

LEGEND

- IR IRON ROD
- P-21 ○ EXIST. UTILITY POLE / WITH LIGHT
- W WATER LINE
- S SEWER LINE & MANHOLE
- ⊕ PROP. PARKING LOT LIGHTS
- PROP. RETAINING WALL
- ⊕ PROP. CATCH BASIN
- ▭ PROP. SAND FILTER AREA
- LOD PROP. LIMIT OF DISTURBANCE
- PROP. RIP-RAP OUTLET PROTECTION
- PROP. GRASS SWALE
- ⊕ PROP. LANDSCAPE PLANTINGS
- SNOW SNOW STORAGE AREA

EXISTING TREE LEGEND

- PINE
 - MAPLE
 - HICKORY
 - BIRCH
 - ASH
 - UNIDENTIFIED
- # LABEL INDICATES TRUNK DIAMETER

DEVELOPMENT DATA

FIVE 4 UNIT CONDOMINIUM BUILDINGS PROPOSED UNITS ARE 20'x34' WITH 2 BEDROOMS EACH
 1 DRIVEWAY PARKING SPACES & 1 GARAGE SPACE PER UNIT
 20 GUEST PARKING SPACES PROVIDED
 MINIMUM SEPARATION BETWEEN BUILDINGS = 25'
 ALL DRIVEWAYS, DRAINAGE, SEWERS, WATER, UTILITIES AND OTHER INFRASTRUCTURE SHALL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
 TRASH DISPOSAL SHALL BE PROVIDED BY A PRIVATE TRASH COLLECTION COMPANY UTILIZING INDIVIDUAL UNIT TRASH AND RECYCLE BINS. NO DUMPSTERS ARE PROPOSED.

DEVELOPMENT AREAS

FIVE BUILDINGS	0.316± Ac.
DRIVEWAYS & WALKS	0.462± Ac.
LANDSCAPED	1.332± Ac.
WOODS	4.221± Ac.
TOTAL	6.331± Ac.

PARKING DATA

2 SPACES REQUIRED PER UNIT
40 PARKING SPACES REQUIRED
40 PARKING SPACES PROVIDED
20 GARAGE SPACES PROVIDED

SHEET INDEX

- C1 SITE DEVELOPMENT PLAN
- C2 SURVEY-EXIST. COND. PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 DRAINAGE & UTILITY PLAN
- C5 DRAINAGE NOTES & DETAILS
- C6 SITE CONSTRUCTION DETAILS
- C7 EROSION CONTROL NOTES & DETAILS

ZONING DATA

EXIST. ZONING: ZONE R-10
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT DEPTH: 100'
 MINIMUM LOT FRONTAGE: 80'
 MINIMUM YARDS:
 FRONT 30'
 SIDE 10'
 REAR 30'
 MAX. BUILDING HEIGHT: 35' **
 MAX. BUILDING COVERAGE: 20%
 MIN. UNIT FLOOR AREA: 720 S.F.
 SPECIAL USE PERMIT APPROVED FOR MULTI-FAMILY 5-25-22
 ** HEIGHT VARIANCE GRANTED BY ZB 5-25-22

ASSESSOR'S PLAT 30 LOT 17
 AREA = 6.3314± AC.

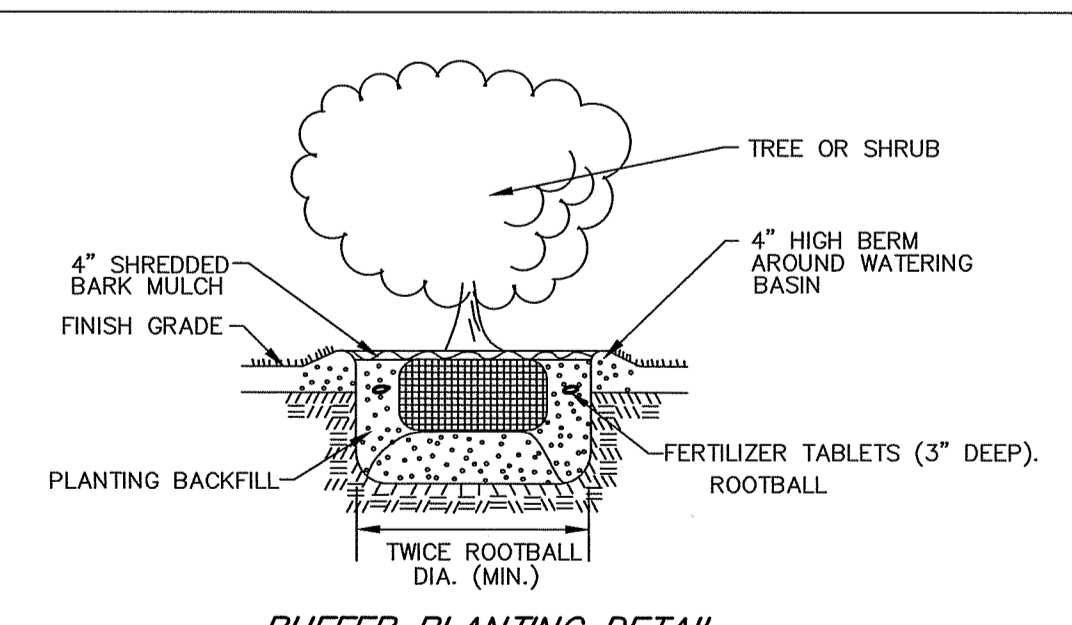
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: JUL 19 2022 FILE # 22-0114
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy Freeman

GENERAL NOTES:

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM PLANS BY SITUATE SURVEYS, INC.
- SUBJECT SITE IS LOCATED WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA F.I.R.M. PANEL NO. 44030017H DATED OCT. 2, 2015.
- WETLANDS DELINEATED BY NATURAL RESOURCE SERVICES INC. REFERENCE APPL. NO. 20-0133 FOR ABUTTING LOT 98.
- VERTICAL DATUM IS NAVD 88.
- EROSION CONTROL MEASURES SHALL BE THE FIRST ITEM OF CONSTRUCTION AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND SPECIFICATIONS.
- ALL WORK SHALL BE ACCURATELY LOCATED AND CONSTRUCTION STAKED PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOO.
- ALL BUILDINGS TO BE SERVICED BY KCWA WATER AND WEST WARWICK SANITARY SEWER SYSTEM.
- ALL DRAINAGE HAS BEEN DESIGNED IN ACCORDANCE WITH THE RI STORMWATER DESIGN & INSTALLATION MANUAL. THERE SHALL BE NO INCREASE IN RUNOFF FROM A 100 YEAR FREQUENCY STORM.
- A RI DEM FRESHWATER WETLAND PERMIT AND A DEM RIDGES PERMIT WILL BE REQUIRED. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THESE PERMITS.
- THE EXISTING HOUSE AND GARAGE SHALL BE RAZED. ALL DEMOLITION MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH STATE REGULATIONS. SEWER & WATER SERVICES SHALL BE REMOVED AND CAPPED PER UTILITY AGENCY REQUIREMENTS.
- PROPOSED LANDSCAPING IS CONCEPTUAL. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT SHALL BE SUBMITTED TO THE TOWN FOR PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL. SEE THE BUFFER PLANTING DETAIL FOR SPECIFIC PLANTINGS BEHIND BUILDING 5.
- SNOW STORAGE AREAS SHOWN ARE FOR COMMON DRIVEWAYS/PARKING. SNOW STORAGE FOR INDIVIDUAL UNIT DRIVEWAYS SHALL BE IN THE FRONT YARD AREAS.
- ALL SITE AND EXTERIOR BUILDING LIGHTING SHALL HAVE CUT-OFF TYPE FIXTURES THAT ARE DARK SKY COMPLIANT. FIXTURES SHALL BE MOUNTED TO DIRECT ILLUMINATION AWAY FROM ALL WETLAND AREAS AND ABUTTING PROPERTIES.
- MASTER PLAN APPROVAL WAS GRANTED BY THE WEST WARWICK PLANNING BOARD ON FEB. 7, 2022.



PLANTING NOTES

- BUFFER PLANTINGS SHALL BE INSTALLED ALONG THE TOP OF THE RETAINING WALL BEHIND BUILDING 5 AND ALONG THE PARKING LOT. PLANTINGS SHALL BE AN EQUAL MIX OF RED CEDARS AND RHODODENDRONS, 8" O.C. 4" TALL.
- ANY PLANTING WHICH FAILS TO SURVIVE FOR ONE FULL GROWING SEASON SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT PLANTINGS SHALL BE SIMILARLY GUARANTEED FOR ONE FULL YEAR.
- ALL DISTURBED AREAS NOT MULCHED SHALL HAVE 4" OF LOAM AND LAWN GRASS SEED MIX AND COVERED WITH SPREAD STRAW MULCH.
- SEE SHEET C7 FOR EROSION CONTROL NOTES AND GRASS SEED SPECS.

BUFFER PLANTING LEGEND

- ⊕ ROSEBAY RHODODENDRON (Rhododendron maximum) 4" TALL PLANTED 8 FEET ON CENTER, 11 REQUIRED
- ⊕ RED CEDAR (Juniperus virginiana) 4" TALL PLANTED 11 FEET ON CENTER, 11 REQUIRED

REVISION
 DATE 5-26-22
 ADDED BUFFER PLANTINGS, NOTED ZONING APPROVAL

SCOTT F. MOOREHEAD
 REGISTERED PROFESSIONAL ENGINEER

OWNER & APPLICANT
 PADULA BUILDERS, INC.
 1430 MAIN STREET
 WEST WARWICK, RI 02893
 401-828-7500

EAST GREENWICH LUXURY ESTATES
 PROPOSED RESIDENTIAL CONDOMINIUMS
 ASSESSOR'S PLAT 30 LOT 17
 511 EAST GREENWICH AVENUE
 WEST WARWICK, RI

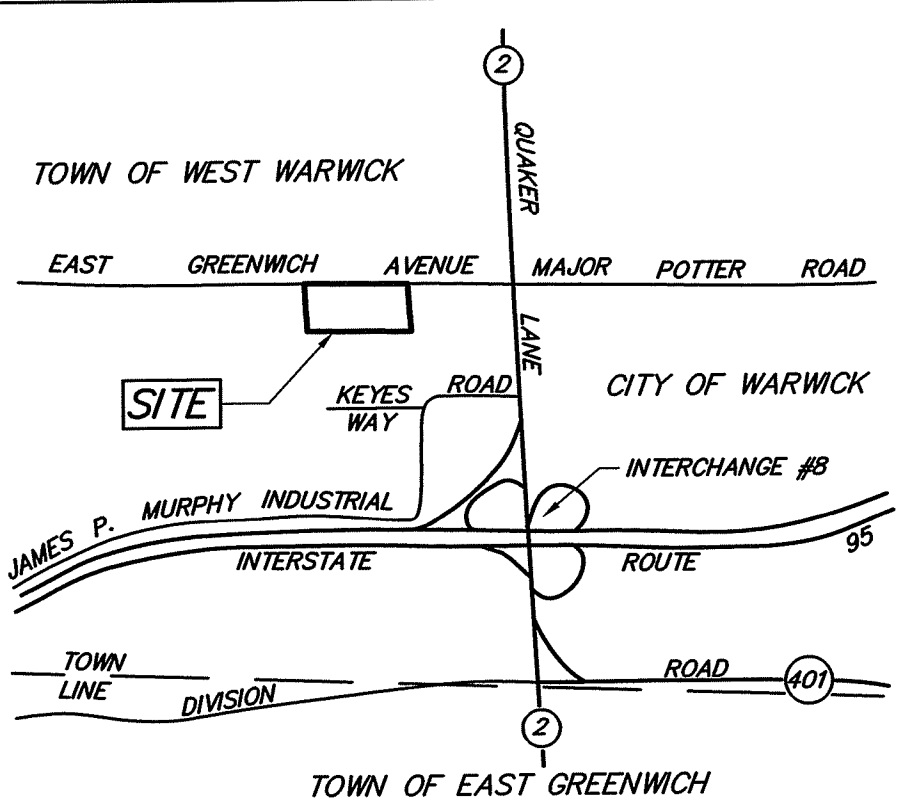
SITE DEVELOPMENT PLAN

ENGINEERING ASSOCIATES
 40 TIOGUE AVENUE
 COVENTRY, RI 02816
 PHONE: 401-826-3736
 FAX: 401-826-1711
 SCOTT.SFM@ATLANTICBB.NET

JUN 1 2022
 Office of Water Resources

SFM

DRN. BY: SFM
 CHK. BY: JZL
 SCALE: 1" = 30'
 DATE: FEB. 8, 2022
 DWG: SFM863-SP7-A
 SHEET 1 OF 7
 DEM WETLAND SUBMISSION



LOCATION PLAN SCALE: 1"=2000'

GENERAL NOTES:

- TOPOGRAPHY AND ELEVATIONS ARE SHOWN FROM ON-SITE SURVEYS PERFORMED BETWEEN NOVEMBER 2018 AND APRIL 2019 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. THE HORIZONTAL DATUM IS NAVD 83 AND THE VERTICAL DATUM IS NAVD 88. BOTH WERE DERIVED USING GLOBAL POSITIONING TECHNOLOGY. A SITE VISIT WAS CONDUCTED IN SEPTEMBER 2021 TO UPDATE THE EXISTING CONDITIONS AND TO LOCATE TREES OF 6" CALIPER OR GREATER.
- SUBJECT SITE IS LOCATED WITHIN FLOOD HAZARD ZONE X (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA F.I.R.M. PANEL NO. 4403C0117H DATED OCTOBER 2, 2015.
- THE SWAMP AND FORESTED WETLAND DEPICTED HEREON WAS DELINEATED IN THE FIELD BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, R.I. IN SEPTEMBER AND OCTOBER 2018 AND LOCATED IN THE FIELD BY SCITUATE SURVEYS, INC. USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. THE DELINEATION HAS BEEN VERIFIED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. REFERENCE APPROVED WETLANDS APPLICATION NO. 20-0133 DATED JULY 29, 2020. ALSO REFERENCE R.I.D.E.M. CONSENT AGREEMENT COMPLAINT NO. C-88 DATED FEBRUARY 19, 1992.
- EXCEPT FOR THE AREA AROUND THE EXISTING DWELLING IN THE NORTHWEST CORNER THE SITE IS ENTIRELY WOODED.
- SURFACE EVIDENCE OF PUBLIC AND PRIVATE UTILITIES IS BASED UPON SURVEY LOCATION OF VISIBLE FEATURES. SUBSURFACE EVIDENCE IS BASED UPON MAPS AND RECORDS PROVIDED BY MUNICIPALITIES, UTILITY COMPANIES, AND OTHER SOURCES. TOGETHER WITH SUCH REASONABLE ASSUMPTIONS AS MAY BE DRAWN FROM THE FIELD AND RECORD DATA, UTILITY INFORMATION MAY NOT BE ACCURATE OR COMPLETE, AND IS SUBJECT TO SUCH CHANGES AS ADDITIONAL DATA MAY DISCLOSE. ALL EXCAVATION MUST BE PRECEDED BY CONTACTING "DIG-SAFE" FOR A MORE RELIABLE LAYOUT OF EXISTING UTILITIES.
- ALL PROPOSED BUILDINGS TO BE SERVICED BY KENT COUNTY WATER AUTHORITY WATER AND WEST WARWICK SANITARY SEWER SYSTEM. UTILITY INSTALLATIONS SHALL CONFORM WITH ALL UTILITY AUTHORITY RULES AND SPECIFICATIONS.

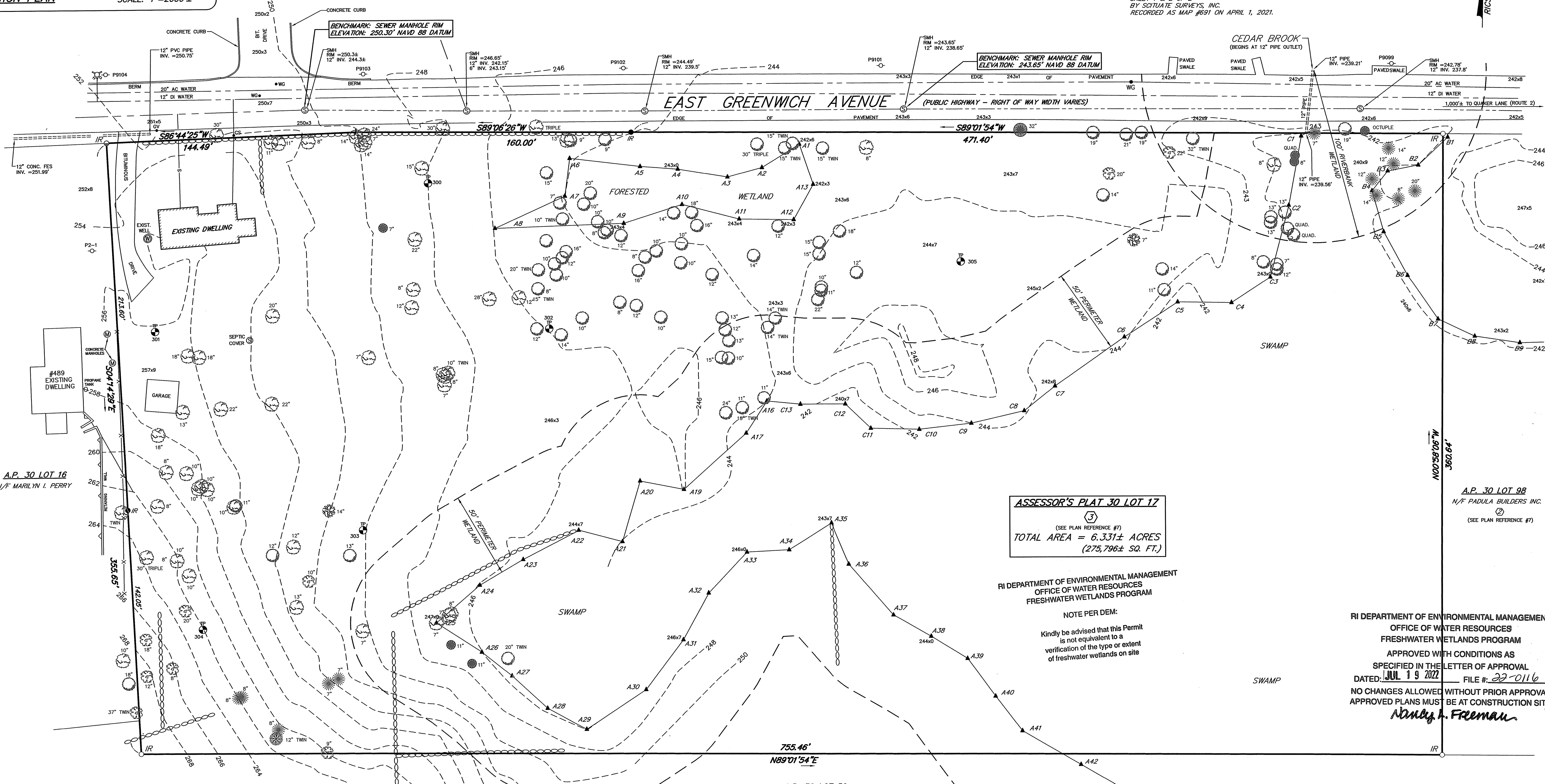
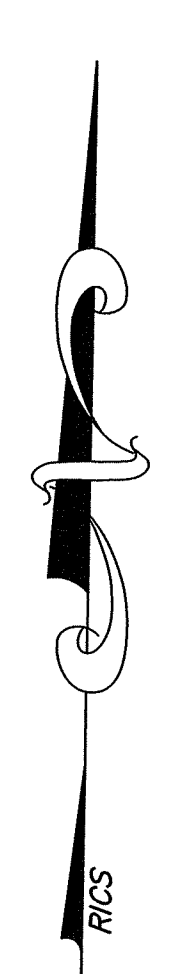
ZONING DATA

ZONE R-10	
MINIMUM LOT AREA:	10,000 SQ. FT.
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	100'
MINIMUM LOT FRONTAGE:	80'
FRONT YARDS:	30'
SIDE YARDS:	10'
REAR YARDS:	30'

SEE ZONING ORDINANCE FOR DETAILS OF DIMENSIONAL REGULATIONS.

PLAN REFERENCES

- "LAND OF FENTON G. KEYES ASSOCIATES A.P. 30 LOT 51 WEST WARWICK RHODE ISLAND SCALE 1"=60' . . . ISSUE DATE 12-31-96 . . . ADMINISTRATIVE SUBDIVISION PLAN SE-1" RECORDED IN PLAT BOOK 3 AT PAGE 104.
- "SURVEY PLAN . . . COX COMMUNICATION RHODE ISLAND, INC. . . PLAT 30 LOT 59 DATE 1-2-96 . . . SCALE 1"=90'-0" . . . BY NARRAGANSETT ENGINEERING INC. RECORDED IN PLAT BOOK 3 AT PAGE 93.
- "SURVEY PLAN . . . DIMENSION CABLE . . . PLAT 30 PORTION OF LOT 51 . . . DATE 1-15-92 . . . SCALE 1"=50'-0" . . . REVISIONS 2-3-92" BY NARRAGANSETT ENGINEERING INC. RECORDED IN PLAT BOOK 3 AT PAGE 67.
- "ADMINISTRATIVE SUBDIVISION PLAN OF LAND OF ARTHUR CARON, JR. AND COXCOM, INC. ASSESSOR'S PLAT 30 LOTS 17 AND 59 WEST WARWICK, RHODE ISLAND SCALE: 1"=80' DATE: MAY 20, 1999 REVISION: 3/15/00 PROJECT NO.: SS1455.02 DRAWING NO.: SS2283" BY SCITUATE SURVEYS, INC. RECORDED IN PLAT BOOK 4 PAGE 10.
- "ADMINISTRATIVE SUBDIVISION PLAN OF LAND OF COXCOM, INC. AND ARTHUR CARON, JR. EAST GREENWICH AVENUE, JAMES P. MURPHY INDUSTRIAL HIGHWAY AND KEYES WAY WEST WARWICK, RHODE ISLAND SCALE: 1"=80' DATE: FEBRUARY 1, 2001 PROJECT NO.: SS1455.02 DRAWING NO. SS2437" BY SCITUATE SURVEYS, INC. RECORDED IN PLAT BOOK 4 PAGE 32.
- "ALTA/ACSM LAND TITLE SURVEY PLAN A.P. 30, LOTS 59 & 90 JAMES P. MURPHY HWY. & KEYES WAY WEST WARWICK, RHODE ISLAND COX COMMUNICATIONS . . . PROJECT NO. 06-142 DATE 01/09/07 . . . BY WATERMAN ENGINEERING CO. RECORDED IN PLAT BOOK 5 PAGE 118.
- "FINAL RECORD PLAT SHOWING MINOR SUBDIVISION EAST GREENWICH AVENUE LUXURY ESTATES ASSESSOR'S PLAT 30 LOT 17 EAST GREENWICH AVENUE WEST WARWICK, RHODE ISLAND SCALE: 1"=40' DATE: DECEMBER 22, 2020 PROJECT NO.: SS1122.02 DRAWING NO.: SS4913 SHEET 1 & 2 OF 2" BY SCITUATE SURVEYS, INC. RECORDED AS MAP #691 ON APRIL 1, 2021.



ASSESSOR'S PLAT 30 LOT 17
 (SEE PLAN REFERENCE #7)
TOTAL AREA = 6.331± ACRES
 (275,796± SQ. FT.)

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: **JUL 19 2022** FILE # **22-0116**
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy A. Freeman

OWNER/APPLICANT
 PADULA BUILDERS, INC.
 STEPHEN PADULA, PRESIDENT
 STEPHEN P. PADULA, SECRETARY
 1430 MAIN STREET
 WEST WARWICK, RHODE ISLAND 02893

LEGEND

○ IR	IRON ROD SET OR RECOVERED	A.P.	ASSESSOR'S PLAT
● IR	IRON ROD RE-SET	N/F	NOW OR FORMERLY
● IR	IRON ROD RECOVERED	▲ A29	FRESHWATER WETLAND FLAG
—	STONE WALL	250x3	EXISTING CONTOUR
—	CHAIN LINK FENCE	WG	WATER GATE VALVE
—	WIRE FENCE	CS	WATER CURB STOP
—	UTILITY POLE	GV	GAS GATE VALVE
⊙	SOIL EVALUATION TEST HOLE	SS	EXISTING SEWER SERVICE
②	RECORD LOT NUMBER	HY	HYDRANT
⊙	SEWER MANHOLE		

TREE LEGEND

●	PINE	●	BIRCH
●	MAPLE	●	UNIDENTIFIED
●	HICKORY		
●	ASH		

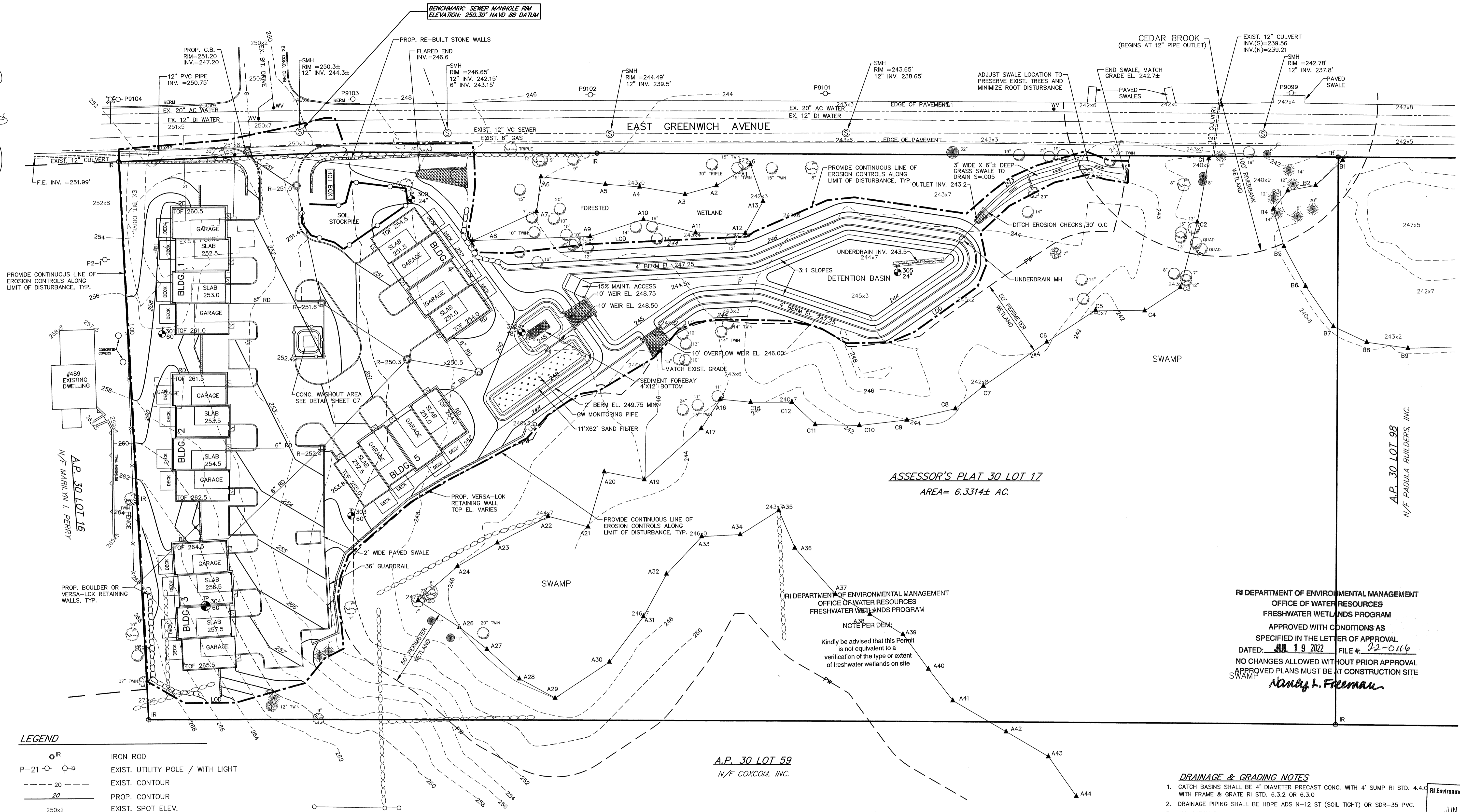
GENERAL NOTE: THIS PLAN IS A PRELIMINARY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE OR THE SURROUNDING AREA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA.

ANGELO M. RAIMONDI
 No. 17152
 PROFESSIONAL LAND SURVEYOR

RI Environmental Management
 JUN 15 2022
 Office of Water Resources

WETLANDS SUBMISSION SHOWING EXISTING CONDITIONS
EAST GREENWICH AVENUE LUXURY ESTATES
ASSESSOR'S PLAT 30 LOT 17
EAST GREENWICH AVENUE WEST WARWICK, RHODE ISLAND

PROJECT NO.: SS1122.02 SHEET 2 OF 7
 DRAWING NO.: SS4932



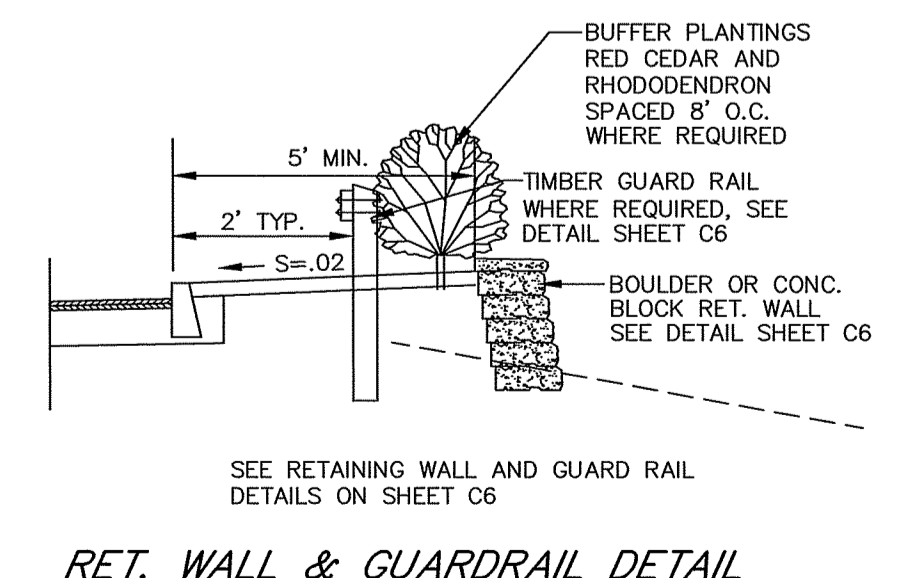
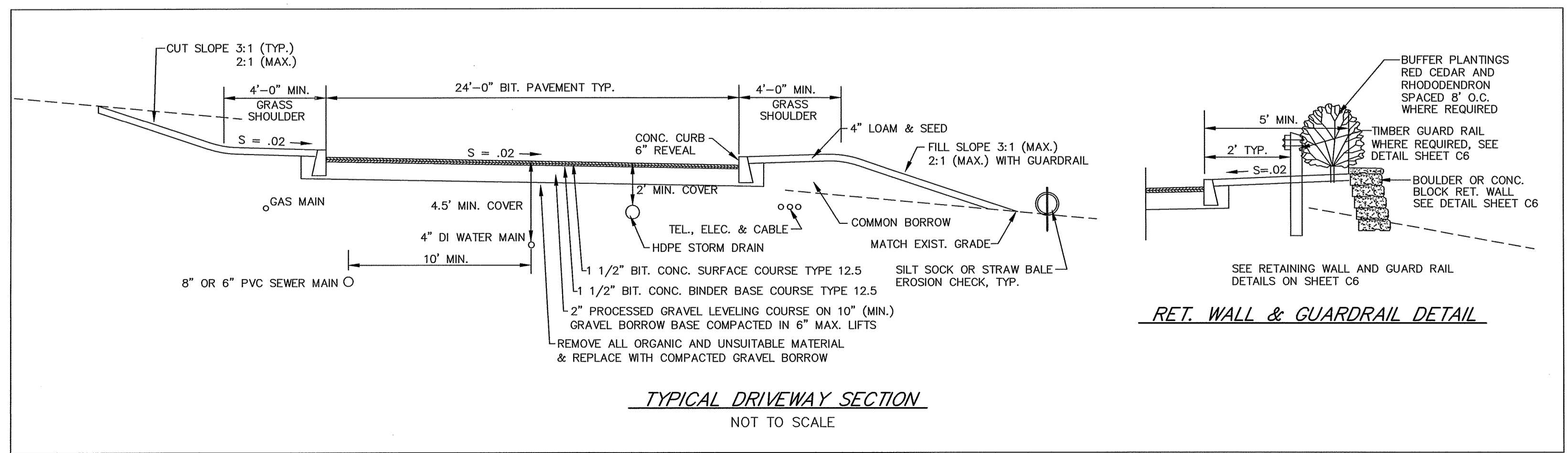
ASSESSOR'S PLAT 30 LOT 17
AREA= 6.3314± AC.

A.P. 30 LOT 59
N/F COXCOM, INC.

A.P. 30 LOT 98
N/F PADULA BUILDERS, INC.

- LEGEND**
- IR IRON ROD
 - P-21 ○ ○ EXIST. UTILITY POLE / WITH LIGHT
 - 20 --- EXIST. CONTOUR
 - 20 --- PROP. CONTOUR
 - 250x2 EXIST. SPOT ELEV.
 - 250.8 x250.8 PROP. SPOT ELEV.
 - TH-5 SOIL EVALUATION TEST HOLE
 - PROP. RETAINING WALL
 - PROP. CATCH BASIN
 - PROP. MANHOLE
 - PROP. RIP-RAP OUTLET PROTECTION
 - PROP. ROOF DRAIN
 - PROP. GRASS SWALE
 - PROP. SAND FILTER AREA
 - PROP. LIMIT OF DISTURBANCE & PERIMETER EROSION CONTROLS
 - PROP. EROSION CONTROLS

- EXISTING TREE LEGEND**
- PINE
 - BIRCH
 - MAPLE
 - ASH
 - HICKORY
 - UNIDENTIFIED
- # LABEL INDICATES TRUNK DIAMETER



- DRAINAGE & GRADING NOTES**
- CATCH BASINS SHALL BE 4' DIAMETER PRECAST CONC. WITH 4" SUMP RI STD. 4.4.0 WITH FRAME & GRATE RI STD. 6.3.2 OR 6.3.0
 - DRAINAGE PIPING SHALL BE HDPE ADS N-12 ST (SOIL TIGHT) OR SDR-35 PVC.
 - ALL CATCH BASINS, DRAINAGE INLETS AND OUTLETS SHALL HAVE STAKED STRAW BALE OR SILT SOCK PERIMETER EROSION CHECKS WHICH SHALL BE MAINTAINED AND REPLACED AS REQUIRED UNTIL THE SITE IS FULLY STABILIZED.
 - ALL CATCH BASINS SHALL HAVE SILT SACK UNDER GRASS INLET FILTERS (OR EQUAL) WHICH SHALL BE MAINTAINED AND REPLACED AS REQUIRED.
 - EXISTING UTILITY AND DRAINAGE STRUCTURES, COVERS, VALVE BOXES, ETC SHALL BE ADJUSTED TO MATCH NEW FINISH SURFACES.
 - PROP. ELEVATIONS AT CURB ARE BOTTOM OF CURB, CURBS TO HAVE 6" REVEAL.
 - ALL SITE WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF RIOT AND TOWN OF WEST WARWICK STANDARD SPECIFICATIONS AND STANDARD DETAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ALL DRAINAGE WORK WITHIN THE TOWN HIGHWAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY WEST WARWICK DPW.
 - STORM DRAINS AND STRUCTURES SHALL BE PROTECTED FROM SILTATION AT ALL TIMES.
 - ALL ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS AND SHALL BE CONNECTED TO THE SITE STORM DRAINAGE SYSTEM WITH 6" PIPES WITH A MIN. SLOPE OF 1%. SEE ARCHITECT'S PLANS FOR DOWNSPOUT LOCATIONS.
 - SEE SHEET C4 FOR DRAINAGE RIM AND INVERT ELEVATIONS.
 - SEE SHEETS C5 & C6 FOR DRAINAGE DETAILS.

SAND FILTER AREAS		DET. BASIN	
SED. FOREBAY AREAS	SAND FILTER AREAS	BASIN AREAS	
246.0	48 S.F.	244.0	3,270 S.F.
248.0	370	245.0	5,930
248.5	520	246.0	7,690
248.75	605	248.75	10,555
249.5	780	249.5	14,055

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUL 19 2022 FILE #: 22-0116

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

Nancy L. Freeman

REVISION: 5-26-22
DATE: 5-26-22
ADDED BUFFER PLANTINGS, REVISED SAND FILTER DETAIL

SCOTT F. MOOREHEAD
REGISTERED PROFESSIONAL ENGINEER

OWNER & APPLICANT
PADULA BUILDERS, INC.
1430 MAIN STREET
WEST WARWICK, RI 02893
401-828-7500

EAST GREENWICH LUXURY ESTATES
PROPOSED RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PLAT 30 LOT 17
511 EAST GREENWICH AVENUE
WEST WARWICK, RI

S.F.M. ENGINEERING & ASSOCIATES
410 TIOGUE AVENUE
COVENTRY, RI 02816
PHONE: 401-828-3736
FAX: 401-828-1711
SCOTT.SFM@A.TLANTICBBB.NET

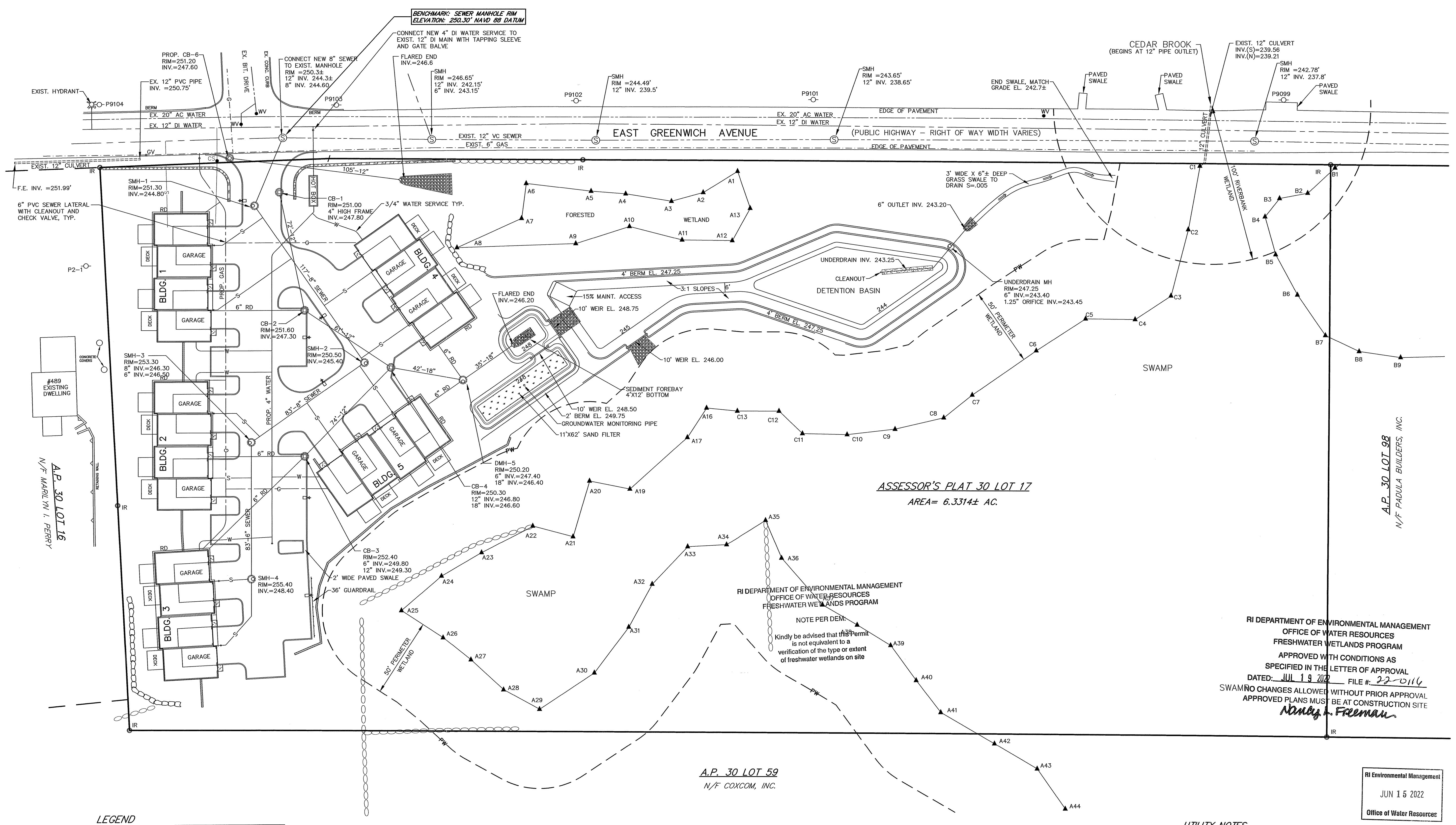
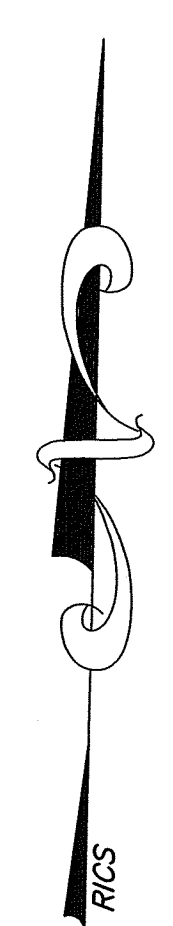
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

JUN 15 2022
Office of Water Resources

DRN. BY: SFM
CHK. BY: JZL
SCALE: 1" = 30'
DATE: FEB. 8, 2022
DWG: SFM863-GP7-A
SHEET 3 OF 7

DEM WETLAND SUBMISSION

C3



ASSESSOR'S PLAT 30 LOT 17
AREA = 6.3314± AC.

A.P. 30 LOT 59
N/F COXCOM, INC.

A.P. 30 LOT 98
N/F PADULA BUILDERS, INC.

LEGEND

	IRON ROD
	EXIST. UTILITY POLE / WITH LIGHT
	PROP. WATER LINE
	PROP. SEWER LINE
	PROP. GAS LINE
	PROP. CATCH BASIN
	PROP. MANHOLE
	PROP. RIP-RAP OUTLET PROTECTION
	PROP. ROOF DRAIN
	PROP. GRASS SWALE
	PROP. SAND FILTER AREA
	PROP. RETAINING WALL
	PROP. PARKING LOT LIGHTS

SAND FILTER AREAS

SED. FOREBAY AREAS	SAND FILTER AREAS
246.0 48 S.F.	248.0 682 S.F.
248.0 370	248.5 940
248.5 520	248.75 1055
248.75 605	249.5 1405

DET. BASIN BASIN AREAS

244.0 3,270 S.F.
245.0 5,930
246.0 7,690
247.0 9,420

- DRAINAGE & GRADING NOTES**
- CATCH BASINS SHALL BE 4' DIAMETER PRECAST CONC. WITH 4" SUMP RI STD. 4.4.0 WITH FRAME & GRATE RI STD. 6.3.2 OR 6.3.0. 8" HIGH FRAME TYPICAL. PROVIDE 4" HIGH FRAME WHERE REQUIRED FOR SHALLOW PIPE COVER.
 - DRAINAGE PIPING SHALL BE HDPE ADS N-12 ST (SOIL TIGHT) OR SDR-35 PVC.
 - ALL CATCH BASINS, DRAINAGE INLETS AND OUTLETS SHALL HAVE STAKED STRAW BALE OR SILT SOCK PERIMETER EROSION CHECKS WHICH SHALL BE MAINTAINED AND REPLACED AS REQUIRED UNTIL THE SITE IS FULLY STABILIZED.
 - EXISTING UTILITY AND DRAINAGE STRUCTURES, COVERS, VALVE BOXES, ETC SHALL BE ADJUSTED TO MATCH NEW FINISH SURFACES.
 - PROP. ELEVATIONS AT CURB ARE BOTTOM OF CURB UNLESS NOTED T.C. (TOP OF CURB)
 - ALL SITE WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF RIDOT AND TOWN OF WEST WARWICK STANDARD SPECIFICATIONS AND STANDARD DETAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ALL DRAINAGE WORK WITHIN THE TOWN HIGHWAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY WEST WARWICK DPW.
 - PROP. CONCRETE CURBS TO HAVE 6" CURB REVEAL.
 - STORM DRAINS AND STRUCTURES SHALL BE PROTECTED FROM SILTATION AT ALL TIMES.
 - ALL ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS AND SHALL BE CONNECTED TO THE SITE STORM DRAINAGE SYSTEM WITH 6" PIPES WITH A MIN. SLOPE OF 1%. SEE ARCHITECT'S PLANS FOR DOWNSPOUT LOCATIONS.
 - SEE SHEETS C5 AND C6 FOR DRAINAGE DETAILS.

- UTILITY NOTES**
- LOCATIONS, MATERIALS & SIZES OF EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
 - EXPLORATORY TEST PITS SHALL BE EXCAVATED TO CONFIRM THE LOCATION, SIZE & DEPTH AT ANY CONNECTION OR CRITICAL UTILITY AREA, AS REQUIRED. THE DEPTH OF EXIST. SEWER LATERALS IS UNKNOWN.
 - THE EXISTING SEWER MANHOLE SHALL BE CORED TO ACCEPT THE NEW 8" SEWER MAIN. THE BRICK INVERT SHALL BE MODIFIED AS REQUIRED.
 - SEE BUILDING, PLUMBING & MECHANICAL PLANS FOR BUILDING WATER, FIRE AND SEWER SERVICE LOCATIONS, SIZES AND DETAILS.
 - SEE ELECTRICAL PLANS FOR POWER SERVICE, COMMUNICATIONS, TELEPHONE, CABLE AND WIRING DETAILS. SERVICES SHALL BE UNDERGROUND WITH SEPARATE SERVICES FOR EACH UNIT. SERVICE CONNECTION LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
 - UTILITY SERVICE INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
 - ALL WORK WITHIN THE TOWN RIGHT OF WAY MUST BE APPROVED AND INSPECTED BY WEST WARWICK DPW IN ADDITION TO THE UTILITY AUTHORITY.
 - SEWER SERVICES SHALL BE 6" SDR-35 PVC WITH CLEANOUT AND BACKFLOW PREVENTER PER TOWN STANDARDS. SEWER MAIN SHALL BE 8" SDR-35 PVC.
 - INDIVIDUAL WATER SERVICES SHALL BE 3/4" TYPE "K" COPPER. SERVICE MAIN SHALL BE 4" D.I. WITH A 3" NEPTUNE METER AND RPZ BACKFLOW PREVENTER IN AN ABOVE GROUND EXTERNAL ENCLOSURE.
 - GAS SERVICE SIZE AND LOCATION SHALL BE DETERMINED BY NATIONAL GRID.
 - THE EXISTING WATER SERVICE SHALL BE CUT & PLUGGED AT THE WATER MAIN.
 - THE EXISTING SEWER LATERAL SHALL BE CUT & CAPPED AT THE PROPERTY LINE.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUL 19 2022 FILE # 22-0114
SWAMP NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Donald J. Freeman

RI Environmental Management
JUN 15 2022
Office of Water Resources

REVISION

DATE

SCOTT F. MOOREHEAD
REGISTERED PROFESSIONAL ENGINEER

OWNER & APPLICANT
PADULA BUILDERS, INC.
1430 MAIN STREET
WEST WARWICK, RI 02893
401-828-7500

EAST GREENWICH LUXURY ESTATES
PROPOSED RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PLAT 30 LOT 17
511 EAST GREENWICH AVENUE
WEST WARWICK, RI

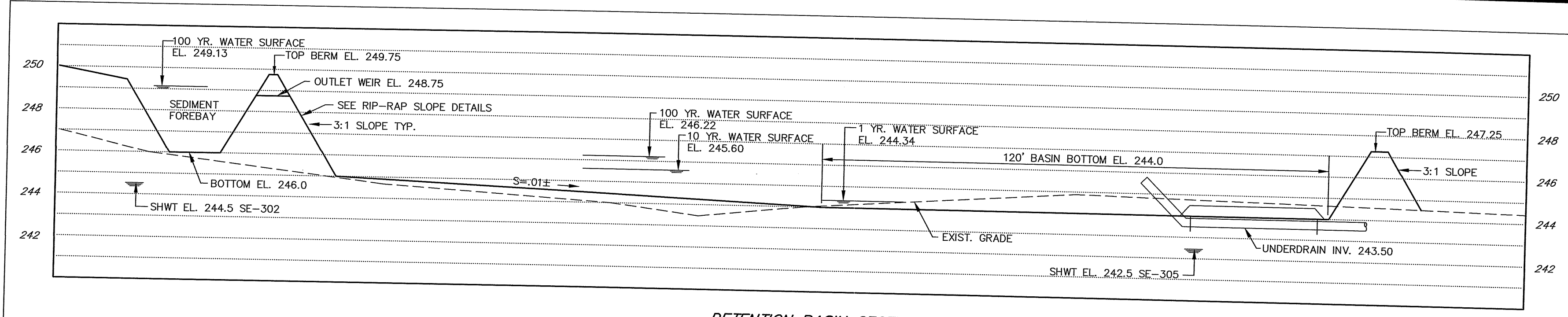
SITE DRAINAGE & UTILITY PLAN

S.F.M. ENGINEERING ASSOCIATES
410 TIOGUE AVENUE
COVENTRY, RI 02816
PHONE: 401-826-3736
FAX: 401-826-1711
SCOTT.SFM@TLANTICBB.NET

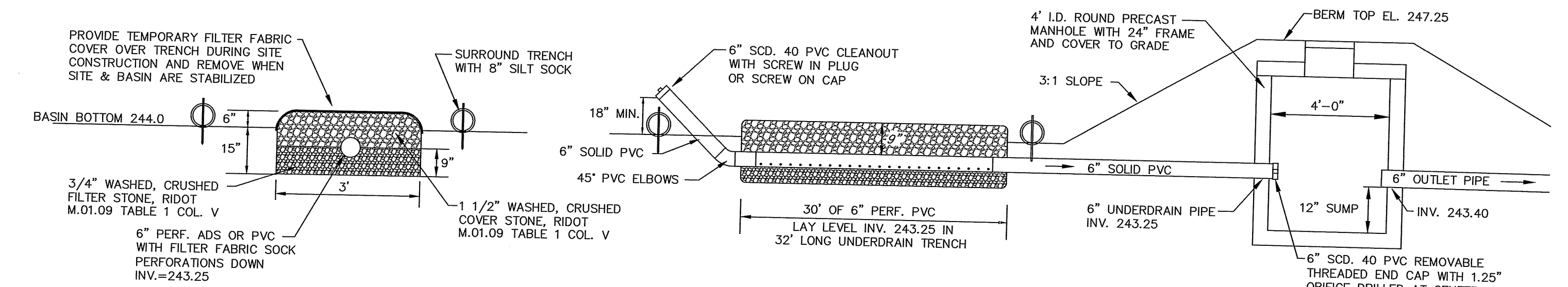
DRN. BY: SFM
CHK. BY: JZL
SCALE: 1" = 30'
DATE: FEB. 8, 2022
DWG: SFM863-UP7
SHEET 4 OF 7

DEM WETLAND SUBMISSION

C4

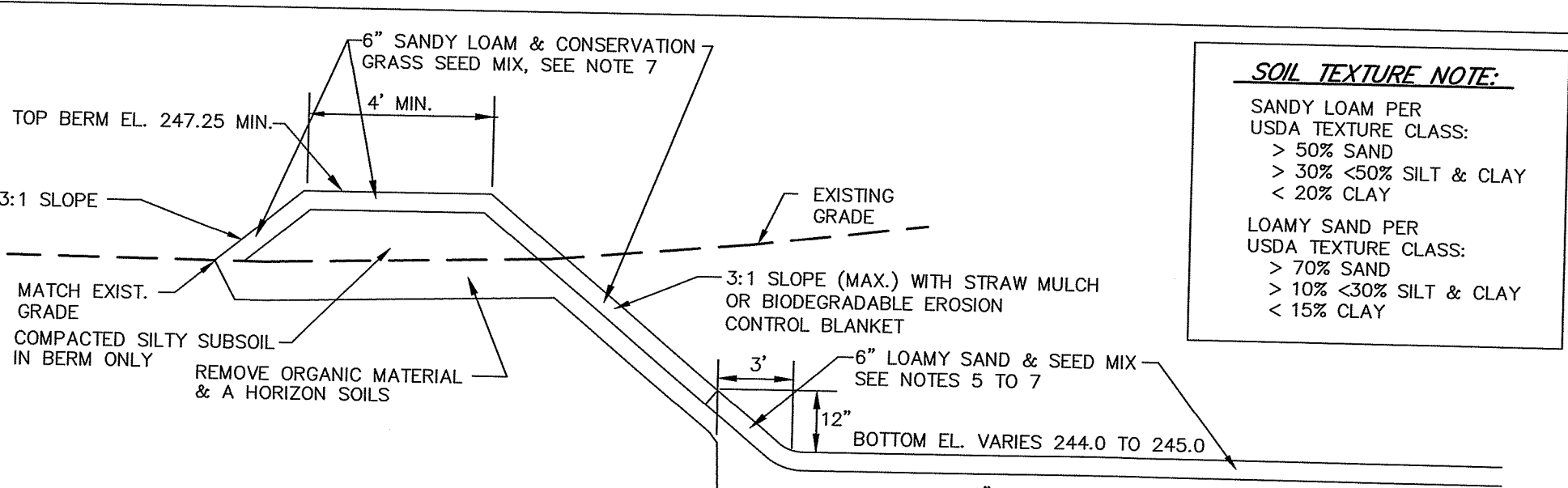


DETENTION BASIN SECTION
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

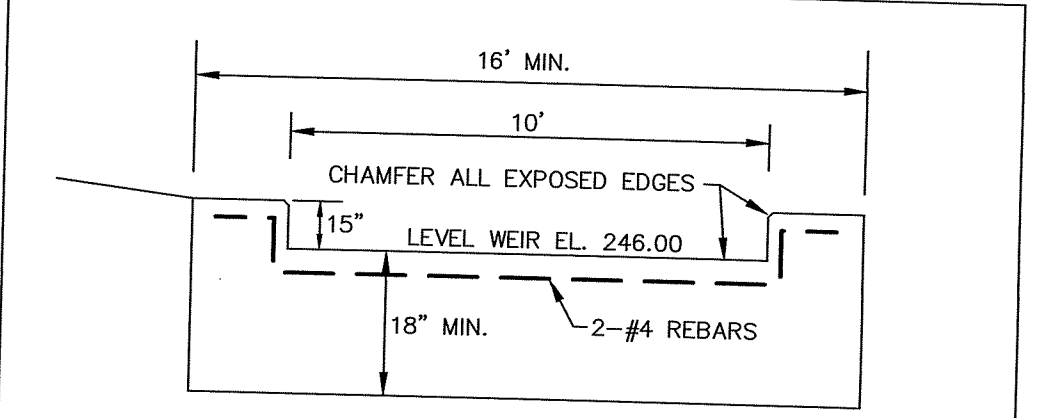


UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

UNDERDRAIN OUTLET DETAIL
NOT TO SCALE

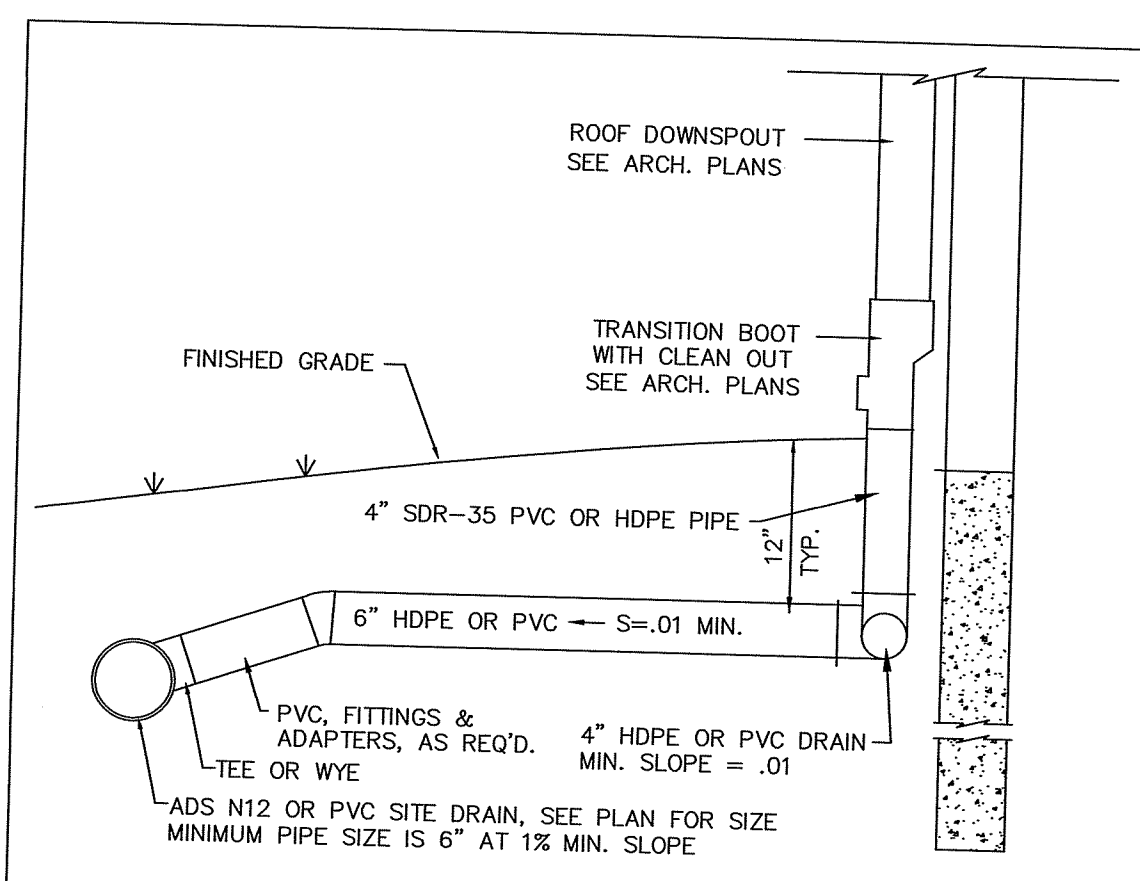


STORMWATER BASIN DETAIL
NOT TO SCALE



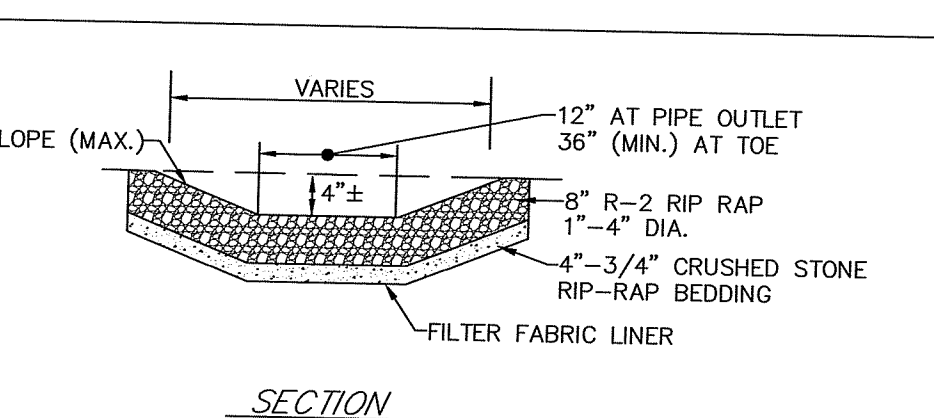
DETENTION BASIN OUTLET WEIR DETAIL
NOT TO SCALE

- OUTLET WEIR NOTES**
- WEIR WALL SHALL BE 12" THICK 3,000 PSI CONCRETE.
 - OUTLET SIDE OF WEIR WALL SHALL HAVE A 10" WIDE RIP-RAP SWALE EXTENDING OUT TO NATURAL GRADE. RIP-RAP SHALL BE 18" OF R-4 RIP-RAP ON 4" OF 3/4" CRUSHED STONE BASE.

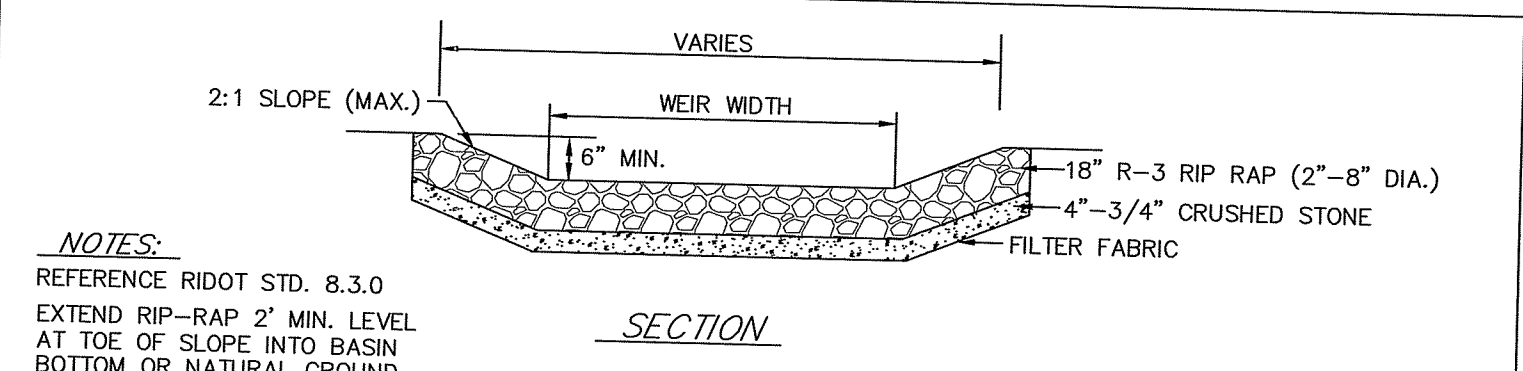


ROOF DRAIN DETAIL
NOT TO SCALE

SAND FILTER AREAS		DET. BASIN	
SED. FOREBAY AREAS	SAND FILTER AREAS	BASIN AREAS	
246.0	48 S.F.	244.0	3,270 S.F.
248.0	370	245.0	5,930
248.5	570	246.0	7,690
248.75	605	247.0	9,420
249.5	780		

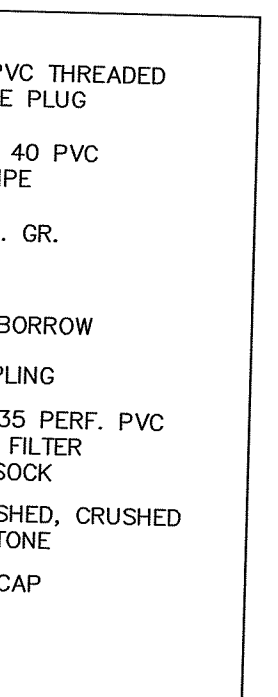


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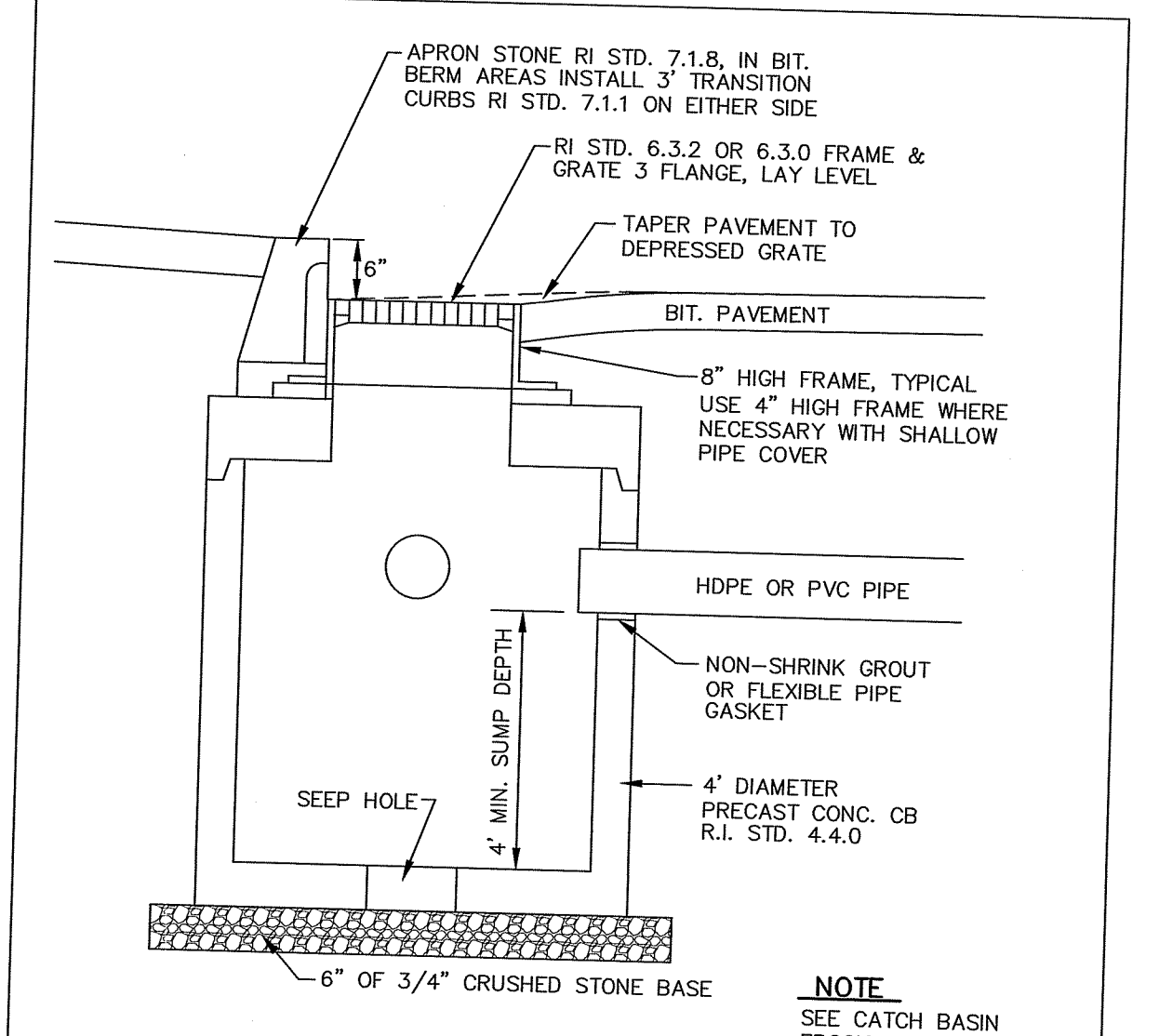


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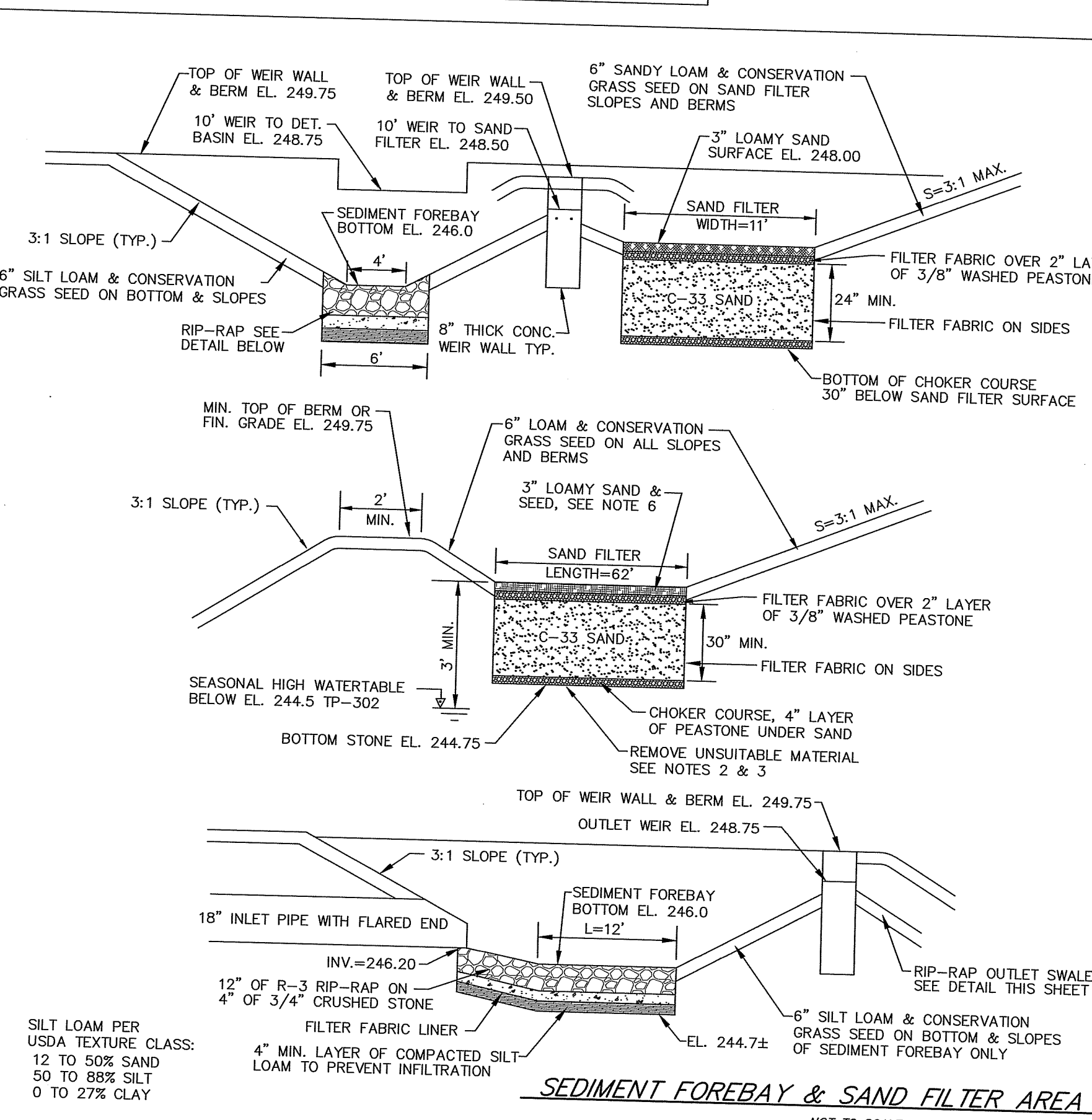
RIP-RAP WEIR SLOPE SWALE DETAIL
NOT TO SCALE



GROUNDWATER MONITORING PIPE
NOT TO SCALE



CATCH BASIN DETAIL
NOT TO SCALE

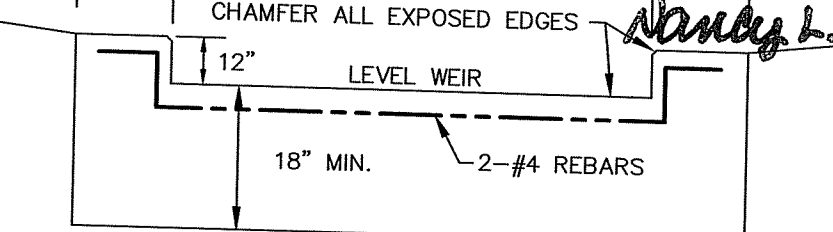


SEDIMENT FOREBAY & SAND FILTER AREA DETAILS
NOT TO SCALE

SAND FILTER AREA NOTES

- SAND FILTER AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO AND DURING CONSTRUCTION.
- ALL A & B LOAM HORIZONS AND UNSUITABLE MATERIAL IN THE SAND FILTER AREAS SHALL BE REMOVED TO THE GRAVELLY SAND C HORIZON. THE BOTTOM OF EXCAVATION MUST BE APPROVED BY SFM ENGINEERING PRIOR TO THE PLACEMENT OF GRAVEL BORROW OR SAND.
- IF AN OVERDIG IS REQUIRED, COMPACTED GRAVEL BORROW SHALL BE PLACED TO THE BOTTOM OF THE CHOKER COURSE.
- PEASTONE LAYERS AND C-33 SAND FILTER MATERIAL SHALL BE PLACED TO THE DEPTHS NOTED AND INSPECTED AND APPROVED BY SFM ENGINEERING.
- FILTER FABRIC SHALL BE NON-WOVEN POLYPROPYLENE WITH A MINIMUM FLOW RATE OF 125 GPM/S.F. MIRAFI 140N OR EQUIVALENT.
- THE GRASS SEED MIXTURE FOR THE SAND FILTER BOTTOM AREA AND 6" UP SLOPE SHALL BE NEW ENGLAND EROSION CONTROL/RESTORATION MIX (FOR MOST SITES) BY NEW ENGLAND WETLAND PLANTS, INC. OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- THE FOREBAY OUTLET WEIR SHALL BE SET 3" HIGHER THAN THE SAND FILTER INLET WEIR.
- GROUNDWATER MONITORING PIPE SHALL BE INSTALLED NEAR THE SAND FILTER AREA.
- SEE WORKS OF WATER RESOURCES PROGRAM SHEET 1.

FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUL 10 2022 FILE #: 22-0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



FOREBAY & SAND FILTER WEIR DETAIL
NOT TO SCALE

STORMWATER BASIN CONSTRUCTION NOTES

- INSIDE AND OUTSIDE SLOPES OF BASINS SHALL BE 3:1 OR FLATTER.
- STORMWATER BASINS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO OTHER CONSTRUCTION. TEMPORARY DRAINAGE SHALL BE DIVERTED TO TEMPORARY SEDIMENT BASINS OR FOREBAYS. SEE DETAIL SHEET C7.
- ALL LOAM AND SUBSOIL SHALL BE STRIPPED FROM THE BASIN AREA. THE BOTTOM AREA AND 3 FEET AROUND SHALL BE EXCAVATED TO BOTTOM GRADE. SCREENED GRAVEL SHALL BE PLACED AS REQUIRED TO BRING THE SUBGRADE TO 6" BELOW FINISH BOTTOM GRADE.
- INFILTRATION BASIN SUBGRADE MUST BE INSPECTED AND APPROVED BY SFM ENGINEERING ASSOC. PRIOR TO THE PLACEMENT OF LOAMY SAND.
- THE GRAVEL SUBGRADE SHALL BE COVERED WITH A 6" LAYER OF SOIL WITH A LOAMY SAND TEXTURE, LEVELED, HARROWED AND IMMEDIATELY HYDRO-SEEDED.
- LOAMY SAND SHALL CONTAIN 70% MIN. SAND AND SHALL BE LAB TESTED. SOIL SAMPLES AND LAB TEST RESULTS SHALL BE SUBMITTED TO SFM ENGINEERING FOR APPROVAL PRIOR TO PLACEMENT.
- BOTTOM AND LOWER SLOPES OF STORMWATER BASINS SHALL HAVE A MINIMUM OF 6" LOAMY SAND AND SHALL BE SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES. BERM AND UPPER SLOPES SHALL BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX OR EQUAL. SEE SHEET C12 FOR SEEDING MIXES.
- SEEDED SLOPES SHALL MAINTAIN ADEQUATE STRAW MULCH, ADHESIVE MULCH STABILIZER OR BIO-DEGRADABLE EROSION CONTROL BLANKET.
- ONLY LIGHT EARTH MOVING EQUIPMENT ON TRACKS SHALL BE USED TO INSURE THAT THE BASIN BOTTOM IS NOT OVERLY COMPACTED.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROLS AT ALL TIMES TO INSURE NO SILTS ARE DEPOSITED IN THE STORMWATER BASINS. THE STORMWATER BASINS SHALL BE MAINTAINED IN ACCORDANCE WITH THE STORMWATER SYSTEM MAINTENANCE PLAN.
- INLETS AND OUTLETS TO SEDIMENT FOREBAYS AND BASINS SHALL BE PROTECTED WITH SILT SOCK OR STRAW BALE EROSION CHECKS.
- ACCUMULATED SILTS AND SEDIMENTS SHALL BE REMOVED IMMEDIATELY FROM THE BASIN AS REQUIRED DURING SITE CONSTRUCTION, AFTER EVERY RAIN EVENT AND IMMEDIATELY PRIOR TO LOAMING AND SEEDING.
- UNDERDRAINS SHALL BE PROTECTED WITH STRAW BALE OR SILT SOCK EROSION CHECKS UNTIL PERMANENT STABILIZATION IS ESTABLISHED. ACCUMULATED SILTS SHALL BE REMOVED AND CRUSHED STONE ENVELOPE REPLACED AS REQUIRED.
- THE STORMWATER BASIN SHALL BE CONSTRUCTION STAKED BY THE PROJECT SURVEYOR TO INSURE ACCURATE LOCATION AND ELEVATION. THE PROJECT SURVEYOR SHALL AS-BUILT SURVEY THE BASIN PRIOR TO SEEDING AND PROVIDE A REPORT TO SFM ENGINEERING. ANY DISCREPANCIES SHALL BE CORRECTED PRIOR TO SEEDING.
- SEE MAINTENANCE NOTES ON THIS SHEET.

STORMWATER SYSTEM MAINTENANCE PLAN

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE STORMWATER SYSTEM PROTECTION, INSPECTION AND MAINTENANCE PRIOR TO, DURING AND POST CONSTRUCTION UNTIL FINAL ACCEPTANCE OF CONSTRUCTION.
- SAND FILTER AREAS AND DETENTION BASIN BOTTOMS SHALL BE PROTECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO PREVENT COMPACTION OF BOTTOM AREA.
- SEDIMENT FOREBAYS & GRASS SWALES SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
 - THE GRASS IN THE SWALES & FOREBAYS (BOTTOM & SLOPES) SHALL BE MOWED AT LEAST THREE (3) TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. MOWED HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES. THE MAXIMUM HEIGHT OF VEGETATION SHALL BE 18 INCHES.
 - THE INLET & OUTLET STRUCTURES TO THE SWALES & FOREBAYS SHALL BE KEPT CLEAN OF SILT AND DEBRIS. THE PIPES SHALL BE CLEANED AT THE THREE (3) MOWINGS AND ONCE DURING THE WINTER MONTHS.
 - ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED FROM THE SWALES AT LEAST TWICE EVERY YEAR OR AS NEEDED.
 - SILT & DEBRIS SHALL BE REMOVED FROM THE SEDIMENT FOREBAYS EVERY YEAR OR WHEN THE ACCUMULATION EXCEEDS 6 INCHES IN DEPTH.
- CATCH BASINS SHALL BE CLEANED & MAINTAINED AS NEEDED BY THE SITE CONTRACTOR DURING SITE CONSTRUCTION AND ANNUALLY BY THE OWNER AFTER ACCEPTANCE. (ACCUMULATED SILT, SAND, DEBRIS & OIL SHALL BE REMOVED AND DISPOSED OF AT A LICENSED WASTE FACILITY.)
- ALL PAVED AREAS SHALL BE SWEEP AS NEEDED. ACCUMULATED SILT, SAND & DEBRIS SHALL BE REMOVED AND DISPOSED.
- THE SAND FILTER AND DETENTION BASIN AREAS SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL FILTER & BASIN AREAS SHALL BE INSPECTED AT LEAST TWICE PER YEAR.
 - SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
 - THE GRASS IN THE SAND FILTER AND DETENTION BASIN SHALL BE MOWED AT LEAST THREE (3) TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. THE MAXIMUM HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES.
 - DEBRIS AND GRASS CLIPPINGS SHALL BE REMOVED FROM THE SAND FILTER AND DETENTION BASIN. FERTILIZER SHALL NOT BE APPLIED TO THE SAND FILTERS OR DETENTION BASIN EXCEPT STARTER FERTILIZER FOR RESEEDING.
 - SILT AND DEBRIS SHALL BE REMOVED WHEN THE ACCUMULATION EXCEEDS ONE INCH.
- SHOULD THE INFILTRATION CAPACITY OF THE SAND FILTER AREA DECREASE OVER TIME SUCH THAT STANDING WATER REMAINS FOR MORE THAN 72 HOURS AFTER A RAINFALL EVENT, REMEDIATION SHALL BE REQUIRED. REMEDIATION SHALL INCLUDE AT A MINIMUM, SEDIMENT REMOVAL, HARROWING AND RESEEDING OF THE FILTER BOTTOM. AFTER REMEDIATION A QUALIFIED TESTING LABORATORY SHALL PERFORM INFILTRATION TESTS TO INSURE DESIGN INFILTRATION RATES ARE RESTORED.
- DURING CONSTRUCTION AND THE FIRST 6 MONTHS OF OPERATION, THE SAND FILTER AND THE DETENTION BASIN SHALL BE INSPECTED WITHIN 24 HOURS OF EACH RAINFALL EVENT THAT GENERATES .25 INCHES OF RAIN IN A 24 HOUR PERIOD. AFTER THE FIRST SIX MONTHS OF OPERATION, THE SAND FILTER AND BASIN SHALL BE INSPECTED AFTER ANY RAINFALL EVENT THAT GENERATES MORE THAN 2 INCHES OF RAIN IN A 24 HOUR PERIOD.
- ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION OF RI DEM.
- ANY INCIDENT OF GROUNDWATER CONTAMINATION RESULTING FROM THE IMPROPER DISCHARGE OF CONTAMINANTS TO THE DISPOSAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER WILL REQUIRE THE PROPERTY OWNER TO REMEDIATE ANY INCIDENTS THAT MAY ADVERSELY IMPACT GROUNDWATER QUALITY.
- UPON FINAL ACCEPTANCE OF THE CONSTRUCTION, THE OWNER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR INSPECTION & MAINTENANCE OF THE PAVEMENT, DRAIN PIPES, OUTLET STRUCTURES, CATCH BASINS, ROOF DRAINS, SEDIMENT FOREBAY, SAND FILTER AND DETENTION BASIN WITHIN THE SITE.

REVISION
5-28-22
REVISED SEDIMENT FOREBAY DETAIL

DATE

SCOTT F. MOOREHEAD
REGISTERED PROFESSIONAL ENGINEER

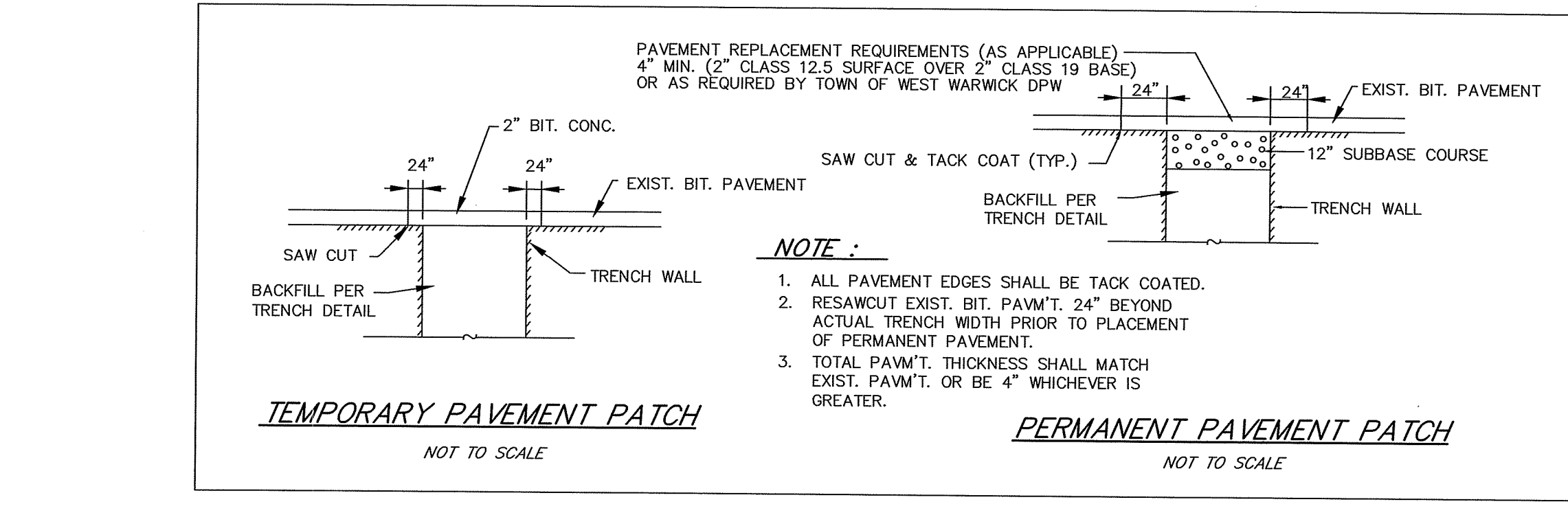
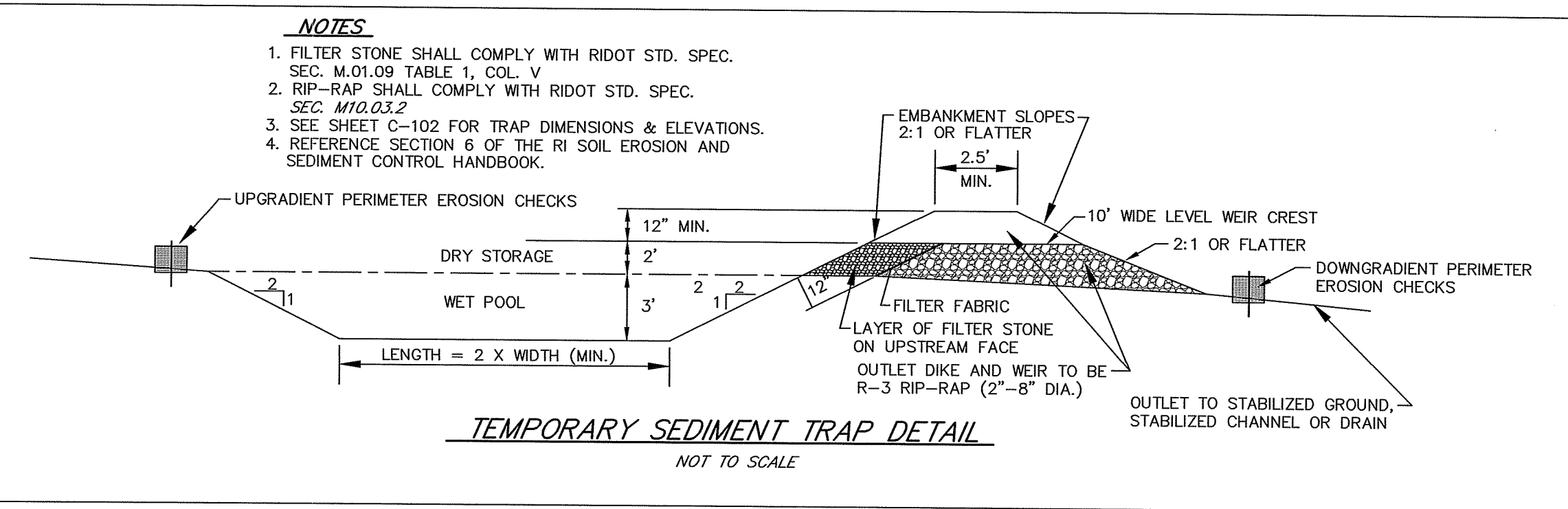
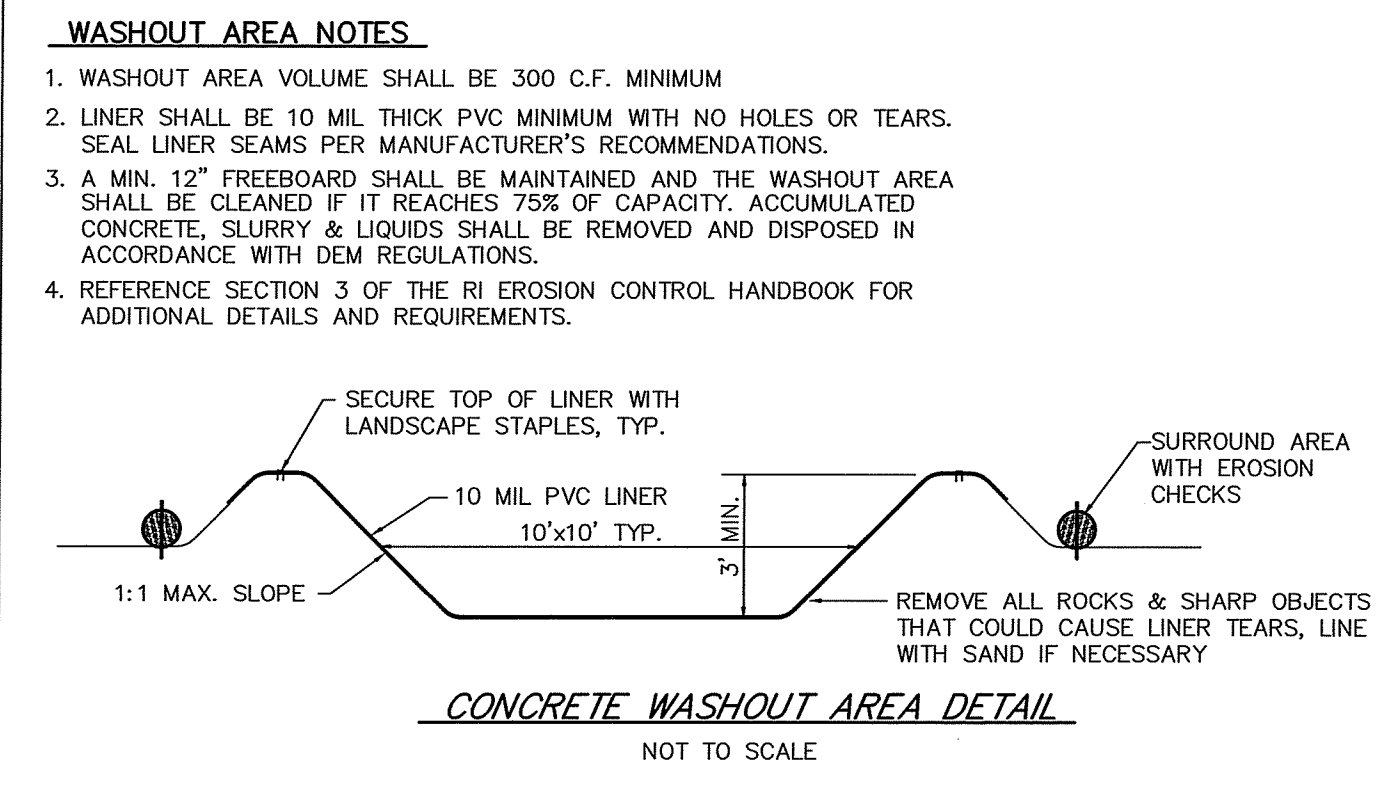
OWNER & APPLICANT
PADULLA BUILDERS, INC.
1430 MAIN STREET
WEST WARWICK, RI 02883
401-828-7500

EAST GREENWICH LUXURY ESTATES
PROPOSED RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PLAT 30 LOT 17
511 EAST GREENWICH AVENUE
WEST WARWICK, RI

S.F.M. ENGINEERING ASSOCIATES
410 TIGOLE AVENUE
COVENTRY, RI 02816
PHONE: 401-828-3736
FAX: 401-828-1771
SCOTT.SFM@ATLANTICBBB.NET

SFM

DRN. BY: SFM
CHK. BY: JZL
SCALE: AS NOTED
DATE: FEB. 8, 2022
DWG: SFM863-D07-A
SHEET 5 OF 7
DEM WETLAND SUBMISSION



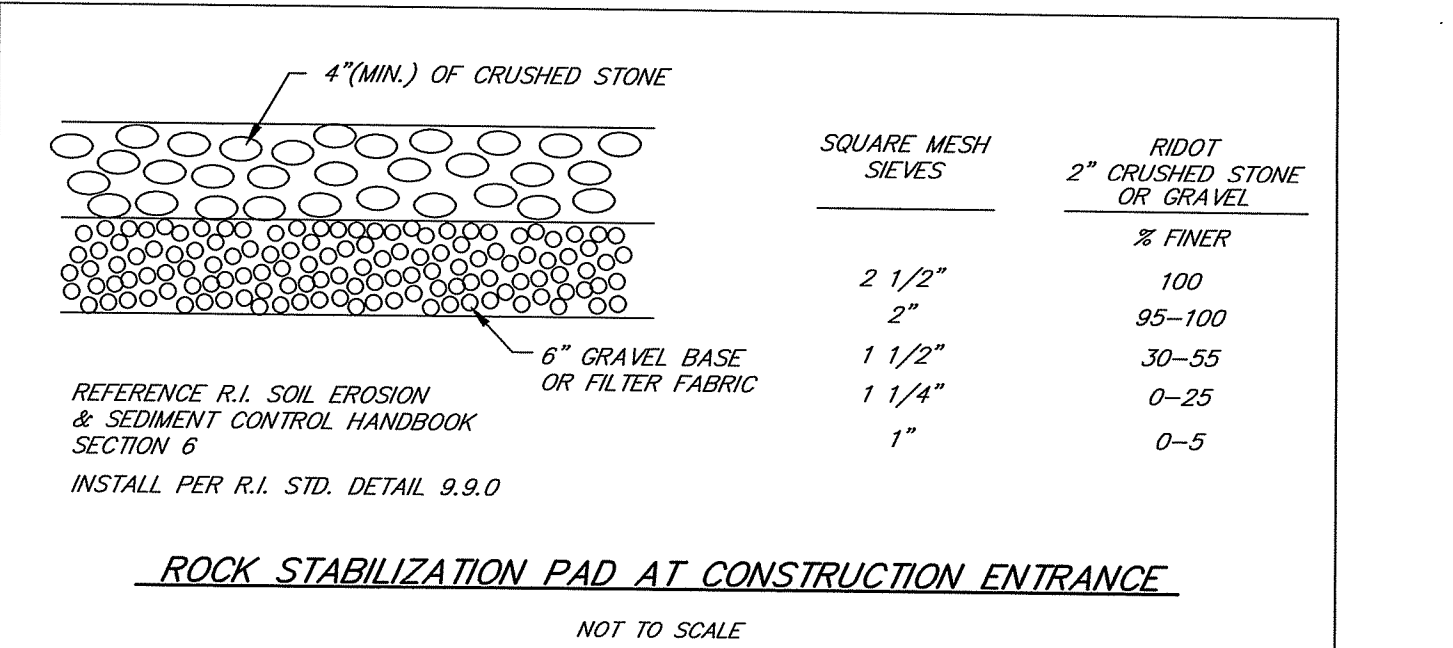
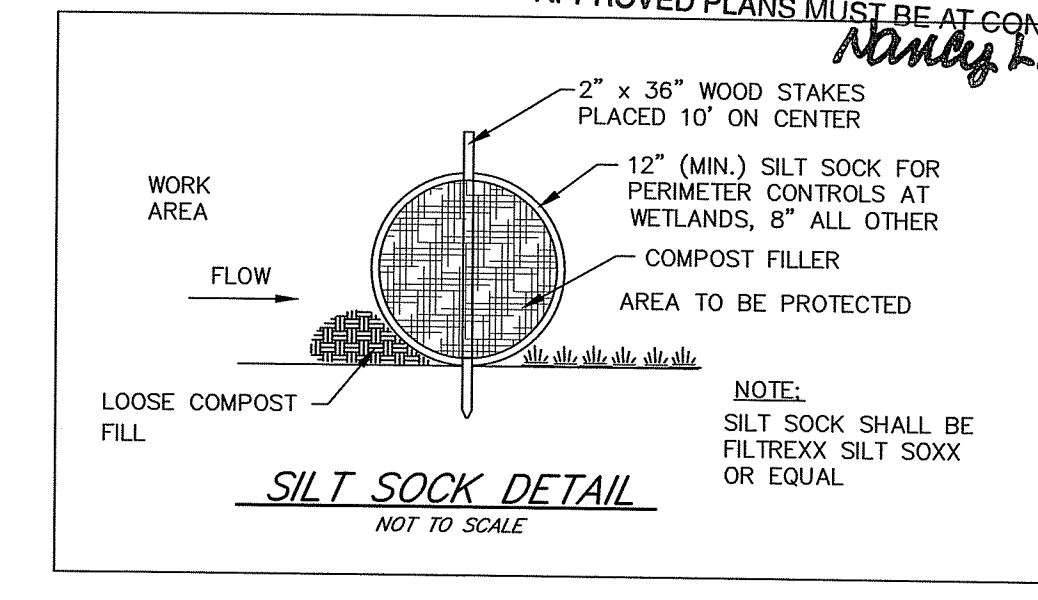
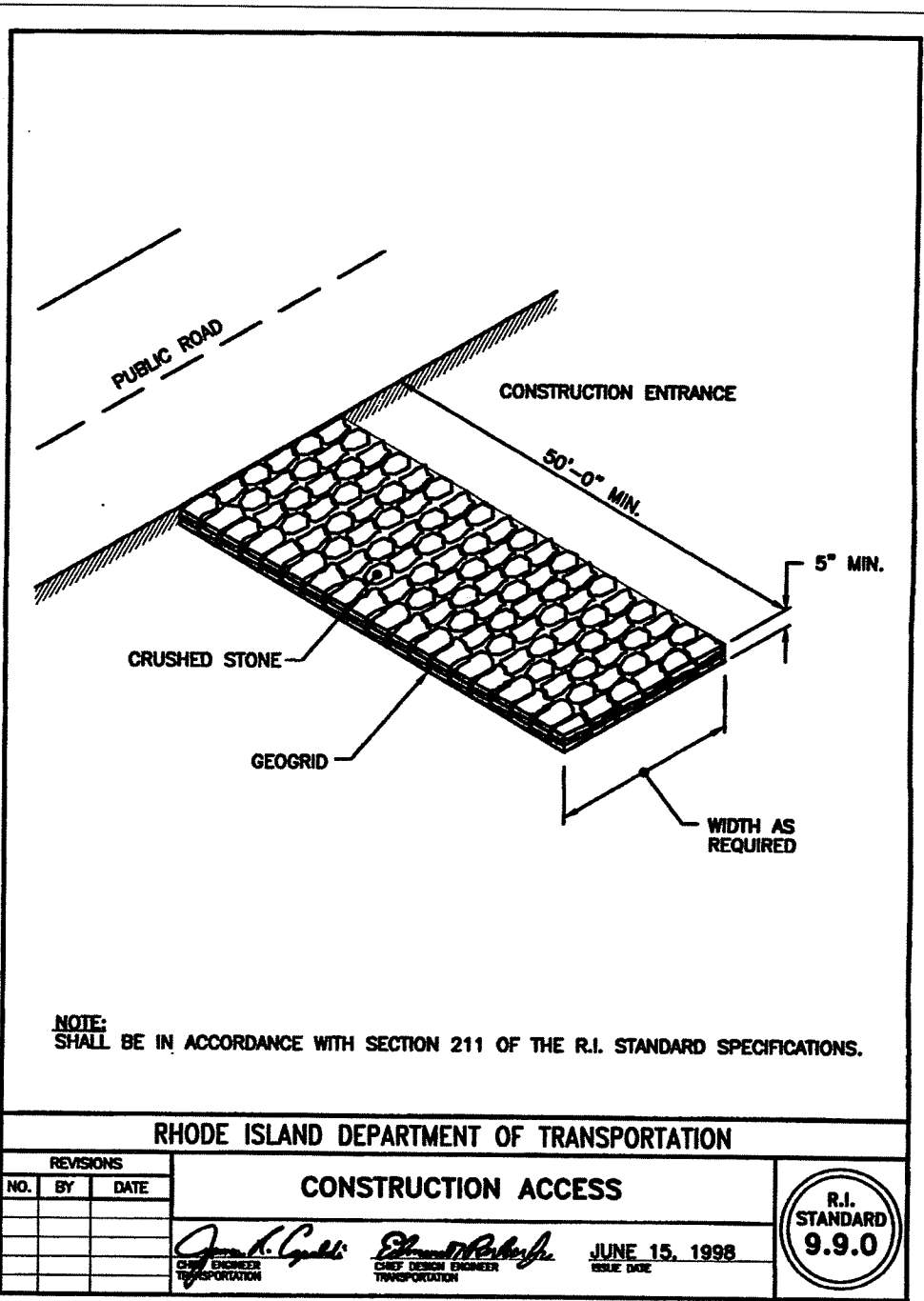
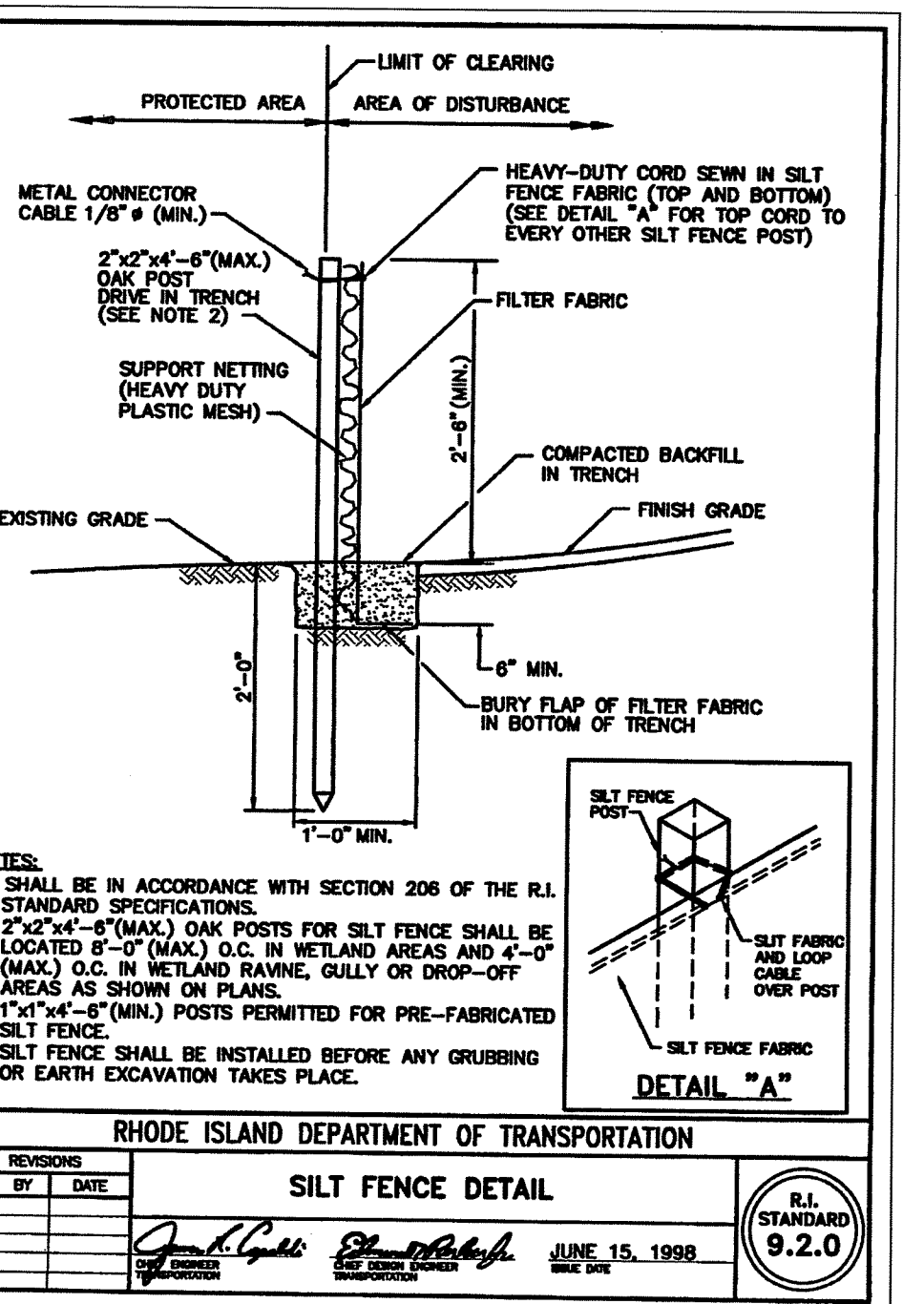
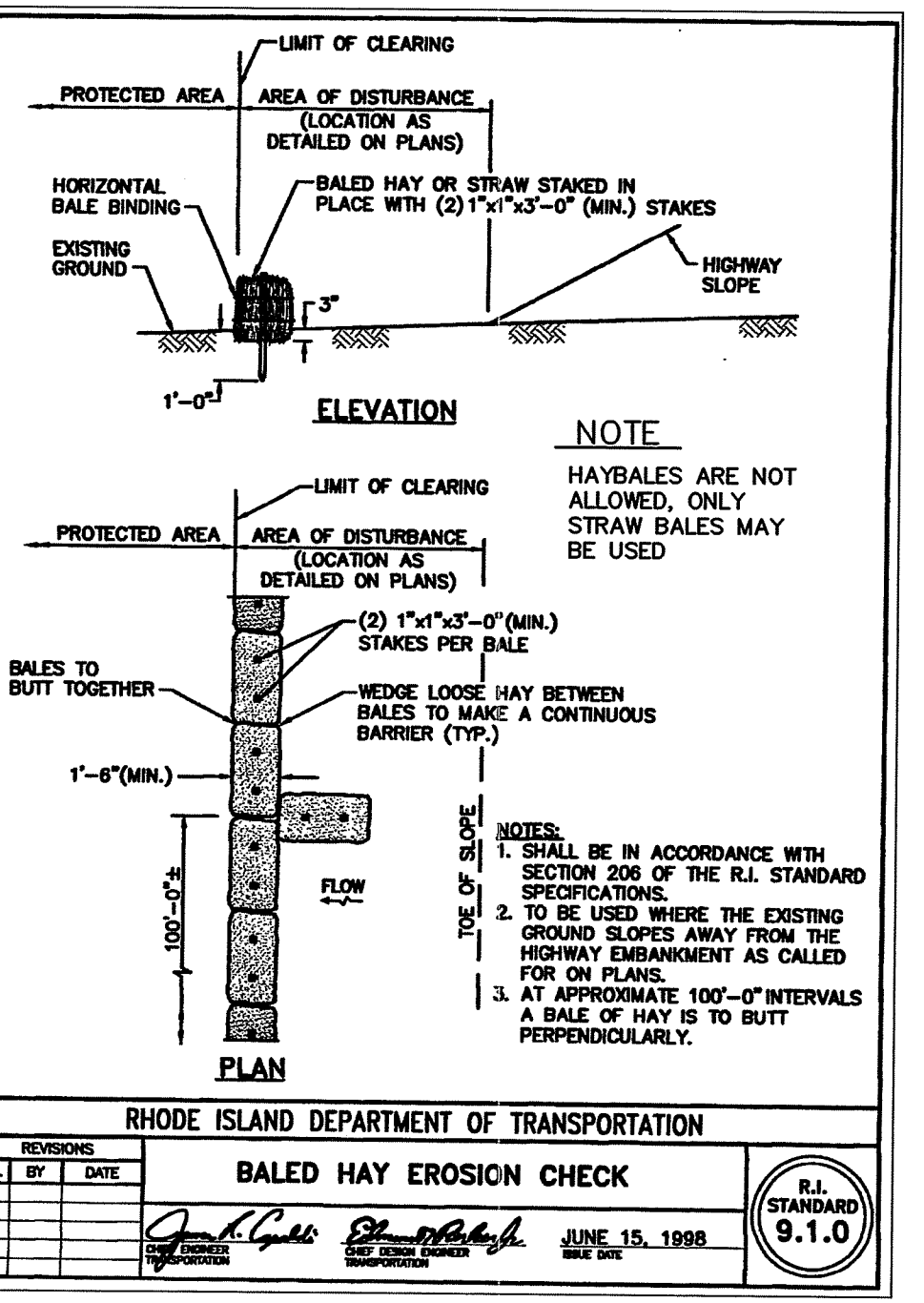
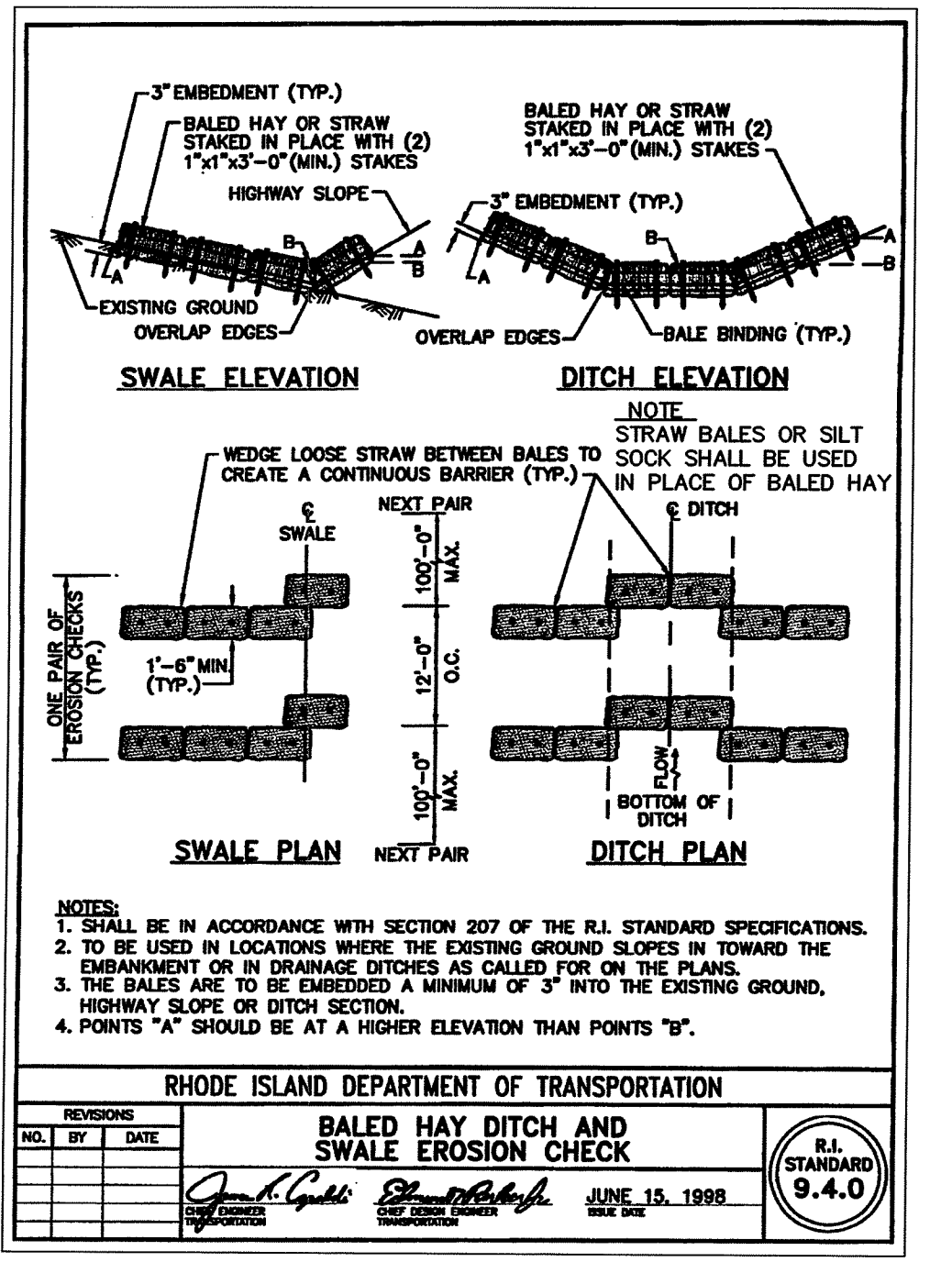
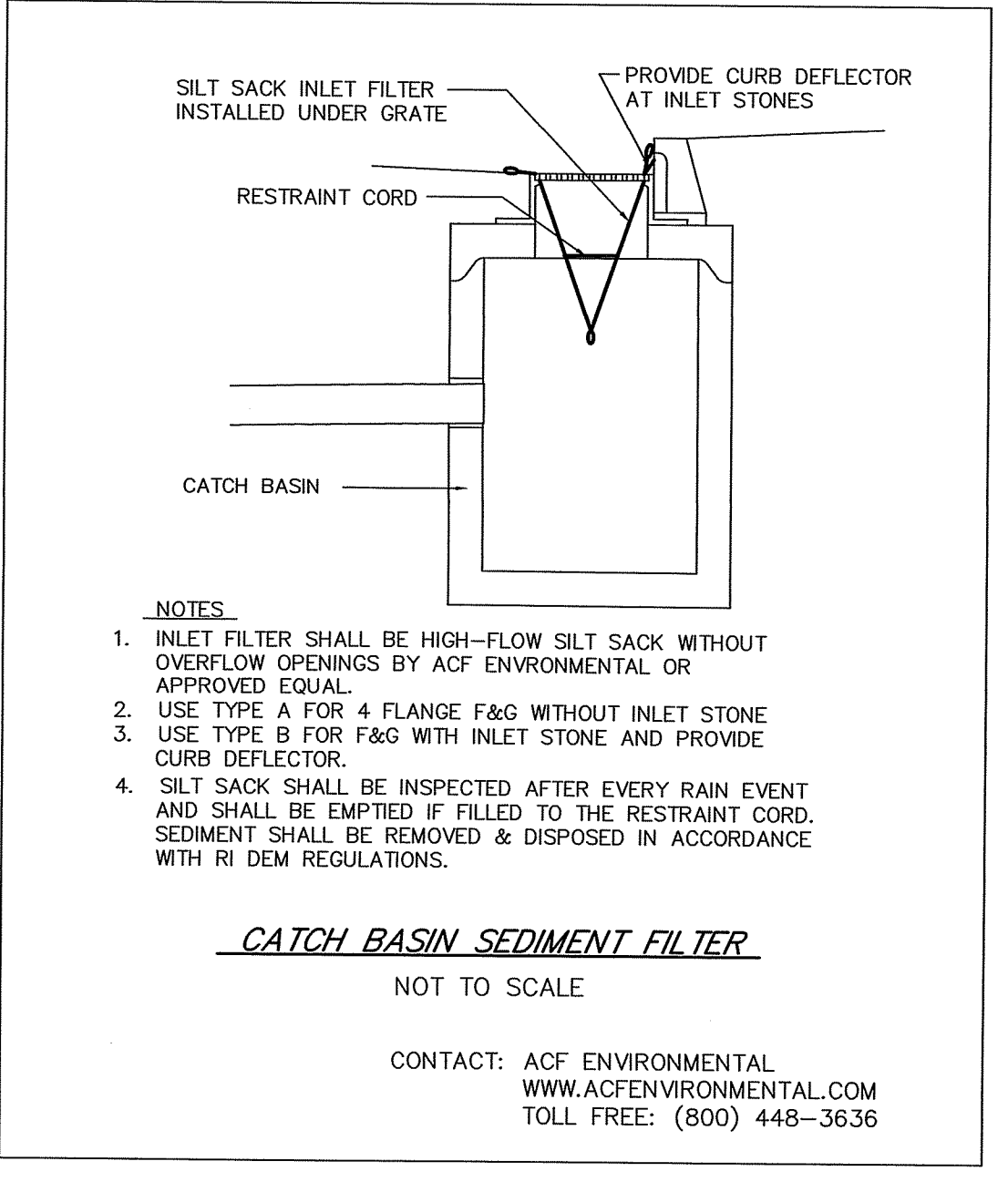
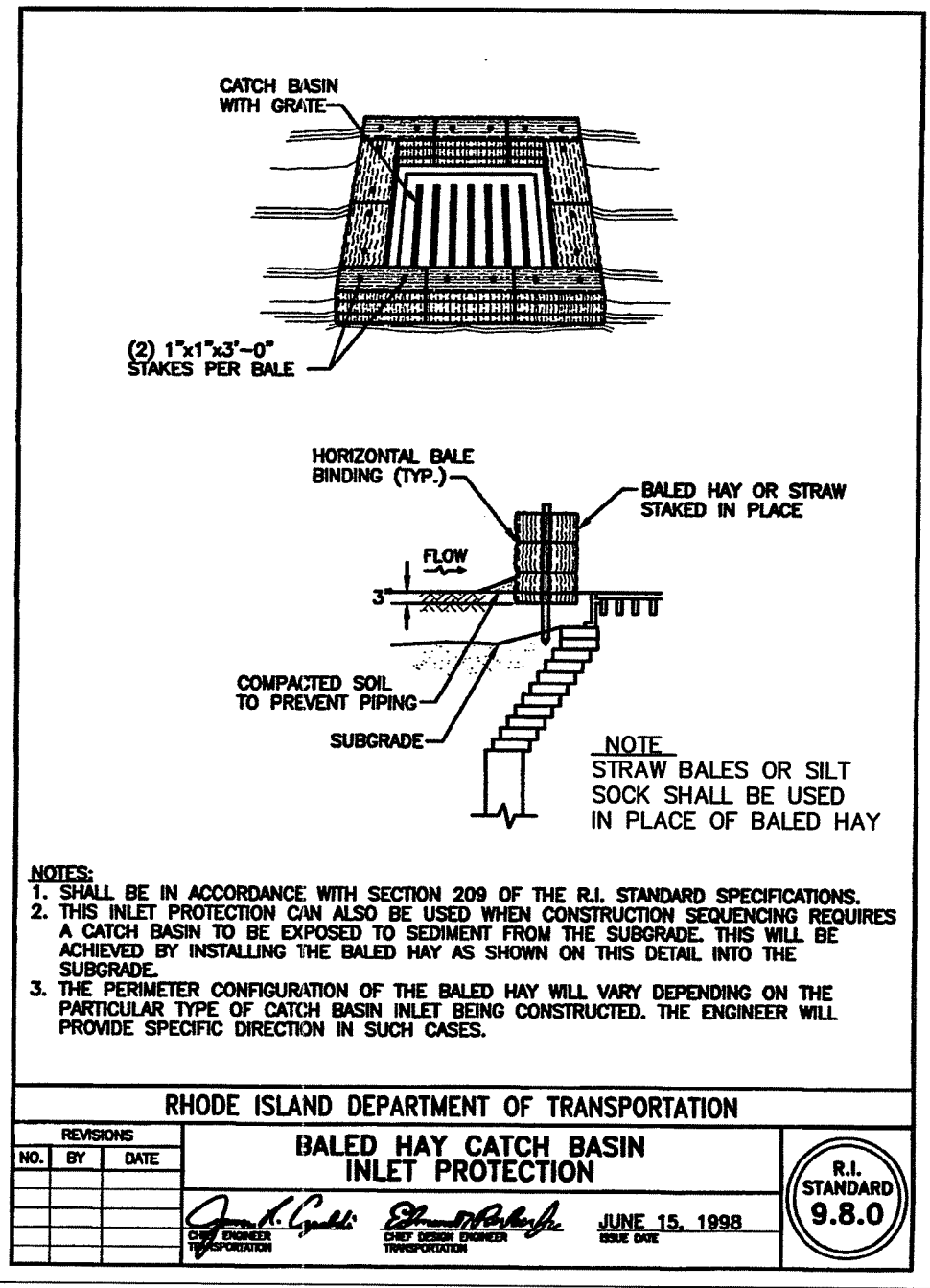
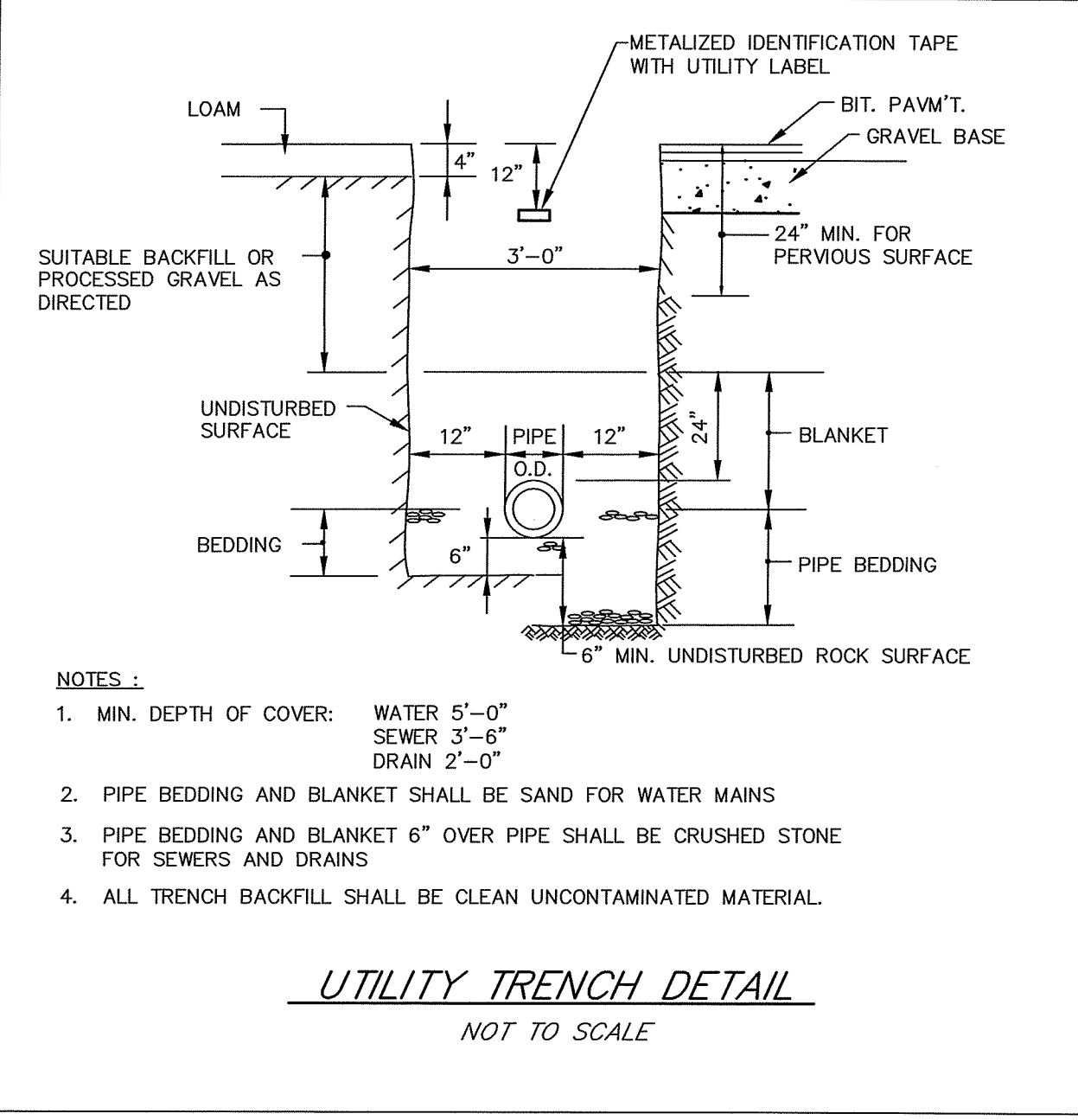
- ### GENERAL NOTES
- ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 12-2010) WITH ALL CORRECTIONS AND ADDENDA AND THE 12-1-2010 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA.
 - EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED. SEE EROSION CONTROL PROGRAM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
 - IN ALL EXCAVATION AND REPLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
 - ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS AND OTHER REFUSE SHALL BE DISCARDED OFF SITE OUTSIDE OF ALL WETLANDS AND WETLANDS SETBACK AREAS UNLESS OTHERWISE SPECIFIED.
 - CONSTRUCTION WASTE SHALL BE COLLECTED, REMOVED AND DISPOSED OFFSITE IN ACCORDANCE WITH ALL STATE AND TOWN REQUIREMENTS. TRASH SHALL BE COLLECTED ROUTINELY AND REMOVED FROM SITE FOR DISPOSAL.
 - A SOIL AND EROSION CONTROL PERMIT WILL BE REQUIRED FROM THE TOWN OF WEST WARWICK. INSPECTIONS SHALL BE SCHEDULED AS REQUIRED.
 - ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF ALL RI DEM AND TOWN REGULATIONS AND PERMITS.
- ### EROSION CONTROL & SOIL STABILIZATION PROGRAM
- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
 - ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
 - THE TOP SOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPX OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STANDARD SPECIFICATION M. 20.
 - THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - SEEDING SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLANS. FOR AREAS NOT DESIGNATED BY THE L.A., THE DESIGN MIX SHALL COMPLY WITH THE FOLLOWING:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)		
MIXTURE	% BY WT.	SEEDING DATES
CREeping RED FESCUE	70	APRIL 1-MAY 31
KENTUCKY BLUEGRASS	15	AUG. 15-OCT. 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	10	
TOTAL	150 LBS/AC	

- ### SEDIMENTATION CONTROL PROGRAM
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE WETLANDS OR ADJOINING PROPERTIES.
 - BANKS OR SLOPES OVER 5 PERCENT SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
 - DURING THE SITE CONSTRUCTION PERIOD, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
 - SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
 - CARE SHALL BE TAKEN SO NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
 - ADDITIONAL STRAW BALES, SILT FENCE OR SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
 - REFERENCE THE "R.I. EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE RI STATE CONSERVATION COMMITTEE, ISSUED 1989 REVISED 2014, AS A GUIDE.
- ### ORDER OF PROCEDURE
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EXCAVATION, THE SITE CONTRACTOR SHALL PHYSICALLY MARK THE ENTIRE LIMIT OF DISTURBANCE. EROSION CHECKS SHALL BE ESTABLISHED AT ALL DOWN GRADIENT LIMITS OF DISTURBANCE AND AS DEPICTED ON THE SITE PLANS. TEMPORARY EROSION CHECKS SHALL BE INSTALLED AT LIMIT OF WORK ACTIVITY IF CONSTRUCTION IS TO BE DONE IN PHASES. EROSION CHECKS CONSIST OF STRAW BALES, SILT FENCE OR SILT SOCKS.
 - THE CONTRACTOR SHALL PROVIDE A BARRIER AROUND THE SAND FILTER AREAS & THE DETENTION BASIN TO PROTECT THEM FROM SOIL COMPACTION.
 - ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE SHALL BE CLEARED AND GRUBBED AT ONE TIME. IF CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS, STABILIZATION PRACTICES SHALL BE INITIATED. REFERENCE THE EROSION CONTROL & SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROLS.
 - ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
 - EROSION CHECKS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
 - EROSION CHECKS LOCATED AT DRAINAGE INLETS OR OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR GROUND COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

- ### CONSERVATION SEEDING AREAS
- | MIXTURE | % BY WT. | SEEDING DATES |
|---------------------|------------|-----------------|
| CREeping RED FESCUE | 60 | APRIL 1-MAY 31 |
| COLONIAL BENTGRASS | 5 | AUG. 15-OCT. 15 |
| PERENNIAL RYEGRASS | 10 | |
| HARD FESCUE | 20 | |
| BIRDSEED TREFOL | 15 | |
| TOTAL | 150 LBS/AC | |
- OR NEW ENGLAND CONSERVATION/MULCH LIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSDOR 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 3,000-4,000 LBS/AC.
 - ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP TO MINIMIZE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

SPECIES	LBS./1,000 S.F.	LBS./AC	SEEDING DATES
ANNUAL RYEGRASS	1.0 - 1.5	40 - 60	3/1 - 6/1
PERENNIAL RYEGRASS	1.0 - 1.5	40 - 60	3/1 - 6/1
SUDAN GRASS	0.7 - 1.0	30 - 40	5/15 - 8/15
MILLET	0.7 - 1.0	30 - 40	5/15 - 6/15
WINTER RYE	3.0	120	4/15 - 6/15
 - OR RIDOT TEMPORARY SEED MIX AT 75 LBS/AC
 - THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1 - OCTOBER 15.
 - ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD. SPECIFICATIONS SECTION 202.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES 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.
 - REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.



REVISION

DATE

SCOTT F. MOOREHEAD
REGISTERED PROFESSIONAL ENGINEER

OWNER & APPLICANT
PADULA BUILDERS, INC.
1430 MAIN STREET
WEST WARWICK, RI 02893
401-828-7500

GREENWICH LUXURY ESTATES
PROPOSED RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PLAT 30 LOT 17
511 EAST GREENWICH AVENUE
WEST WARWICK, RI

EROSION CONTROL NOTES & DETAILS

R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: 06/19/2022 FILE # 22-0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DATE: 06/15/2022

R.I. Environmental Management
Office of Water Resources

S.F.M. ENGINEERING ASSOCIATES
410 TOGGLE AVENUE
COVENTRY, RI 02816
PHONE: 401-826-3736
FAX: 401-826-1711
SCOTT.SFM@LANVICBB.NET

DRN. BY: SFM
CHK. BY: JZL
SCALE: AS NOTED
DATE: FEB. 8, 2022
DWG: SFMB63-ER7
SHEET 7 OF 7
DEM WETLAND SUBMISSION

SFM

C7