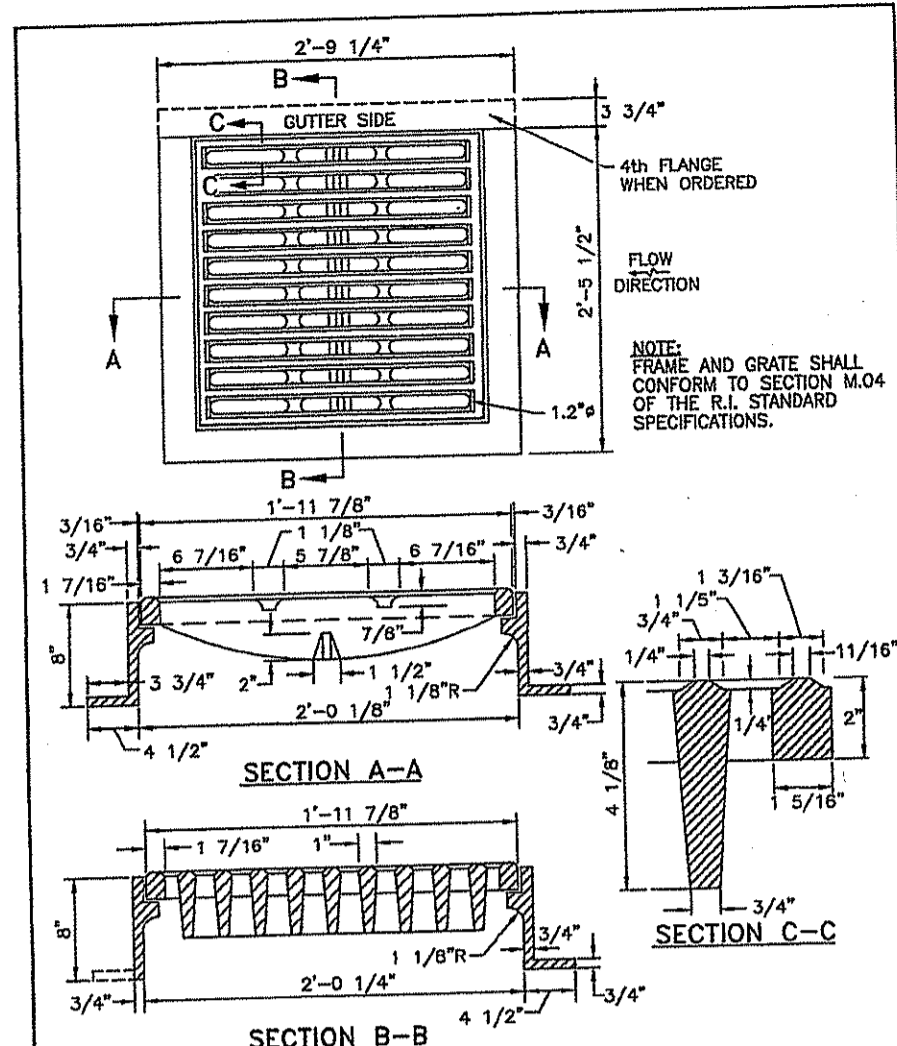
No.	DATE	DRWN	CHKD
1	05/23/16	TB	KK

MAJOR SUBDIVISION  
for  
**SPENCER'S CORNER ESTATES II**  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND

**ROADWAY PLAN & PROFILE**

SCALE: 1"=50' SHEET NO: 6 OF 9  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
DATE: 04/03/15 PROJECT NO.: 12020.00





RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
SQUARE FRAME AND GRATE (BICYCLE SAFE)  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 6.3.2

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
ALTERNATE TOP COVER FOR ROUND PRECAST MANHOLES AND CATCH BASINS  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 4.7.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
ROUND CATCH BASIN  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 4.4.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 50.2.0

INFILTRATION SYSTEM NOTES:  
1. ALL UPSTREAM AREAS TO THE PROPOSED INFILTRATION SYSTEMS SHALL BE STABILIZED PRIOR TO DELIVERING ANY RUNOFF INTO THE RESPECTIVE SYSTEMS.  
2. PROPOSED BMPs ARE NOT ALLOWED TO SERVE AS SEDIMENTATION BASINS DURING CONSTRUCTION. BMP AREAS SHALL BE PROTECTED BY SURROUNDING THE SYSTEM WITH EROSION CONTROLS TO PREVENT SUCH USE.  
3. SNOW FENCING SHALL BE PLACED AROUND ALL INFILTRATION SYSTEMS TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING THE AREAS.

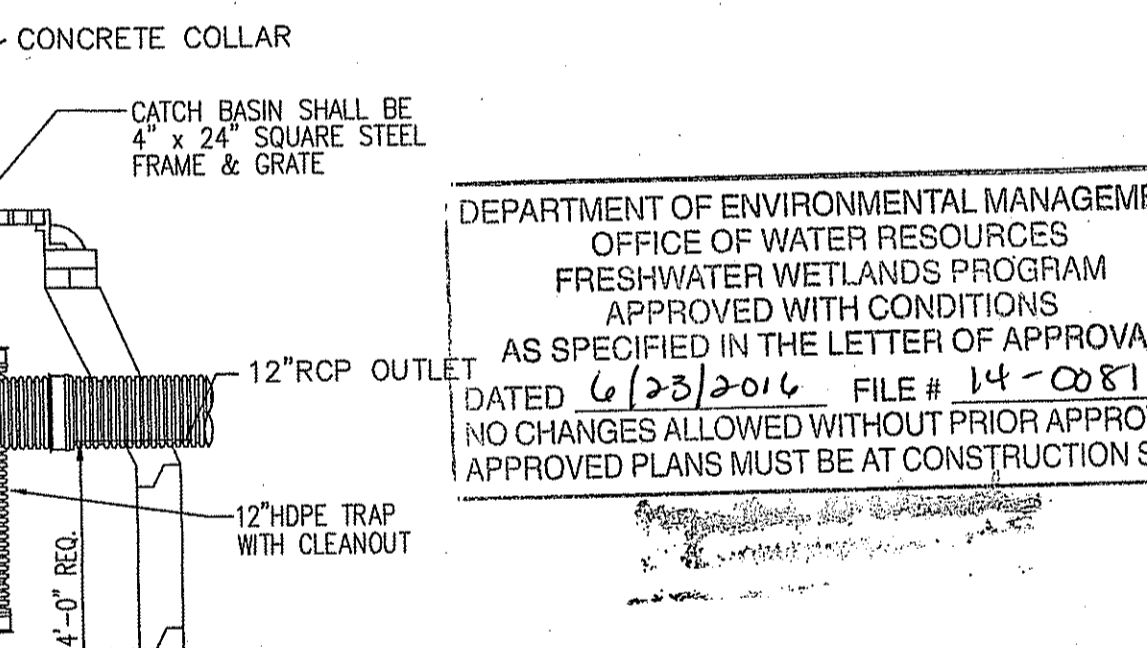
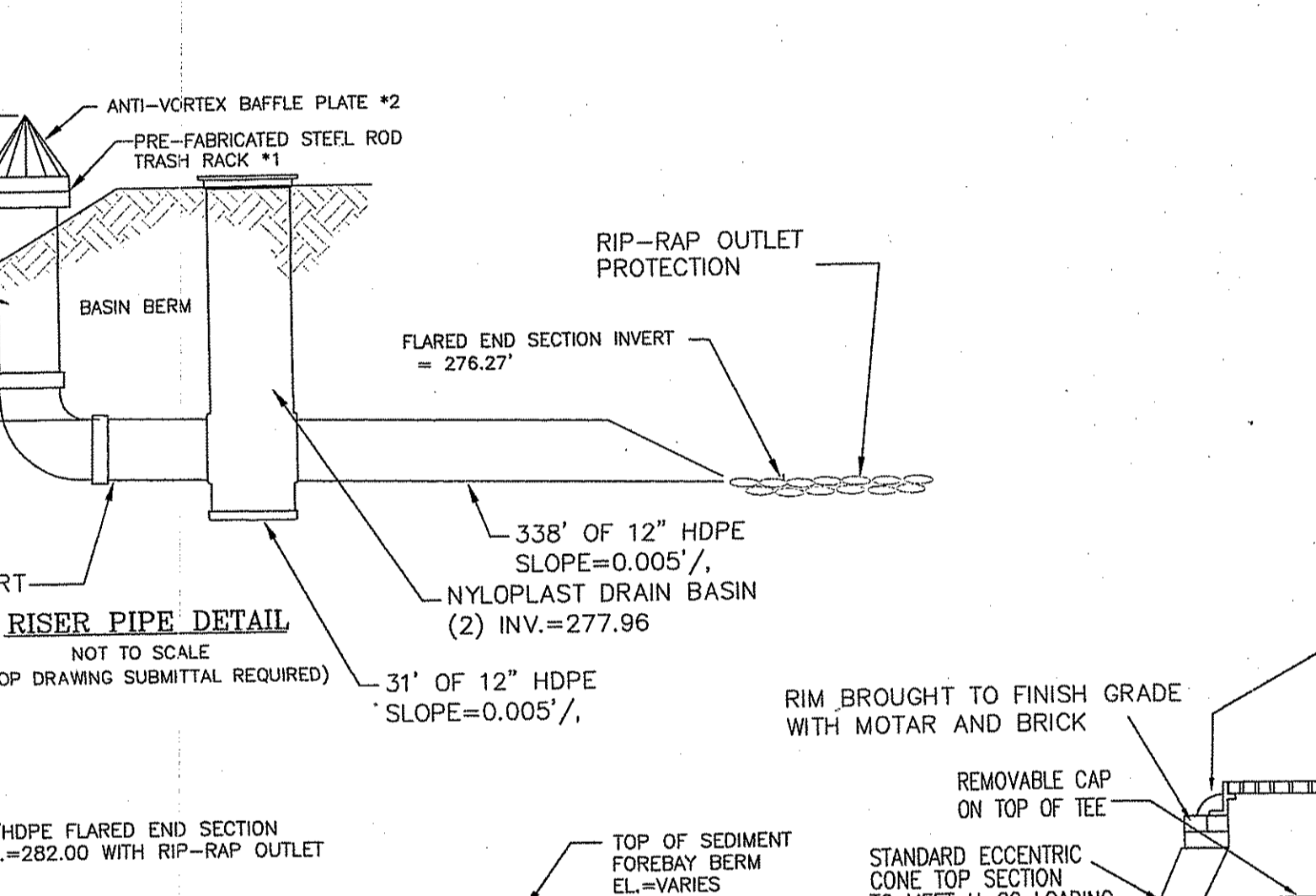
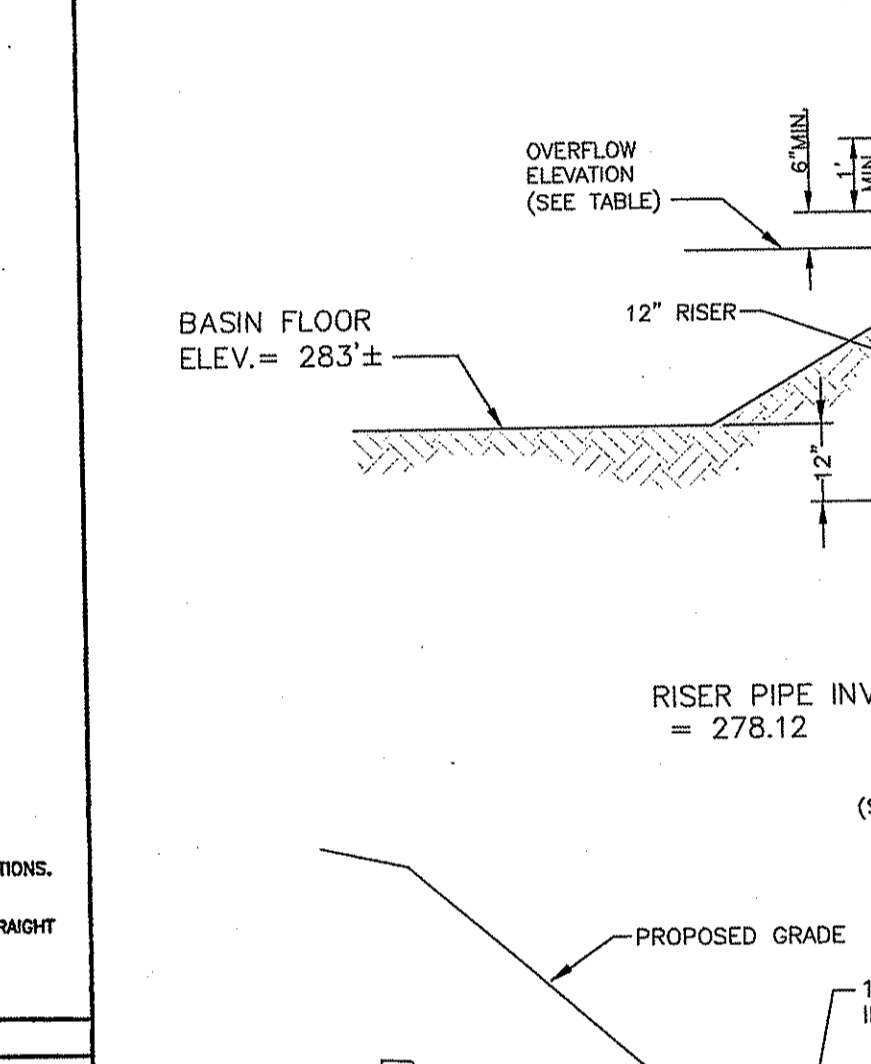
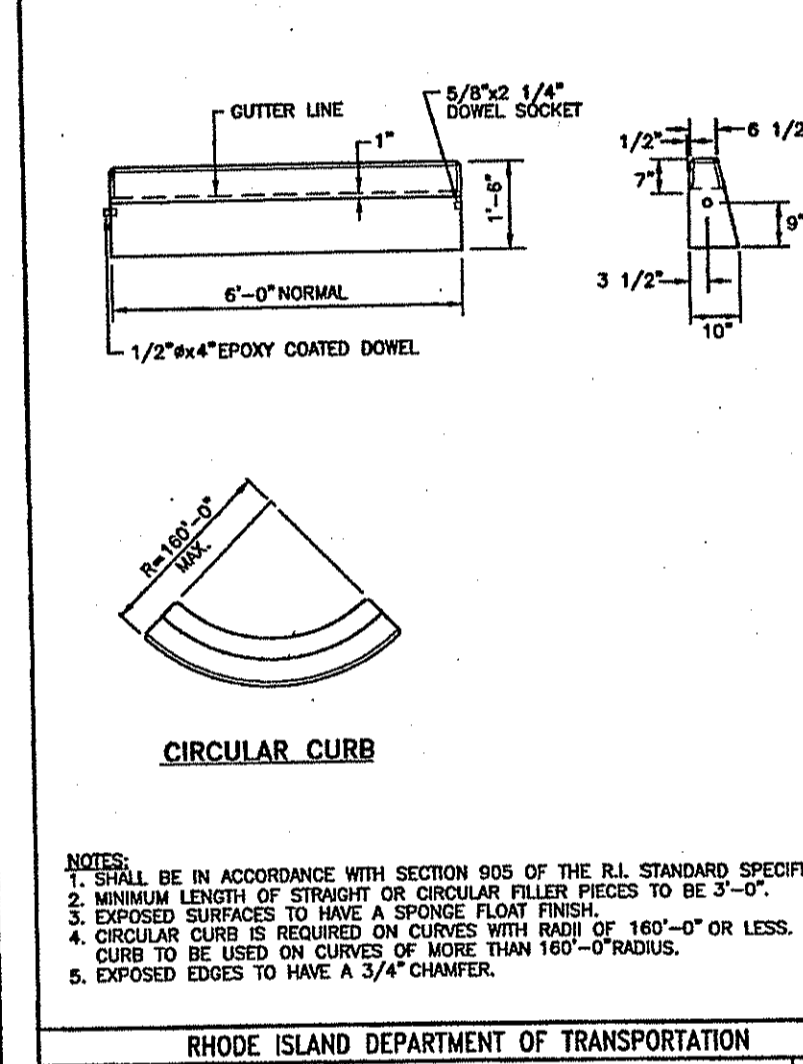
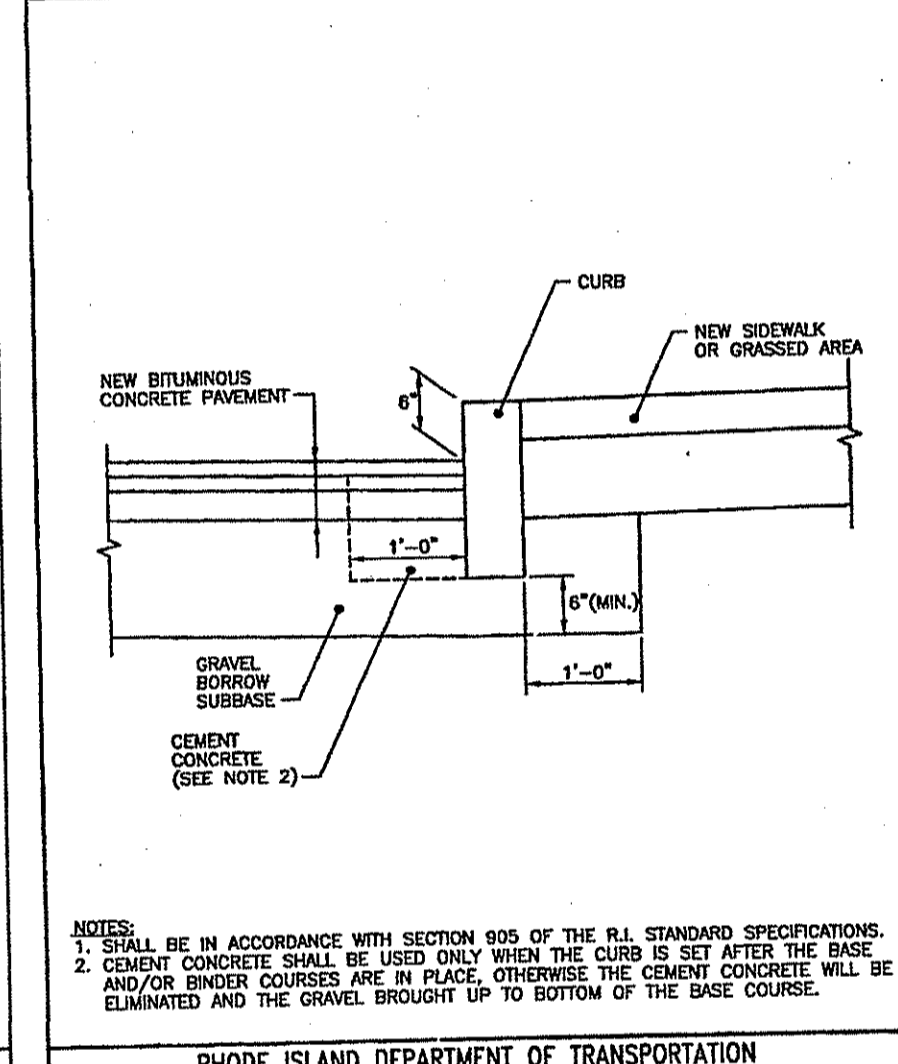
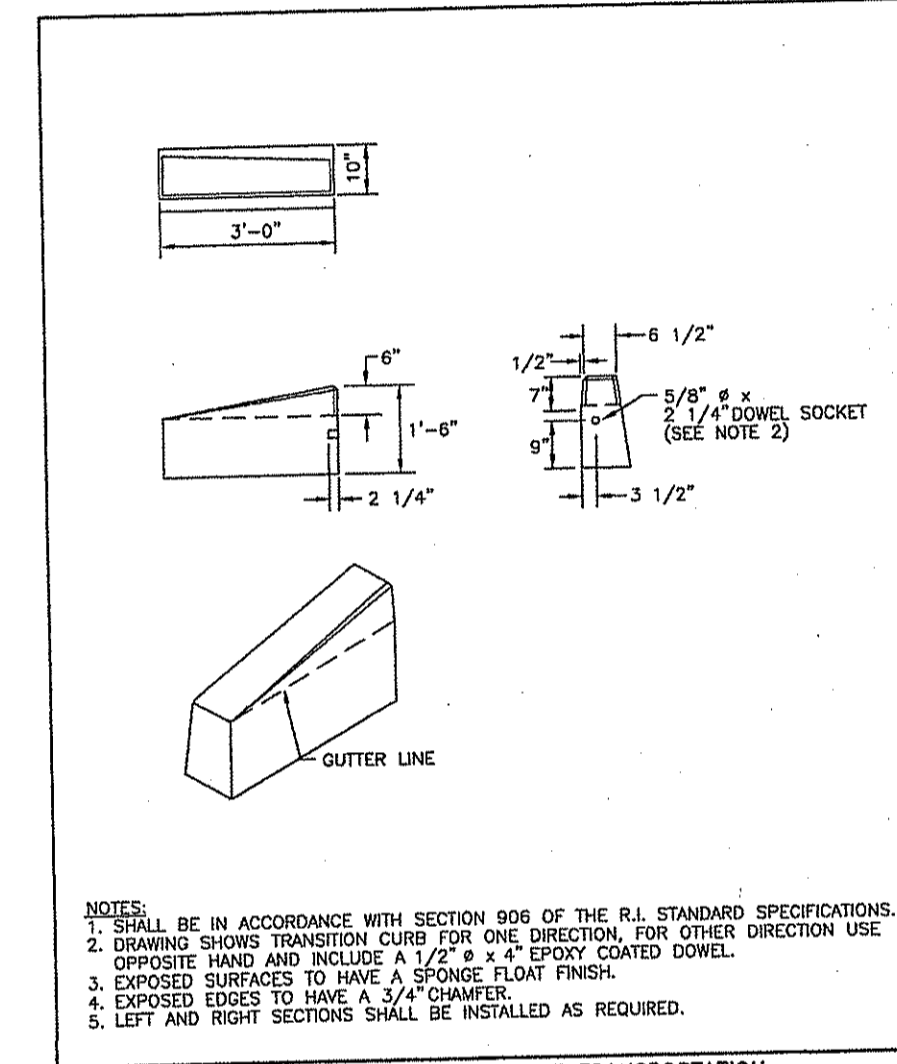
NOTES:  
DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

**ROCK FILL RIP-RAP @ BASIN INLETS AND OUTLETS**  
NOT TO SCALE

**RIP-RAP STONE**

STONE / DEPTH	BEDDING SIZE / DEPTH
M02.02.4 / 12"	1" STONE / 4"

M02.02.4 = 8" - 95 / 100%  
4" - 0 / 25%  
2 1/2" - 0 / 5%



RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
3'-0" PRECAST CONCRETE TRANSITION CURB  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.1

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
CURB SETTING DETAIL  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.6.0

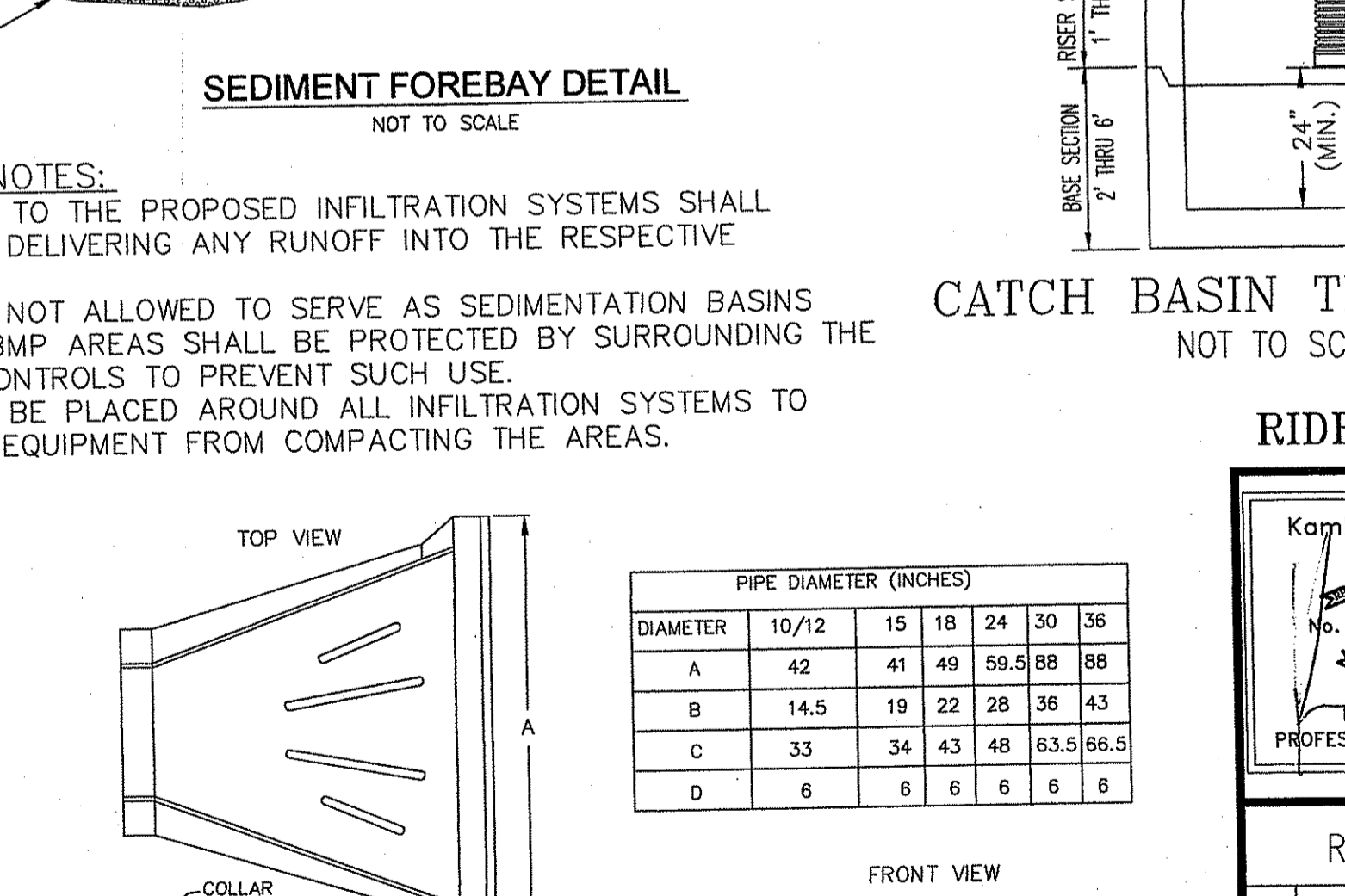
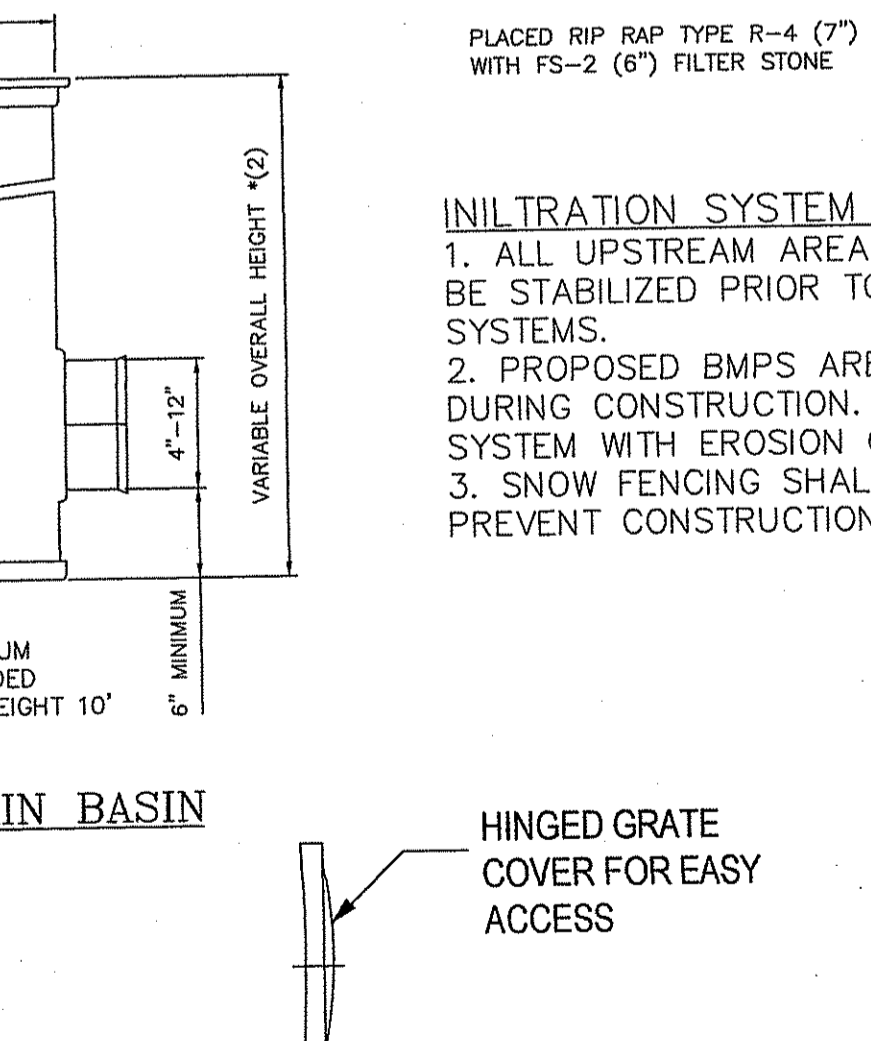
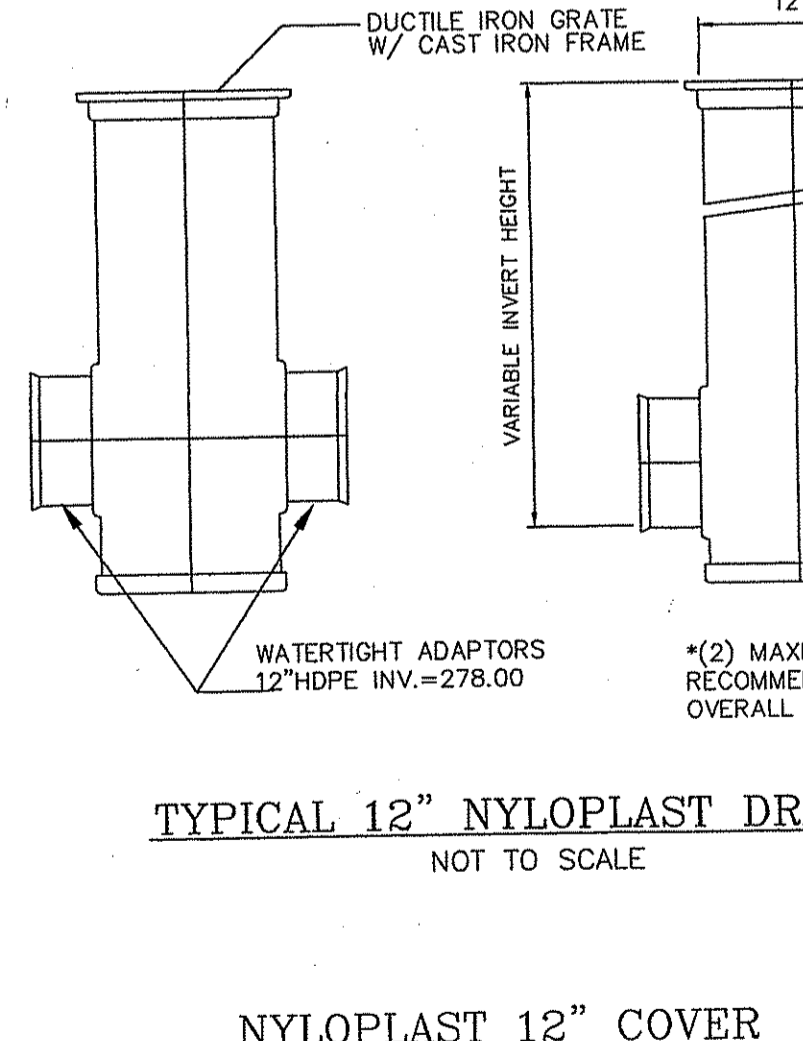
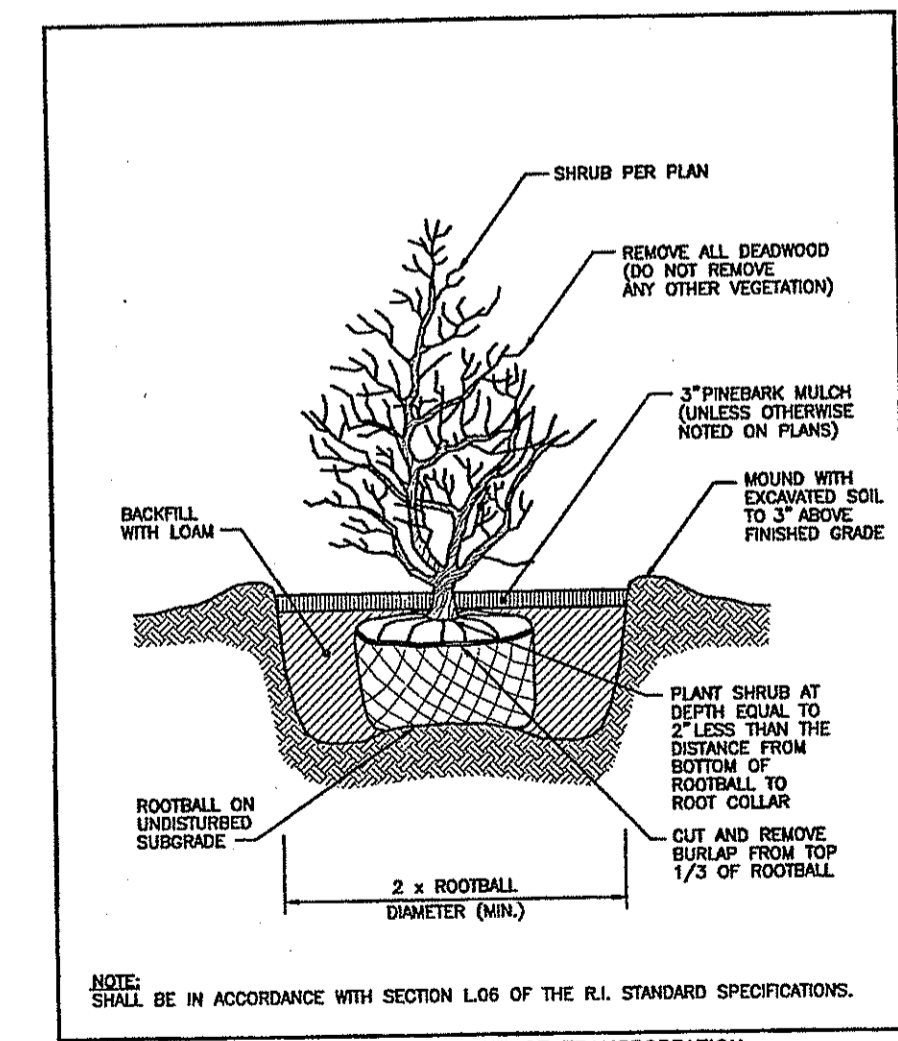
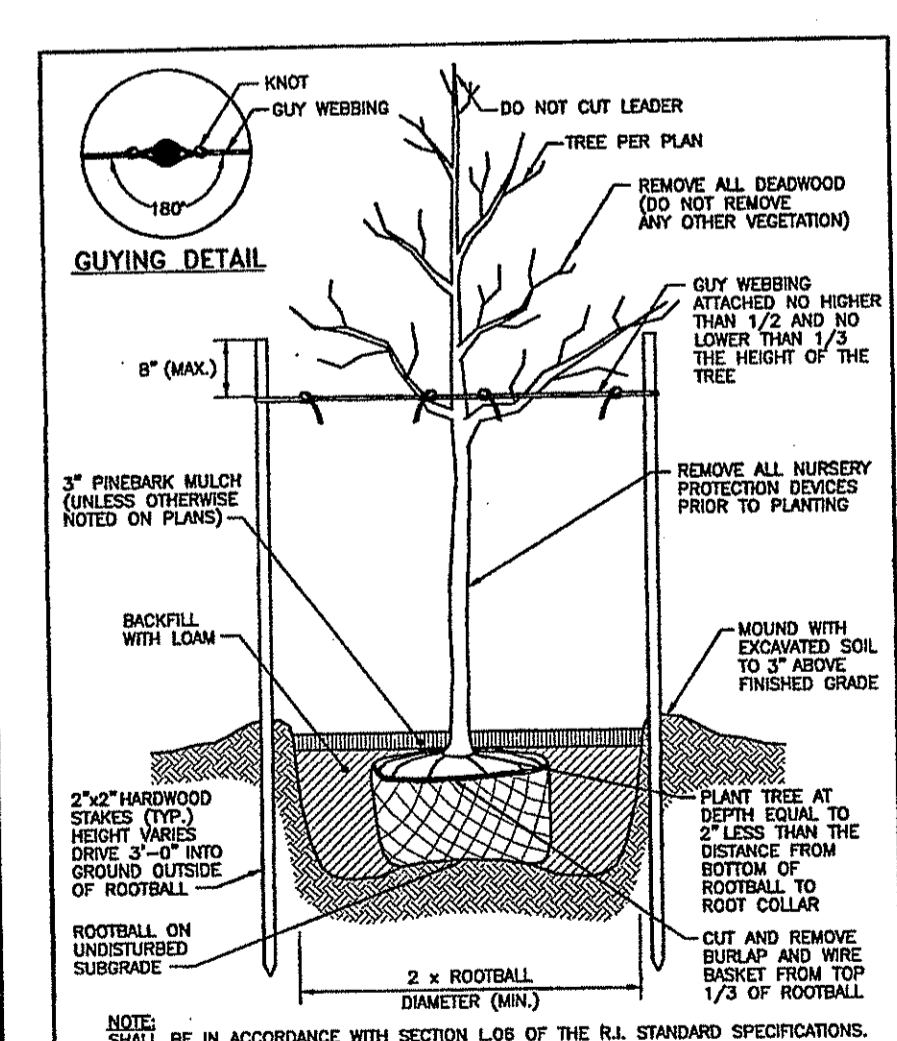
RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
PRECAST CONCRETE CURB  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
RISER PIPE DETAIL  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
SEDIMENT FOREBAY DETAIL  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 6/23/2016 FILE # 14-C081  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLAN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588



RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 50.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
BALL AND BURLAP SHRUB PLANTING DETAIL  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 50.3.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
TYPICAL 12" NYLOPLAST DRAIN BASIN  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
HINGED GRATE COVER FOR EASY ACCESS  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
HDPE PIPE END FLARED END SECTION  
NO. 1 BY DATE  
1 1/15/1998  
2 1/23/1998  
DATE: JUNE 15, 1998  
R.I. STANDARD 7.1.0

**RIDEM WETLAND PERMIT MODIFICATION SUBMISSION**

Kambiz Karbassi  
4737  
REGISTERED PROFESSIONAL ENGINEER

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

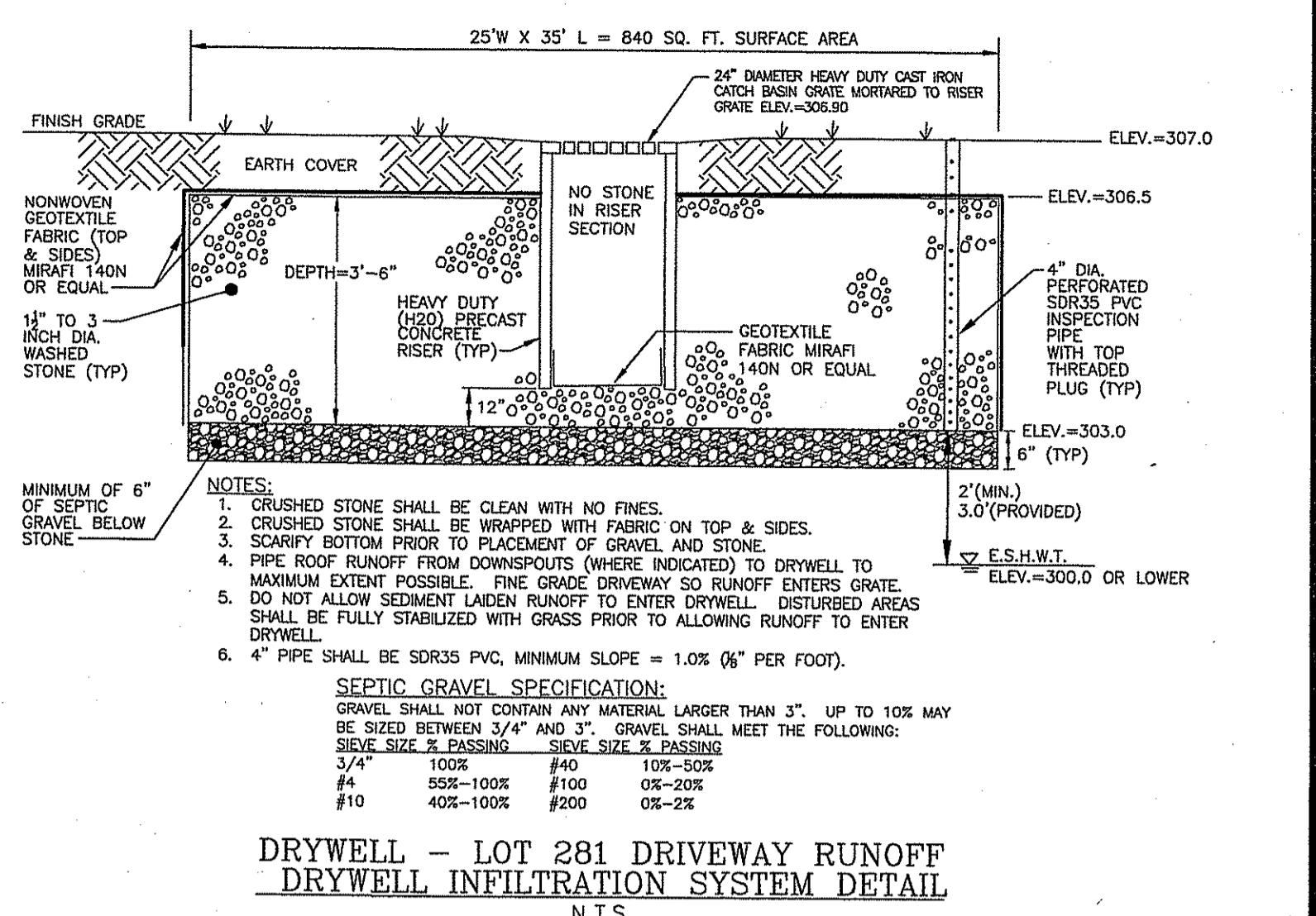
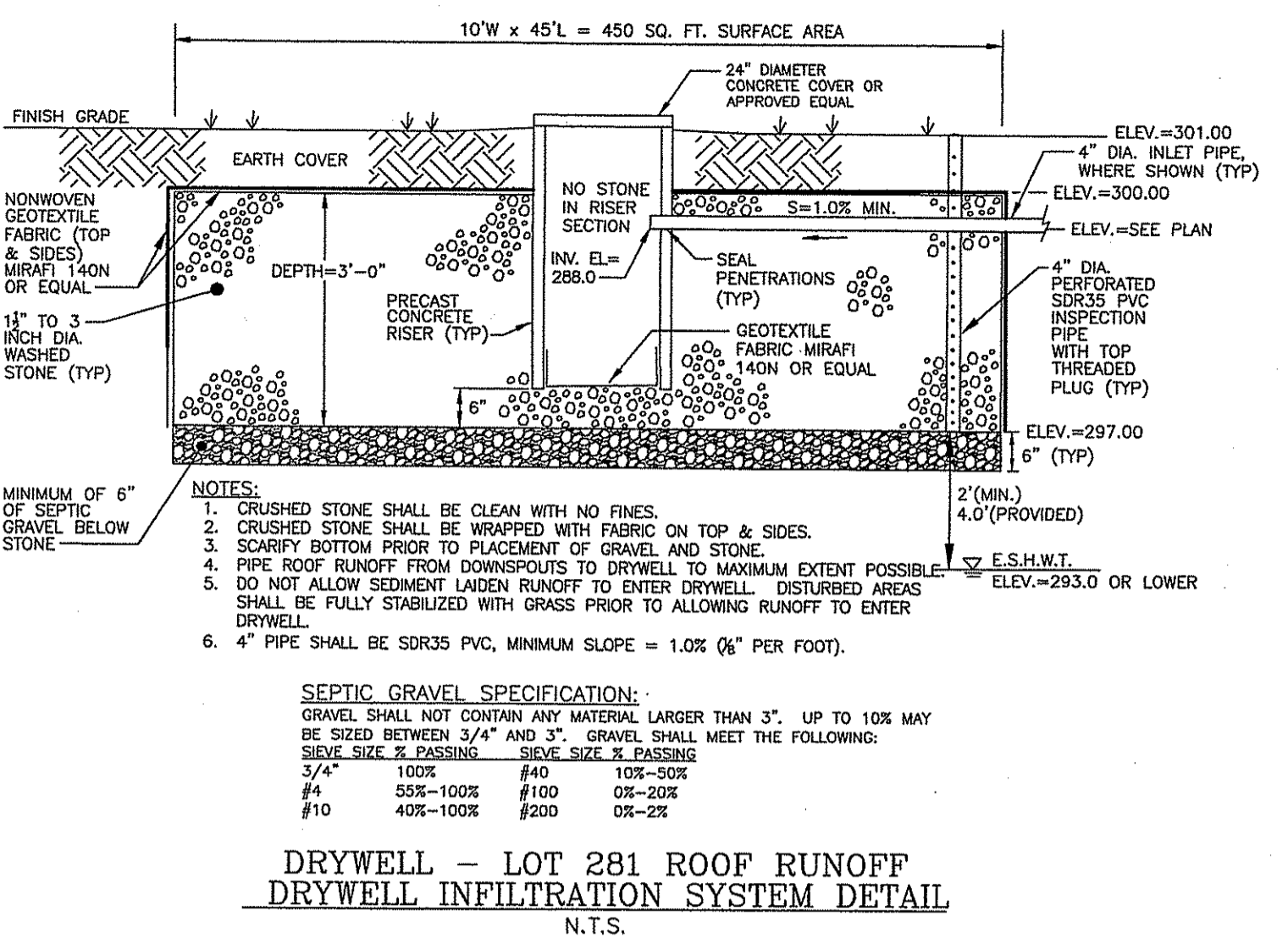
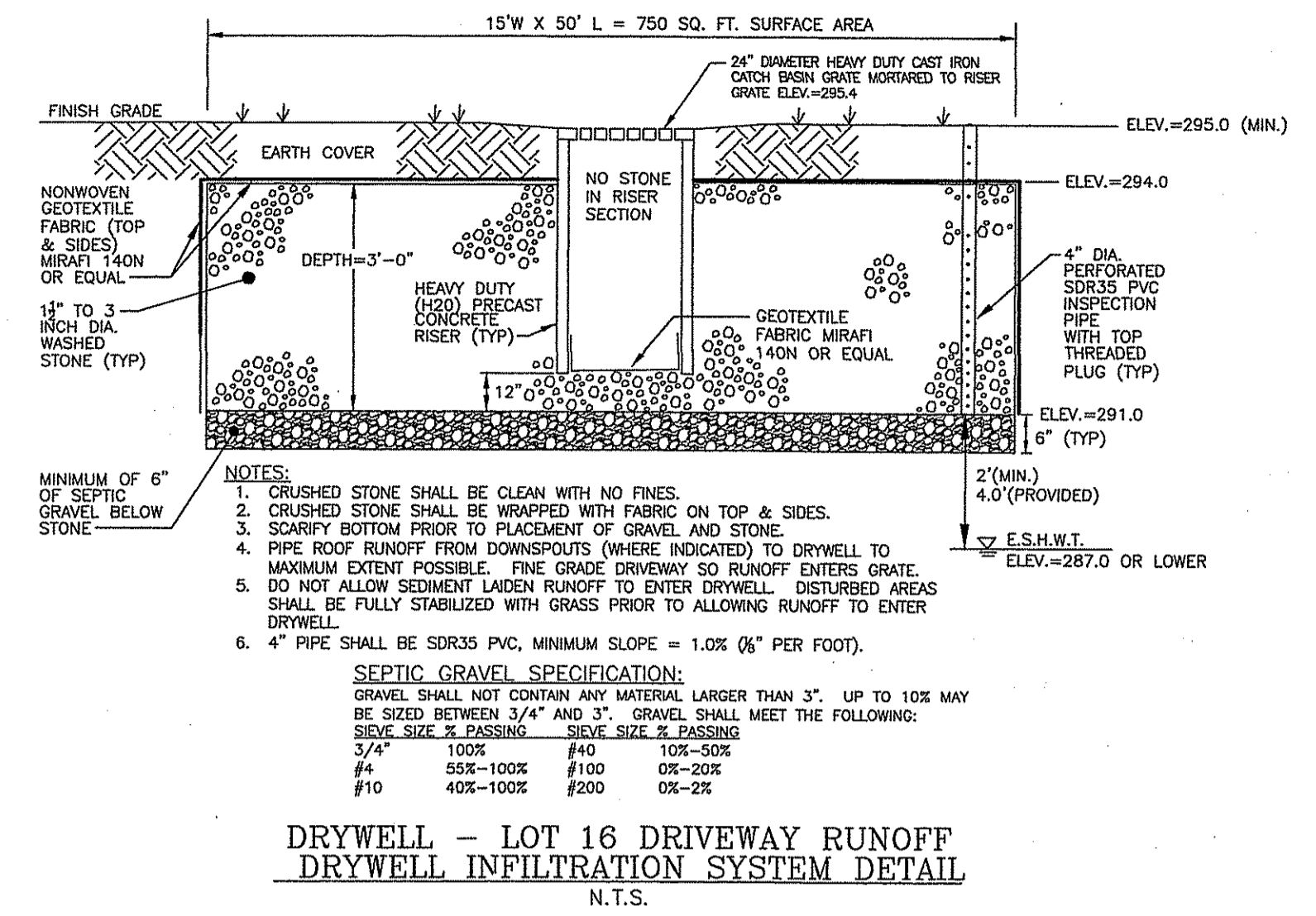
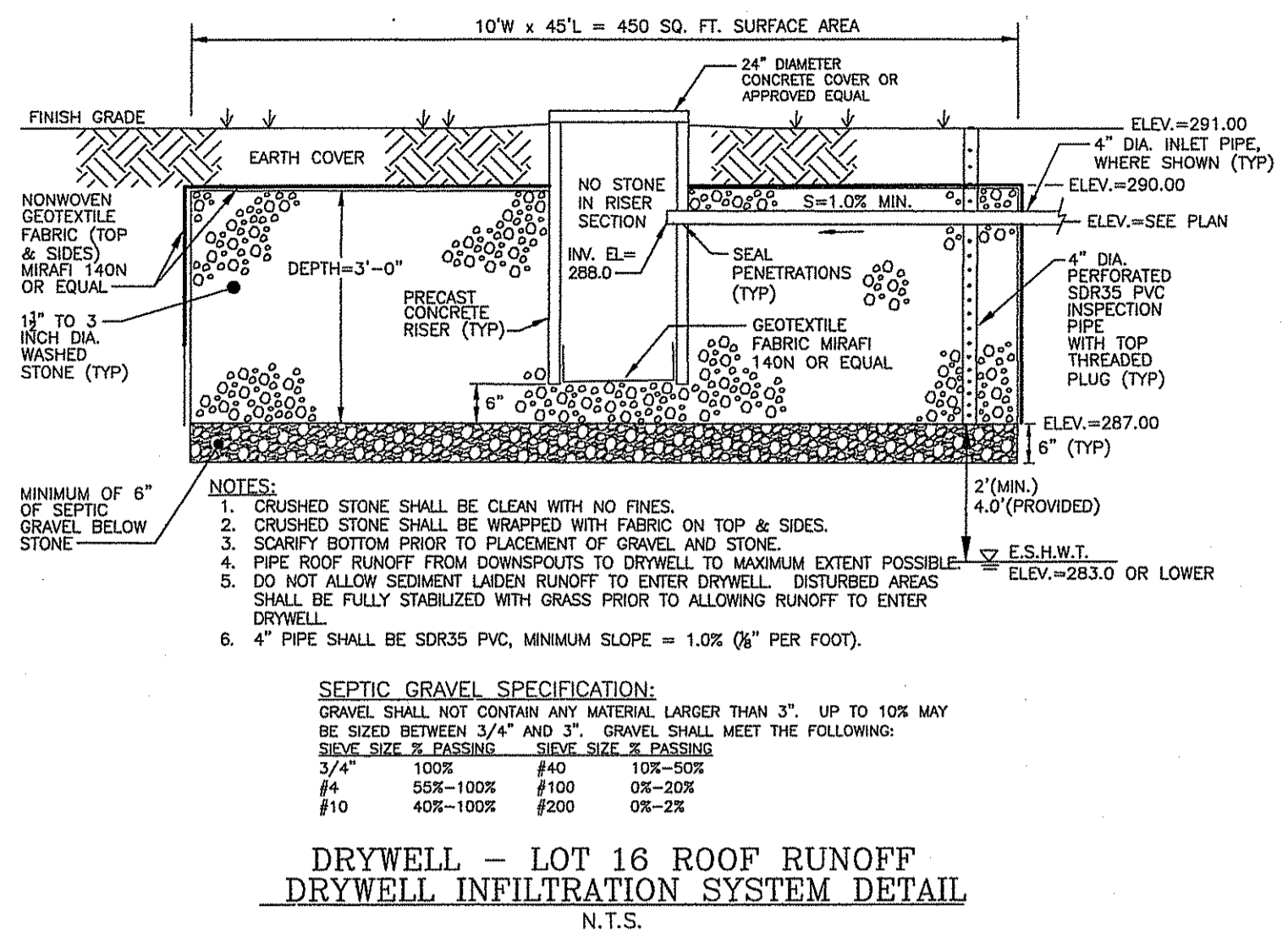
REVISIONS

No.	DATE	DRWN	CHKD
1	05/23/16	TB	KK

MAJOR SUBDIVISION  
for  
**SPENCER'S CORNER ESTATES II**  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND

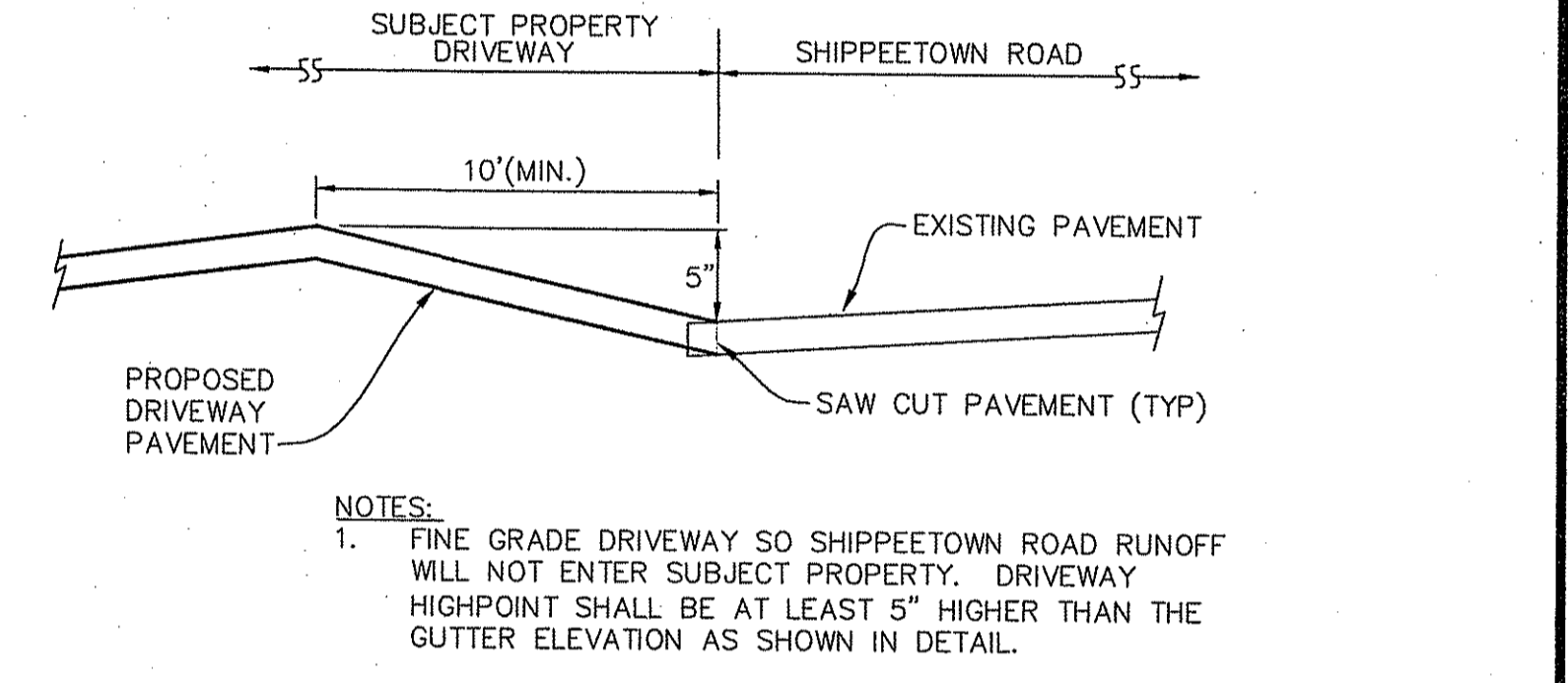
**CONSTRUCTION DETAILS**

SCALE: AS NOTED	SHEET NO: 8 OF 9
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 04/02/15	CHECKED BY: KK
PROJECT NO.: 12020.00	



**DRAINAGE SYSTEM-INSPECTION, MAINTENANCE & REPAIR:**

- THE PROPERTY OWNERS SHALL MAINTAIN THE PROPOSED DRAINAGE SYSTEM COMPONENTS. A LEGAL BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND A MAINTENANCE COMPANY TRAINED AND EXPERIENCED WITH THE MAINTENANCE REQUIREMENTS TAILORED IN THE 'RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL', LATEST EDITION KNOWN AS THE 'MANUAL'.
  - INSPECTIONS ARE ESSENTIAL FOR THE LONGEVITY OF THE DRAINAGE SYSTEMS. THE DRAINAGE SYSTEM SHOULD BE INSPECTED IN ACCORDANCE WITH THE 'MANUAL' BY THE MAINTENANCE COMPANY. RECORDS OF INSPECTIONS SHALL BE MAINTAINED BY THE OWNER AND MAINTENANCE COMPANY. IN NO CASE SHALL LESS THAN TWO INSPECTIONS OCCUR EACH CALENDAR YEAR, TYPICALLY SPRING AND FALL. THE ENTIRE SYSTEM SHALL ALSO BE INSPECTED AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES OF RAIN).
  - INSPECTIONS SHALL BE IN ACCORDANCE WITH THE 'MANUAL'. A SUMMARY OF THE REQUIREMENTS ARE DESCRIBED BELOW THE MAJORITY OF WHICH IS TAKEN DIRECTLY FROM THE 'MANUAL'. THE INSPECTOR SHALL REFER TO THE 'MANUAL' FOR ADDITIONAL INSIGHT ON INSPECTION METHODS AND REQUIREMENTS. ALL CHECKLISTS IN THE MANUAL SHALL BE FILLED OUT BY THE INSPECTOR. ALL DEFICIENCIES DISCOVERED SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING.
- DRAIN MANHOLES & CATCH BASINS:**
- REMOVE TRASH AND LITTER.
  - REPAIR ALL STRUCTURAL DEFECTS IMMEDIATELY.
  - REMOVE ALL ACCUMULATED SEDIMENT AND DISPOSED OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- PIPES & OUTLETS:**
- ALL CLOGGED OR SEDIMENT FILLED PIPES WHICH ARE MORE THAN 10% SEDIMENT FILLED SHALL BE CLEANED OUT IMMEDIATELY. WHEN CLEANING OUT PIPES, ENSURE DOWNSTREAM AREAS ARE PROTECTED FROM SEDIMENT DISCHARGES. DISPOSE OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
  - REMOVE TRASH AND LITTER.
  - INSPECT OUTLET RIP RAP AREAS. REPAIR ALL ERODED AREAS BY SUPPLEMENTING WITH MORE RIP RAP AND ESTABLISHING NEW VEGETATIVE GROWTH.
- DRYWELLS:**
- DRYWELLS SHALL BE INSPECTED ANNUALLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.
- IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP HAS LIMITED THE INFILTRATION CAPABILITIES (INFILTRATION BASINS) TO BELOW THE DESIGN RATE, THE TOP 6 INCHES SHALL BE REMOVED AND THE SURFACE ROTO-TILLED TO A DEPTH OF 12 INCHES. THE BASIN BOTTOM SHOULD BE RESTORED ACCORDING TO ORIGINAL DESIGN SPECIFICATIONS.
- SURFACE INFILTRATION PRACTICES SHOULD BE MOWED AT LEAST 2 TIMES/YR. STABILIZE ERODED BANKS AND REPAIR ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES AS NECESSARY.
- REMOVE LEAVES & DEBRISINSIDE MANHOLES & CATCH BASINS.
- INSPECT INSIDE OF INSPECTION PIPE TO DETERMINE WATER DRAINS WITHIN 48 HOURS.



**TYPICAL DRIVEWAY SECTION AT EDGE OF EXISTING ROADWAY**  
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 6/23/2016 FILE # 14-0081  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLANW AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588

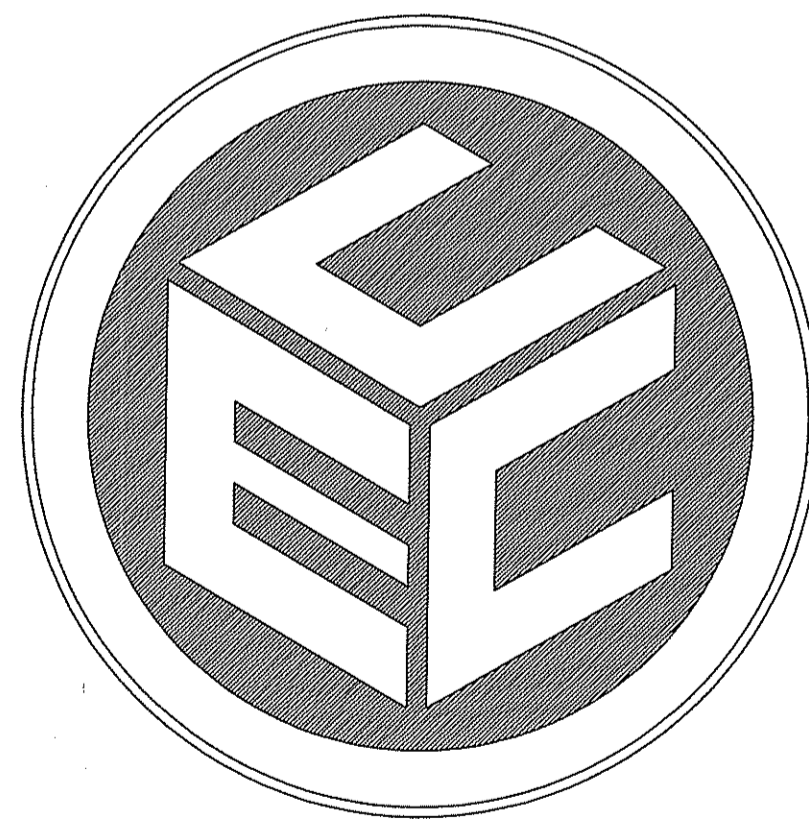
**RIDEM WETLAND PERMIT MODIFICATION SUBMISSION**

	<p>MAJOR SUBDIVISION for <b>SPENCER'S CORNER ESTATES II</b> AP 14A, LOT 16 in EAST GREENWICH, RHODE ISLAND <b>CONSTRUCTION DETAILS</b></p>									
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DRWN</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/23/16</td> <td>TB</td> <td>KK</td> </tr> </tbody> </table>	No.	DATE	DRWN	CHKD	1	05/23/16	TB	KK	<p>SCALE: AS NOTED</p> <p>DRAWN BY: JAR</p> <p>DATE: 04/02/15</p>	<p>SHEET NO: 9 OF 9</p> <p>DESIGN BY: JAR</p> <p>CHECKED BY: KK</p> <p>PROJECT NO.: 12020.00</p>
No.	DATE	DRWN	CHKD							
1	05/23/16	TB	KK							

# PRELIMINARY PLAN SUBMISSION MAJOR SUBDIVISION FOR SPENCER'S CORNER ESTATES II AP 14A LOT 16

on  
SHIPPEETOWN ROAD & SPENCERS GRANT DRIVE  
in  
EAST GREENWICH, RHODE ISLAND

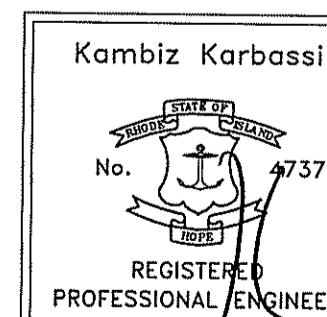
**OWNER/APPLICANT**  
GASHY DOWLATSHAHI  
1150 OAKLAWN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588



PREPARED BY:  
**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.

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

APRIL 23, 2014  
REVISED: 6/5/14



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUN 19 2014 FILE # 14-0081  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

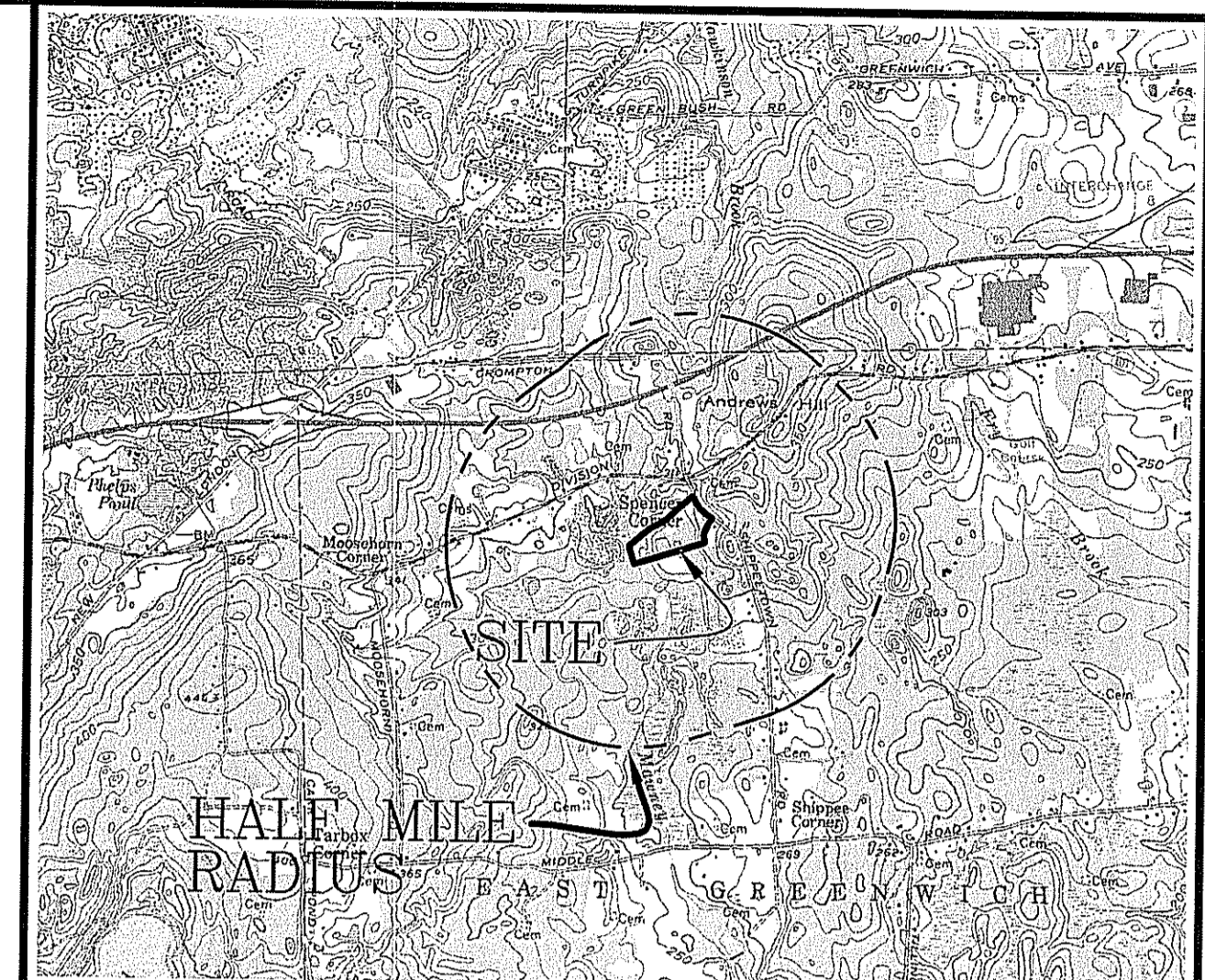
**WAIVER FROM LENGTH OF CUL-DE-SAC:**  
A WAIVER HAS BEEN APPROVED AT MASTER PLAN FROM THE MAXIMUM 1,000' LENGTH OF A CUL-DE-SAC.

**SECTION A263-24 B.(7) Culs-de-sac.** All cul-de-sac streets shall end in a permanent turnaround constructed to the standards listed in Appendix C. Culs-de-sac shall not exceed 1,000 feet in length. Culs-de-sac shall have a minimum length consisting of the frontage required for the base zone in which the property lies plus the bulb itself. The bulb shall not provide frontage for more than three lots. This standard may be waived by the Permitting Authority to promote access to landlocked parcels, to allow for future connection to the existing road network in the Town or for other cause.

THE CURRENT LENGTH OF SPENCERS GRANT DRIVE IS 1,270±' WITH A PROPOSED EXTENSION OF 131±' FOR A TOTAL ROADWAY LENGTH OF 1,401± S.F.

MASTER PLAN APPROVAL GRANTED BY  
THE TOWN OF EAST GREENWICH  
PLANNING BOARD.

DECISION: MARCH 19, 2013  
APPROVED: MARCH 19, 2013  
RECORDED: MARCH 20, 2013



LOCUS MAP  
SCALE: 1"=2,500'

**LIST OF DRAWINGS**

1. TITLE SHEET
2. AERIAL MAP & RADIUS PLAN
3. EXISTING CONDITIONS & SOILS PLAN
4. LOT LAYOUT PLAN
5. SITE DEVELOPMENT PLAN
6. ROAD PROFILE
7. DETAILS
8. DETAILS

**ASSESSORS REFERENCE:**  
A.P. 14A LOT 16

**PARCEL DATA:**  
AREA=549,350± S.F. (12.61 ACRES)

**ZONING REFERENCE: F-2**  
MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
MINIMUM BUILDABLE AREA = 42,750 S.F.  
MINIMUM FRONTAGE = 150'  
MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
MINIMUM FRONT YARD REQUIREMENT=60'  
MINIMUM SIDE YARD REQUIREMENT=30'  
MINIMUM REAR YARD REQUIREMENT=45'

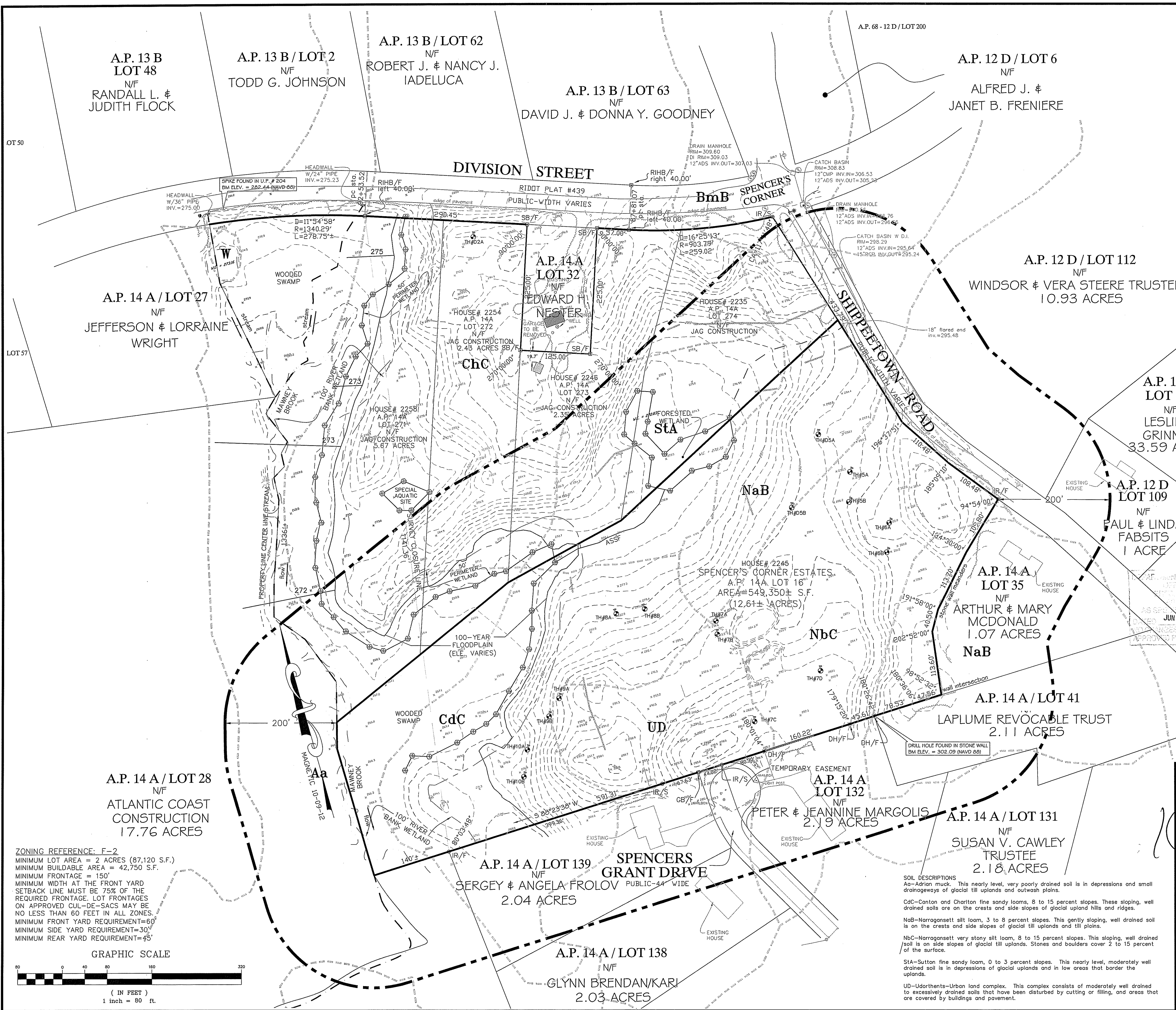
**PARCEL NOTES:**  
1. ALL LAND LOCATED WEST OF SHIPPEETOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F-2 ZONING DISTRICT. ALL LAND LOCATED EAST OF SHIPPEETOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F/F1 ZONING DISTRICT.  
2. THE SITE IS LOCATED WITHIN THE HUNT RIVER DRAINAGE BASIN.

3. THE SITE IS NOT LOCATED WITHIN ANY OF THE FOLLOWING: GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, WELLHEAD PROTECTION AREAS AND NATURAL HERITAGE AREAS. IN ADDITION THERE ARE NO PUBLIC DRINKING WATER RESERVOIRS, GROUNDWATER RESERVOIRS, GROUNDWATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS AND PUBLIC WELLS LOCATED WITHIN A ONE-HALF MILE RADIUS OF THE SITE AS INDICATED BY THE RHODE ISLAND GIS WEB SITE.

**FLOOD PLAIN NOTE:**  
THIS PROPERTY CONTAINS LAND AREA WITHIN FLOOD ZONE AE ASSOCIATED WITH THE MAWNEY BROOK IDENTIFIED WITH 100 YEAR FLOOD ELEVATIONS RANGING FROM 284' ALONG THE NORTHERLY EDGE OF THE DIVISION STREET TO APPROX. ELEVATION 271' AT THE SOUTHWESTERLY PROPERTY LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), TOWN OF EAST GREENWICH RHODE ISLAND, KENT COUNTY, MAP 44003C0117G & 44003C0119G EFFECTIVE DATE: DECEMBER 3, 2010.

- REFERENCES:**
1. FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - LOT LAYOUT PLAN SHEET NO. 4 OF 12, SCALE: 1"=60', DATED 5/31/13, WITH THE LAST REVISION DATE OF 9/19/13 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.
  2. FINAL CONSTRUCTION PLANS TITLED AS FINAL PLAN SUBMISSION - MINOR SUBDIVISION FOR SPENCER'S CORNER ESTATES AP 14A, LOT 16 IN EAST GREENWICH, RHODE ISLAND - SHEETS 1 - 12, SCALE: 1"=60', DATED MAY 31, 2013, WITH THE LAST REVISION DATE OF JANUARY 6, 2014 PREPARED BY: COMMONWEALTH ENGINEERS & CONSULTANTS, INC. & OCEAN STATE PLANNERS, INC.
  3. SURVEY PLAN A.P. 68 - 14A/LOT 16 DIVISION STREET & SHIPPEETOWN ROAD EAST GREENWICH, R.I. SCALE: 1"=60' DATE: OCTOBER 11, 2012 PREPARED FOR: JAG CONSTRUCTION PREPARED BY: OCEAN STATE PLANNERS, INC.
  4. TOPOGRAPHIC SURVEY A.P. 68 - 14A/LOT 16 DIVISION STREET & SHIPPEETOWN ROAD, EAST GREENWICH, R.I. SCALE: 1"=60' DATE: JANUARY 4, 2013 PREPARED FOR: JAG CONSTRUCTION PREPARED BY: OCEAN STATE PLANNERS, INC.
  5. RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.





- REFERENCES:**
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**LEGEND**

- SOIL DESIGNATION & BOUNDARY** NaB
- SITE PERIMETER
  - WETLAND FLAGGING
  - RIVER BANK/WETLAND BUFFER
  - STONEWALL
  - FENCE LINE
  - TREE LINE
  - SPOT GRADE
  - CONTOUR LINE
  - IRON ROD SET
  - IRON ROD FOUND
  - DRILL HOLE FOUND
  - STONE BOUND FOUND
  - RI HIGHWAY BOUND FOUND
  - GRANITE BOUND FOUND
  - TEST HOLE
  - 100-YR FLOOD ELEVATION
- IR/S  
 IR/F  
 DH/F  
 SB/F  
 RIHB/F  
 GB/F  
 TH#5A

APPROVED FOR CONSTRUCTION  
 JUN 19 2014  
 14-0081

OWNER/APPLICANT  
 GASHY DOWLATSHAHI  
 1150 OAKLAWN AVENUE  
 CRANSTON, RI 02910  
 TEL.: (401) 463-8588

**PRELIMINARY PLAN SUBMISSION**

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	6/5/14	JP	KK

MAJOR SUBDIVISION  
 for  
**SPENCER'S CORNER ESTATES II**  
 AP 14A, LOT 16  
 in  
 EAST GREENWICH, RHODE ISLAND  
**EXISTING CONDITIONS & SOILS PLAN**

SCALE: 1"=80' SHEET NO: 3 OF 8  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
 DATE: 04/23/14 PROJECT NO.: 12020.00

**ZONING REFERENCE: F-2**  
 MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
 MINIMUM BUILDBLE AREA = 42,750 S.F.  
 MINIMUM FRONTAGE = 150'  
 MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
 MINIMUM FRONT YARD REQUIREMENT=60'  
 MINIMUM SIDE YARD REQUIREMENT=30'  
 MINIMUM REAR YARD REQUIREMENT=45'

**GRAPHIC SCALE**  
 0 40 80 160 320  
 ( IN FEET )  
 1 inch = 80 ft.

O:\12020\12020.00\_Shippetown Rd - Division St. Subdiv. A.P. 14A, Current, Dominica Phase II RISKY SUBMITTAL 12020 SPENCER'S CORNER II DEV. PRELIM 5-14-14.dwg

NOTES:

1. ALL LAND LOCATED WEST OF SHIPPEE TOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F-2 ZONING DISTRICT. ALL LAND LOCATED EAST OF SHIPPEE TOWN ROAD AND WITHIN ONE HALF MILE OF THE SUBJECT SITE IS LOCATED WITHIN THE F/F1 ZONING DISTRICT.

2. THE SITE IS LOCATED WITHIN THE HUNT RIVER DRAINAGE BASIN.

3. THE SITE IS NOT LOCATED WITHIN ANY OF THE FOLLOWING: GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, WELLHEAD PROTECTION AREAS AND NATURAL HERITAGE AREAS. IN ADDITION THERE ARE NO PUBLIC DRINKING WATER RESERVOIRS, GROUNDWATER RESERVOIRS, GROUNDWATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS AND PUBLIC WELLS LOCATED WITHIN A ONE-HALF MILE RADIUS OF THE SITE AS INDICATED BY THE RHODE ISLAND GIS WEB SITE.

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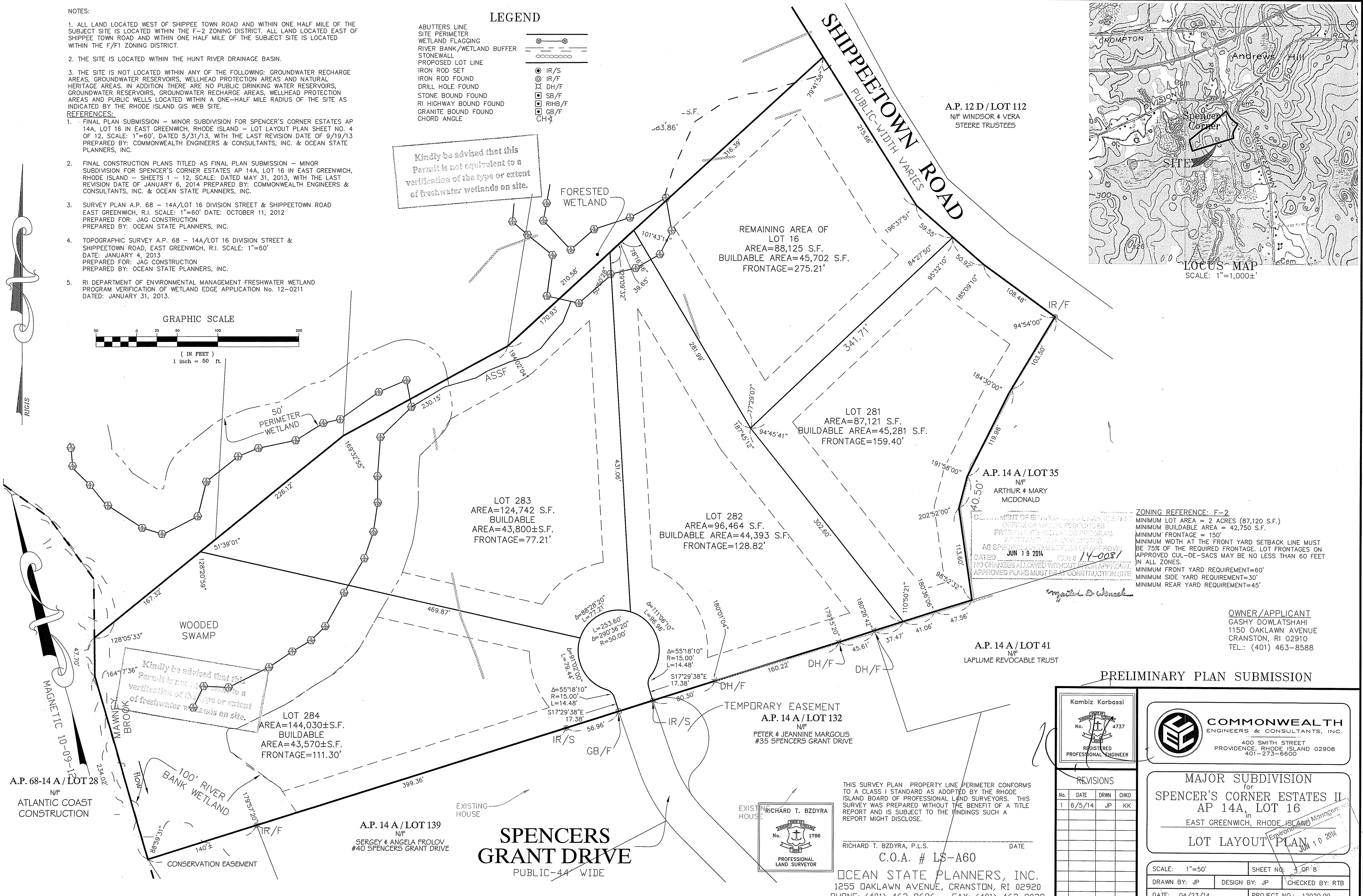
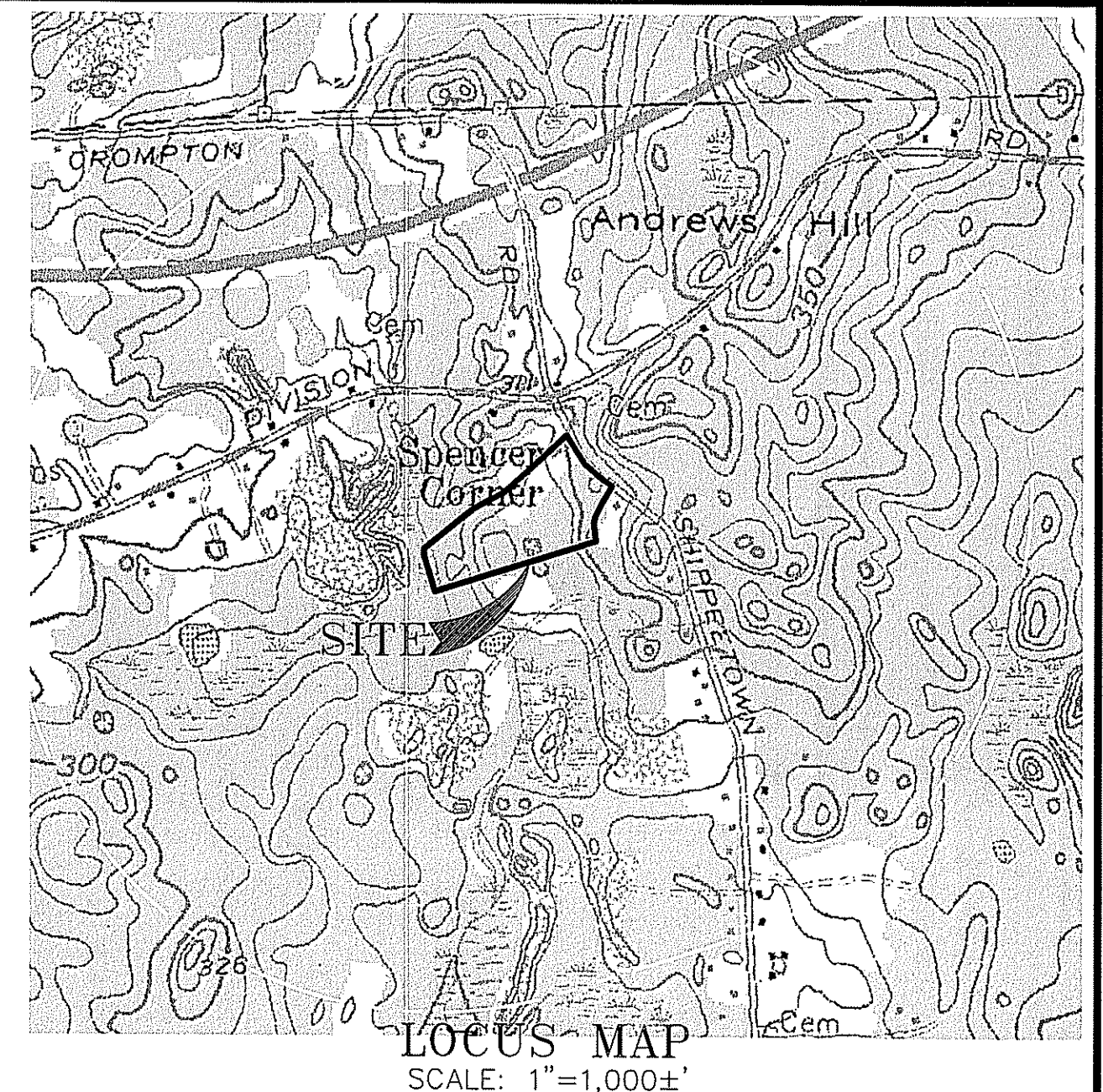
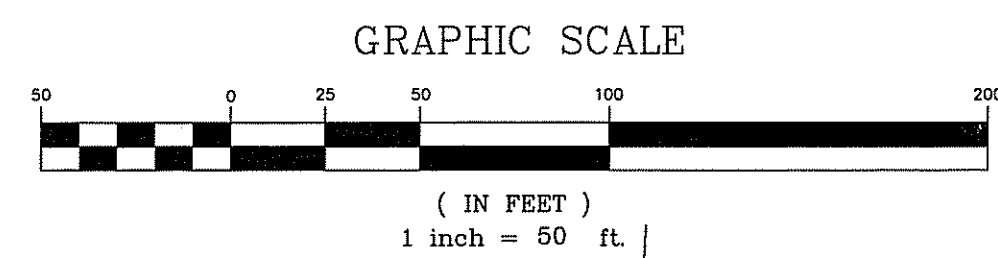
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- RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLAND PROGRAM VERIFICATION OF WETLAND EDGE APPLICATION No. 12-0211 DATED: JANUARY 31, 2013.

LEGEND

- ABUTTERS LINE
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- PROPOSED LOT LINE
- IRON ROD SET
- IRON ROD FOUND
- DRILL HOLE FOUND
- STONE BOUND FOUND
- RI HIGHWAY BOUND FOUND
- GRANITE BOUND FOUND
- CHORD ANGLE

- IR/S
- ⊙ IR/F
- ⊗ DH/F
- ⊠ SB/F
- ⊡ RIH/B/F
- ⊞ GB/F
- CH

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



A.P. 12 D / LOT 112  
N/F WINDSOR & VERA  
STEEERE TRUSTEES

REMAINING AREA OF  
LOT 16  
AREA=88,125 S.F.  
BUILDABLE AREA=45,702 S.F.  
FRONTAGE=275.21'

LOT 281  
AREA=87,121 S.F.  
BUILDABLE AREA=45,281 S.F.  
FRONTAGE=159.40'

LOT 283  
AREA=124,742 S.F.  
BUILDABLE  
AREA=43,800±S.F.  
FRONTAGE=77.21'

LOT 282  
AREA=96,464 S.F.  
BUILDABLE AREA=44,393 S.F.  
FRONTAGE=128.82'

A.P. 14 A / LOT 35  
N/F  
ARTHUR & MARY  
MCDONALD

A.P. 14 A / LOT 41  
N/F  
LAPLUME REVOCABLE TRUST

LOT 284  
AREA=144,030±S.F.  
BUILDABLE  
AREA=43,570±S.F.  
FRONTAGE=111.30'

A.P. 14 A / LOT 139  
N/F  
SERGEY & ANGELA FROLOV  
#40 SPENCERS GRANT DRIVE

TEMPORARY EASEMENT  
A.P. 14 A / LOT 132  
N/F  
PETER & JEANNINE MARGOLIS  
#35 SPENCERS GRANT DRIVE

ZONING REFERENCE: F-2  
MINIMUM LOT AREA = 2 ACRES (87,120 S.F.)  
MINIMUM BUILDABLE AREA = 42,750 S.F.  
MINIMUM FRONTAGE = 150'  
MINIMUM WIDTH AT THE FRONT YARD SETBACK LINE MUST BE 75% OF THE REQUIRED FRONTAGE. LOT FRONTAGES ON APPROVED CUL-DE-SACS MAY BE NO LESS THAN 60 FEET IN ALL ZONES.  
MINIMUM FRONT YARD REQUIREMENT=60'  
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PRELIMINARY PLAN SUBMISSION

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	6/5/14	JP	KK

MAJOR SUBDIVISION  
for  
SPENCER'S CORNER ESTATES II  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND  
LOT LAYOUT PLAN  
JUN 10 2014

SCALE: 1"=50' SHEET NO. 4 OF 8

DRAWN BY: JP	DESIGN BY: JP	CHECKED BY: RTB
DATE: 04/23/14	PROJECT NO.: 12020.00	

RICHARD T. BZDYRA  
No. 1786  
PROFESSIONAL LAND SURVEYOR

THIS SURVEY PLAN PROPERTY LINE PERIMETER CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

RICHARD T. BZDYRA, P.L.S. DATE

C.O.A. # LS-A60

OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 FAX: (401) 463-9039

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**OWTS DESIGN DATA TABLE**

LOT #	DESIGN SOIL CAT.	DESIGN LOADING RATE (G/SF/DAY)	SYSTEM TYPE	LEACHFIELD DESIGN PT. ELEV.*	ESHWT ELEV.	MIN. BOTTOM SYSTEM ELEV.	MIN. INVERT/ PERIMETER ELEV.	MIN. FIELD FINISH GRADE	MAX. FIELD FINISH GRADE
281	1	0.70	DISPERSAL	302.5'	294.5'	297.5'	299.00'	300.50'	301.50'
282	1	0.70	DISPERSAL	292.0'	284.0'	287.0'	288.50'	290.00'	291.00'
283	1	0.70	DISPERSAL	286.0'	278.0'	281.0'	282.50'	284.00'	285.00'
284	1	0.70	DISPERSAL	280.0'	272.0'	275.0'	276.50'	278.00'	279.00'

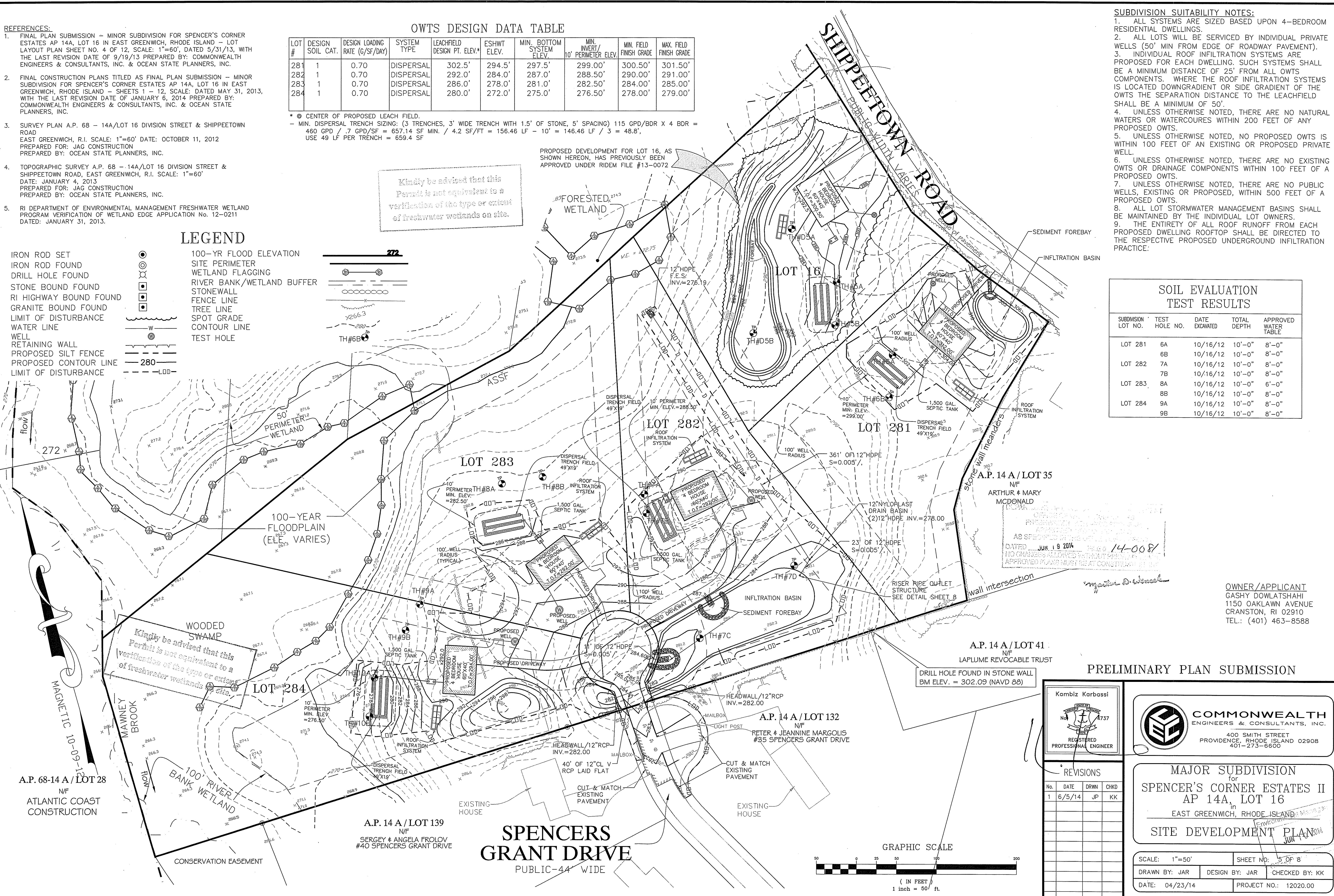
\* @ CENTER OF PROPOSED LEACH FIELD.  
 - MIN. DISPERSAL TRENCH SIZING: (3 TRENCHES, 3' WIDE TRENCH WITH 1.5' OF STONE, 5' SPACING) 115 GPD/BDR X 4 BDR = 460 GPD / 7 GPD/SF = 657.14 SF MIN. / 4.2 SF/FT = 156.46 LF - 10' = 146.46 LF / 3 = 48.8', USE 49 LF PER TRENCH = 659.4 SF

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

PROPOSED DEVELOPMENT FOR LOT 16, AS SHOWN HEREON, HAS PREVIOUSLY BEEN APPROVED UNDER RIDEM FILE #13-0072

- LEGEND**
- IRON ROD SET
  - IRON ROD FOUND
  - DRILL HOLE FOUND
  - STONE BOUND FOUND
  - RI HIGHWAY BOUND FOUND
  - GRANITE BOUND FOUND
  - LIMIT OF DISTURBANCE
  - WATER LINE
  - WELL
  - RETAINING WALL
  - PROPOSED SILT FENCE
  - PROPOSED CONTOUR LINE
  - LIMIT OF DISTURBANCE

- 100-YR FLOOD ELEVATION
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- FENCE LINE
- TREE LINE
- SPOT GRADE
- CONTOUR LINE
- TEST HOLE



- SUBDIVISION SUITABILITY NOTES:**
- ALL SYSTEMS ARE SIZED BASED UPON 4-BEDROOM RESIDENTIAL DWELLINGS.
  - ALL LOTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS (50' MIN FROM EDGE OF ROADWAY PAVEMENT).
  - INDIVIDUAL ROOF INFILTRATION SYSTEMS ARE PROPOSED FOR EACH DWELLING. SUCH SYSTEMS SHALL BE A MINIMUM DISTANCE OF 25' FROM ALL OWTS COMPONENTS. WHERE THE ROOF INFILTRATION SYSTEMS IS LOCATED DOWNGRADIENT OR SIDE GRADIENT OF THE OWTS THE SEPARATION DISTANCE TO THE LEACHFIELD SHALL BE A MINIMUM OF 50'.
  - UNLESS OTHERWISE NOTED, THERE ARE NO NATURAL WATERS OR WATERCOURSES WITHIN 200 FEET OF ANY PROPOSED OWTS.
  - UNLESS OTHERWISE NOTED, NO PROPOSED OWTS IS WITHIN 100 FEET OF AN EXISTING OR PROPOSED PRIVATE WELL.
  - UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OWTS OR DRAINAGE COMPONENTS WITHIN 100' FEET OF A PROPOSED OWTS.
  - UNLESS OTHERWISE NOTED, THERE ARE NO PUBLIC WELLS, EXISTING OR PROPOSED, WITHIN 500 FEET OF A PROPOSED OWTS.
  - ALL LOT STORMWATER MANAGEMENT BASINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
  - THE ENTIRETY OF ALL ROOF RUNOFF FROM EACH PROPOSED DWELLING ROOFTOP SHALL BE DIRECTED TO THE RESPECTIVE PROPOSED UNDERGROUND INFILTRATION PRACTICE.

**SOIL EVALUATION TEST RESULTS**

SUBDIVISION LOT NO.	TEST HOLE NO.	DATE EXCAVATED	TOTAL DEPTH	APPROVED WATER TABLE
LOT 281	6A	10/16/12	10'-0"	8'-0"
	6B	10/16/12	10'-0"	8'-0"
LOT 282	7A	10/16/12	10'-0"	8'-0"
	7B	10/16/12	10'-0"	8'-0"
LOT 283	8A	10/16/12	10'-0"	6'-0"
	8B	10/16/12	10'-0"	8'-0"
LOT 284	9A	10/16/12	10'-0"	8'-0"
	9B	10/16/12	10'-0"	8'-0"

OWNER/APPLICANT  
 GASHY DOWLATSHAHI  
 1150 OAKLAWN AVENUE  
 CRANSTON, RI 02910  
 TEL.: (401) 463-8588

**PRELIMINARY PLAN SUBMISSION**

Kambiz Korbassi  
 No. 4737  
 REGISTERED PROFESSIONAL ENGINEER

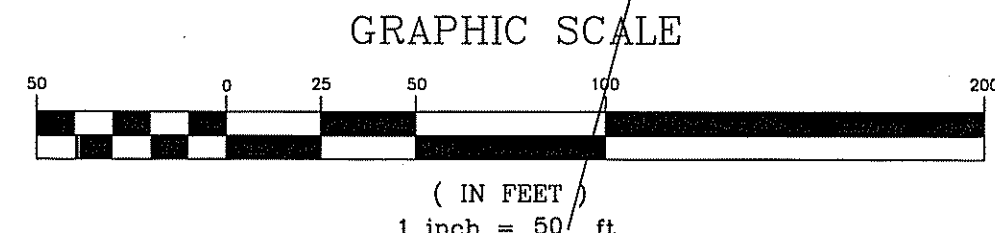
**COMMONWEALTH ENGINEERS & CONSULTANTS, INC.**  
 400 SMITH STREET  
 PROVIDENCE, RHODE ISLAND 02908  
 401-273-6600

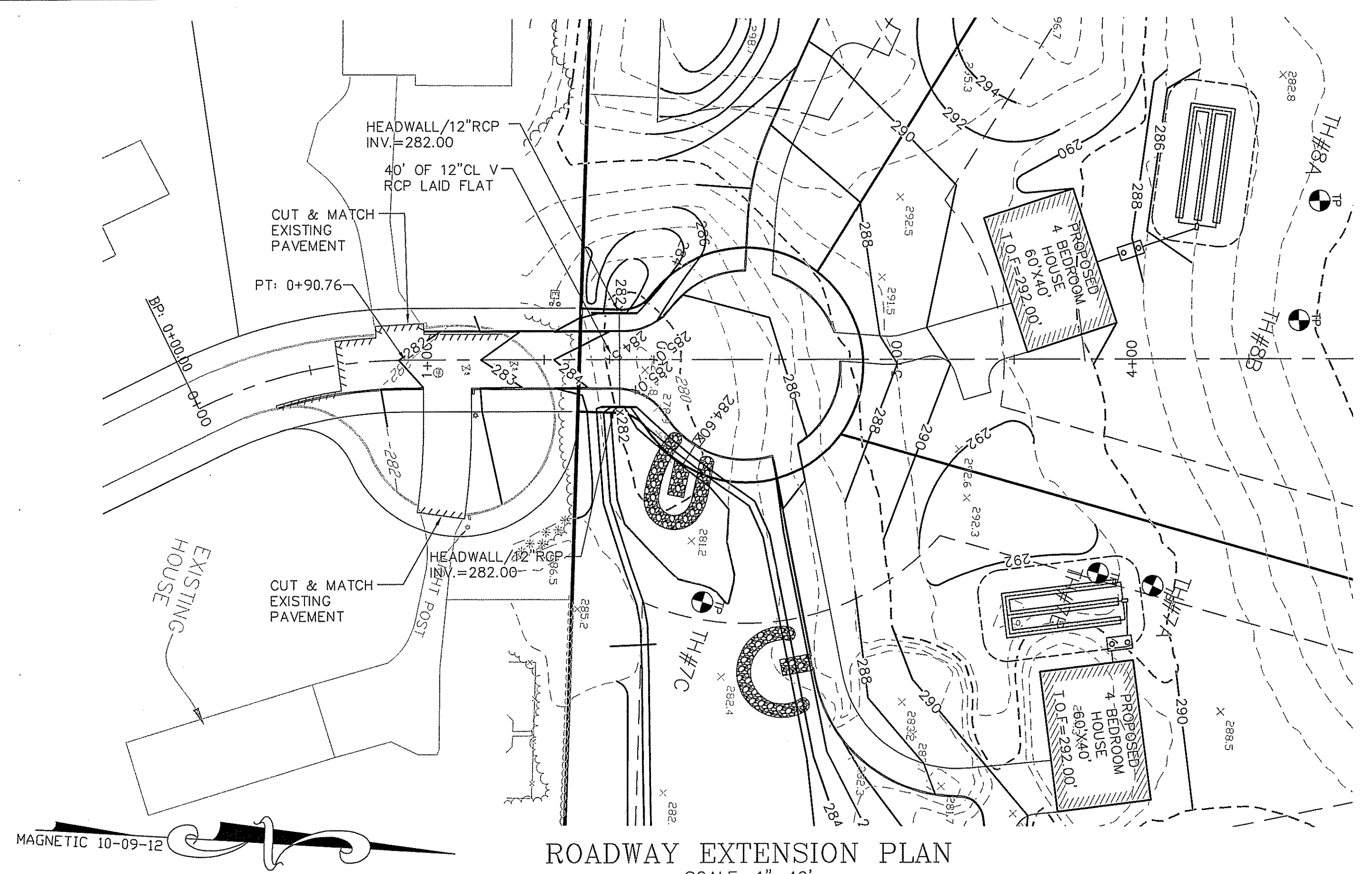
**REVISIONS**

No.	DATE	DRWN	CHKD
1	6/5/14	JP	KK

**MAJOR SUBDIVISION**  
 for  
**SPENCER'S CORNER ESTATES II**  
 AP 14A, LOT 16  
 in  
 EAST GREENWICH, RHODE ISLAND  
**SITE DEVELOPMENT PLAN**

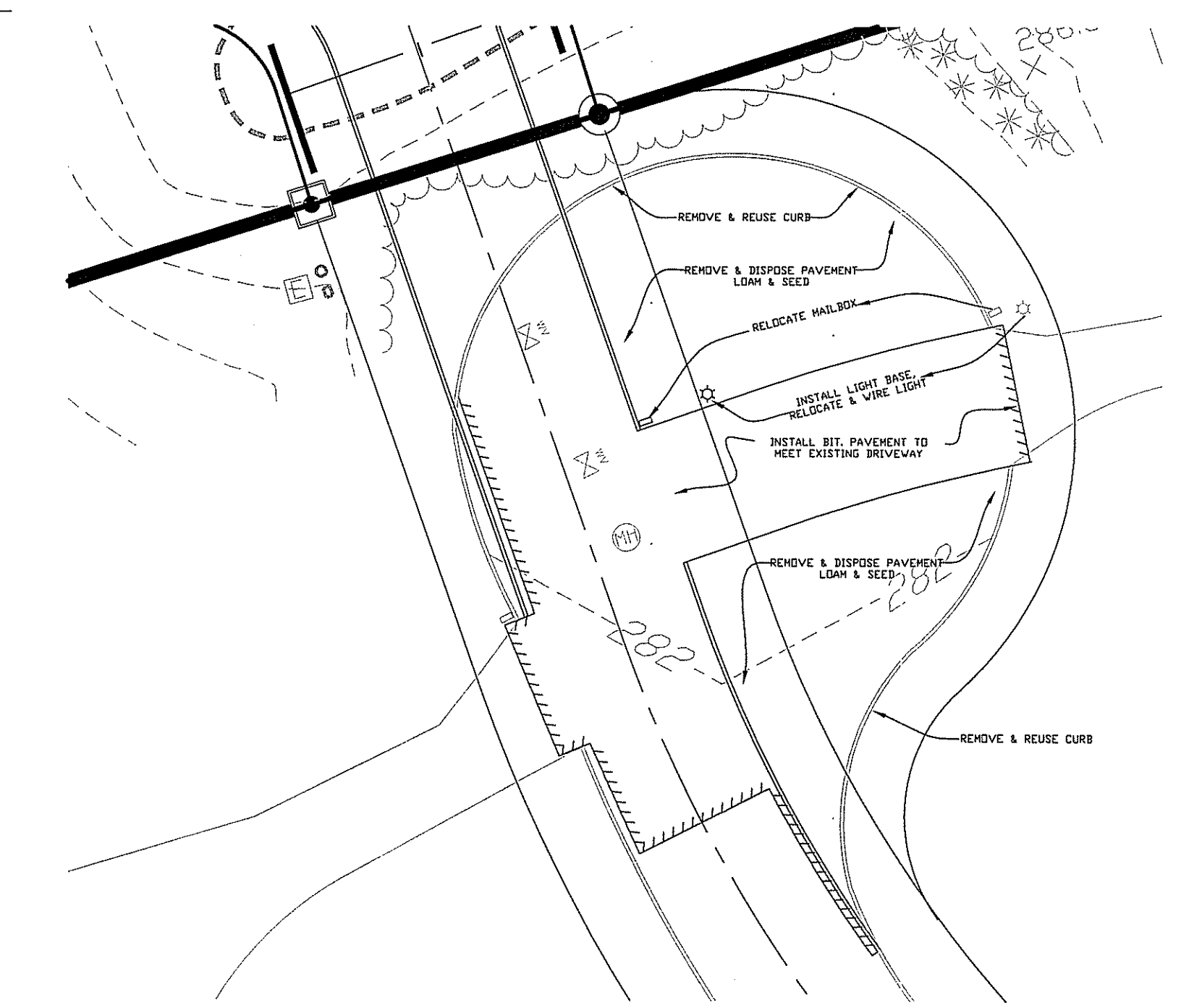
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 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
 DATE: 04/23/14 PROJECT NO.: 12020.00





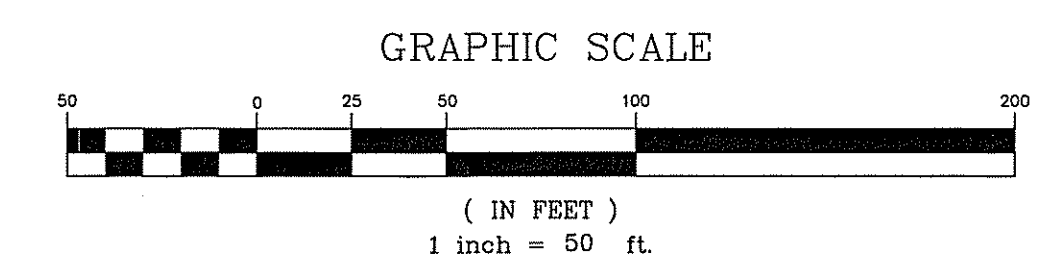
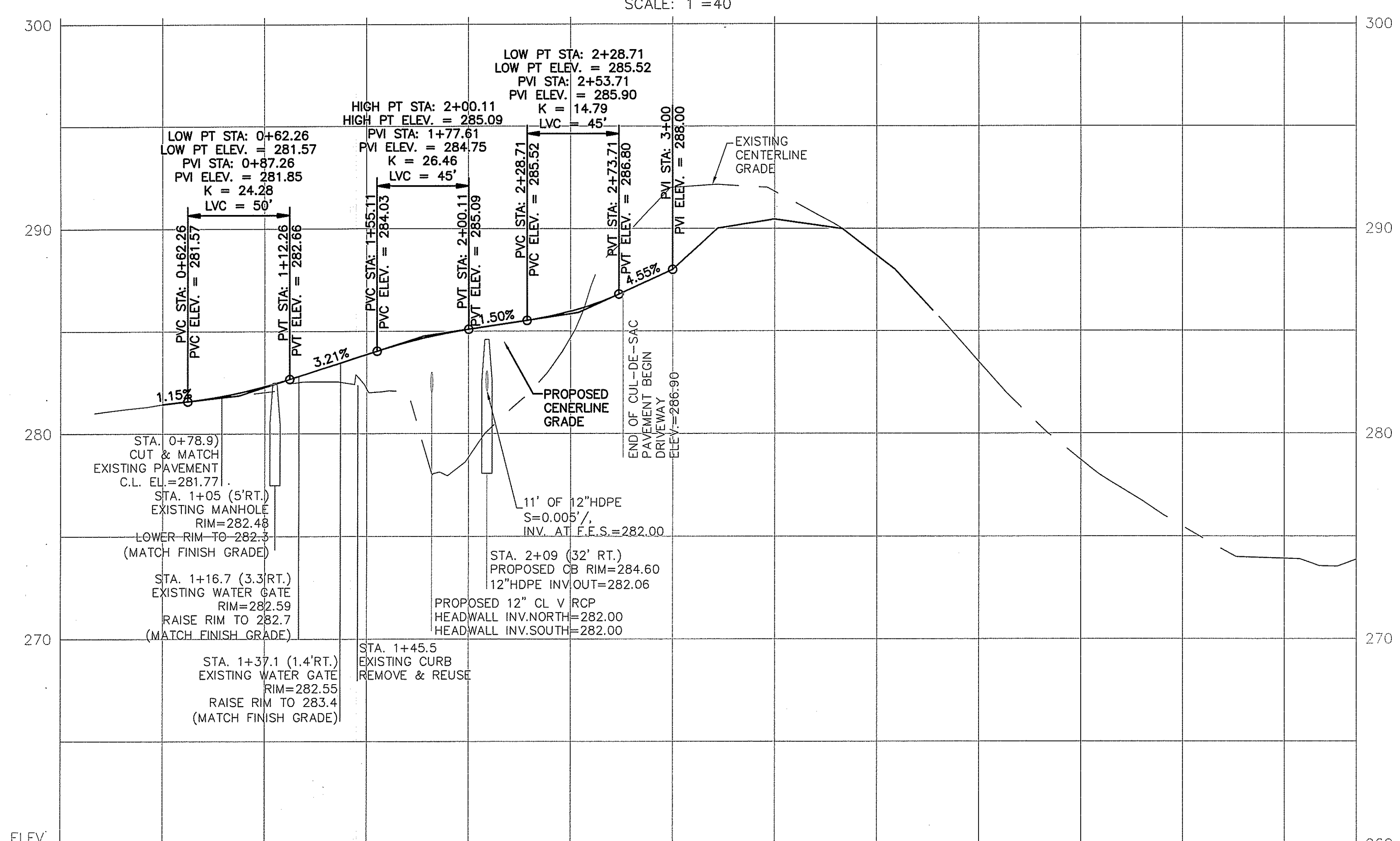
- LEGEND**
- IRON ROD SET
  - IRON ROD FOUND
  - DRILL HOLE FOUND
  - STONE BOUND FOUND
  - RI HIGHWAY BOUND FOUND
  - GRANITE BOUND FOUND
  - LIMIT OF DISTURBANCE
  - WATER LINE
  - WELL
  - RETAINING WALL
  - PAVEMENT SAW CUT
  - EXISTING LAMP POST
  - RELOCATED LAMP POST
  - PROPOSED UNDERGROUND
  - ELECTRIC

- 100-YR FLOOD ELEVATION
- SITE PERIMETER
- WETLAND FLAGGING
- RIVER BANK/WETLAND BUFFER
- STONEWALL
- FENCE LINE
- TREE LINE
- SPOT GRADE
- CONTOUR LINE
- TEST HOLE



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUN 19 2014 FILE # 14-0087  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONST. WITH ONE

OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLAWN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588



PRELIMINARY PLAN SUBMISSION

Kambiz Korbassi  
No. 737  
REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.  
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401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	6/5/14	JP	KK

MAJOR SUBDIVISION  
for  
SPENCER'S CORNER ESTATES II  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND  
**ROADWAY PLAN & PROFILE**

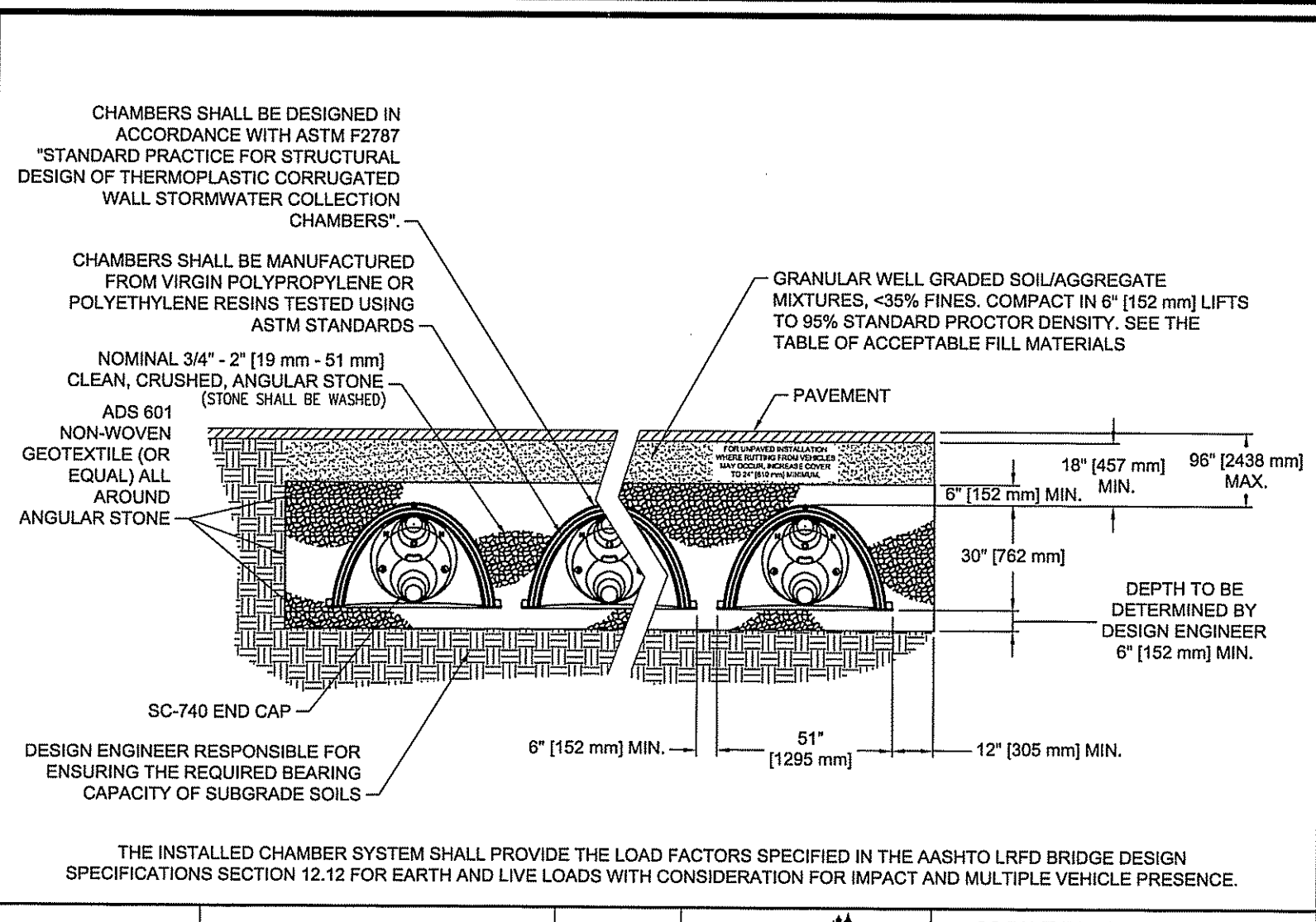
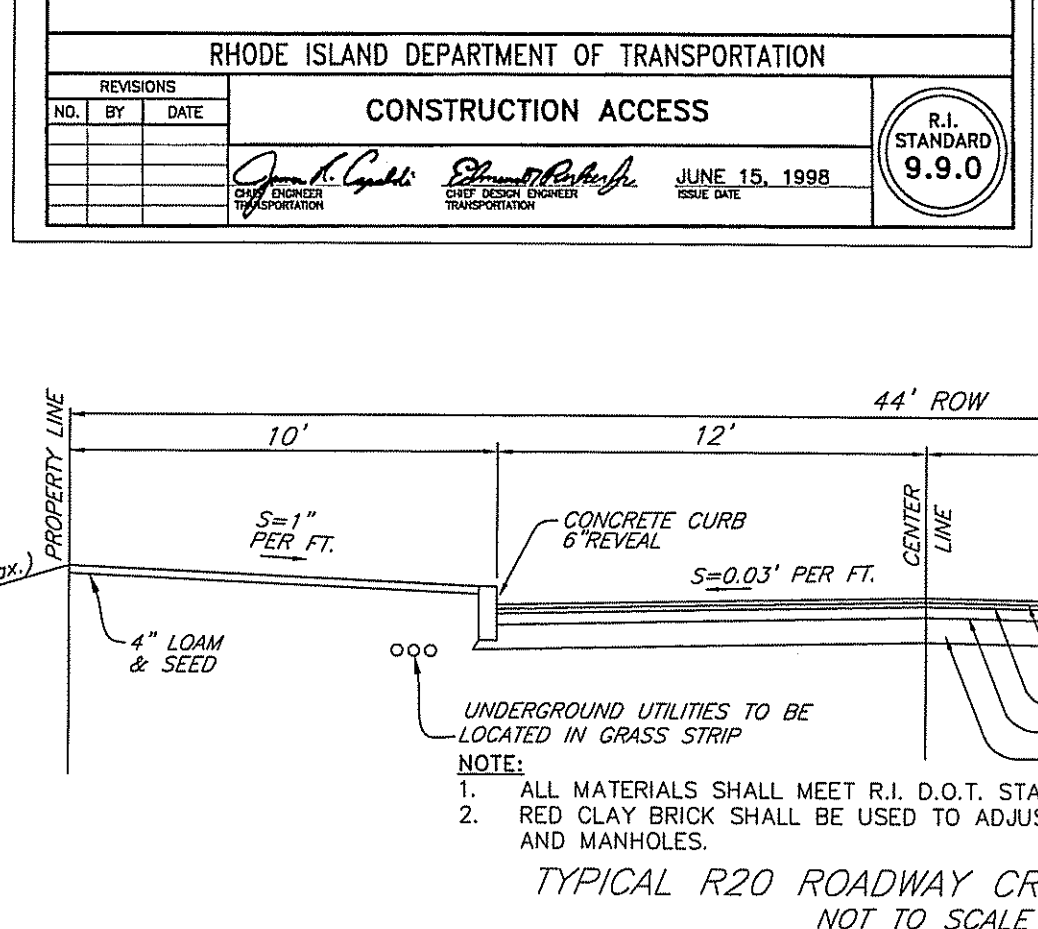
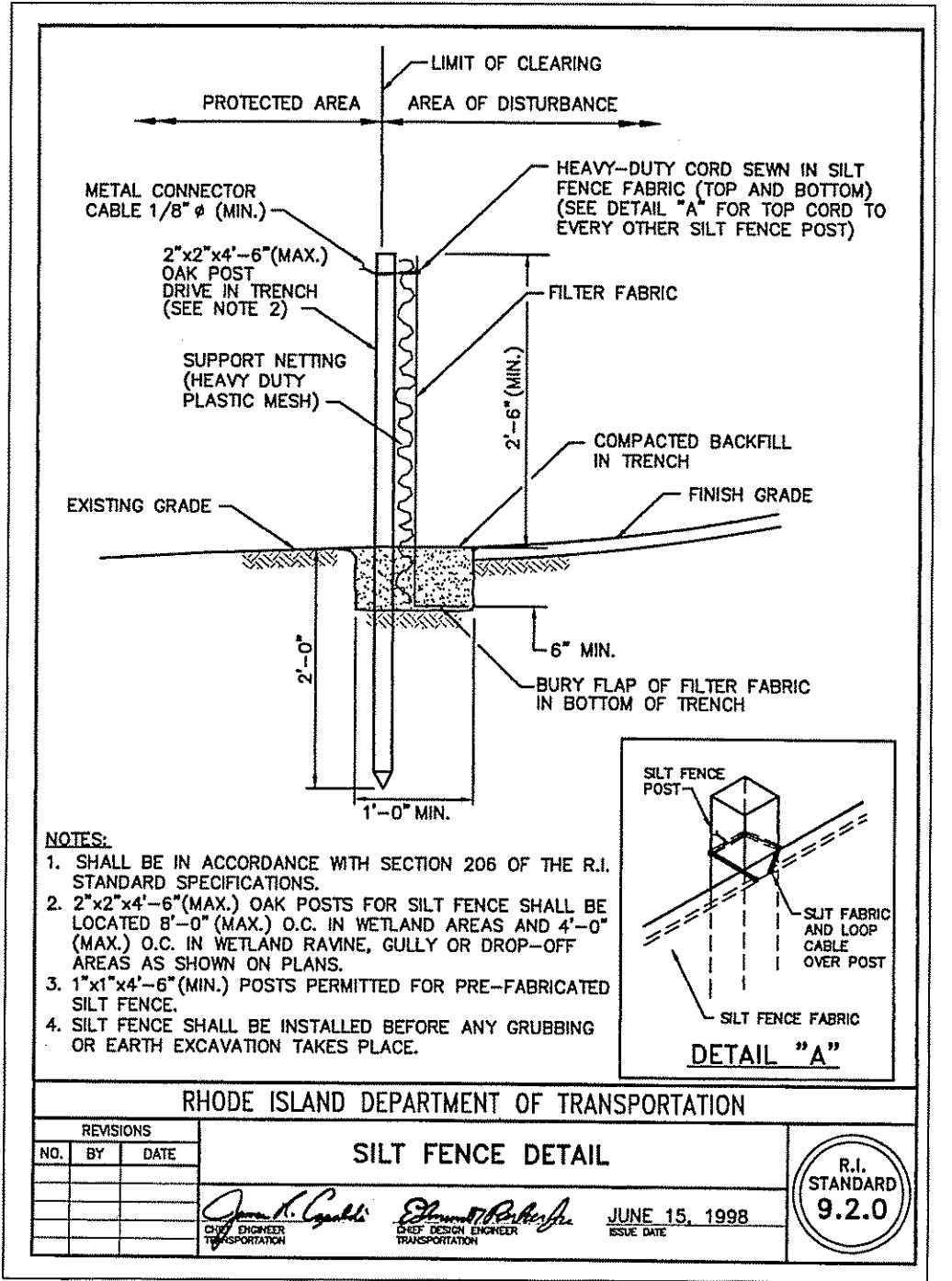
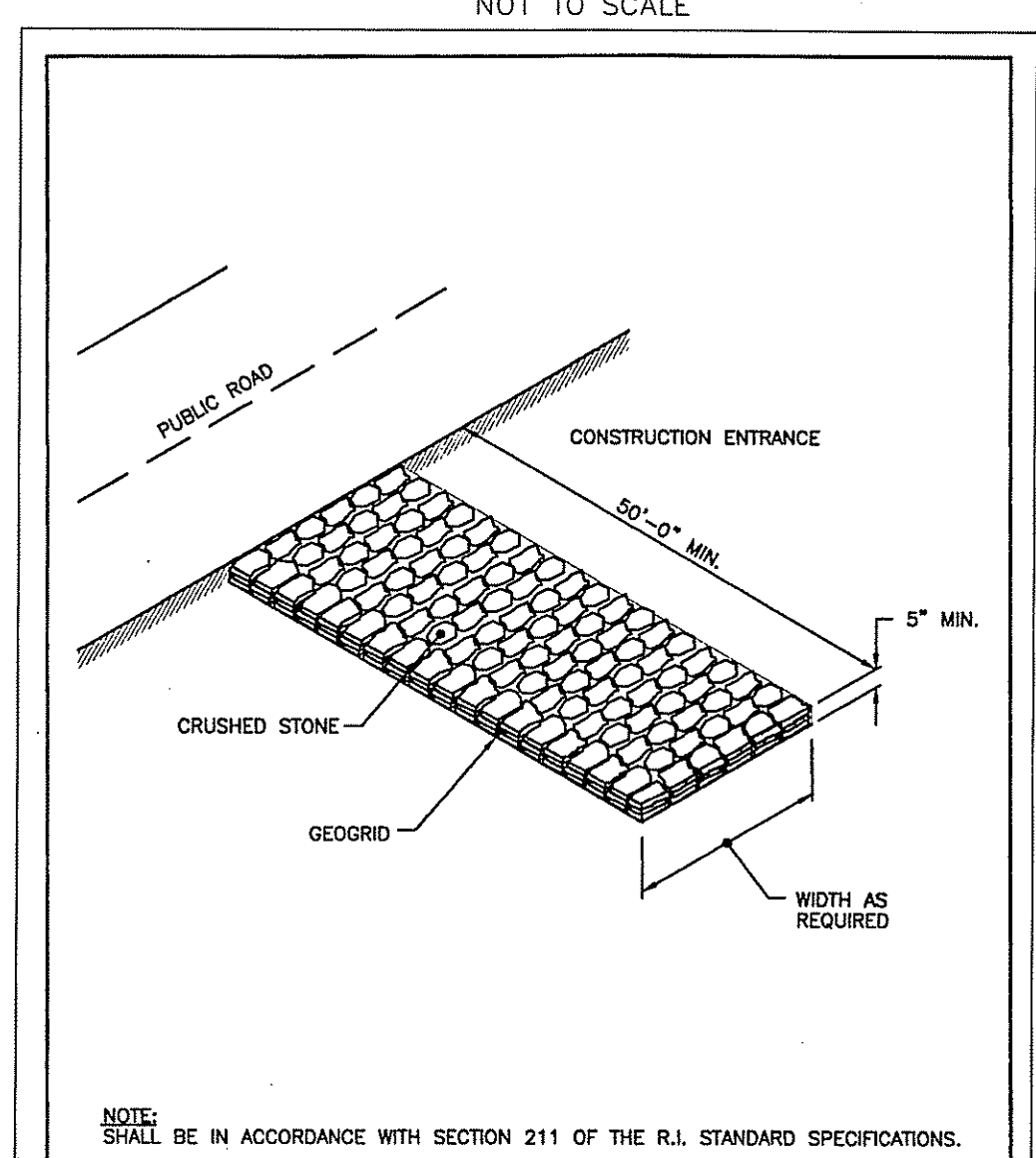
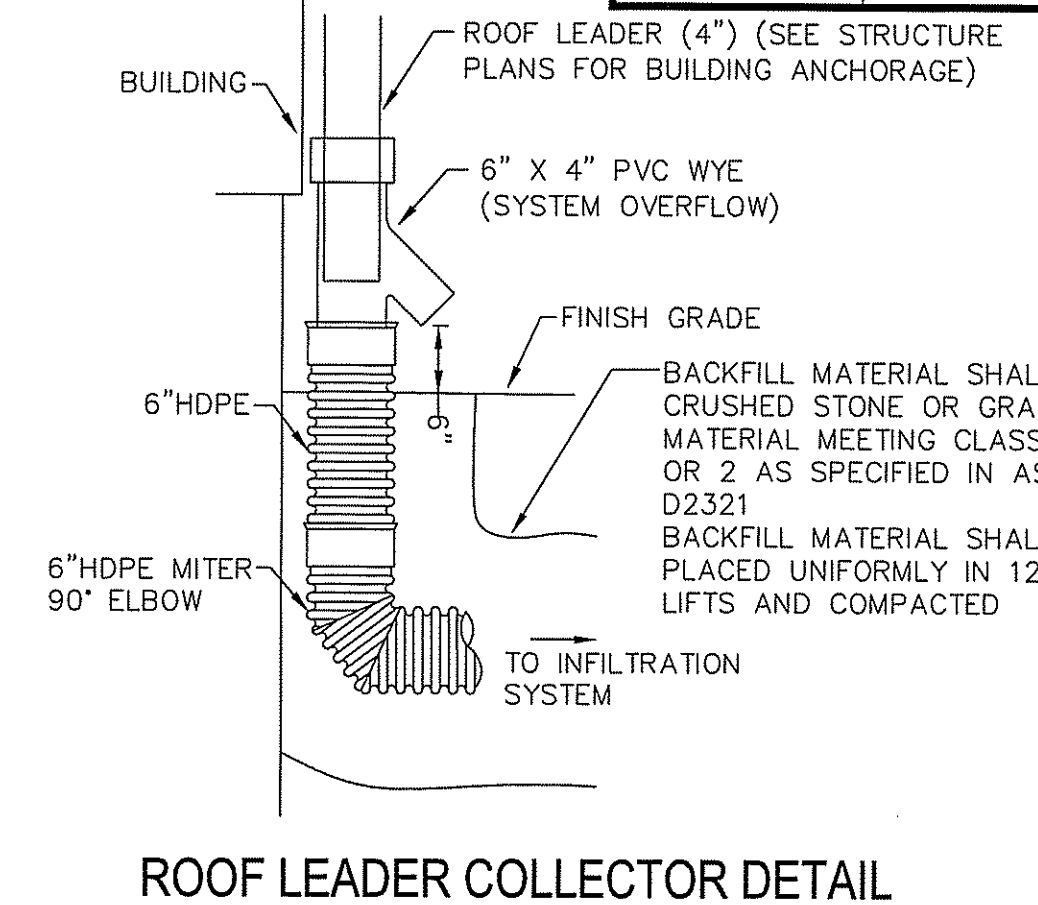
SCALE: 1"=50' SHEET NO: 6 OF 8  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
DATE: 04/23/14 PROJECT NO.: 12020.00

**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 EAST GREENWICH 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 KENT COUNTY 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.
  - VERTICAL DATUM: MEAN SEA LEVEL (NAVD 88).
  - 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, EXCELISOR 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 COMPLY 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 TREFOIL    | 15          |                     |
| PERENNIAL RYEGRASS  | 10          |                     |
- APPLICATION RATE 100 LBS/ACRE
  - LIMING AND FERTILIZING AS REQUIRED TO COMPLEMENT 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.
  - SLOPES CONSTRUCTED AT, OR STEEPER THAN, 15% SHALL HAVE TEMPORARY EROSION CONTROL WAITING UTILIZED AS A SUPPORTIVE METHOD IN ADDITION TO THE METHODS DESCRIBED ABOVE.
  - ALL PROPOSED INLETS AND OUTLETS SHALL BE PROTECTED WITH RIPRAP BOTH TEMPORARILY AND PERMANENTLY. SEE DETAIL THIS SHEET.

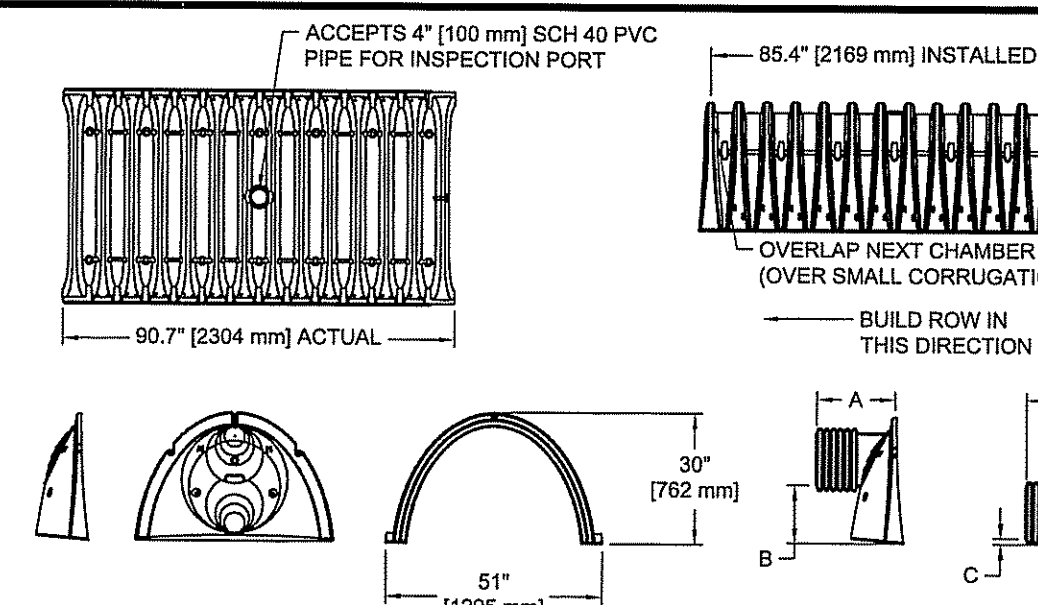
**SEDIMENTATION CONTROL PROGRAM:**

- 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 AND PERIODS OF
- 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 UPGRADING 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.



SC-740 TYPICAL CROSS-SECTION

SCALE: NTS  
DATE: 6/15/11  
DRAWN BY: KJL  
CHECKED:



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH) 51.0" x 30.0" x 85.4" (1295 mm x 762 mm x 2169 mm)

CHAMBER STORAGE 45.9 CUBIC FEET (1.30 m³)

MINIMUM INSTALLED STORAGE 74.8 CUBIC FEET (2.12 m³)

WEIGHT 75 lbs. (33.6 kg)

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC740EPE0T	6" (150 mm)	10.90" (277 mm)	18.50" (470 mm)	N/A
SC740EPE0B	6" (150 mm)	10.90" (277 mm)	N/A	0.50" (13 mm)
SC740EPE0T	8" (200 mm)	12.20" (310 mm)	16.50" (419 mm)	N/A
SC740EPE0B	8" (200 mm)	12.20" (310 mm)	N/A	0.60" (15 mm)
SC740EPE10T	10" (250 mm)	13.40" (340 mm)	14.50" (368 mm)	N/A
SC740EPE10B	10" (250 mm)	13.40" (340 mm)	N/A	0.70" (18 mm)
SC740EPE12T	12" (300 mm)	14.70" (373 mm)	12.50" (318 mm)	N/A
SC740EPE12B	12" (300 mm)	14.70" (373 mm)	N/A	1.20" (30 mm)
SC740EPE15T	15" (375 mm)	18.40" (467 mm)	9.00" (229 mm)	N/A
SC740EPE15B	15" (375 mm)	18.40" (467 mm)	N/A	1.30" (33 mm)
SC740EPE18T	18" (450 mm)	19.70" (500 mm)	5.00" (127 mm)	N/A
SC740EPE18B	18" (450 mm)	19.70" (500 mm)	N/A	1.60" (41 mm)
SC740EPE24B	24" (600 mm)	18.50" (470 mm)	N/A	0.10" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2884.

\*FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

SC-740 TECHNICAL SPECIFICATIONS

SCALE: NTS  
DATE: 3/20/10  
DRAWN BY: KJL  
CHECKED:

**CONCEPTUAL LAYOUT**

7 STORMTECH SC-740 CHAMBERS  
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID

INLET IN FROM DRAIN BASIN

2" PREFABRICATED END CAP PART # SC740EPE24B  
TYP OF ALL SC-740 24" AND ISOLATOR ROW CONNECTIONS

PLACE MINIMUM 12" OF ASHTO M30 CLASS 1  
NONWOVEN GEOTEXTILE OVER BEDDING STONE FOR  
SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

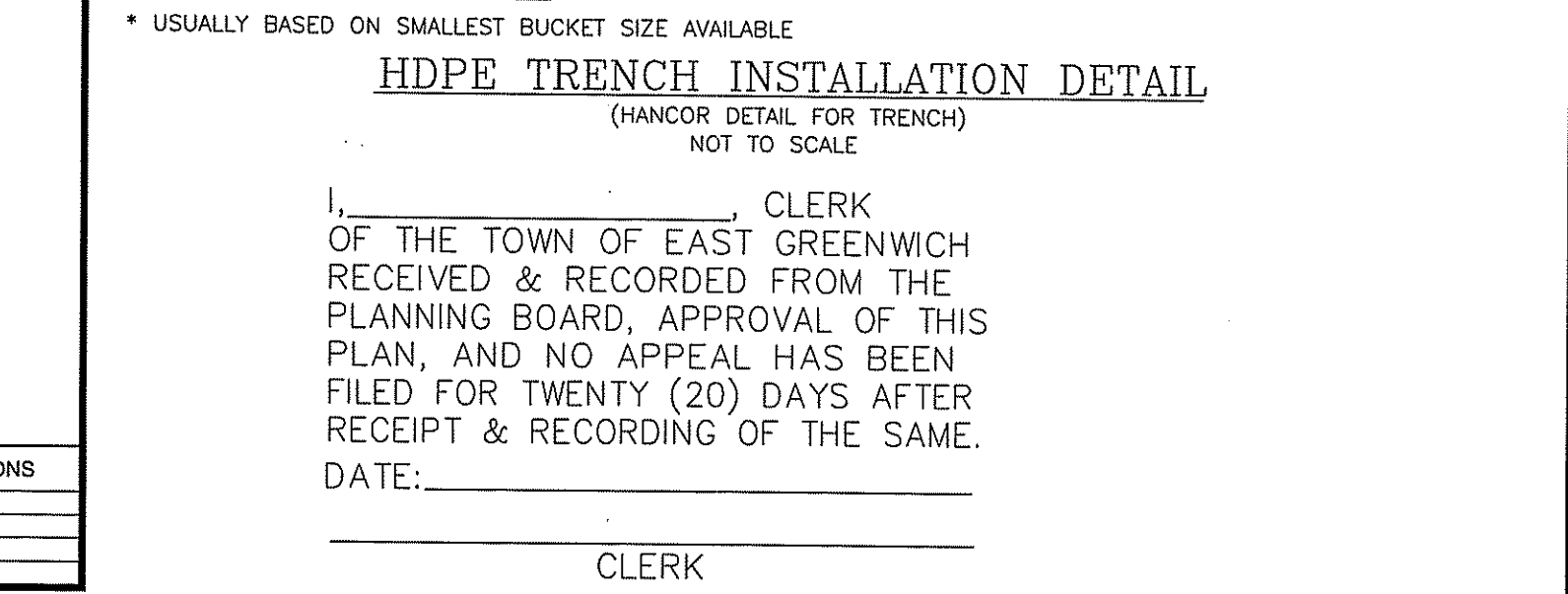
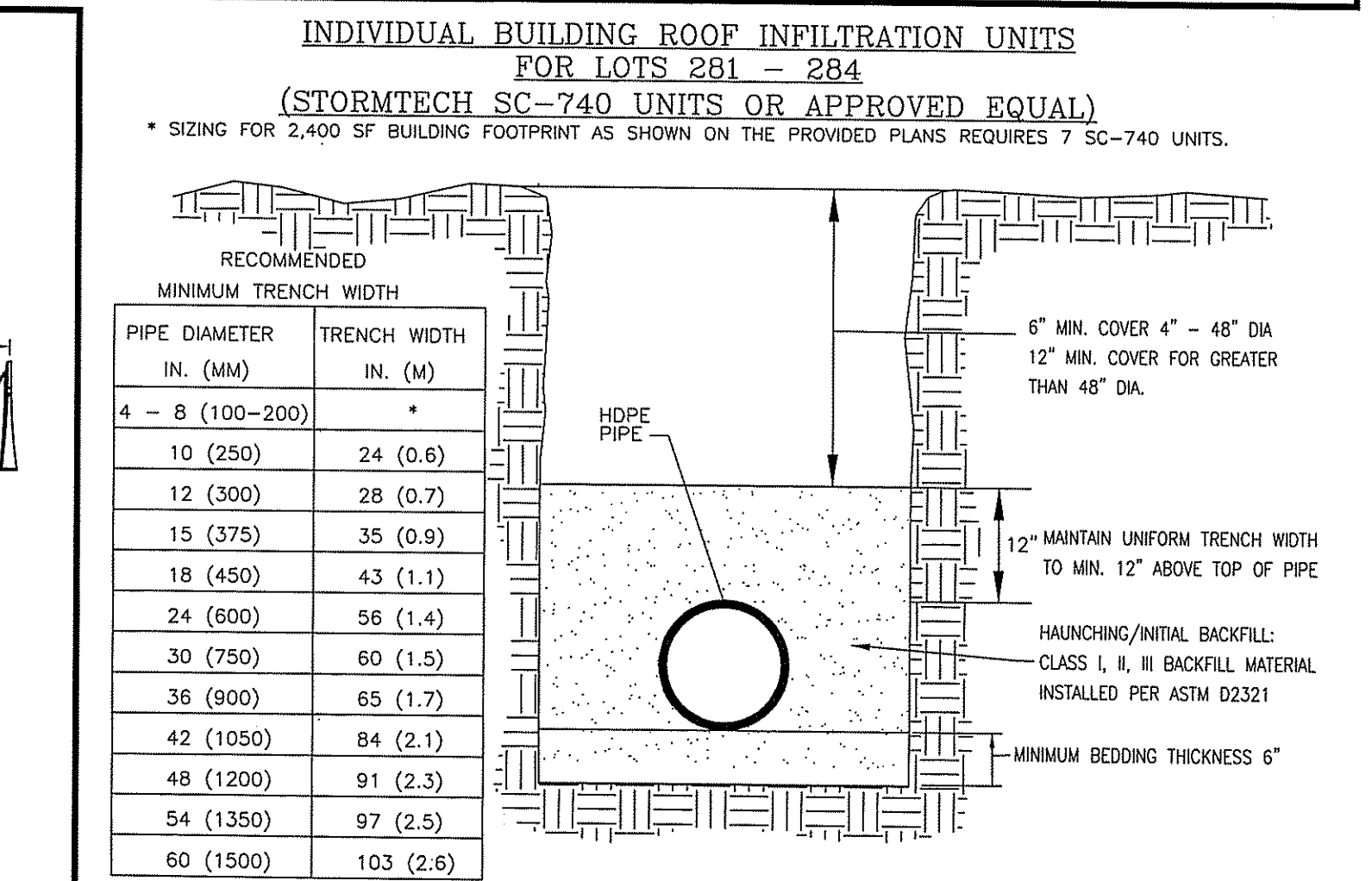
DATE: JUN 19 2014

**MANIFOLD NOTE:**  
DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT & COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.

DATE DRAWN CHECKED DESCRIPTION

SPENCER'S CORNER ESTATES  
EAST GREENWICH, RI

DATE: 4/23/13 PROJECT:  
DRAWN: SCALE: NTS  
CHECKED: PAGE: OF



**PRELIMINARY PLAN SUBMISSION**

Kambiz Korbassi  
No. 4737  
REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH ENGINEERS & CONSULTANTS, INC.**  
400 SMITH STREET  
PROVIDENCE, RHODE ISLAND 02908  
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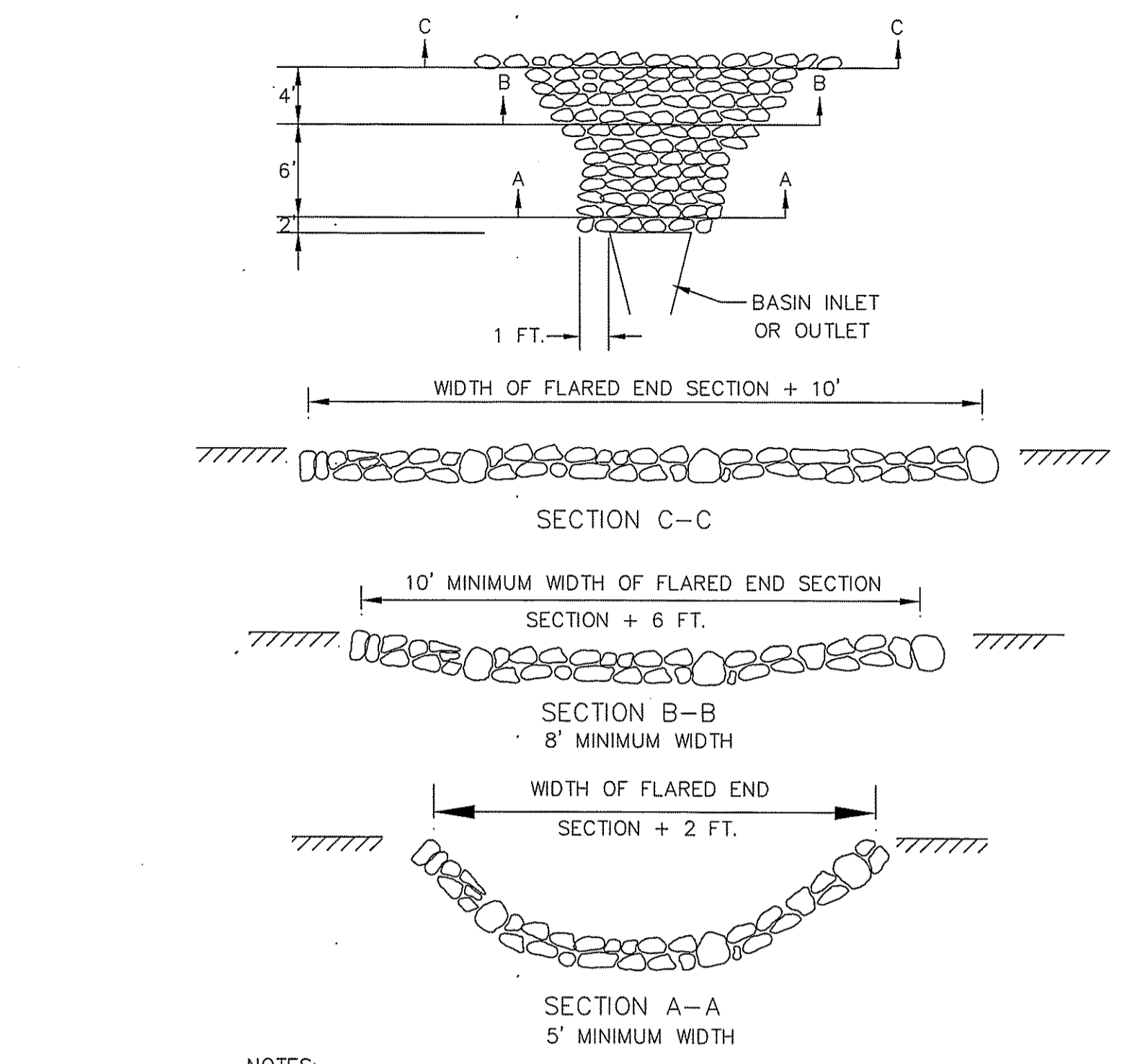
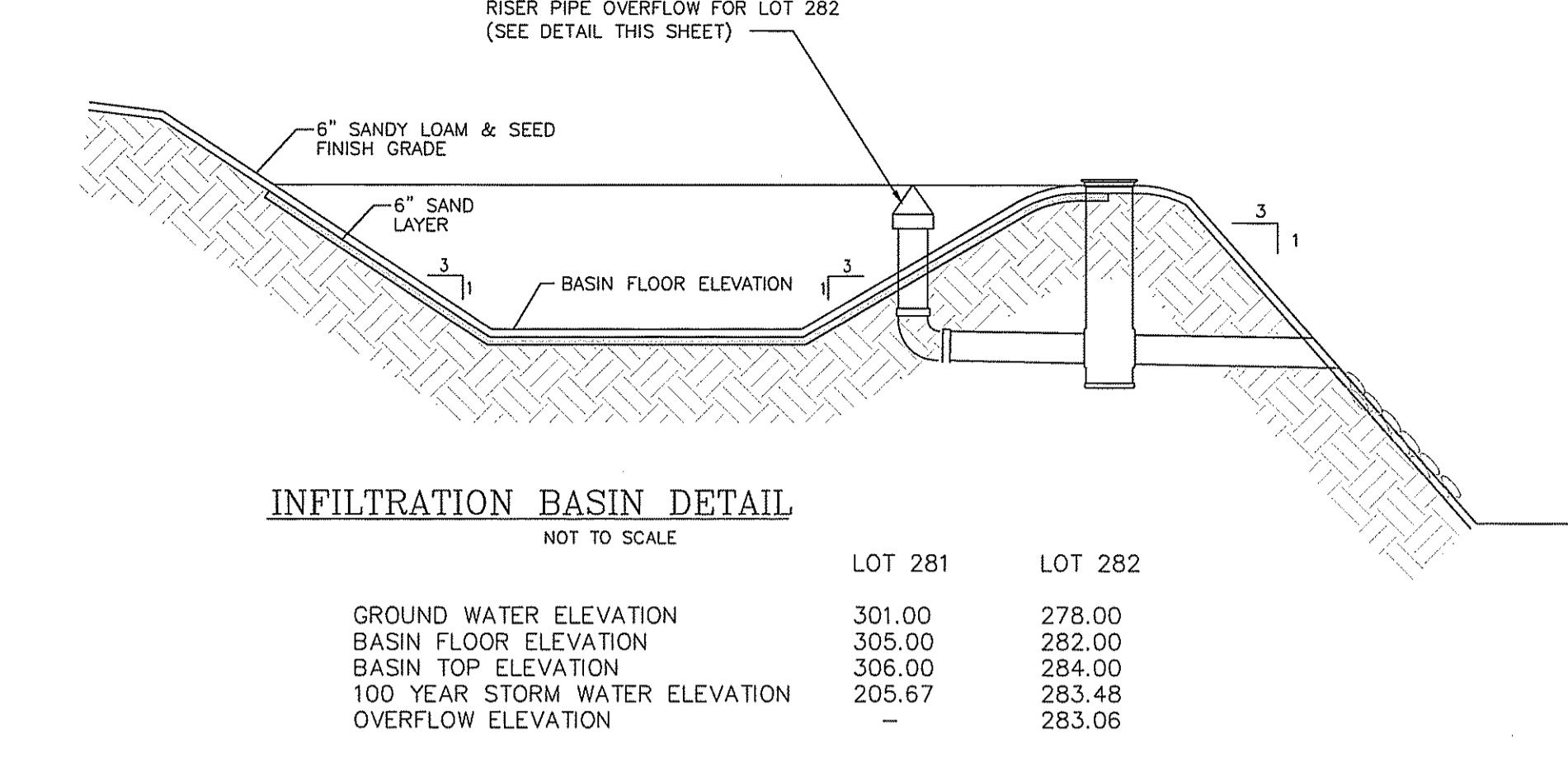
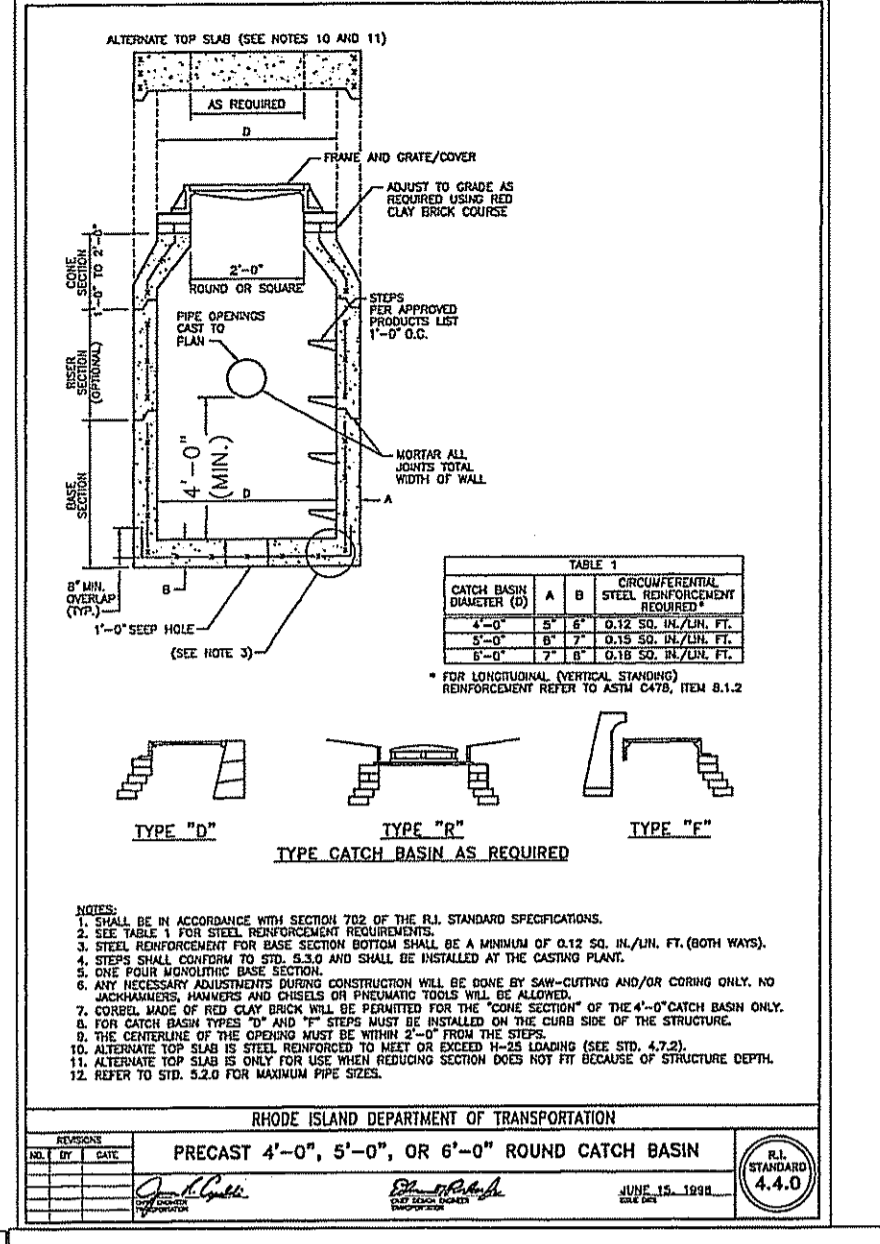
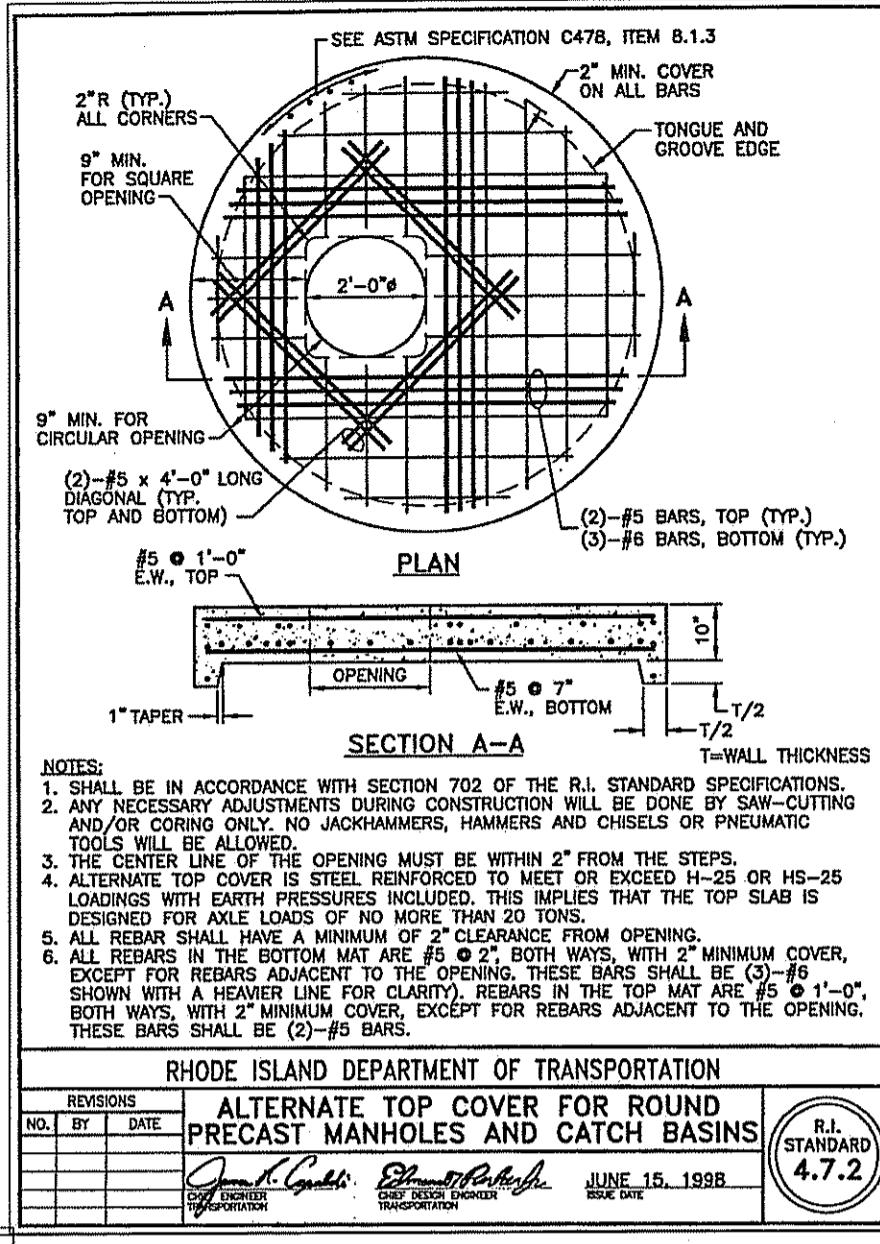
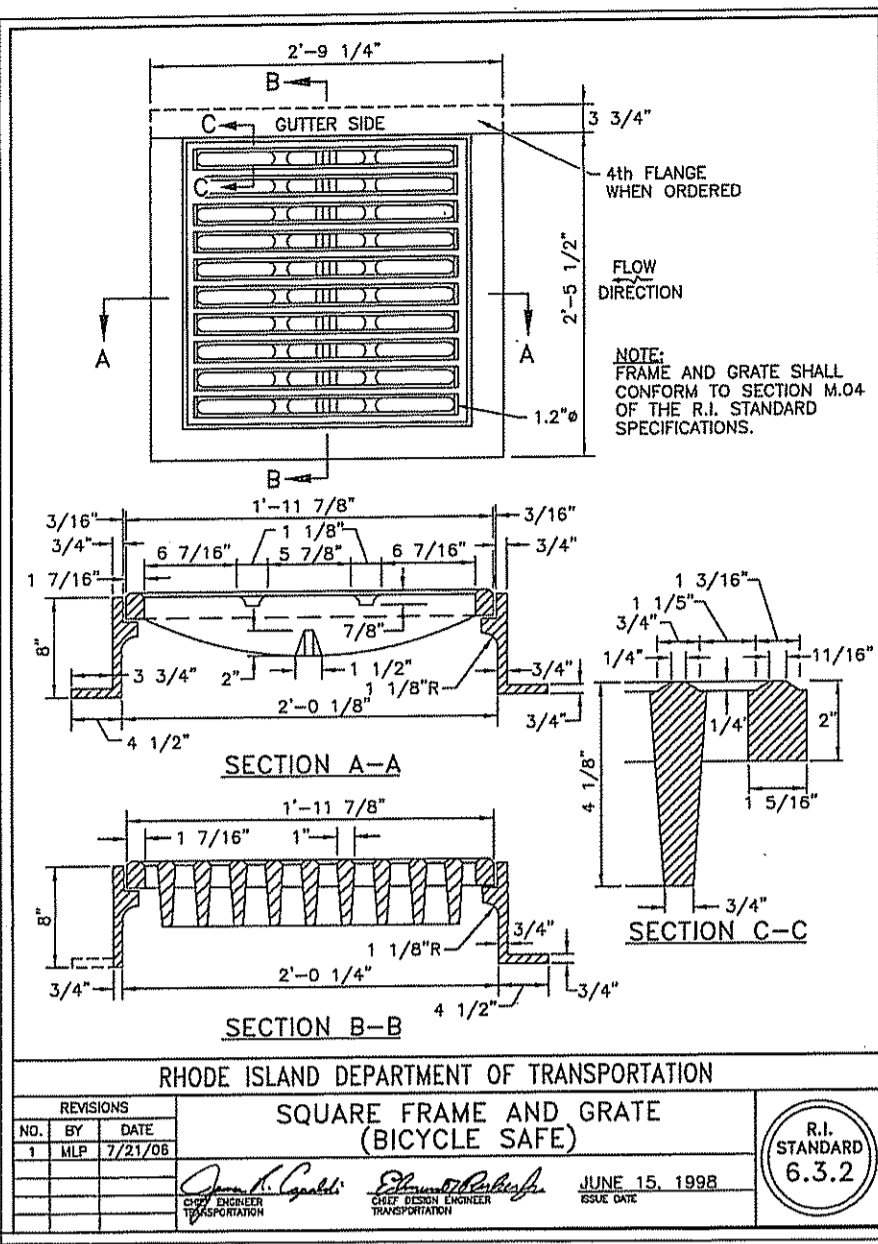
MAJOR SUBDIVISION  
for  
SPENCER'S CORNER ESTATES II  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND

**CONSTRUCTION DETAILS**

SCALE: AS NOTED SHEET NO: 7 OF 8  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
DATE: 04/23/14 PROJECT NO.: 12020.00

REVISIONS

No.	DATE	DRWN	CHKD
1	6/5/14	JP	KK

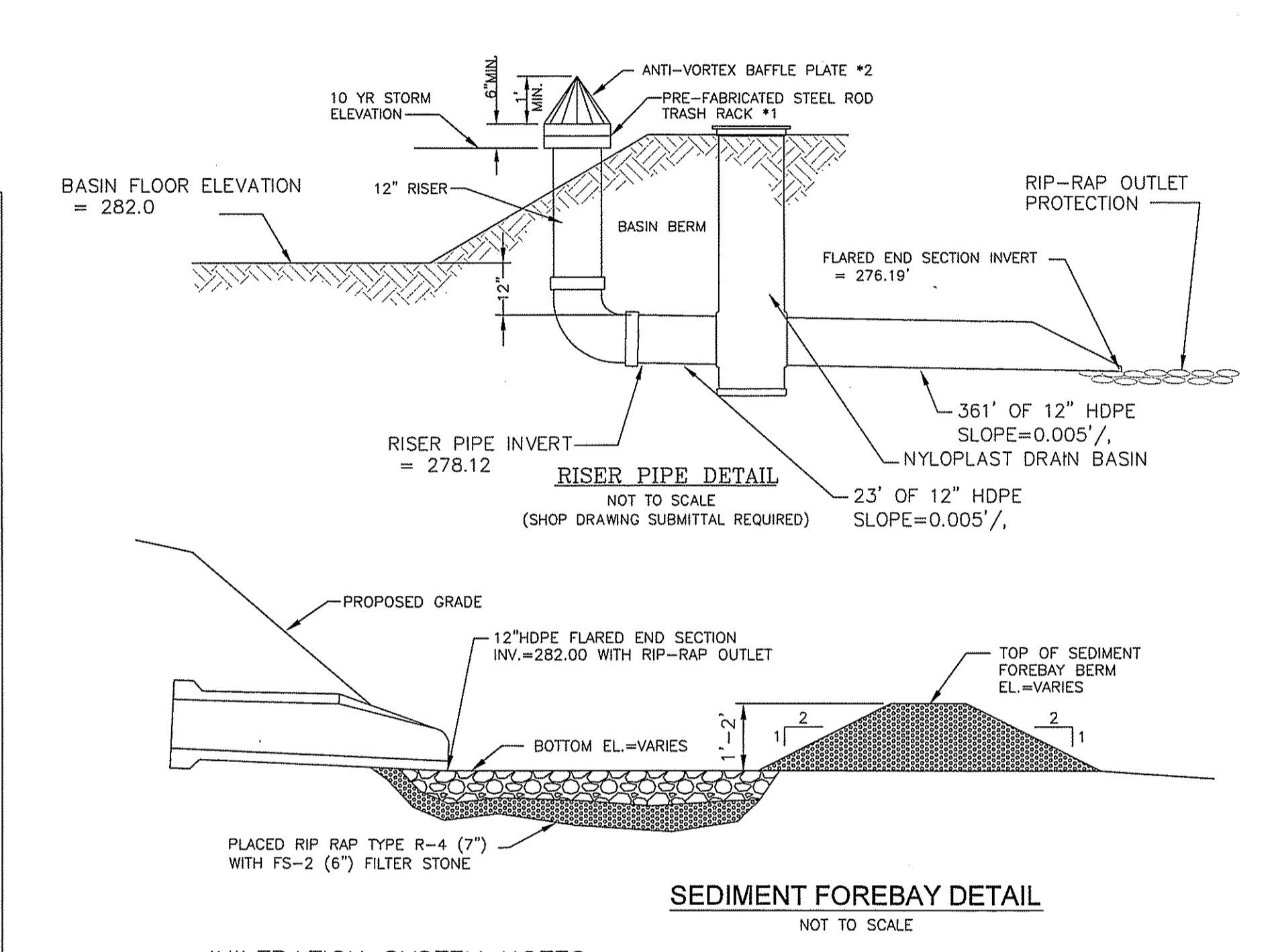
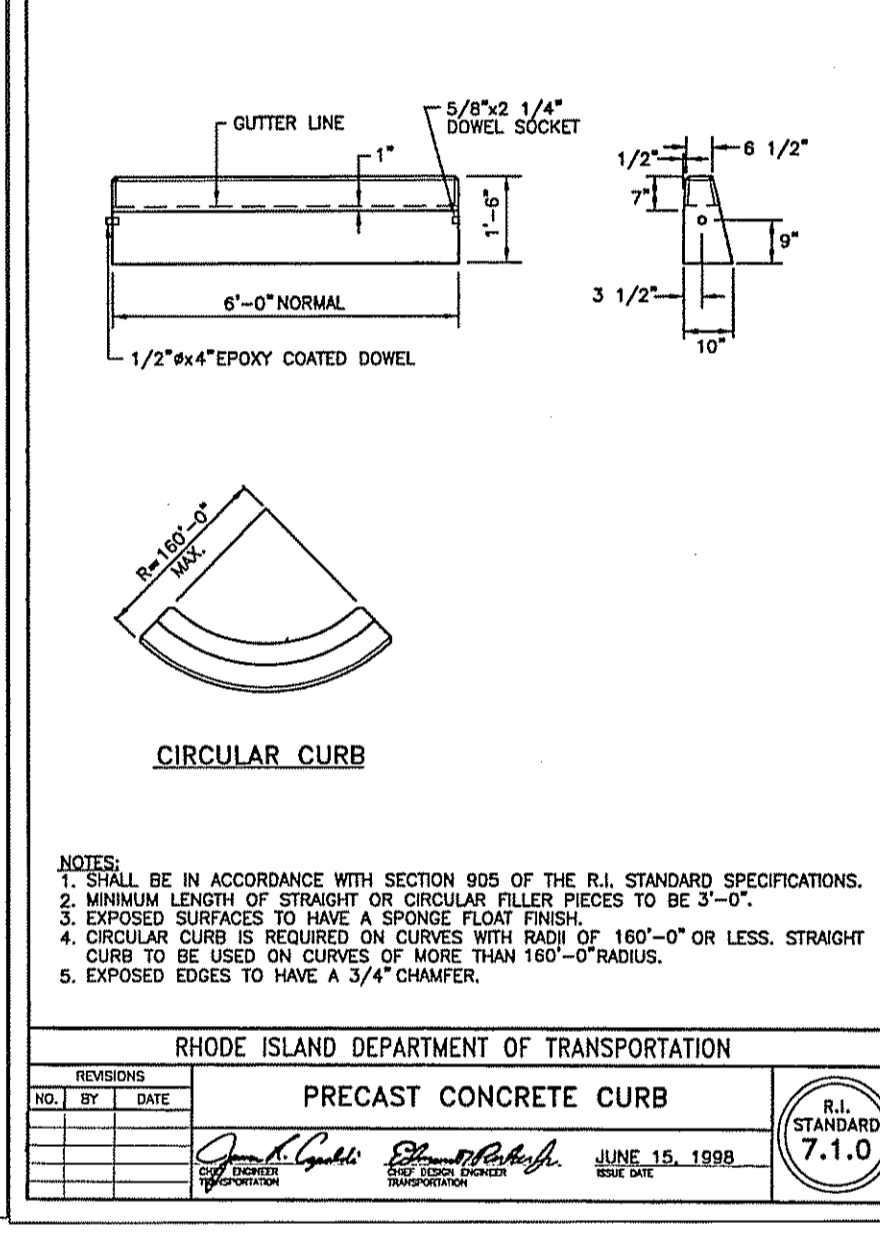
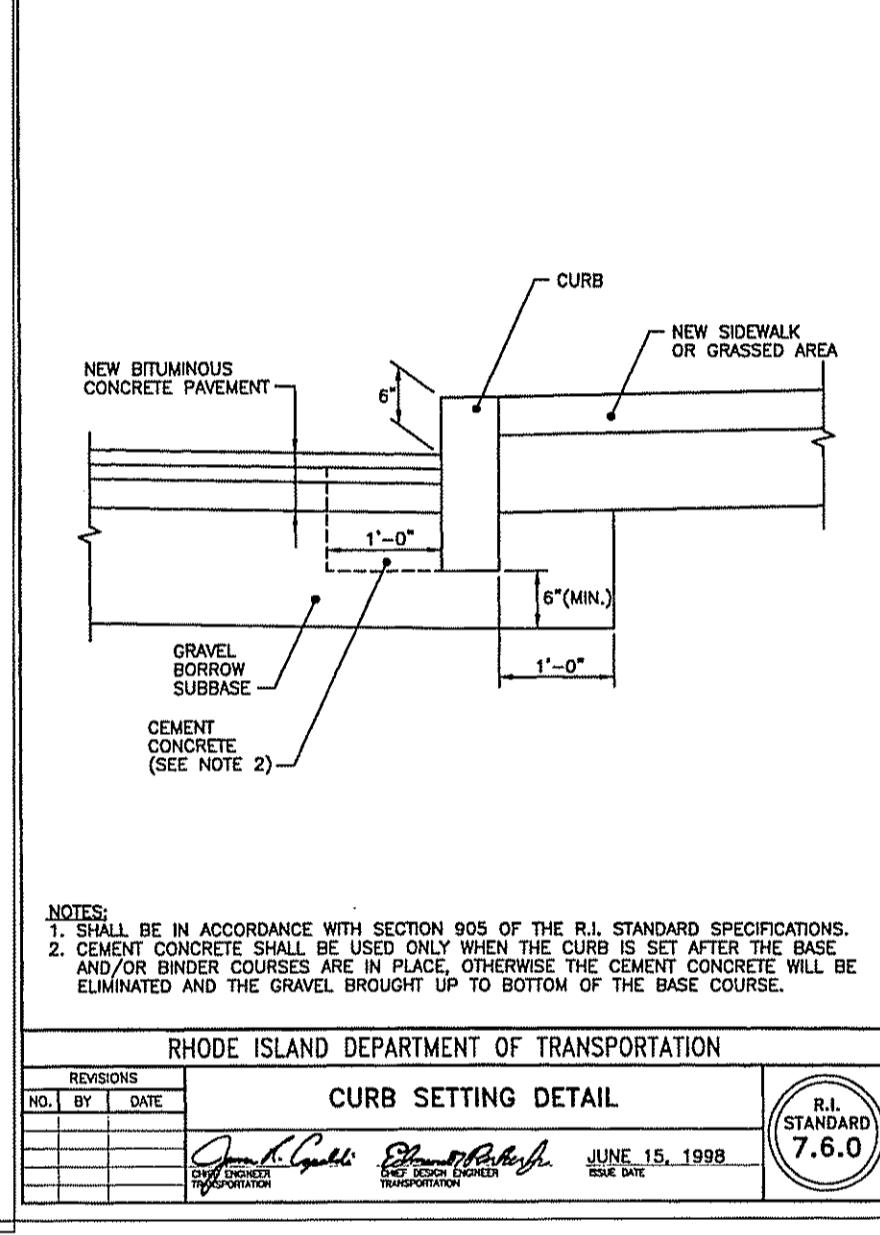
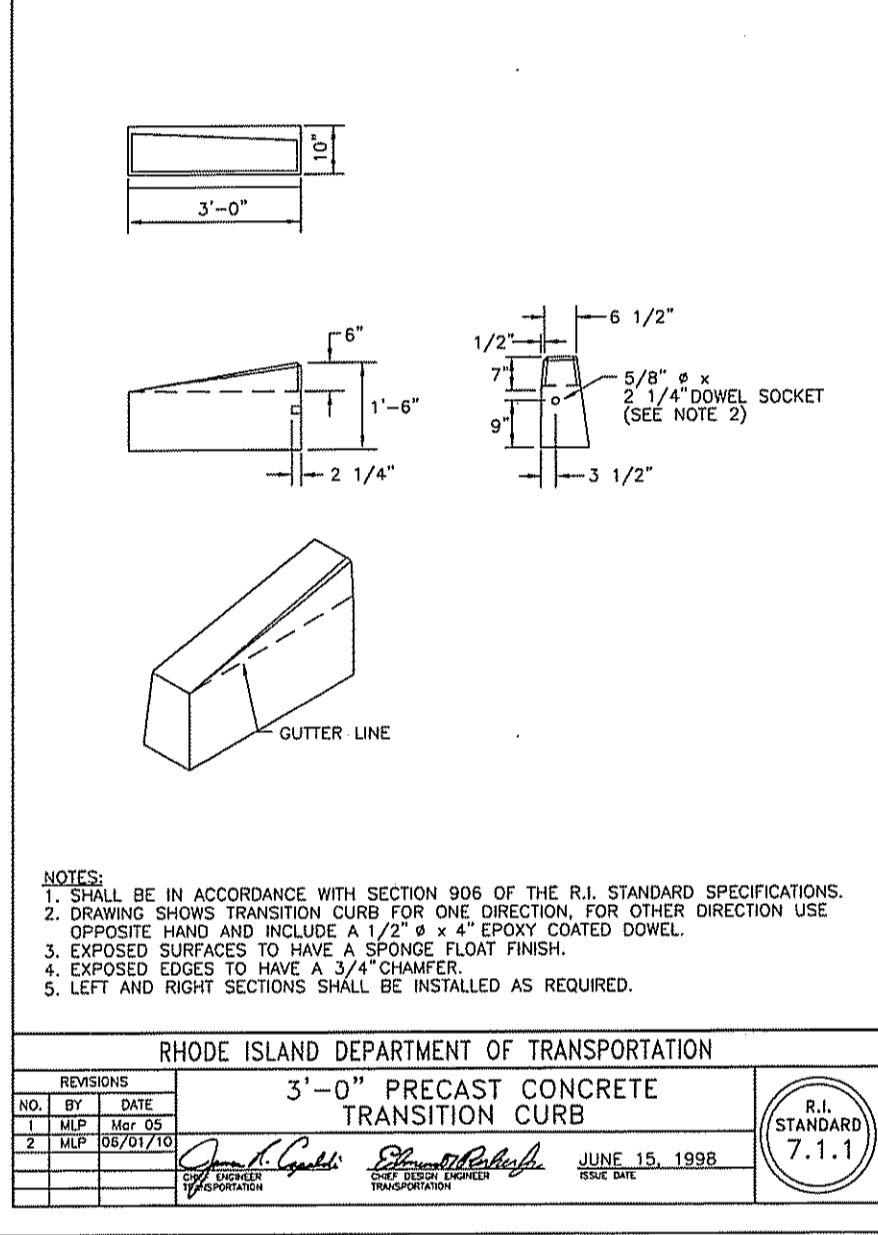


NOTES:  
DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

**ROCK FILL RIP-RAP @ BASIN INLETS AND OUTLETS**  
NOT TO SCALE

**RIP-RAP STONE**

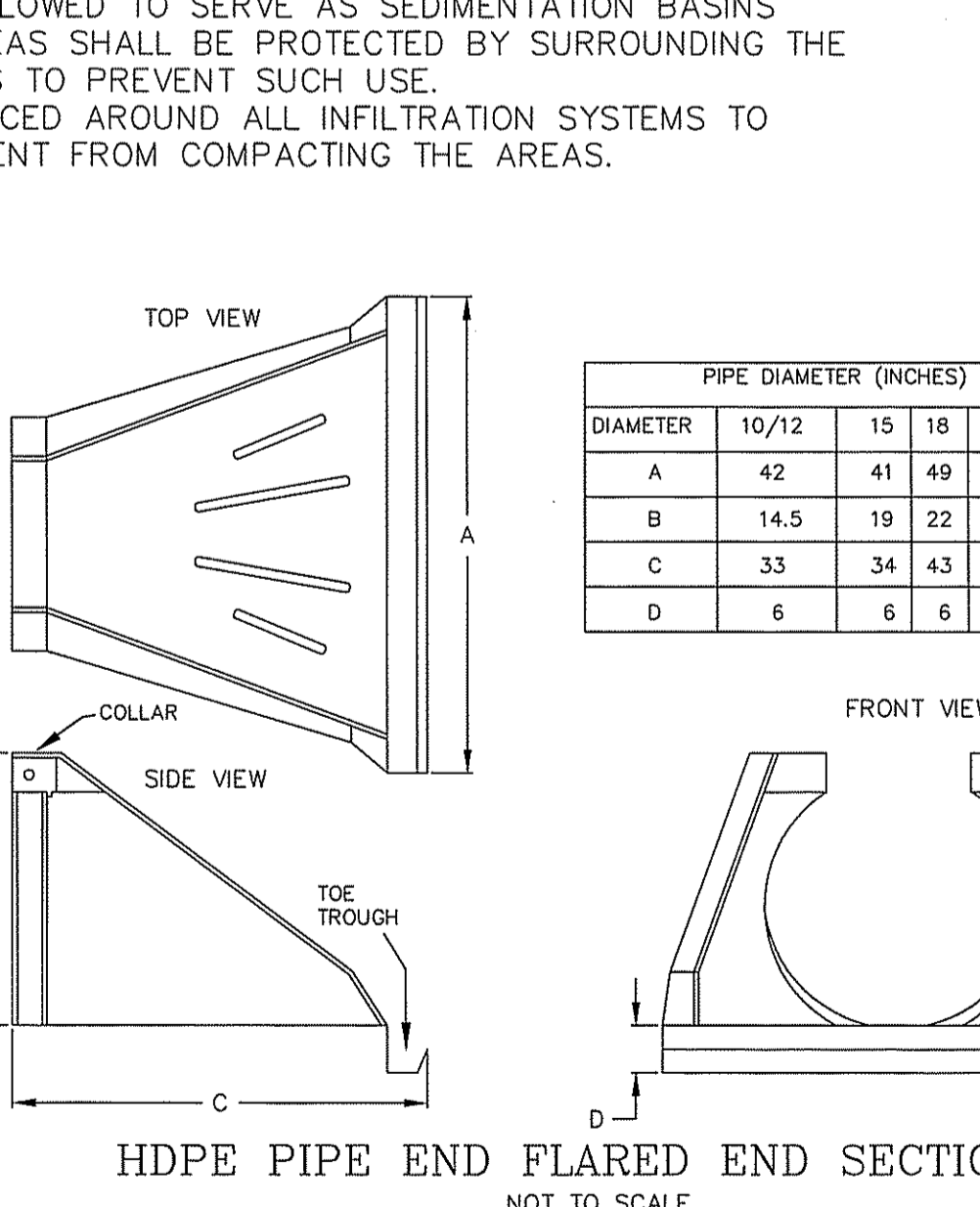
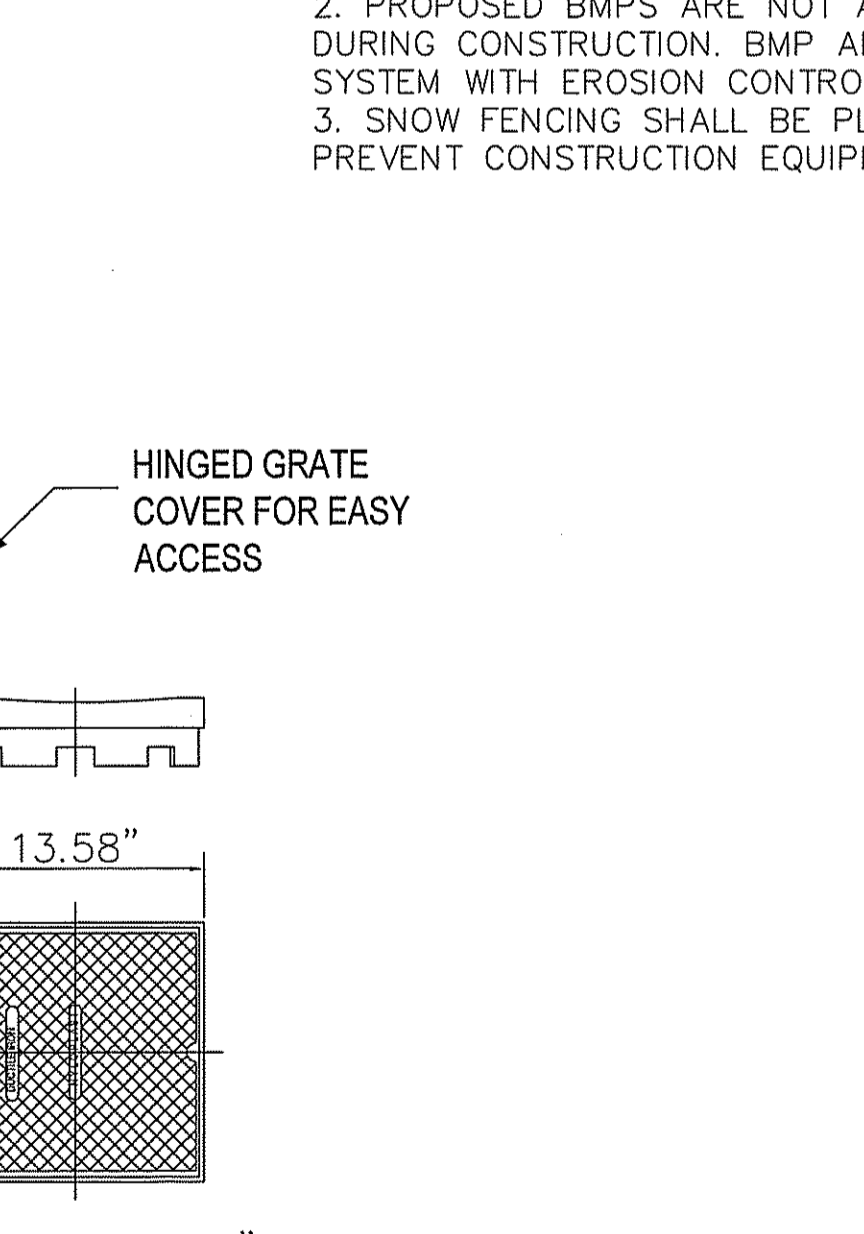
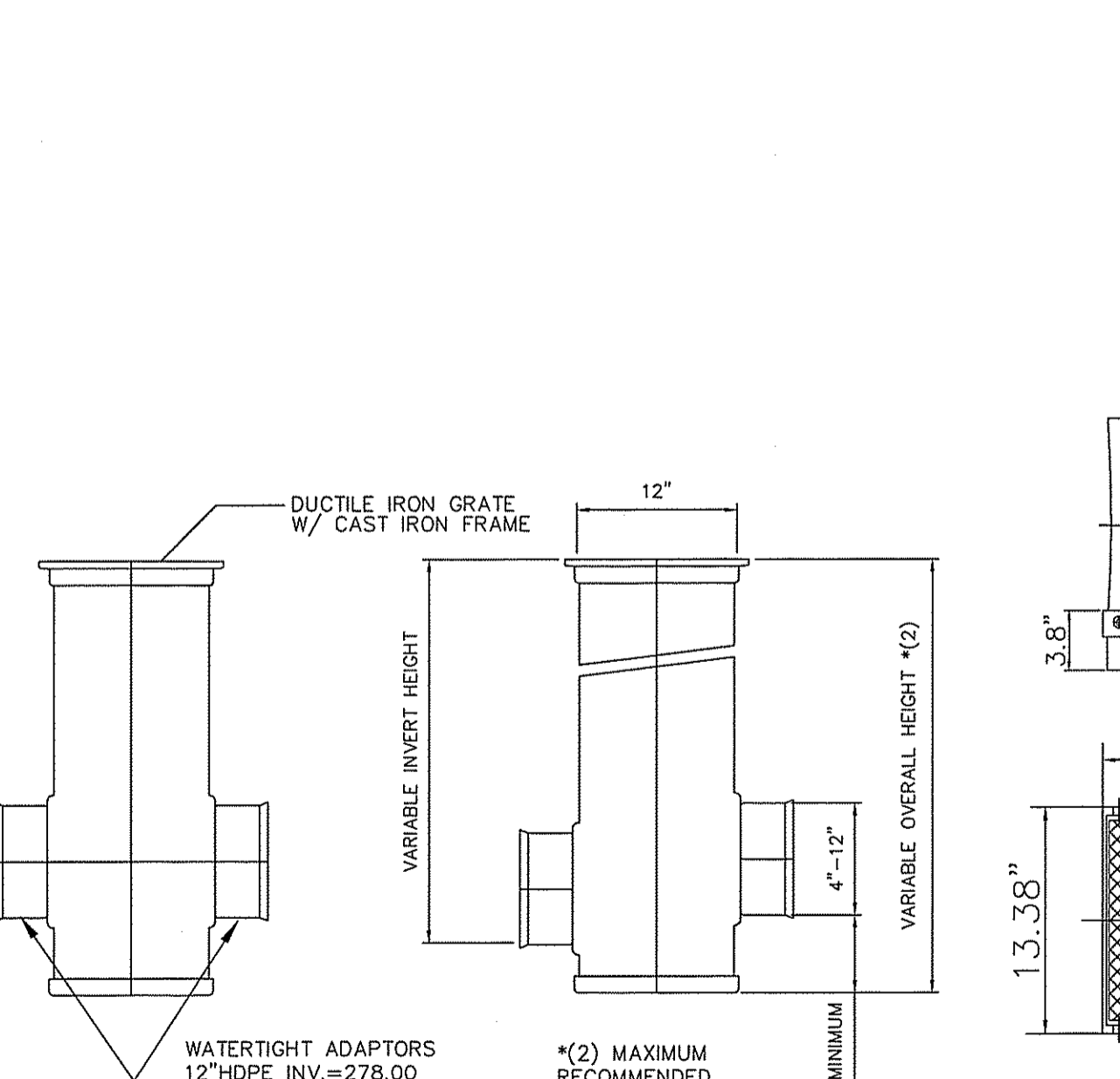
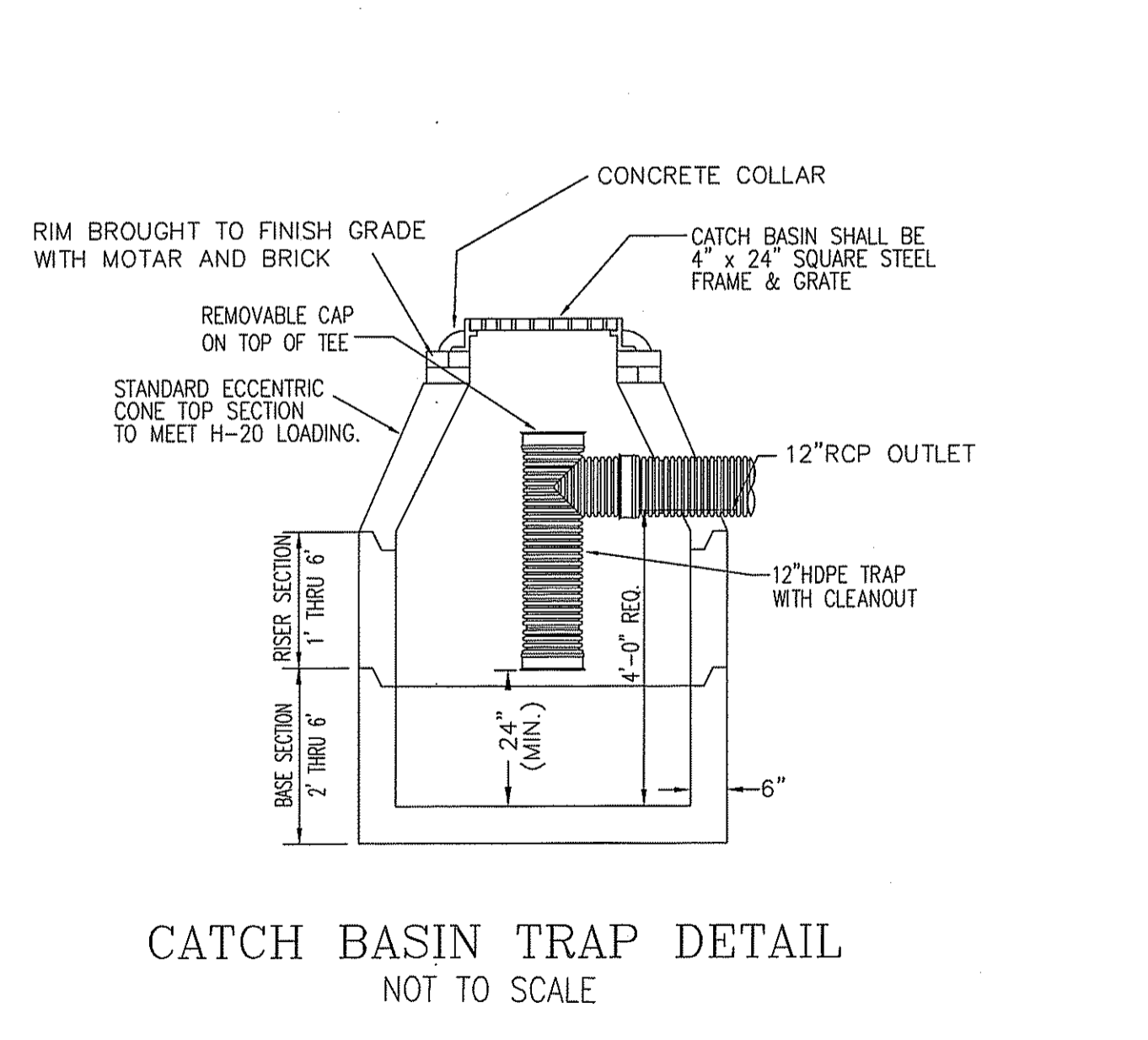
STONE	DEPTH	BEDDING	SIZE / DEPTH
M02.02.4	12"	1" STONE / 4"	
M02.02.4	8"	95 / 100%	
	4"	0 / 25%	
	2 1/2"	0 / 5%	



**INFILTRATION SYSTEM NOTES:**

- ALL UPSTREAM AREAS TO THE PROPOSED INFILTRATION SYSTEMS SHALL BE STABILIZED PRIOR TO DELIVERING ANY RUNOFF INTO THE RESPECTIVE SYSTEMS.
- PROPOSED BMPs ARE NOT ALLOWED TO SERVE AS SEDIMENTATION BASINS DURING CONSTRUCTION. BMP AREAS SHALL BE PROTECTED BY SURROUNDING THE SYSTEM WITH EROSION CONTROLS TO PREVENT SUCH USE.
- SNOW FENCING SHALL BE PLACED AROUND ALL INFILTRATION SYSTEMS TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING THE AREAS.

DATE: JUN 19 2014  
14-0081



PIPE DIAMETER (INCHES)	10/12	15	18	24	30	36
A	42	41	49	59.5	88	88
B	14.5	19	22	28	36	43
C	33	34	43	48	63.5	66.5
D	6	6	6	6	6	6

**PRELIMINARY PLAN SUBMISSION**

**Kambiz Karbassi**  
REGISTERED PROFESSIONAL ENGINEER  
No. 4737

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

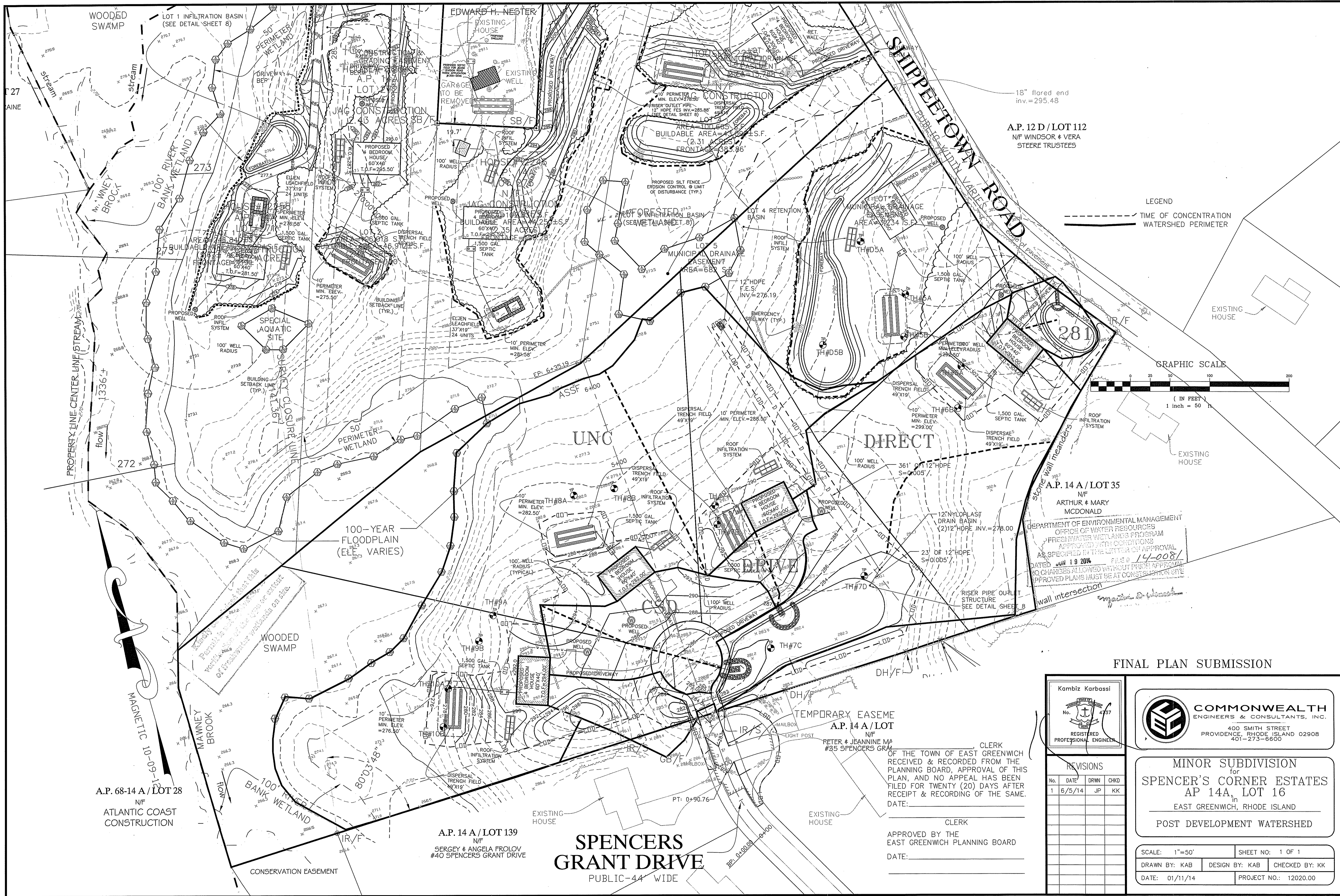
**MAJOR SUBDIVISION**  
for  
**SPENCER'S CORNER ESTATES II**  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND

**CONSTRUCTION DETAILS**

SCALE: AS NOTED SHEET NO: 18 OF 8  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: KK  
DATE: 04/23/14 PROJECT NO.: 12020.00

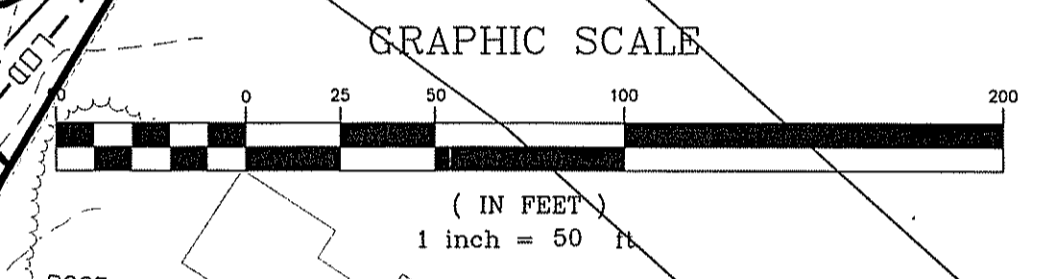
OWNER/APPLICANT  
GASHY DOWLATSHAHI  
1150 OAKLAN AVENUE  
CRANSTON, RI 02910  
TEL.: (401) 463-8588





A.P. 12 D / LOT 112  
N/F WINDSOR & VERA  
STEERE TRUSTEES

LEGEND  
--- TIME OF CONCENTRATION  
--- WATERSHED PERIMETER



A.P. 14 A / LOT 35  
N/F  
ARTHUR & MARY  
MCDONALD  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 04/19/2014 FILE # 14-0081  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

FINAL PLAN SUBMISSION

Kambiz Karbassi  
No. 4757  
REGISTERED  
PROFESSIONAL ENGINEER

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

REVISIONS

No.	DATE	DRWN	CHKD
1	6/5/14	JP	KK

MINOR SUBDIVISION  
for  
**SPENCER'S CORNER ESTATES**  
AP 14A, LOT 16  
in  
EAST GREENWICH, RHODE ISLAND  
POST DEVELOPMENT WATERSHED

SCALE: 1"=50'	SHEET NO: 1 OF 1
DRAWN BY: KAB	DESIGN BY: KAB
DATE: 01/11/14	CHECKED BY: KK
PROJECT NO.: 12020.00	

CLERK  
OF THE TOWN OF EAST GREENWICH  
RECEIVED & RECORDED FROM THE  
PLANNING BOARD, APPROVAL OF THIS  
PLAN, AND NO APPEAL HAS BEEN  
FILED FOR TWENTY (20) DAYS AFTER  
RECEIPT & RECORDING OF THE SAME.  
DATE: \_\_\_\_\_  
CLERK  
APPROVED BY THE  
EAST GREENWICH PLANNING BOARD  
DATE: \_\_\_\_\_

**SPENCERS  
GRANT DRIVE**  
PUBLIC-44 WIDE

A.P. 68-14 A / LOT 28  
N/F  
ATLANTIC COAST  
CONSTRUCTION

A.P. 14 A / LOT 139  
N/F  
SERGEY & ANGELA FROLOV  
#40 SPENCERS GRANT DRIVE

TEMPORARY EASEMENT  
A.P. 14 A / LOT  
N/F  
PETER & JEANNINE MA  
#35 SPENCERS GRANT DRIVE