



Incorporated 1910

# Minor Subdivision Preliminary Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

### Project Info

Project Name: 22 SELKIRK ROAD SUBDIVISION  
Assessor's Plat(s): 2-2 Assessor's Lot(s): 2468  
Project Address: 22 SELKIRK ROAD

Contact Information

### Applicant

Name: 22 SELKIRK ROAD TRUST (C/O PETER SCOTTI)  
Address: 403 SOUTH MAIN ST., PROVIDENCE, RI 02903  
Phone: 401-421-8888 X 13 Email: pmgbs@scottire.net

### Property Owner (All owners of record must be included for all lots involved)

Name: SAME AS APPLICANT  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

(If there are more owners please check here submit an addendum with this application form)

### Attorney

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_



## MINOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

NAME OF PLAT: 22 SELKIRK ROAD SUBDIVISION

FORM COMPLETED BY: TIM BEHAN

DATE: 11-17-24

Please verify applicability of items during the pre-application phase.

In addition to paper copies, ALL application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
<b>Required Application Documents:</b> (Submit 1 paper copy unless stipulated otherwise)			
(a) Is the application completed and signed by all owners? (original version)	X		
(b) Has the Filing Fee (\$300 + \$35 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)	X		
(c) Has a check made out to Beacon Communications for the advertising fees been submitted? (amount TBD at time of application)		X	
(d) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)			X
(e) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	X		
(f) Has a narrative text addressing site suitability, identification of problem areas & solutions, soil qualities, drainage, land dedications (streets, detention basins, open space, etc.), deed restrictions, easements and covenants been submitted?	X		
(g) Has a site suitability/soils analysis been submitted? (3 copies)	X		(see soil notes on shts. 2-5)
(h) Has a drainage report/analysis been submitted? (3 copies)	X		
(i) Has City Engineer memo of approval and performance guarantee amount been submitted? (this may be submitted separately prior to public hearing)		X	
(j) Have notification and copies of the subdivision been sent to public utilities, US Postal Service, and 911 system? (Provide a copy of letters/correspondence sent)	X		(911 at Final)
(k) Have draft HOA documents been submitted? (3 copies)		X	
<b>Are the following permits/approvals attached?</b>			
(a) RIDOT – Physical Alteration Permit		X	
(b) CRMC Assent (pending)			X
(c) RIDEM - OWTS		X	
(d) RIDEM - Wetlands		X	
(e) U.S. Army Corps of Engineers - Wetland		X	
(f) Conformance with Scituate Reservoir Watershed Management Plan		X	
(g) RIHPHC – for potential historic/archeological significant sites		X	
(h) Water Supply Board availability letter (letter attached)	X		
(i) Veolia Water approval for public sewer (letter attached)	X		

ITEM	YES	N/A	NO
<b>PRELIMINARY PLAN REQUIREMENTS</b>			
<b>Number of copies to be submitted:</b>			
(a) (9) plan sets at 24"x 36" (2 plan sets submitted)	X		
(b) (2) plan sets at 11" x 17" (none submitted)		X	
<b>Items to be incorporated in the Preliminary Plan:</b>			
(a) Is the name of plat clearly indicated? (properly cited if replat of existing plat)	X	(title sheet)	
(b) Is the plan identified as a Preliminary Plan?	X		
(c) Are the names of all applicable owners of record provided?	X		
(d) Are all revision dates provided?	X		
(e) Is the plan classified as a Class 1 boundary survey? (Class 4 will be accepted for lot mergers)	X	(see survey plan)	
(f) Is the name, stamp and signature of the surveyor provided?	X	(see survey plan)	
(g) Is the name, stamp and signature of the engineer provided?	X		
(h) Is a north arrow provided? (denote True North or Magnetic North)	X		
(i) Is a scale provided and is the plan accurate to the scale?	X		
(j) Is a vicinity map / locus map provided?	X	(title sheet)	
(k) Is the zoning district(s) of the parcel(s) provided and are the general requirements of applicable zoning districts denoted? (setbacks, frontage, min. lot area, & max lot coverage)	X		
(l) Are the names of the abutting property owners & zoning districts shown?	X		
(m) Are notes provided referencing any previous zoning relief including conditions of approval? (none known)		X	
(n) Are notes provided referencing any relief to be required/requested from the Zoning Board of Review? (none required)		X	
(o) Are 2' topo lines provided and 10' topo lines provided in bold?	X		
(p) Is the plat boundary outlined in bold?	X		
(q) Are lot lines to be removed clearly labeled and shown as dashed lines?		X	
(r) Are primary control points shown? (at least one must be shown)	X	(see survey plan)	
(s) Are the locations of all permanent monuments shown? (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)	X	(see survey plan)	
(t) Are all lots numbered or lettered?	X		
(u) Is there a phasing plan which is clearly denoted?		X	
(v) Is the total area of the existing plat and all proposed lot areas and open space provided?	X	(see survey plan)	
(w) Is the total UPLAND area (land area excluding wetlands) of the existing plat and all proposed lot areas provided?	X	(see survey plan)	
(x) Are dimensions for all straight lines, angles, radii, arcs & angles of curves denoted?	X		
(y) Are all building setbacks labeled and drawn accurately? (dashed lines)	X		
(z) For lots with multiple fronts, is the primary frontage identified?	X		
(aa) Are all existing and proposed streets labeled and right-of-way dimensions provided?	X		



ITEM	YES	N/A	NO
(bb) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown? (no proposed streets)		X	
(cc) Is a street index with all applicable street names provided?	X		
(dd) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		X	
(ee) Are soil types and locations of percolation tests denoted?		X	
(ff) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	X		
(gg) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?		X	
(hh) Other Existing Conditions: Location of natural & man-made features, including rock outcrop, wooded areas, structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?	X		
(ii) Have LOD and/or limits of tree removal been delineated?	X	(see soil erosion plan)	
(jj) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	X	(see note)	
(kk) Are notes provided with the names of abutting record plats?	X	(see survey plan)	
(ll) Are existing and proposed easements, including width and purpose, identified and denoted as necessary? (no easements)		X	
(mm) Has the proposed drainage pattern been identified? (see topo.)	X		
(nn) Are surface water detention facilities shown? (CRMC veg. swales)		X	
(oo) Are the RIDEM verified wetland edges and buffers/setbacks shown?	X	(Pending CRMC permit)	
(pp) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?	(Note on title sheet)		
(qq) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?		X	
(rr) Are locations of any environmental hazards identified or a note provided that none are present? (a certificate from an environmental engineer may be required)	(Note on title sheet)		
(ss) Where hazards exist, are appropriate federal, state and local agency approvals submitted and are notes provided referring to said approvals?		X	
(tt) Are all cemetery boundaries and associated buffers identified?		X	
(uu) Is a legend for all abbreviations and symbols provided?	X		
(vv) Has a truck circulation plan with loading areas been provided?		X	
(ww) Has a Landscape/Buffer plan been provided?		X	
(xx) Is the name, stamp and signature of the landscape architect provided?		X	
(yy) For Planned Districts - Has appropriate additional information submitted or shown?		X	

Please be aware that there may be a stenographer fee to be assessed for the public hearing.

**Staff encourages plans be submitted via email for a preliminary review** prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.



**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.  
400 Smith Street  
Providence, RI 02908  
Tel. (401) 273-6600, Fax (401) 273-6674  
www.commonwealth-eng.com

November 18, 2024

Jason M. Pezzullo, MCP, MPA, AICP  
City Planning Director  
Cranston Planning Department  
Cranston City Hall  
869 Park Avenue  
Cranston, Rhode Island 02910

RE: 22 Selkirk Road (A.P. 2-2 Lot 2468)  
Preliminary Plan Application – Minor Subdivision  
CEC #: 24073.00

Dear Mr. Pezzullo:

On behalf of the applicant, 22 Selkirk Road Trust, Inc., we are submitting the Preliminary Plan Application for Minor Subdivision for the above referenced project. Please find the following documents attached:

1. (2) sets of 24" x 36" plan sets, revised 11/17/24
2. (2) copies of the application form & checklist
3. (2) copies of Narrative Report dated November 2024 which includes the wetland report by Avizinis Environmental Services, Inc., water availability letter from Prov. Water, & sewer availability letter from Veolia Water.
4. (2) copies of 100' abutters map and list
5. (2) copies of stormwater report by Commonwealth Engineers & Consultants, Inc. dated November 2024
6. (2) copies of correspondence with USPS
7. Application fee of \$455 which covers Pre Application & Preliminary Plan fees.

We will electronically forward copies of all materials via email.

Sincerely yours  
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Timothy Behan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Timothy Behan, P.E.

TJB/

xc: File, Mr. Scotti, Mr. Murray



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

**Project Name:** 22 Selkirk Road Subdivision  
**Site Location:** 22 Selkirk Road  
Cranston, RI  
A.P. 2-2 Lot 2468  
**Submission:** Minor Subdivision – Preliminary Plan Stage  
**Project No.:** 24073.00  
**Date:** November 17, 2024

**RE:** **PROJECT NARRATIVE**

**Existing Conditions:** Subject property is an oversized lot (14,459 sq. ft.) situated in the B-1 zone with an existing residential dwelling, is identified as A.P. 2-2 Lot 2468, and is located at 22 Selkirk Road.

**Proposed Conditions:** The applicant is proposing to subdivide the lot into two lots.

**Abutting Properties:** The abutting property uses are residential and zoned B-1 except for the lot across Narragansett Blvd. which is zoned S-1.

**Natural Resources in the Area:** Wetland areas are not present on the site. Wetlands/coastal feature are located on the east side of Narragansett Blvd. Refer to Coast Feature report prepared by Avizinis Environmental Services, Inc. which is provided in the Appendix.

The subject property is NOT situated in the following areas:

1. natural heritage area
2. groundwater recharge area
3. groundwater reservoir
4. groundwater protection overlay district
5. well head protection area

**Soils:** RIDEM GIS indicates subject site is situated in a MU (Merrimac-Urban) soil which is composed of stratified sands and seasonal high water tables greater than 6 feet.

**Flood Zone:** A portion of the site is situated in a 100-year flood zone identified as (VE Elev. 13) as depicted on FEMA map 44007C0319J.

**Stormwater Management System:** A stormwater management system has been designed in accordance with Rhode Island's Single Family Stormwater Design manual. A stormwater report which documents the design has been submitted to the city as part of this application.

**Wastewater System:** A public sanitary sewer connection is proposed and Veolia Water confirmed sewer service is available for the new lot, see attached letter in the appendix.

**Potable Water Source:** A public water connection is proposed and Providence Water confirmed water service is available for the new lot, see attached letter in the appendix.

**Parking:** Parking is provided for at least two vehicles.

**% Building Coverage:** The proposed building coverage is 25.7% which is less than the maximum allowed of 35%.

**Building Height:** The proposed building height will be in conformance with zoning requirements.

**Erosion Control Practices:** A soil erosion control plan/details/notes has been incorporated into the drawing set.

**State Permits:**

A CRMC permit is required for work activities within 200 feet of the coast feature.

**Appendix:**

The following documents are attached to this report:

1. Coastal Feature report prepared by Avizinis Environmental Services, Inc.
2. Water availability letter from Providence Water.
3. Sewer availability letter from Veolia Water.

End of Narrative



# AVIZINIS

## ENVIRONMENTAL SERVICES INC

# COASTAL FEATURE REPORT

### SITE LOCATION:

A.P. 2, Lot 2468  
22 Selkirk Road  
Cranston, Rhode Island

### PREPARED FOR:

Timothy Behan, P.E.  
Commonwealth Engineers &  
Consultants, Inc.  
tbehan@commonwealth-eng.com

### PREPARED (October 18, 2024) BY:

Edward J. Avizinis, CPSS, PWS | President





## INTRODUCTION

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Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the 22 Selkirk Road address in Cranston, Rhode Island. AES staff visited the site on October 18, 2024 to delineate the regulated coastal features that occur within the property.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within CRMC jurisdiction. Therefore, AES has delineated all onsite wetland features in accordance with the standards outlined in the Coastal Resources Management Program (CRMP) (Title 650-Rhode Island Code of Regulations-20-00-1).

## EXISTING CONDITIONS

---

The property is located extending east from Selkirk Road to Narragansett Boulevard in Cranston, Rhode Island. The lot is currently developed with a single-family home, driveway, yard, and other associated features. Across Narragansett Boulevard lies the Providence River. The CRMC has classified the coastal waters of the Providence River here as Type 4 waters. Type 4 waters include the open waters of Narragansett Bay and the sounds, which support a variety of commercial and recreational activities while maintaining fish and wildlife habitat, and open waters adjacent to shorelines that could support water-dependent commercial, industrial, or high-intensity recreational activities. Traditional activities and new water-dependent uses will, where possible, be accommodated, but fishing grounds and fishery habitats will be protected from alterations and activities that threaten their vitality.

In a review of the DEM Environmental Resource Maps, it was noted that the property is within or within close proximity to a VE floodzone (RI EMA and FEMA). This should be confirmed by survey.

# WETLAND FEATURES

AES has delineated one wetland feature in relation to this property. AES staff GPS located the limit of a **coastal feature** comprised of a coastal headland (top of bank) associated with the Providence River across Narragansett Boulevard from the lot. This represents the landward-most limit of regulated coastal features from which all CRMP regulatory setbacks should be measured.

The CRMC regulates activities within **200 feet** of coastal features. Any proposed alterations in this area will require some degree of CRMC review.

A buffer zone is required from the edge of the coastal feature whose size depends on the classification of the associated coastal waters and the size of the lot, as described on Table 4 of the CRMP Redbook (shown below). This property is listed as 14,473 square feet as listed on available Cranston lot size data, which entitles it to a 25-foot buffer zone. This is not far enough to get across Narragansett Boulevard, so there are no buffer standards impacting this property.

In addition, there is a construction setback measured from the coastal feature that limits what construction can take place. The size of the setback for this lot is 50 feet from the coastal feature. Any proposed work that does not comply with these standards will require a variance to the applicable standards.

The CRMC standards are complex and vary with what work is proposed. I am available to review any proposed site plan for the property to assist in determining which sections of the CRMP are applicable. CRMC maintains the authority to adjust delineations performed by consultants. The current delineation has not yet been reviewed by CRMC staff and is subject to potential changes.

### AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Table 4 Buffer Value (ft)	Construction Setback (ft)
GIS/GPS delineated coastline	Coastal feature	200	25 (not relevant to this lot)	50

\*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

## CLOSING

---

Thank you for giving AES the opportunity to assist you with this project. Please review the attached wetland delineation map which represents the finding of our field work. Any proposed work within the CRMC jurisdictional area will require some level of review. AES staff have located the wetland flags and other pertinent site features with a Juniper GEOde submetric GPS/GNSS. Although this is not of survey quality it is useful for preliminary planning. This data has also been forwarded to you in conjunction with this report and is in the NAD 1983 RI State Plane format in case this information is useful to you. Please do not hesitate to contact AES should you have any questions on this report.

## SITE MAPS

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1. 2021 AERIAL MAP
2. USDA – NRCS SOIL SURVEY MAP
3. USGS TOPOGRAPHIC MAP
4. WETLAND DELINEATION MAP



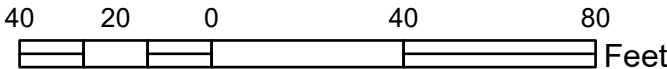


2024 AERIAL MAP  
A.P. 2, Lot 2468 | 22 Selkirk Road  
Cranston, Rhode Island


LEGEND



PROPERTY LINE



- General Notes:
- 1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
  - 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
  - 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by:   
Patrick J. Loveland, GIS Specialist


09/26/2024

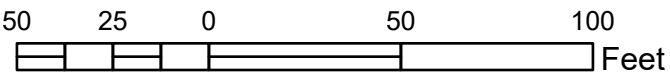







2022 LiDAR MAP  
 A.P. 2, Lot 2468 | 22 Selkirk Road  
 Cranston, Rhode Island

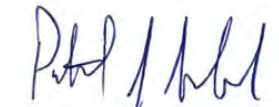
LEGEND

-  PROPERTY LINE
-  COASTAL FEATURE



General Notes:  
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 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.  
 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.  
 4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

Delineation performed by:   
 Edward J. Avizinis, CPSS, PWS   10/18/2024

Map created by:   
 Patrick J. Loveland, GIS Specialist 10/18/2024

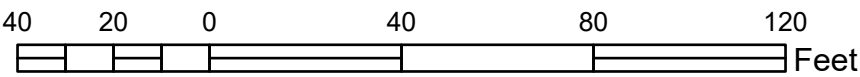




USDA - NRCS SOIL SURVEY MAP  
 A.P. 2, Lot 2468 | 22 Selkirk Road  
 Cranston, Rhode Island

LEGEND

- Mk - Matunuck mucky peat, 0 to 2 percent slopes, very frequently flooded
- MU - Merrimac-Urban land complex, 0 to 8 percent slopes



- General Notes:
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  2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
  3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Esri Community Maps Contributors, University of SafeGraph, GeoTechnologies, Inc, METI/NASA, US Robinson, NCEAS, NLS, OS,

Map created by:

*Patrick J. Loveland*  
 Patrick J. Loveland, GIS Specialist

09/26/2024

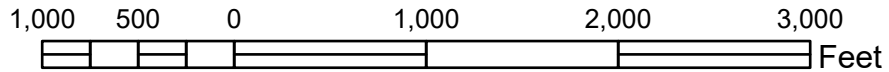




USGS TOPOGRAPHIC MAP  
 A.P. 2, Lot 2468 | 22 Selkirk Road  
 Cranston, Rhode Island

LEGEND

 PROPERTY LINE



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  2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
  3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, IN Ro the GIS user community, Copyright: © 2013 National Geog

Map created by: Patrick J. Loveland, GIS Specialist






09/26/2024

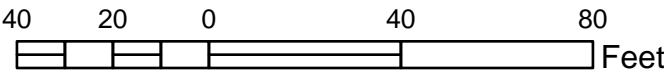





2024 WETLAND DELINEATION MAP  
 A.P. 2, Lot 2468 | 22 Selkirk Road  
 Cranston, Rhode Island

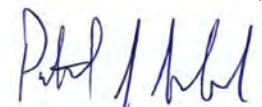
LEGEND

-  Property Line
-  Coastal Feature
-  Jurisdictional Area
-  AES Coastal Feature GPS Delineation
-  Construction Setback

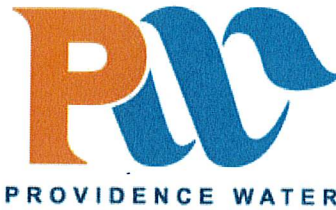


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Delineation performed by:   
 Edward J. Avizinis, CPSS, PWS 10/18/2024

Map created by:   
 Patrick J. Loveland, GIS Specialist 10/18/2024





## Water Service Availability Request & Certification

\*\*\*\*\*

Property Located At: 22 SELKIRK ROAD, CRANSTON (NEW LOT OFF NARR. BLVD.)  
(SEE ATTACHED PLAN SET)

Plat: 2-2 Lot(s): 2468 (NEW LOT Recorded Lot: N/A  
SEE ATTACHED PLAN)

### To Be Completed By Water Authority

Is Water Available?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is a Water Main Extension Required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a Service Connection Required?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is an Easement Involved?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is Proposed Water Service a Minimum of Ten (10') Feet from any Sewer Line?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Comments: **Sewer Locations Unknown by PW**

Currently Providence Water owns and maintains an 8-inch cleaned and relined cast iron water main running along Narragansett Blvd having an approximate static pressure of 88 psi. A new service installation is required for this proposed subdivision. A new water service application must be submitted.

Verified By:  Title: Supervisor of T&D Date: 11/6/2024

Please mail completed original request & certification to:

Providence Water  
Engineering Department  
125 Dupont Drive  
Providence, Rhode Island 02907  
401-521-6300, ext. 7102





VEOLIA WATER NORTH AMERICA  
140 Pettaconsett Avenue  
Cranston, RI 02920

Tel. : 401-467-7210  
Fax : 401-781-5260  
www.veoliawatema.com

November 8, 2024

Mr. Edward Tally  
Environmental Program Manager  
City of Cranston  
869 Park Avenue  
Cranston, Rhode Island 02910

**Re: Availability of Sewer Service Letter  
22 Selkirk Road, Cranston (Proposed Sewer Service from Narragansett Boulevard)  
Assessor's Plat 2-2 Lot 2468**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received a correspondence from Tim Behan from Commonwealth Engineers and Consultants, Inc. on November 7, 2024 requesting an availability of sewer service for the above referenced address. The proposed site is located at Selkirk Road at Stratford Road (#22 Selkirk Road), Cranston and it will be a proposed 1 family dwelling.

Our records indicate that a 10" VCP sewer is available within Narragansett Boulevard and a new sewer lateral will be required to connect the backside of this property and is shown on the Pawtuxet Part 2 Sheet 19A record plan - as-built (See Attached).

Please note that this is not an approval of a sewer service connection. Any new connection requirement shall be through the City of Cranstons approval process. If a new sewer lateral connection is needed, we will require a "New Lateral Tie-In Connection" form to be completed and a \$380 inspection fee must be paid prior to scheduling of work.

If you have any questions, you can reach me at (401) 824-0064.

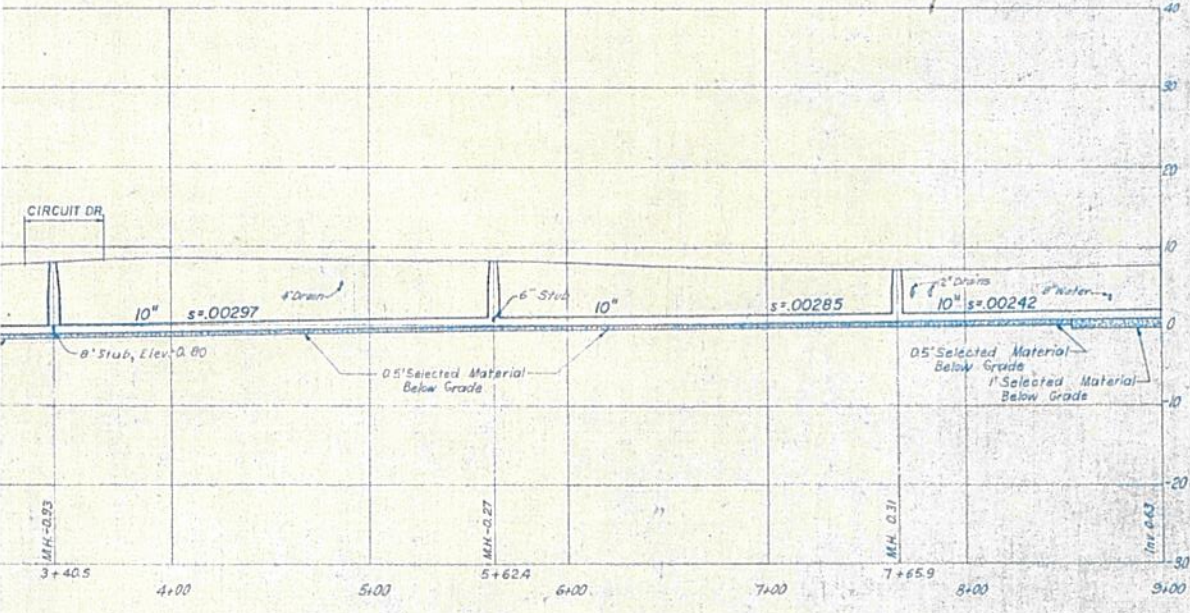
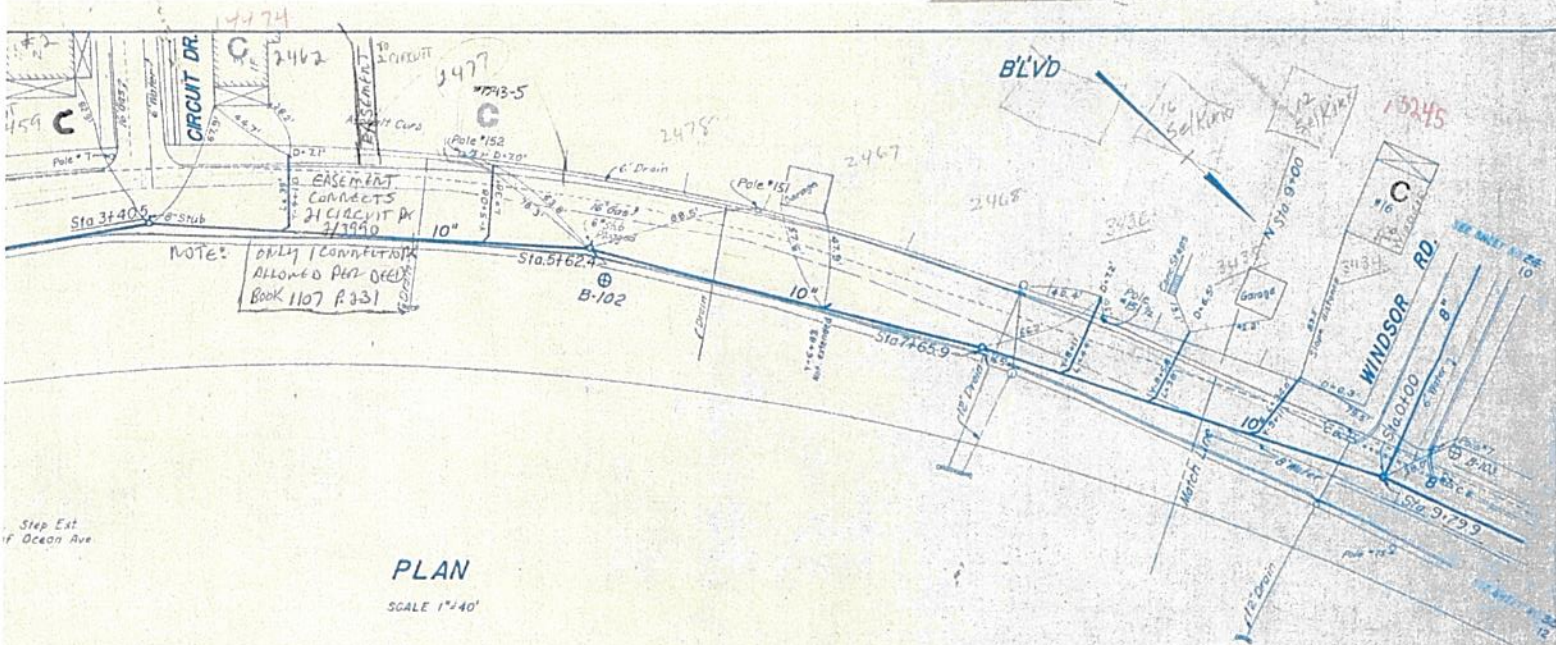
Sincerely,  
*Veolia Water*

A handwritten signature in blue ink that reads "John C. Arruda Jr.".

John C. Arruda Jr.  
Civil Engineer - Underground Asset Manager

xc: Earl Salisbury, Veolia Project Manager  
James Thomas, Veolia Collections Systems Supervisor





**RECORD PLAN**  
CITY OF GRANSTON, RHODE ISLAND  
SEWER COMMISSION  
PAWTUXET AVENUE SEWER SYSTEM  
SEWERS  
NARRAGANSETT BLVD (OCEAN AVE. TO WINDSOR RD)  
SCALES AS NOTED  
OCTOBER 1940  
FAY, SPOFFORD & THORNDIKE, ENGINEERS, BOSTON, MASS.  
DES. L.B.T. TR. T.W.J. FILE NO. J6-4  
DR. T.W.J. CHK. F.H. L.B.T. PLAN NO. 634  
APPROVED *R.W. Horne*

CONTRACTING PARTIES  
OWNER CITY OF GRANSTON, RHODE ISLAND  
PUBLIC WORKS DEPARTMENT  
SEWER DIVISION  
CONTRACTOR CAPALDI BROS. CORP., SMITHFIELD, R.I.

REV. NO.	DATE	DESCRIPTION	MADE BY	CHK. BY	APPD. BY
1	5/2/67	AS BUILT	D.P.R.	L.B.T.	<i>[Signature]</i>





# PRELIMINARY PLAN SUBMISSION—MINOR SUBDIVISION

## FOR "22 SELKIRK ROAD SUBDIVISION"

### ASSESSORS PLAT 2-2 LOT 2468 22 SELKIRK ROAD in CRANSTON, RHODE ISLAND



LOCUS MAP

#### LIST OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. PROPOSED PLAN
4. PROPOSED SOIL EROSION CONTROL PLAN

SHEET 1 OF 1 SURVEY PLAN

#### PROJECT DATA

SUBJECT LOT = AP. 2-2 LOT 2468  
LOT AREA = 14,459 SQ. FT.  
ZONE: B-1

#### CONVENTIONAL DATA BELOW:

LOT AREA (MIN.)	6,000 SQ. FT.
LOT WIDTH (MIN.)	60 FEET
FRONT YARD	25 FEET
SIDE YARD	8 FEET
REAR YARD	20 FEET
BUILDING COVERAGE (MAX.)	35%
BUILDING HEIGHT (MAX.)	35 FEET
TOTAL UPLAND AREA	14,459 SQ. FT. (NO WETLANDS)
TOTAL UPLAND AREA PARCEL 'A'	8416.5 SQ. FT. (NO WETLANDS)
TOTAL UPLAND AREA PARCEL 'B'	6,042.5 SQ. FT. (NO WETLANDS)

#### OWNER/APPLICANT:

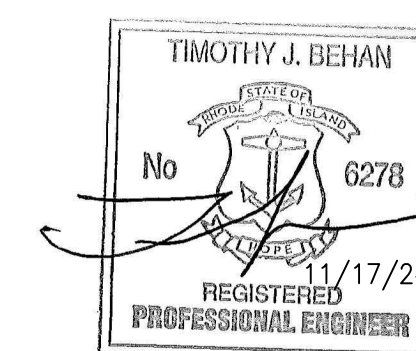
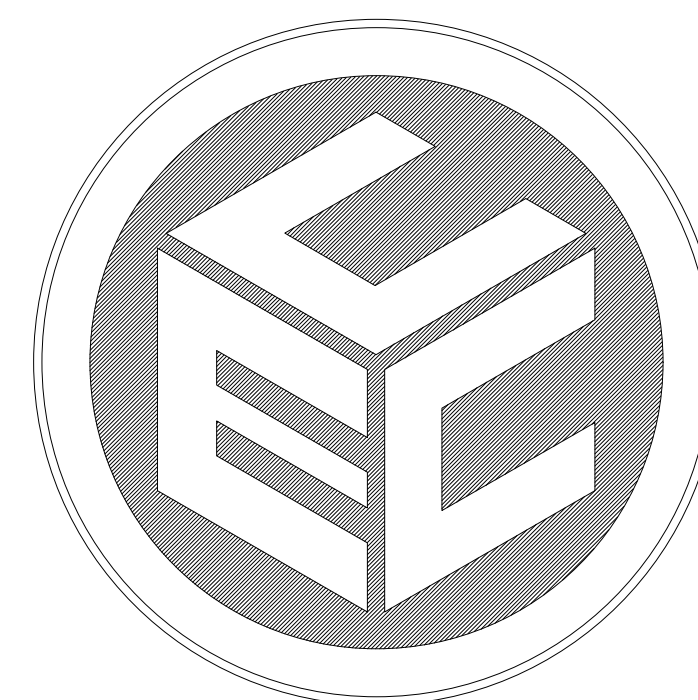
22 SELKIRK ROAD TRUST  
C/O PETER M. SCOTTI  
403 SOUTH MAIN ST.  
PROVIDENCE, RHODE ISLAND 02903  
TELEPHONE: (401) 421-8888 X13

#### STATE PERMITS:

1. CRMC PERMIT REQUIRED.

#### NOTES:

1. RIDEM GIS DOES NOT INDICATE SUBJECT SITE OR ABUTTING SITES BEING/HAVING THE FOLLOWING:
  - A. ENVIRONMENTAL LAND USE RESTRICTION.
  - B. LEAKING UNDERGROUND TANK.
  - C. BROWNFIELD.
  - D. CLOSED LANDFILL.
  - E. CERCLIS.
  - F. EPA SUPERFUND.
  - G. DEM SITE INVESTIGATION REMEDIATION.
  - H. EPCRA TIER II FACILITY.



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

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

NOVEMBER 17, 2024

STREET INDEX  
SELKIRK ROAD  
NARRAGANSETT BOULEVARD

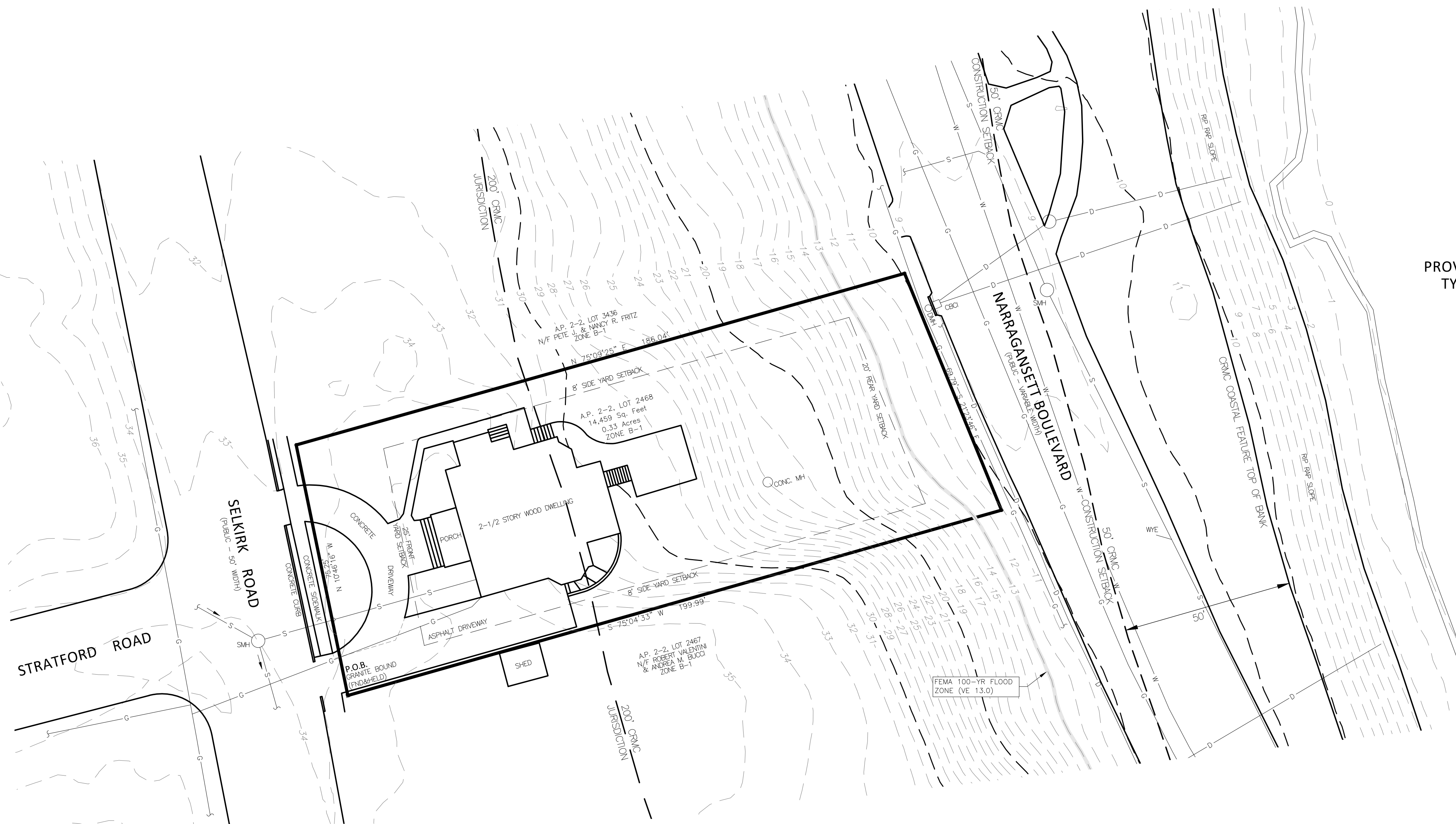
#### DRAWING ISSUE:

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER: FINAL PLAN
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

LEGEND		APPROX.	APPROXIMATE
LOT LINE	—————	A.P.	ASSESSORS PLAT
ABUTTER LINE	—————	B.S.	BASEMENT SLAB
EXISTING CONTOUR	—————	CB	CATCH BASIN
TEST HOLE	⊙	CBCI	CATCH BASIN CURB INLET
STONEWALL	—————	CONC.	CONCRETE
PROPOSED CONTOUR	—————	EL./ELEV.	ELEVATION
PROPOSED SPOT GRADE	—————	EX.	EXISTING
DRAIN LINE	—————	FL	FLOOR
WATER LINE	—————	FND	FOUND
ELECTRIC LINE	—————	GAL.	GALLON
GAS LINE	—————	G.S.	GARAGE SLAB
SEWER LINE	—————	MAX.	MAXIMUM
COASTAL FEATURE	—————	MH	MANHOLE
50' CRMC CONSTRUCTION SETBACK	—————	MIN.	MINIMUM
200' CRMC JURISDICTION	—————	N/F	NOW OR FORMERLY
100-YEAR FLOOD PLAIN	—————	POB	POINT OF BEGINNING
EASEMENT LINE	—————	PRO.	PROPOSED
BUILDING SETBACK LINE	—————	SMH	SANITARY MANHOLE
COMPOST FILTER SOCK & LIMIT OF DISTURBANCE	—————	SQ.	SQUARE
RETAINING WALL	—————	T.O.F.	TOP OF FOUNDATION
		TYP	TYPICAL
		YR	YEAR



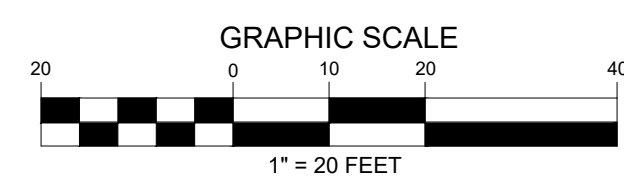
- NOTES:**
1. THIS IS NOT A PROPERTY BOUNDARY PLAN.
  2. REFERENCE IS MADE TO PROPERTY BOUNDARY PLAN PREPARED BY DOUGLAS DESIGN GROUP ATTACHED HERewith.
  3. UTILITY LOCATIONS FROM BEST AVAILABLE INFORMATION AND IS CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT DIG-SAFE AND VERIFY PRIOR TO CONSTRUCTION.
  4. TOPOGRAPHY TAKEN FROM NOAA LIDAR 2022 SERIES NAVD88 DATUM.
  5. SUBJECT SITE IS PARTIALLY SITUATED IN A 100-YR FLOOD ZONE (VE 13.0) AS DEPICTED ON FLOOD MAP 44007C0319J EFFECTIVE DATE OCTOBER 2, 2015.
  6. COASTAL FEATURE/WETLANDS DELINEATED BY AWIZINIS ENVIRONMENTAL SERVICES, INC. DATED OCT. 18, 2024.



PROVIDENCE RIVER  
TYPE 4 WATER

OWNER/APPLICANT:  
22 SELKIRK ROAD TRUST  
C/O PETER M. SCOTTI  
403 SOUTH MAIN ST.  
PROVIDENCE, RI 02903

PRELIMINARY PLAN



**LEGEND**

LOT LINE	—	APPROX. ASSESSORS PLAT	A.P.
ABUTTER LINE	—	B.S. BASEMENT SLAB	B.S.
EXISTING CONTOUR	—	CB CATCH BASIN	CB
TEST HOLE	⊙	CBCI CATCH BASIN CURB INLET	CBCI
STONEWALL	—	CONC. CONCRETE	CONC.
PROPOSED CONTOUR	—	EL./ELEV. ELEVATION	EL./ELEV.
PROPOSED SPOT GRADE	—	EX. EXISTING	EX.
DRAIN LINE	—	FL. FLOOR	FL.
WATER LINE	—	FND. FOUND	FND.
ELECTRIC LINE	—	GAL. GALLON	GAL.
GAS LINE	—	G.S. GARAGE SLAB	G.S.
SEWER LINE	—	MAX. MAXIMUM	MAX.
COASTAL FEATURE	—	MH. MANHOLE	MH.
50' CRMC CONSTRUCTION SETBACK	—	MIN. MINIMUM	MIN.
200' CRMC JURISDICTION	—	N/F. NOW OR FORMERLY	N/F.
100-YEAR FLOOD PLAIN	—	POB. POINT OF BEGINNING	POB.
EASEMENT LINE	—	PRO. PROPOSED	PRO.
BUILDING SETBACK LINE	—	SMH. SANITARY MANHOLE	SMH.
COMPOST FILTER SOCK & LIMIT OF DISTURBANCE	—	SQ. SQUARE	SQ.
RETAINING WALL	—	T.O.F. TOP OF FOUNDATION	T.O.F.
		TYP. TYPICAL	TYP.
		YR. YEAR	YR.

**PROJECT DATA**

SUBJECT LOT = AP. 2-2 LOT 2468  
LOT AREA = 14,459 SQ. FT.  
ZONE: B-1

**CONVENTIONAL DATA BELOW:**

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LOT WIDTH (MIN.)	60 FEET
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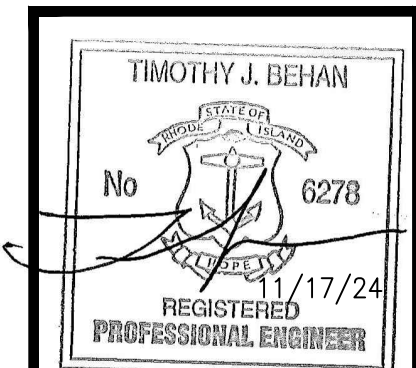
**SOILS:**

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- ESTIMATED SEASONAL GROUNDWATER TABLES GREATER THAN 6 FEET.
  - HYDROLOGIC GROUP 'A'
  - TYPICAL SOIL TEXTURE:  
0"-12" SANDY LOAM  
12"-25" SANDY LOAM  
25"-6"+ STRATIFIED SAND TO VERY GRAVELLY SAND.

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
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**STREET INDEX**  
SELKIRK ROAD  
NARRAGANSETT BOULEVARD



**REVISIONS**

No.	DATE	DRWN	CHKD



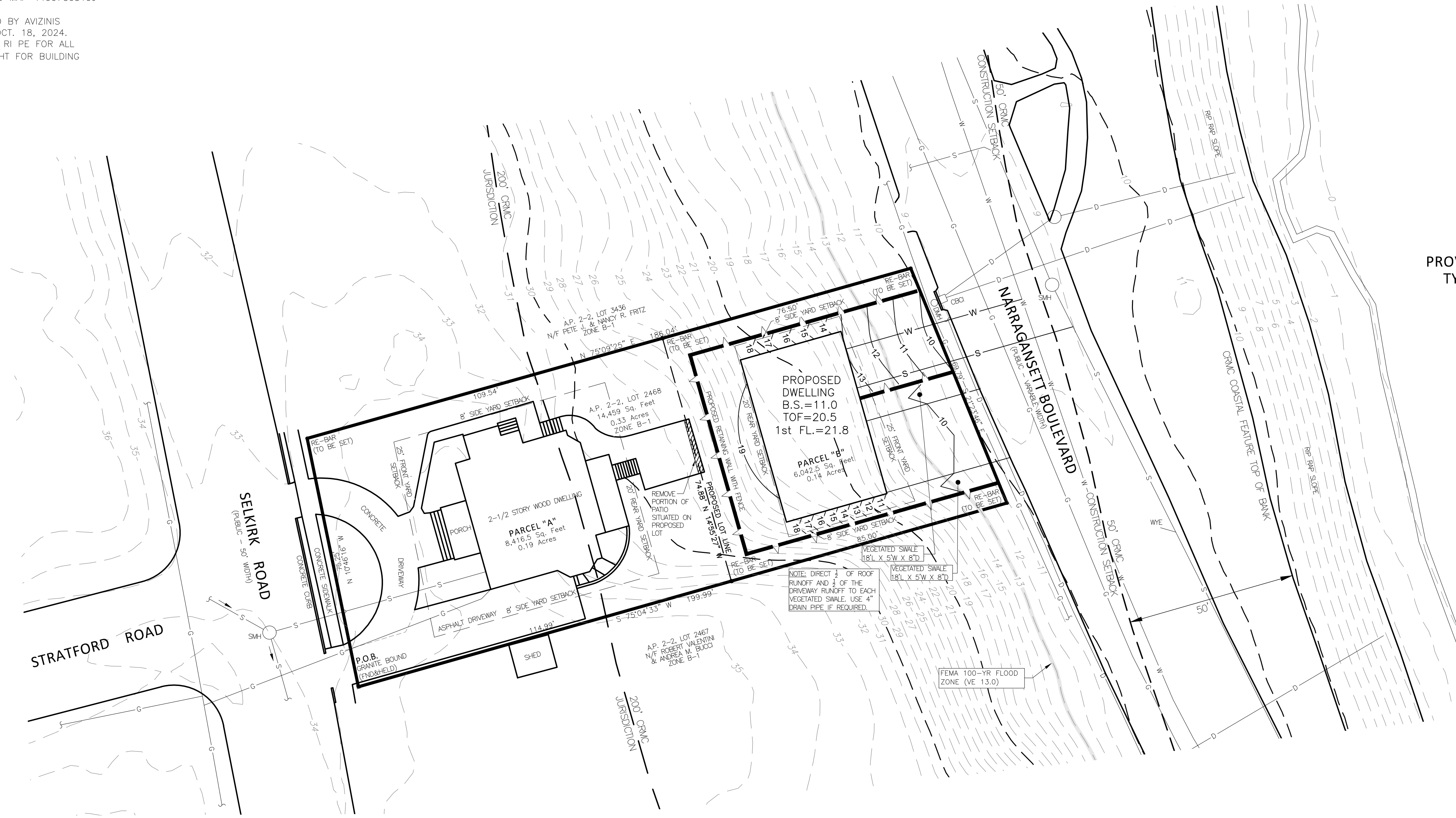
**EXISTING PLAN**  
**PROPOSED SUBDIVISION**  
for  
A.P. 2-2 LOT 2468  
22 SELKIRK ROAD  
in  
CRANSTON, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO.: 2 of 4
DRAWN BY: TB	DESIGN BY: TB
CHECKED BY: TB	DATE: 11/17/24
PROJECT NO.: 24073.00	

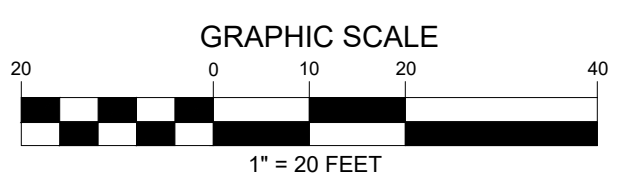


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6. COASTAL FEATURE/WETLANDS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. DATED OCT. 18, 2024.
7. SUBMIT SHOP DRAWINGS STAMPED BY A R I P E FOR ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT FOR BUILDING PERMIT.

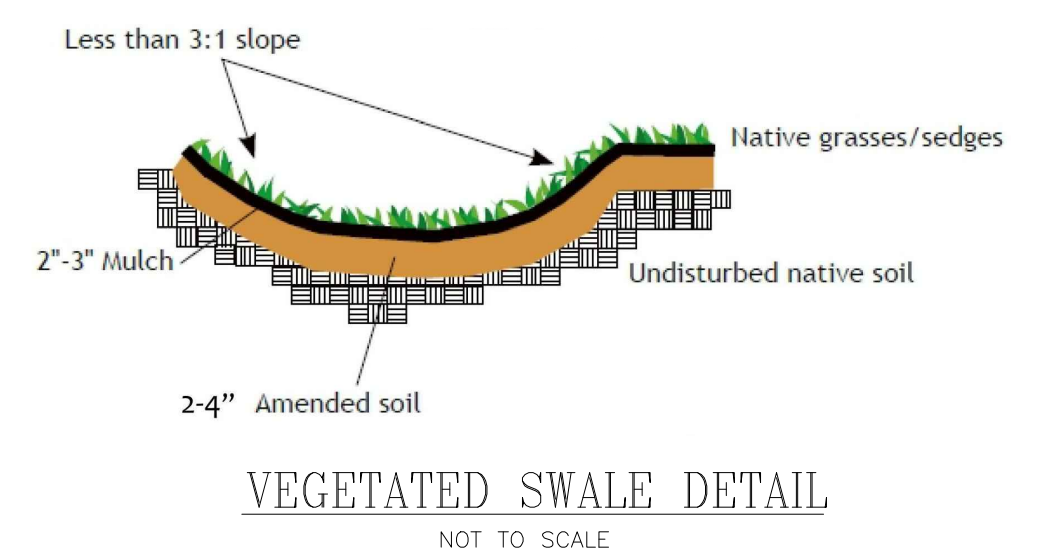


PROVIDENCE RIVER  
TYPE 4 WATER



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  - TYPICAL SOIL TEXTURE:
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    - 25"-6'+ STRATIFIED SAND TO VERY GRAVELLY SAND.



**PROJECT DATA**

SUBJECT LOT = A.P. 2-2 LOT 2468  
LOT AREA = 14,459 SQ. FT.  
ZONE: B-1

**CONVENTIONAL DATA BELOW:**

LOT AREA (MIN.)	6,000 SQ. FT.
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**STREET INDEX**  
SELKIRK ROAD  
NARRAGANSETT BOULEVARD

**DRAWING ISSUE:**

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  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
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**LEGEND**

LOT LINE	---	APPROX. APPROXIMATE	---
ABUTTER LINE	---	A.P. ASSESSORS PLAT	---
EXISTING CONTOUR	---	B.S. BASEMENT SLAB	---
TEST HOLE	⊙	CB CATCH BASIN	---
STONEWALL	---	CBQI CATCH BASIN CURB INLET	---
PROPOSED CONTOUR	---	CONC. CONCRETE	---
PROPOSED SPOT GRADE	⊙	EL./ELEV. ELEVATION	---
DRAIN LINE	---	EX. EXISTING	---
WATER LINE	---	FL. FLOOR	---
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GAS LINE	---	GAL. GALLON	---
SEWER LINE	---	G.S. GARAGE SLAB	---
COASTAL FEATURE	---	MAX. MAXIMUM	---
50' CRMC CONSTRUCTION SETBACK	---	MH. MANHOLE	---
200' CRMC JURISDICTION	---	MIN. MINIMUM	---
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BUILDING SETBACK LINE	---	PRO. PROPOSED	---
COMPOST FILTER SOCK & LIMIT OF DISTURBANCE	---	SMH. SANITARY MANHOLE	---
RETAINING WALL	---	SQ. SQUARE	---
		T.O.F. TOP OF FOUNDATION	---
		TYP. TYPICAL	---
		YR. YEAR	---

OWNER/APPLICANT:  
22 SELKIRK ROAD TRUST  
C/O PETER M. SCOTTI  
403 SOUTH MAIN ST.  
PROVIDENCE, RI 02903

**PRELIMINARY PLAN**

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

TIMOTHY J. BEHAN  
No. 6278  
11/17/24  
REGISTERED PROFESSIONAL ENGINEER

**REVISIONS**

No.	DATE	DRWN	CHKD

**PROPOSED PLAN**  
**PROPOSED SUBDIVISION**  
for  
A.P. 2-2 LOT 2468  
22 SELKIRK ROAD  
in  
CRANSTON, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO.: 3 of 4
DRAWN BY: TB	DESIGN BY: TB
DATE: 11/17/24	CHECKED BY: TB
	PROJECT NO.: 24073.00



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- COASTAL FEATURE/WETLANDS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. DATED OCT. 18, 2024.

**SOILS:**

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- ESTIMATED SEASONAL GROUNDWATER TABLES GREATER THAN 6 FEET.
  - HYDROLOGIC GROUP 'A'
  - TYPICAL SOIL TEXTURE:
    - 0"-12" SANDY LOAM
    - 12"-25" SANDY LOAM
    - 25"-6'+ STRATIFIED SAND TO VERY GRAVELLY SAND.

**NARRATIVE:**

- PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF SUBDIVIDING A SINGLE FAMILY HOUSE LOT INTO TWO SINGLE FAMILY HOUSE LOTS. THE EXISTING HOUSE WILL REMAIN ON ONE LOT AND A NEW HOUSE WILL BE CONSTRUCTED ON THE NEW LOT.
- AREA: AREA WITHIN LIMIT OF DISTURBANCE = 7,000 SQ. FT.
- BASE FLOOD ELEVATION: THE PROJECT SITE LIES IN AN AREA OF "VE ELEV15" ZONE AS IDENTIFIED BY FEMA MAP 44007C0319J EFFECTIVE 10-2-15
- PROPOSED STORMWATER SYSTEMS: THE OVERALL PROJECT WAS DESIGNED IN ACCORDANCE WITH RHODE ISLAND'S STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, LATEST EDITION.
- SUMMARY OF SOIL EROSION CONTROLS: AREAS DOWN GRADIENT OF A DISTURBED AREA SHALL BE PROTECTED WITH COMPOST FILTER SOCK AS SHOWN ON THE PLAN/DETAILS. ALL SOIL STOCK PILE AREAS SHALL BE PROTECTED FROM SOIL EROSION AS SHOWN ON THE DETAILS. THE DISCHARGE AREAS OF AND STORM DRAINAGE OUTLETS SHALL BE PROTECTED WITH COMPOST FILTER SOCKS. ALL DISTURBED SLOPES GREATER THAN 10% SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
- SCHEDULE: START IMMEDIATELY AFTER RECEIPT OF LOCAL AND STATE PERMITS (SUMMER 2025) AND BE COMPLETE BY (SUMMER 2026)
- CONTACT: PROPERTY OWNER.

**SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:**

- CONTRACTOR TO REFER TO STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
- KEEP A COPY OF THE PERMITS AND APPROVED SITE PLAN SET ON SITE AT ALL TIMES.
- CONSTRUCT CONSTRUCTION ACCESS DEVICES. SEE DETAIL.
- HAVE SURVEYOR STAKE LIMIT OF DISTURBANCE.
- PLACE COMPOST FILTER SOCK ALONG LIMIT OF DISTURBANCE.
- IN NO CASE SHALL THE LIMIT OF WORK EXTEND BEYOND THE COMPOST FILTER SOCKS.
- CRUISE SITE AND CONSTRUCT STOCKPILES IN ACCORDANCE WITH THE DETAIL.
- CONSTRUCT HOME & UTILITIES.
- CONSTRUCT STORMWATER SMPs.
- SEED DISTURBED AREAS WITH SPECIED MIXES.
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER A PERMANENT GROWTH OF VEGETATION IS ESTABLISHED.

**STEEP SLOPES >10%:**

- CONTRACTOR TO PROTECT DISTURBED SLOPES >10% WITH ADDITIONAL MEASURES INCLUDING ADDITIONAL COMPOST FILTER SOCK (SEE DETAIL FOR SPACING BETWEEN SOCKS) AND EROSION CONTROL FABRIC WHEN SEEDING WHEN RESTORING VEGETATION.

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED HEREIN SHALL BE COVERED BY THE "RI" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST REVISION) WITH ALL CORRECTIONS AND ADDENDA AND THE LOCAL MUNICIPALITY'S STANDARD SPECIFICATIONS AND ADDENDA AND THE LOCAL MUNICIPALITY'S STANDARD SPECIFICATIONS AND DETAILS.
- ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDING, SEE EROSION CONTROL PROGRAM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
- IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATIONS SECTION 202, AS AMENDED.
- ALL EXCESS SOIL, STUMPS, TREES, ROCKS, Boulders, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

**EROSION CONTROL & SOIL STABILIZATION PROGRAM:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE TOWN SUBDIVISION REGULATIONS AND ZONING ORDINANCES, RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED AS PREPARED BY THE RIDEM AND CRMC, AND RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).
- ALL RHODE ISLAND STANDARD DETAILS FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION 2004 EDITION AND ALL ADDENDUMS.
- INFILTRATION PRACTICES, IF APPLICABLE, SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. GREAT CARE MUST BE TAKEN TO PREVENT ANY INFILTRATION AREA FROM BEING COVERED BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE INFILTRATION PRACTICES LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED. THE CONTRACTOR SHALL SUBMIT A PLAN TO THE TOWN (FOR APPROVAL) HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN INFILTRATION FACILITY.
- EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING WETLANDS, THE ROADS, ROADWAY DRAINAGE SYSTEMS, AND ADJACENT PROPERTY.
- COMPOST FILTER BERM, COMPOST FILTER SOCK, STRAW BALES OR SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTIES, WETLANDS AND THE ROADWAY DRAINAGE SYSTEM.
- DEGRADED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
- NO UNDISTURBED AREAS SHALL BE CLEARED OF EXISTING VEGETATION AFTER OCTOBER 15 OF ANY CALENDAR YEAR OR DURING ANY PERIOD OF FLOOD OR LIMITED WINTER SHUTDOWN. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDED OR PROTECTED BY THAT DATE. ANY SUCH AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE RESIDENT ENGINEER OR ENVIRONMENTAL INSPECTOR, BY NOVEMBER 15 OF ANY CALENDAR YEAR, MUST BE STABILIZED THROUGH THE USE OF EROSION CONTROL MATTING OR STRAW MULCH IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RESTABILIZED WITHIN 5 WORKING DAYS. ANY WORK TO CORRECT PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH THIS PROVISION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE WILL BE NO SEPARATE PAYMENT FOR THIS PROVISION. IT SHALL BE CONSIDERED MODERATE TO CONSTRUCTION OPERATIONS. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.

PREPARE TEMPORARY SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "TEMPORARY VEGETATIVE COVER" AS DESCRIBED IN THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).

- |           |                  |                       |
|-----------|------------------|-----------------------|
| SEED MIX: | ANNUAL RYE GRASS | 1.5 LBS/1,000 SQ. FT. |
|-----------|------------------|-----------------------|
- TEMPORARY TREATMENTS TO STABILIZE EXPOSED SOILS SHALL CONSIST OF COMPOST FILTER BERM, STRAW OR FIBER MULCH OR PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCESSION BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK WHEN SOILS ARE RESTORED TO PERMANENT VEGETATION OR COVERED BY A PERMANENT VEGETATIVE COVER.
  - STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 5,000-4000 LBS/ACRE.
  - ALL NEW COMPOST FILTER BERM OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND EROSION CONTROL SOURCES ARE REMOVED.
  - STOCKPILES SHALL HAVE NO SLOPE GREATER THAN 2:1 AND SHALL BE SURROUNDED BY COMPOST FILTER BERM, COMPOST FILTER SOCK OR SILT FENCE. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS OF TIME SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF PLANTING ANNUAL RYE GRASS OR PROTECTING WITH STRAW OR FIBER MULCH.
  - DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
  - ADDITIONAL COMPOST FILTER BERMS OR OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
  - THE CONTRACTOR SHALL INSPECT THE SOIL EROSION CONTROL DEVICES AFTER EVERY RAIN STORM EVENT AND EVERY 7 DAYS (WHICH EVER COMES FIRST). ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL DEVICES SHALL BE RE-ESTABLISHED TO PREVENT SOIL EROSION. ALL ACCUMULATED SEDIMENT IN FRONT OF THE DEVICES SHALL BE REMOVED AFTER EVERY RAIN STORM EVENT.
  - ALL DISTURBED SOIL AREAS SHALL BE PROTECTED AGAINST SOIL EROSION BY PLACEMENT OF COMPOST FILTER BERMS, COMPOST FILTER SOCKS AND/OR SILT FENCE ON THE DOWN GRADIENT (SIDE OF THE DISTURBED AREAS). SHOULD THE VOLUME AND/OR RATE OF STORMWATER RUNOFF BE TOO GREAT FOR A SINGLE DEVICE, THEN MULTIPLE DEVICES ARE REQUIRED SUCH AS SILT FENCE BACKED-UP WITH STRAWBALES. THESE ADDITIONAL DEVICES ARE NOT SHOWN ON THE PLAN BUT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - AT THE END OF THE PROJECT ALL SEDIMENT IN MANHOLE SUMPS SHALL BE REMOVED, IF APPLICABLE.
  - PERMANENT (FINAL) VEGETATION SHALL BE PLANTED AND SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.

PREPARE SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "PERMANENT VEGETATIVE COVER" AS DESCRIBED IN THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).

ALL AREAS COMPACTED FROM CONSTRUCTION ACTIVITY AND VEHICLES SHALL BE UNCOMPACTED BY TILLING THE TOP 12" OF SOIL PRIOR TO PLANTING.

SEED MIXES:		WETLAND BUFFER ZONE MIX:	
HOUSE LAWN MIX:		RED FESCUE	0.90 LBS/1,000 SQ. FT.
KENTUCKY BLUEGRASS	0.90 LBS/1,000 SQ. FT.	SEE "NEW ENGLAND CONSERVATION/MULCH MIX" THIS SHEET	
PERENNIAL RYEGRASS	0.45 LBS/1,000 SQ. FT.	STORMWATER DITCHES, DETENTION POND MIX:	
ROAD SHOULDER/GENERAL PURPOSE MIX:		CREeping RED FESCUE	0.45 LBS/1,000 SQ. FT.
RED FESCUE	1.75 LBS/1,000 SQ. FT.	TALL FESCUE	0.45 LBS/1,000 SQ. FT.
COLONIAL BENTGRASS	0.11 LBS/1,000 SQ. FT.		
PERENNIAL RYEGRASS	0.11 LBS/1,000 SQ. FT.		
BIRD'SFOOT TREFLO	0.35 LBS/1,000 SQ. FT.		

- UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED BY THE USE OF SEDIMENT TRAPS OR SIMILAR MEASURES.
- DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED BY USE OF SPRAY WATER APPLIED OR APPROVED EQUAL.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE EROSION AND SEDIMENT POLLUTION CONTROL SYSTEM (INCLUDING POLLUTION PREVENTION TECHNIQUES) AS SPECIFIED ON DRAWINGS/STATE & LOCAL PERMITS AFTER EACH RAINSTORM EVENT AND ON A WEEKLY BASIS. PROFESSIONAL SHALL A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN FOR THE CONTRACTOR AND MAINTAIN RECORDS IN ACCORDANCE WITH RIDEM RULES REGULATIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

OWNER/APPLICANT:  
22 SELKIRK ROAD TRUST  
C/O PETER M. SCOTTI  
403 SOUTH MAIN ST.  
PROVIDENCE, RI 02903

**PRELIMINARY PLAN**

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

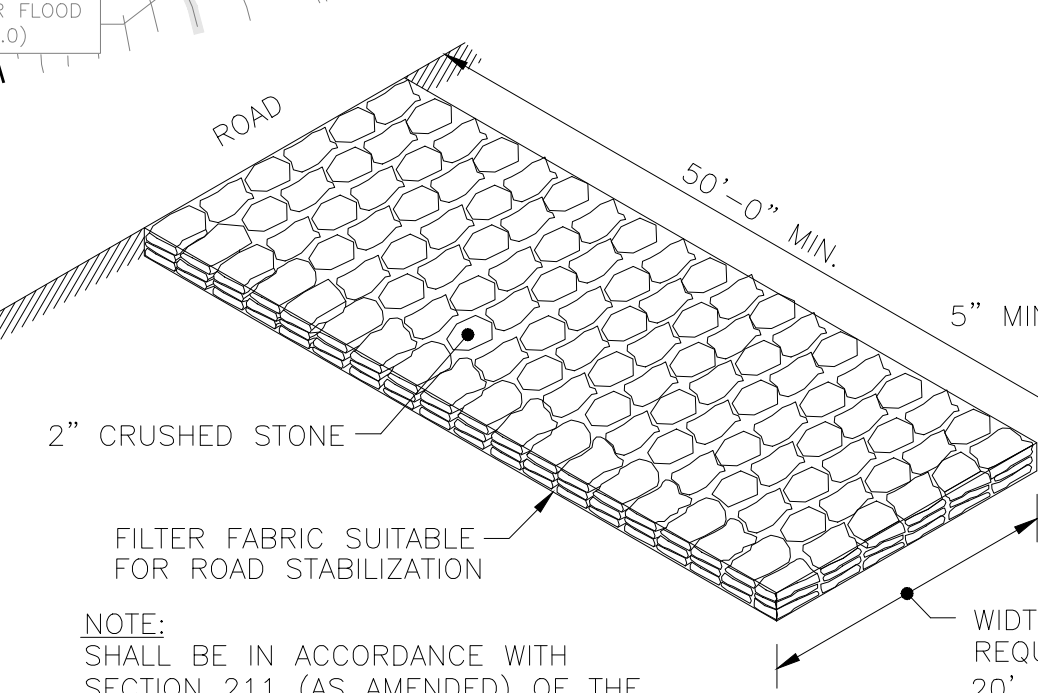
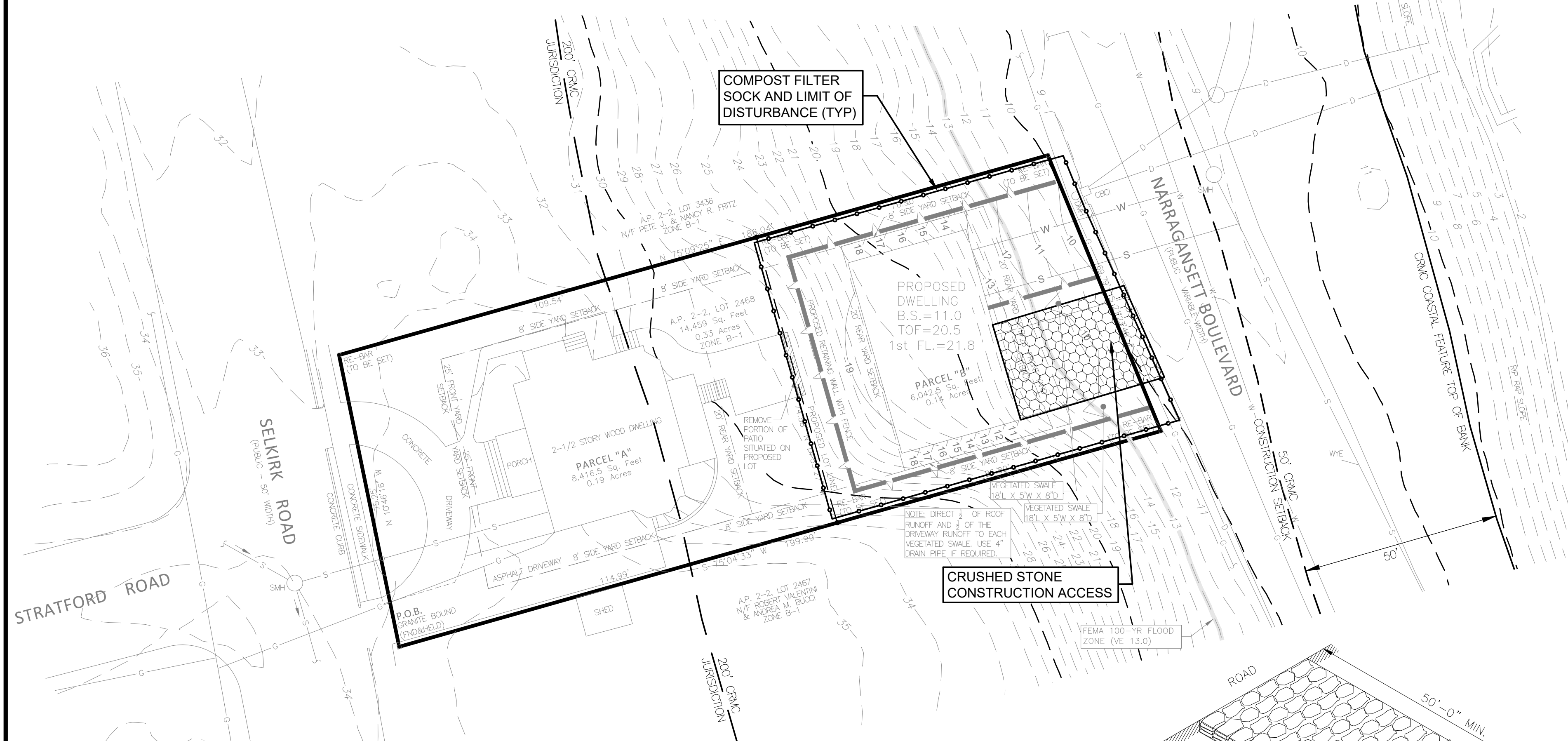
**SOIL EROSION CONTROL PLAN**  
PROPOSED SUBDIVISION  
for  
A.P. 2-2 LOT 2468  
22 SELKIRK ROAD  
in  
CRANSTON, RHODE ISLAND

SCALE: AS SHOWN SHEET NO: 4 of 4  
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB  
DATE: 11/17/24 PROJECT NO.: 24073.00

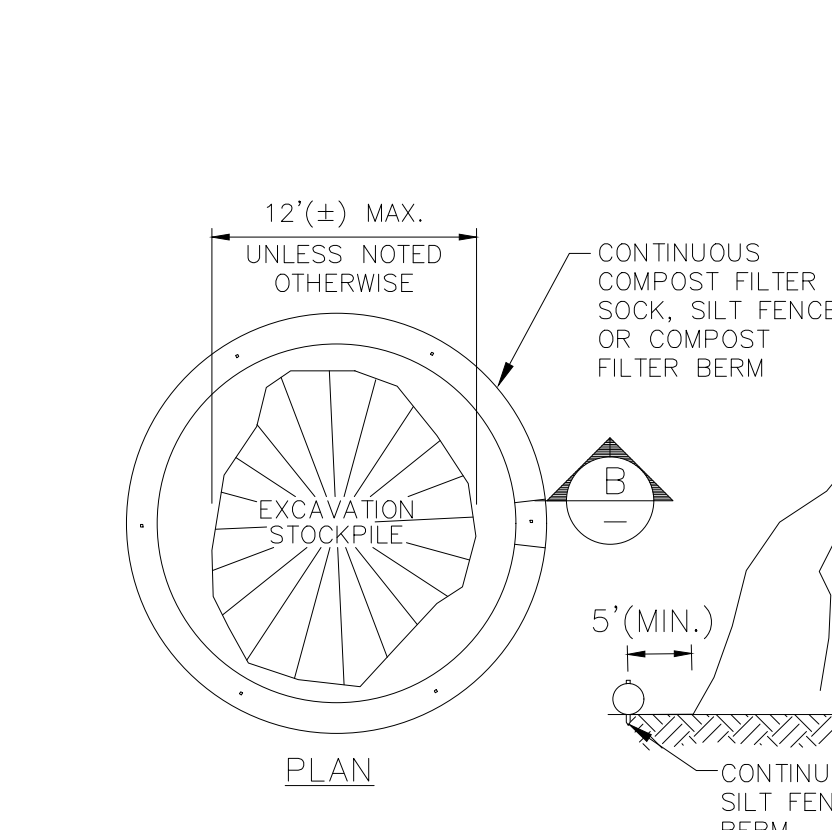
TIMOTHY J. BEHAN  
REGISTERED PROFESSIONAL ENGINEER  
11/17/24

REVISIONS			
No.	DATE	DRWN	CHKD

- DRAWING ISSUE:**
- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



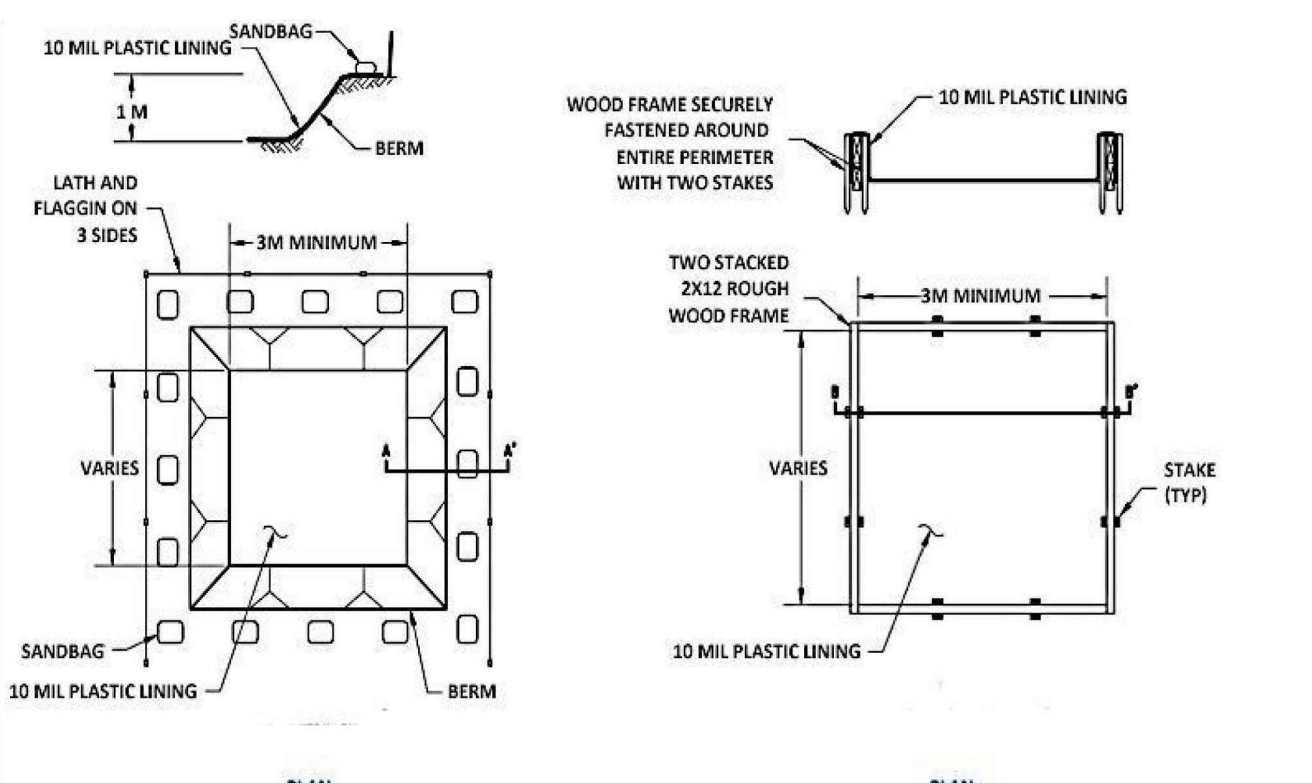
**CONSTRUCTION ACCESS**



**ON-SITE SOIL STOCKPILE DETAIL**

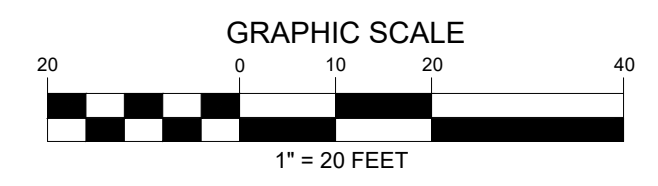
**STREET INDEX**

SELKIRK ROAD  
NARRAGANSETT BOULEVARD



**TEMPORARY CONCRETE WASHOUT TYPICAL DETAIL**

NOT TO SCALE



**LEGEND**

- |  |           |                        |
|--|-----------|------------------------|
| LOT LINE                                   | APPROX.   | APPROXIMATE            |
| ABUTTER LINE                               | A.P.      | ASSESSORS PLAT         |
| EXISTING CONTOUR                           | B.S.      | BASEMENT SLAB          |
| TEST HOLE                                  | CB        | CATCH BASIN            |
| STONEWALL                                  | CBCL      | CATCH BASIN CURB INLET |
| PROPOSED CONTOUR                           | CONC.     | CONCRETE               |
| PROPOSED SPOT GRADE                        | EL./ELEV. | ELEVATION              |
| DRAIN LINE                                 | EX.       | EXISTING               |
| WATER LINE                                 | F         | FLOOR                  |
| ELECTRIC LINE                              | FND       | FOUND                  |
| GAS LINE                                   | GAL.      | GALLON                 |
| SEWER LINE                                 | G.S.      | GARAGE SLAB            |
| COASTAL FEATURE                            | MAX.      | MAXIMUM                |
| 50' CRMC CONSTRUCTION SETBACK              | MH        | MANHOLE                |
| 200' CRMC JURISDICTION                     | MIN.      | MINIMUM                |
| 100-YEAR FLOOD PLAN                        | N/F       | NOW OR FORMERLY        |
| EASEMENT LINE                              | POB       | POINT OF BEGINNING     |
| BUILDING SETBACK LINE                      | PRO.      | PROPOSED               |
| COMPOST FILTER SOCK & LIMIT OF DISTURBANCE | SMH       | SANITARY MANHOLE       |
| RETAINING WALL                             | SO.       | SQUARE                 |
|  | T.O.F.    | TOP OF FOUNDATION      |
|  | TYP.      | TYPICAL                |
|  | YR        | YEAR                   |





LOCUS MAP  
(NOT TO SCALE)

**SURVEY REFERENCES**

**DEEDS**

LOT 2468: DEED BOOK 92, PAGE 88  
 LOT 3436: DEED BOOK 475, PAGE 919  
 LOT 2467: DEED BOOK 923, PAGE 203

**PLANS**

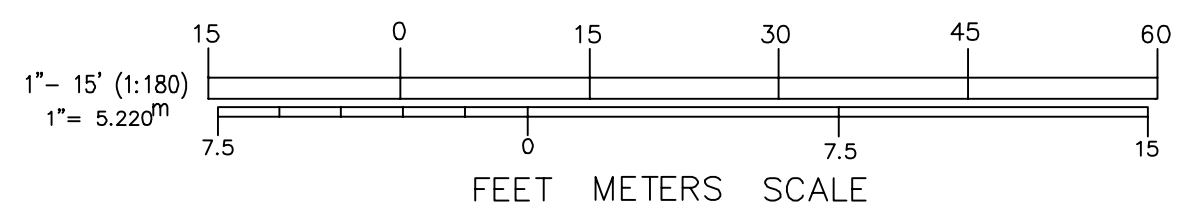
PLAT ENTITLED "SUBDIVISION OF A PART OF PLAT OF THE TAFT ESTATE SURVEYED AND PLATTED BY ELWYN M. CLARK, C.E. AUGUST 1904 BY J.A. LATHAM, JANUARY 1906", WHICH PLAT IS RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CRANSTON IN PLAT BOOK 6, AT PAGE 73 AND (COPY) ON PLAT CARD 173.

EUSTACE GREES PLAT EDGEWOOD, R.I. OCTOBER, 1921", WHICH PLAT IS RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CRANSTON IN PLAT BOOK 10, AT PAGE 29 AND (COPY) ON PLAT CARD 248.

**LEGEND**

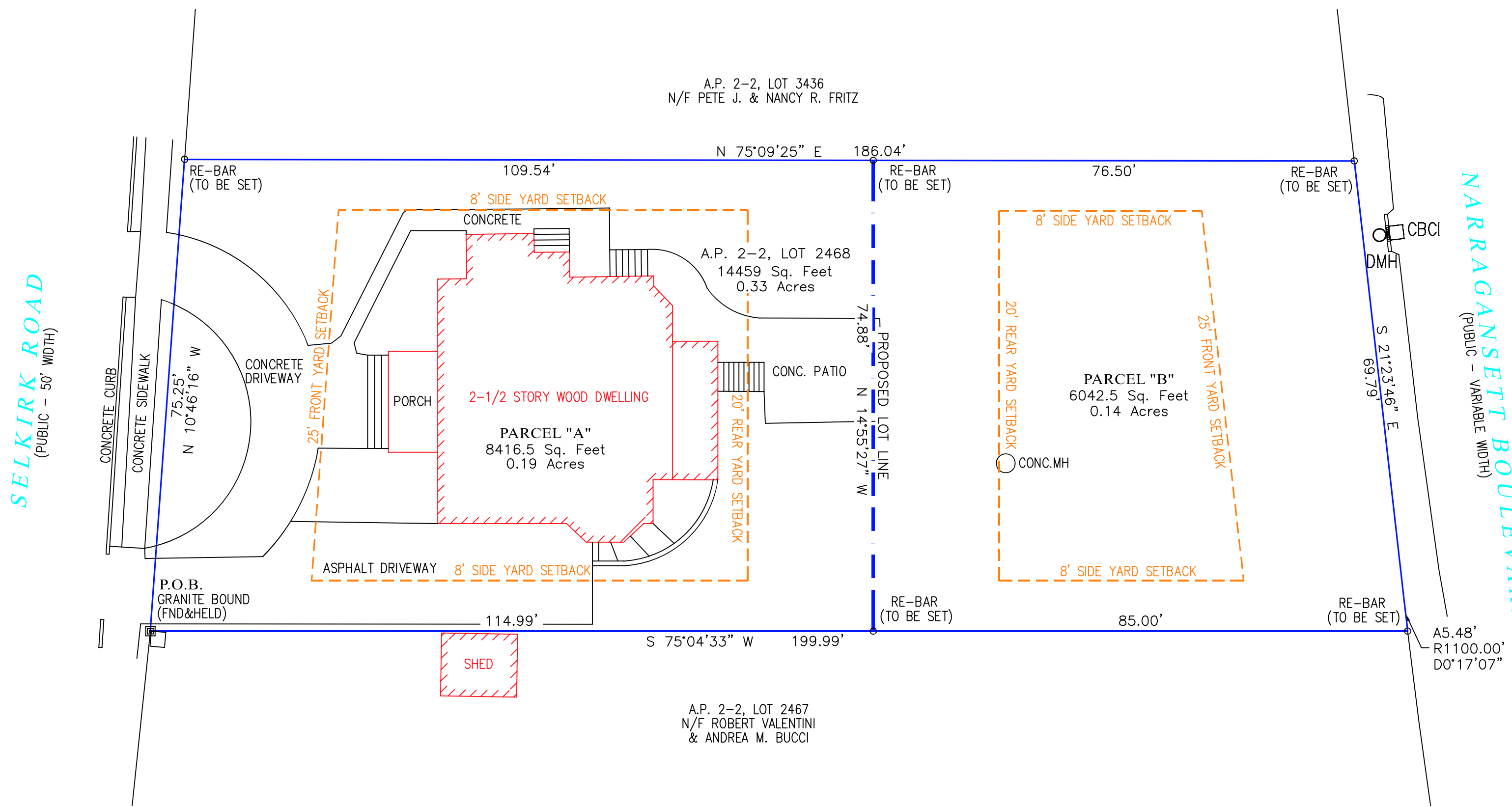
- POLE # UTILITY POLE
- x—x— FENCE
- x—x— STONEWALL
- — — — — PROPERTY LINE (EXISTING)
- — — — — PROPERTY LINE (NEW)
- GB ■ GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- RE-BAR ○ PROPERTY CORNER / PROPOSED MONUMENT
- 🌳 TREE
- 🌲 PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



**ZONING DISTRICT: B-1**

**ZONING SETBACKS:**  
 (SECTION 17.20.120)  
 Min. Lot Area: 6,000 s.f.  
 Min. Lot Width: 60 ft.  
 Front Yard Setbacks: 25 ft.  
 Min. Rear Yard: 20 ft.  
 Side Yard Setback: 8 ft.  
 Max Lot Coverage: 35%  
 Max Height: 35 ft



**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	III
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

By: *Braden Andrews* 2531 08/29/2024  
 BRADEN ANDREWS, P.L.S. REG. NO. DATE  
 DOUGLAS DESIGN GROUP (LS.000A354-C0A)

Certification

Drawn by: BSA  
 Checked by: JDA  
 Revised on:

Project

CLASS-1 BOUNDARY SURVEY AND SUBDIVISION  
 PREPARED FOR  
**22 SELKIRK ROAD**  
 CRANSTON RHODE ISLAND

A.P. 2-2, LOT 2468  
 Date: AUGUST 27, 2024  
 Scale: 1" = 15'

Owner:



LAND SURVEYING • CONSULTING  
 BAY TOWER - LOWER LEVEL SUITE C  
 101 PLAIN STREET  
 PROVIDENCE, RHODE ISLAND 02903  
 508-821-8728 774-284-0085  
 douglasdesigngroup@gmail.com

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 THIS DRAWING IS THE PROPERTY OF DOUGLAS DESIGN GROUP. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM DOUGLAS DESIGN GROUP IS PROHIBITED.

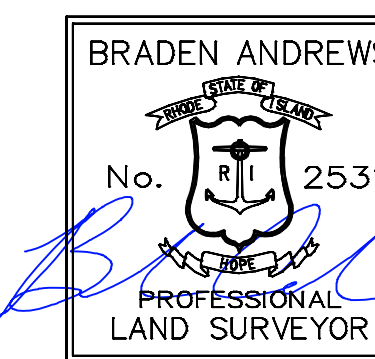
Issued On

Sheet Contents  
**PROPERTY SURVEY**

Project Number: 08.24.1984

Drawing No.

Sheet 1 of 1



BRADEN ANDREWS, P.L.S.#2531

Tim Behan

---

From: Young, Lorayne T - Boston, MA <Lorayne.T.Young@usps.gov>  
Sent: Friday, November 8, 2024 11:10 AM  
To: Tim Behan  
Cc: 02910 Providence, RI - Cranston Delivery; Uditnarain, Ashmanie - Boston, MA  
Subject: RE: [EXTERNAL] RE: Action Required - 02905  
Attachments: New Curblineline STD 7 Mail Box Letter 2.docx

The Postal Service does not assign street addresses City and Towns do so you need to go to Town hall and get the legal address from them and send me a copy of the letter stating the legal address and we can add it to your database. They you need to meet the Postmaster of Cranston, RI Post Office for the PM to approve the mailbox type and placement. If the PM approves a curblineline mailbox it must be the large 13 x 16 type mailbox.

*Lorayne Young (Rainy)*

**Address Management Systems Manager**  
**Regional Growth Administrator for the MA-RI District**  
**UNITED STATES POSTAL SERVICE MA/RI DISTRICT**

25 Dorchester Ave RM 4026, Boston MA 02205-9321

📞 617-654-5761 | 📠 650-577-6157

✉️: [Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)



AMS Edit Book: <https://bluetube.usps.gov/watch.cfm?video=3990>  
Resolving PX Vacant records via MDD: <https://bluetube.usps.gov/watch.cfm?video=4050>  
WebEES: <https://bluetube.usps.gov/watch.cfm?video=4011>  
eUARS: <https://bluetube.usps.gov/watch.cfm?video=4000>  
PMDP: <https://bluetube.usps.gov/watch.cfm?v=5051>  
Addressing Excellence Video - Adds, No-Stats and Requesting Case Labels: [https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared/Documents/QLIK/ae\\_training\\_1.mp4?csf=1&e=BTAXT0](https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared/Documents/QLIK/ae_training_1.mp4?csf=1&e=BTAXT0)  
Line of Travel: [Line of Travel](#)

---

From: Tim Behan <tbehan@commonwealth-eng.com>  
Sent: Friday, November 8, 2024 9:24 AM  
To: Young, Lorayne T - Boston, MA <Lorayne.T.Young@usps.gov>  
Subject: [EXTERNAL] RE: Action Required - 02905

**CAUTION:** This email originated from outside USPS. STOP and CONSIDER before responding, clicking on links, or opening attachments.

Hi Lorayne,

We are creating a new single family house lot in Cranston, RI and wanted to coordinate with the USPS for mail service. What is the procedure to get a mailing address? Thx

Timothy J. Behan, P.E.  
Commonwealth Engineers & Consultants, Inc.  
400 Smith Street  
Providence, RI 02908  
401-273-6600 Ext. 138 | 401-273-6604  
tbehan@commonwealth-eng.com  
[www.commonwealth-eng.com](http://www.commonwealth-eng.com)



**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.

---

From: Young, Lorayne T - Boston, MA <[Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)>  
Sent: Friday, November 8, 2024 9:19 AM  
To: Tim Behan <[tbehan@commonwealth-eng.com](mailto:tbehan@commonwealth-eng.com)>  
Subject: FW: Action Required - 02905

Timothy,

You sent a help request to Delivery Growth who sent it to me to assist you , so how can I assist you?

*Lorayne Young (Rainy)*

**Address Management Systems Manager**  
**Regional Growth Administrator for the MA-RI District**  
**UNITED STATES POSTAL SERVICE MA/RI DISTRICT**

25 Dorchester Ave RM 4026, Boston MA 02205-9321

 617-654-5761 |  650-577-6157

: [Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)



AMS Edit Book: <https://bluetube.usps.gov/watch.cfm?video=3990>

Resolving PX Vacant records via MDD: <https://bluetube.usps.gov/watch.cfm?video=4050>

WebEES: <https://bluetube.usps.gov/watch.cfm?video=4011>

eUARS: <https://bluetube.usps.gov/watch.cfm?video=4000>

PMDD: <https://bluetube.usps.gov/watch.cfm?v=5051>

Addressing Excellence Video - Adds, No-Stats and Requesting Case Labels: [https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared Documents/QLIK/ae\\_training.1.mp4?csf=1&e=BTAXT0](https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared/Documents/QLIK/ae_training.1.mp4?csf=1&e=BTAXT0)

Line of Travel: [Line of Travel](#)

---

From: Delivery Growth <[Delivery.Growth@usps.gov](mailto:Delivery.Growth@usps.gov)>  
Sent: Friday, November 8, 2024 8:53 AM  
To: Young, Lorayne T - Boston, MA <[Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)>  
Subject: Action Required - 02905

Good morning Rainey,

Can you please assist the customer with their new address.

Thank you

HQ Delivery Growth

Transaction Date	UserID	CRID	Title	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip Code (TM)	Phone
11/5/2024 10:54	4.27E+08	none	Mr	Timothy	Behan	400 Smith St		Providence	RI	02908	401273660



Timothy J. Behan, P.E.  
Commonwealth Engineers & Consultants, Inc.  
400 Smith Street  
Providence, RI 02908  
401-273-6600 Ext. 138 | 401-273-6604  
tbehan@commonwealth-eng.com  
[www.commonwealth-eng.com](http://www.commonwealth-eng.com)



**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.

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Sent: Friday, November 8, 2024 9:19 AM  
To: Tim Behan <[tbehan@commonwealth-eng.com](mailto:tbehan@commonwealth-eng.com)>  
Subject: FW: Action Required - 02905

Timothy,

You sent a help request to Delivery Growth who sent it to me to assist you , so how can I assist you?

*Lorayne Young (Rainy)*

**Address Management Systems Manager**  
**Regional Growth Administrator for the MA-RI District**  
**UNITED STATES POSTAL SERVICE MA/RI DISTRICT**  
25 Dorchester Ave RM 4026, Boston MA 02205-9321

 617-654-5761 |  650-577-6157

: [Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)



AMS Edit Book: <https://bluetube.usps.gov/watch.cfm?video=3990>  
Resolving PX Vacant records via MDD: <https://bluetube.usps.gov/watch.cfm?video=4050>  
WebEES: <https://bluetube.usps.gov/watch.cfm?video=4011>  
eUARS: <https://bluetube.usps.gov/watch.cfm?video=4000>  
PMDP: <https://bluetube.usps.gov/watch.cfm?v=5051>  
Addressing Excellence Video - Adds, No-Stats and Requesting Case Labels: [https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared Documents/QLIK/ae\\_training.1.mp4?csf=1&e=BTAXT0](https://imaq.blueshare5.usps.gov/sites/ad/AT/Shared Documents/QLIK/ae_training.1.mp4?csf=1&e=BTAXT0)  
Line of Travel: [Line of Travel](#)

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From: Delivery Growth <[Delivery.Growth@usps.gov](mailto:Delivery.Growth@usps.gov)>  
Sent: Friday, November 8, 2024 8:53 AM  
To: Young, Lorayne T - Boston, MA <[Lorayne.T.Young@usps.gov](mailto:Lorayne.T.Young@usps.gov)>  
Subject: Action Required - 02905

Good morning Rainey,

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HQ Delivery Growth

Transaction Date	UserID	CRID	Title	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip Code (TM)	Phone
11/5/2024 10:54	4.27E+08	none	Mr	Timothy	Behan	400 Smith St		Providence	RI	02908	401273660

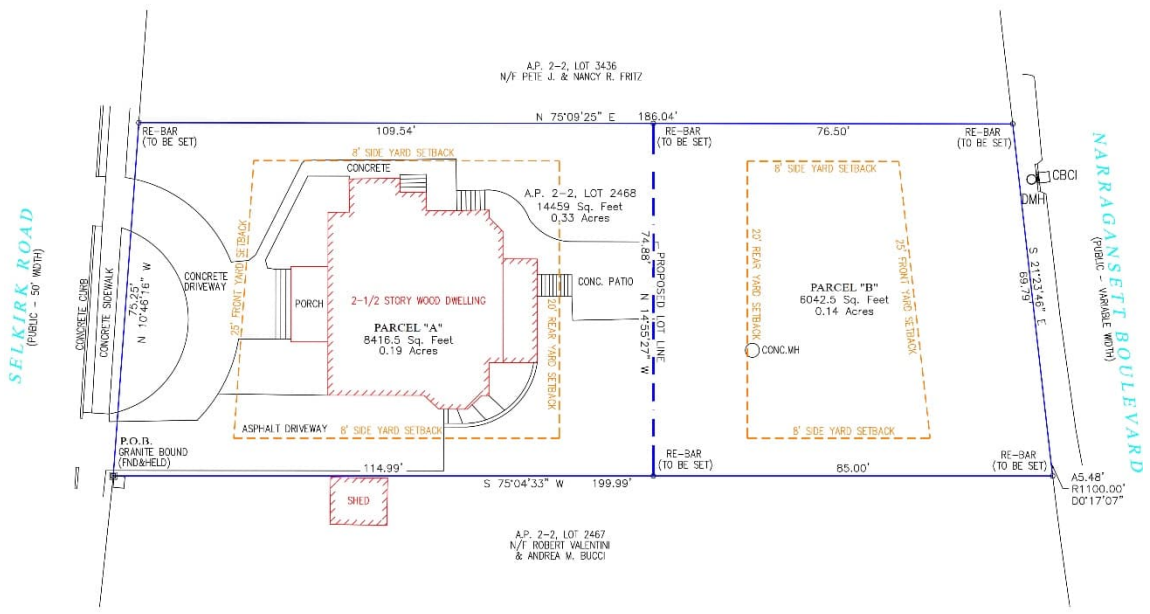
Report for:  
**Stormwater BMP Narrative Report for**  
**AP 2-2 Lot 2468**  
**22 Selkirk Road**  
**Cranston, Rhode Island**

Prepared for:  
**22 Selkirk Road Trust**  
**c/o Peter Scotti**  
**403 South Main Street**  
**Providence, Rhode Island**

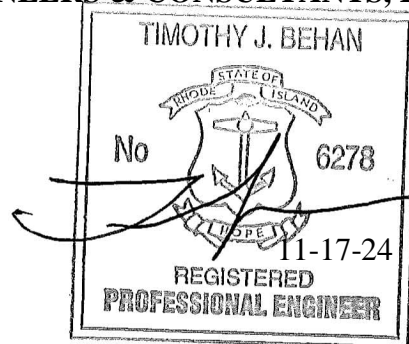
November 2024

CE&C #24073.00

**R  
E  
P  
O  
R  
T**



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



# Stormwater Narrative:

## 1.0 Introduction:

This report was prepared to document the stormwater best management practices (BMPs) proposed for a proposed single family residential lot located at 22 Selkirk Road, Cranston, Rhode Island (A.P. 2-2, Lot 2468).

## 2.0 General Description/Purpose:

The applicant is proposing to subdivide the existing developed oversized lot into two lots. The new lot will be constructed with a new single-family dwelling, driveway, public water & sewer, and stormwater best management practices.

## 3.0 Basis of Stormwater BMP Design:

BMP sizing and design is based on the 'State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development' guidance document prepared by the RIDEM/CRMC. Note: due to site constraints the system has been designed to the 'maximum extent possible' in accordance with this document.

## 4.0 Stormwater BMP Design:

The seven (7) design steps detailed in this section were taken from the 'State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development' guidance document:

Step 1: Identify impervious surfaces and areas (ft<sup>2</sup>):

Proposed Dwelling:	Impervious Area = 1,550 ft <sup>2</sup>
Proposed Driveway:	Impervious Area = 700 ft <sup>2</sup>

Step 2: Choose potential storm water management practice locations based on required regulatory setbacks. The depth to SHGWT is not required when the selected practice is a Qualifying Pervious Area (QPA), vegetated swale, rain garden or permeable surface construction.

The stormwater management practices must meet the required minimum separation distances, or setbacks, listed in Table 1 below.



**Table 1.** Minimum Setback Distances for Rain Gardens, Infiltration Trenches, Dry Wells and Permeable Pavement Practices on Single-Family Residential Lots

Landscape Feature	Required Setback (ft) for Infiltration Trenches and Dry Wells	Required Setback (ft) for Rain Gardens and Permeable Paving Practices
Public Drinking Water Supply Well – Drilled (rock), Driven, or Dug	200	200
Public Drinking Water Supply Well – Gravel Packed, Gravel Developed	400	400
Private Drinking Water Wells	50	25
Surface Water Drinking Water Supply Impoundment with Supply Intake	100	100
Tributaries that Discharge to the Surface Drinking Water Supply Impoundment	50	50
All Other Surface Waters	50	50
Up-gradient from Natural slopes > %15	25	25
Down-gradient from Building Structures	10	10
Up-gradient from Building Structures	10	10
Onsite Wastewater Treatment Systems (OWTS)	15	15
Coastal features, coastal buffer zones, regulated freshwater wetlands	As applicable	As applicable

The site and local area have the following constraints:

1. Building structures
2. Natural slopes > 15%
3. Coastal features

The proposed BMPs have been designed to the ‘maximum extent possible’ in accordance with the *‘State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development’* using sound engineering judgement.

**Step 3:** Select appropriate storm water treatment practice(s) based on your site conditions and required elements for each practice. You may have to install more than one practice to meet your stormwater management requirements.

The checked box indicates which BMPs were selected:

<input type="checkbox"/>	<u>Type of BMP</u>	<u>Justification</u>
<input type="checkbox"/>	Infiltration trench	(not used)
<input type="checkbox"/>	Drywell	(not used)
<input type="checkbox"/>	Qualified pervious area	(not used)
<input checked="" type="checkbox"/>	Vegetated swale	(Used for roof and driveway)
<input type="checkbox"/>	Rain garden	(not used)
<input type="checkbox"/>	Permeable surface	(not used)

Step 4: Size the selected stormwater treatment practice(s) to meet the water quality volume (WQv) requirement using drainage area and soil texture information:

Based on RIDEM GIS, the soil is MU Merrimac-Urban, which consists of stratified sands with water tables greater than 6 feet.

**BMP #1: (Vegetated Swale @ North Side of Driveway)**

Selected BMP = Vegetated Swale

Table 5 is taken from the ‘*State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development*’ guidance document:

**Table 5.** Vegetated Swale Sizing Guidance

Drainage Area (in square feet)	Bottom surface Area (in square feet) for an 8 in. deep swale	
	Sandy Soils*	Silty Soils*
200	16	32
400	32	64
600	48	96
800	64	128
1000	80	160

\*In lieu of a soil texture determination, use the calculated surface areas for silty soils

Subject site has sandy textured soils (MU Merrimac-Urban).

½ of the roof and driveway area discharges into this BMP; therefore, the total impervious area is:

Proposed Dwelling:                      Impervious Area = 1,550 ft<sup>2</sup> x 50% = 775 ft<sup>2</sup>  
Proposed Driveway:                      Impervious Area = 700 ft<sup>2</sup> x 50% = 350 ft<sup>2</sup>  
 Total = 775 + 350 = 1,125 ft<sup>2</sup> (impervious area)

From Table 5, the vegetated swale area = 1,125 ft<sup>2</sup> / 1,000 x 80 = 90 ft<sup>2</sup>

The driveway has been designed with a 18’L x 5’W x 8” deep vegetated swale which has an area of 90 ft<sup>2</sup>; therefore, is sized adequately.

**BMP #2: (Vegetated Swale @ South Side of Driveway)**

Selected BMP = Vegetated Swale

Table 5 is taken from the ‘*State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development*’ guidance document:

**Table 5. Vegetated Swale Sizing Guidance**

Drainage Area (in square feet)	Bottom surface Area (in square feet) for an 8 in. deep swale	
	Sandy Soils*	Silty Soils*
200	16	32
400	32	64
600	48	96
800	64	128
1000	80	160

\*In lieu of a soil texture determination, use the calculated surface areas for silty soils

Subject site has sandy textured soils (MU Merrimac-Urban).

½ of the roof and driveway area discharges into this BMP; therefore, the total impervious area is:

$$\begin{aligned}
 \text{Proposed Dwelling:} & \quad \text{Impervious Area} = 1,550 \text{ ft}^2 \times 50\% = 775 \text{ ft}^2 \\
 \text{Proposed Driveway:} & \quad \text{Impervious Area} = 700 \text{ ft}^2 \times 50\% = 350 \text{ ft}^2 \\
 \text{Total} & = 775 + 350 = 1,125 \text{ ft}^2 \text{ (impervious area)}
 \end{aligned}$$

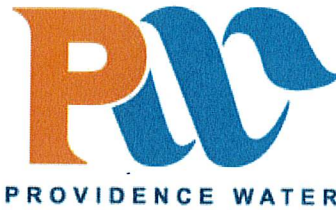
From Table 5, the vegetated swale area =  $1,125 \text{ ft}^2 / 1,000 \times 80 = \underline{90 \text{ ft}^2}$

The driveway has been designed with a 18'L x 5'W x 8" deep vegetated swale which has an area of 90 ft<sup>2</sup>; therefore, is sized adequately.

**5.0 How potential wetland impacts have been avoided (pertaining to stormwater BMPs):**

1. Post project water quality impacts will be mitigated by constructing BMPs for the dwelling roof runoff and driveway, all of which were designed and constructed in accordance with the 'State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development' guidance document to the 'maximum extent possible'.

End of Report



## Water Service Availability Request & Certification

\*\*\*\*\*

Property Located At: 22 SELKIRK ROAD, CRANSTON (NEW LOT OFF NARR. BLVD.)  
(SEE ATTACHED PLAN SET)


Plat: 2-2 Lot(s): 2468 (NEW LOT Recorded Lot: N/A  
SEE ATTACHED PLAN)

### To Be Completed By Water Authority

Is Water Available?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is a Water Main Extension Required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a Service Connection Required?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is an Easement Involved?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is Proposed Water Service a Minimum of Ten (10') Feet from any Sewer Line?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### Comments: **Sewer Locations Unknown by PW**

Currently Providence Water owns and maintains an 8-inch cleaned and relined cast iron water main running along Narragansett Blvd having an approximate static pressure of 88 psi. A new service installation is required for this proposed subdivision. A new water service application must be submitted.

Verified By:  Title: Supervisor of T&D Date: 11/6/2024

Please mail completed original request & certification to:

Providence Water  
Engineering Department  
125 Dupont Drive  
Providence, Rhode Island 02907  
401-521-6300, ext. 7102