

AMERICAN ENGINEERING, Inc. Daniel R. Cotta, PE, PLS

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November 10, 2011

Jennifer Paquet
Town Planner
Town of West Greenwich
280 Victory Highway
West Greenwich, RI 02817

RE: Preliminary Plan Submission for Carrs Pond Estates, Carrs Pond Road, West Greenwich

We received the following documents/plans from the Town of West Greenwich

- Item 1 Preliminary Plat submission Sheets 1 thru 10 dated June 2011 and revised September 22, 2011.
- Item 2 Preliminary Landscape Plan dated June 2011.
- Item 3 A Project Narrative and Development Impact Statement dated September 2011
- Item 4 A report for Preliminary Plan Version Stormwater Management Plan dated September 2011.

We have worked with the applicant early in the design stage to minimize changes at the Preliminary stage. We have reviewed the above documents and plans and offer the following comments:

1. Note #11 on Sheet 1 of the Preliminary Plans refers to an inclusionary unit. This should be clarified.
2. Page 4 in the drainage report refers to the wrong storms and should be updated. The analysis is correct.
3. The grass access drive from the cul-de-sac to the detention pond should be sloped toward the south to divert the runoff into the rip-rap swale. Revise cross section on sheet 7 of 10.
4. At the TRC meeting on 10/12/11 there was discussion about moving portions of the drainage from the south edge of road to the north edge of road. We have no objection to the concept but have not reviewed any plans that reflect this change.
5. We have reviewed the intersection site distance analysis prepared by TJB Engineering, LLC and agree with the findings. The analysis utilized a 40 mph design speed in excess of the posted 25 mph speed limit.
6. It will be necessary to remove a large rock from the right of way during construction. It is unclear as to the extent of removal or what methods will be used (i.e. blasting, splitting or hammering).
7. The proposed plans utilize many low impact techniques (i.e. dry swales, roof top infiltration, extended detention basins, etc.). It is critical to the proper functioning of these systems that they are installed to the specifications outlined on the plans and properly maintained upon completion.

If there are any questions or if we can be of any further assistance to you either now or in the future, please call. We appreciate this opportunity to work with you.

Sincerely,



Daniel R. Cotta PE, PLS