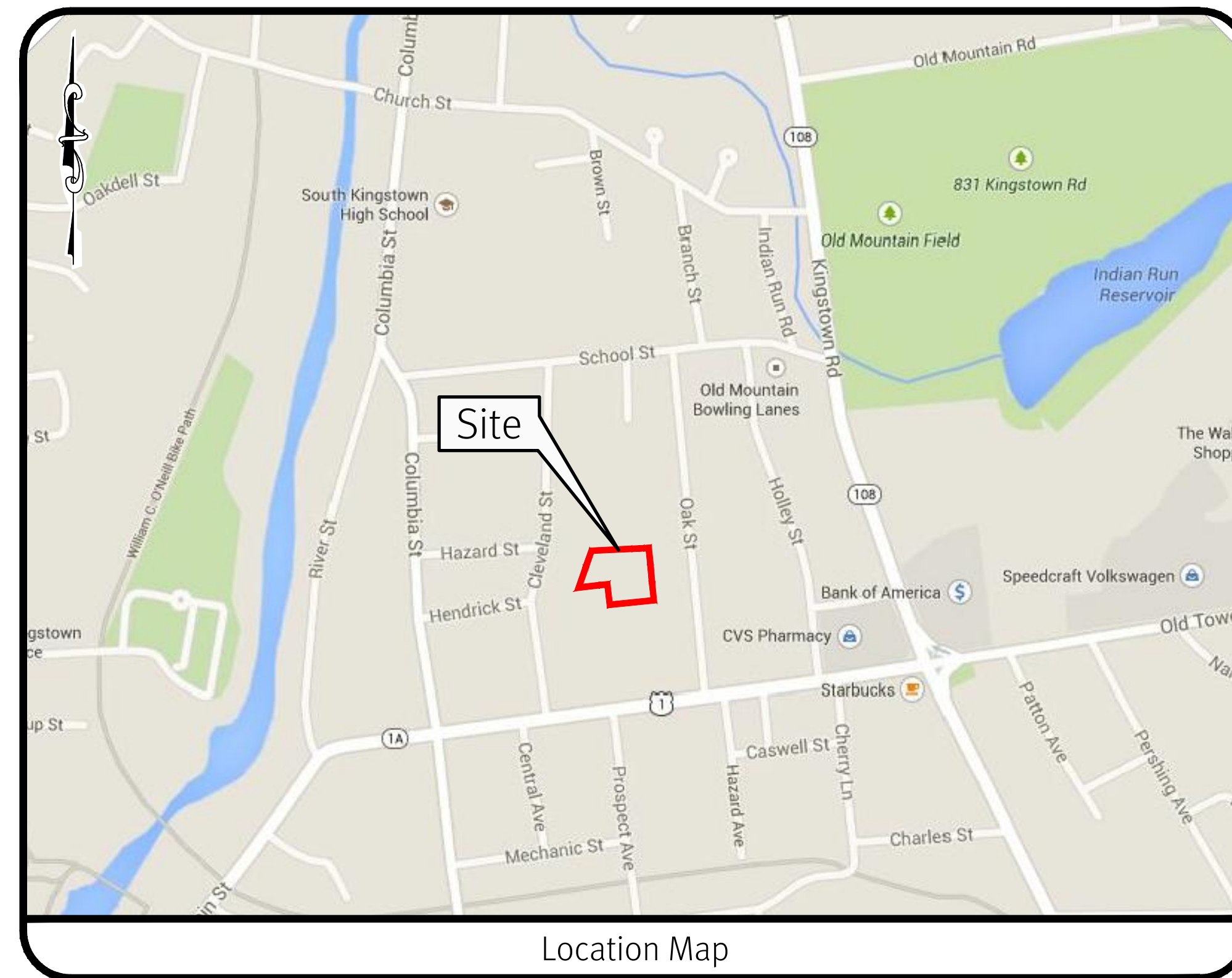


Preliminary Plan Submission

Magnolia Lane Development

South Kingstown, Rhode Island

Assessor's Plat 57-1 Lot 121



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius Plan
3. Existing Conditions Plan
4. Overall Site Plan
5. Site Layout and Grading Plan
6. Soil Erosion & Sediment Control Plan
7. Detail Sheet - 1
8. Detail Sheet - 2
9. Landscape Screening Planting Plan

SESC / O&M

The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

DAVID A. RUSSO
No. 14353
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
5	05/16/22	Preliminary Plan Submission	K.C.R.
4	03/15/22	Preliminary Revision	K.C.R.
3	03/09/21	Overall Site Plan	K.C.R.
2	02/25/21	Overall Site Plan	K.C.R.
1	05/26/21	Conceptual Master Plan Submission	J.T.S.
0	01/05/21	Preliminary Land Development	K.C.R.

Drawn By: SEK
Designed by: ECG

Cover Sheet
Magnolia Lane Development

Assessor's Plat 57-1 Lot 121
South Kingstown, Rhode Island
Prepared for
J Thomas Investments, LLC
697 Moonstone Beach Road
South Kingstown, RI 02879
Tel (401) 741-3569

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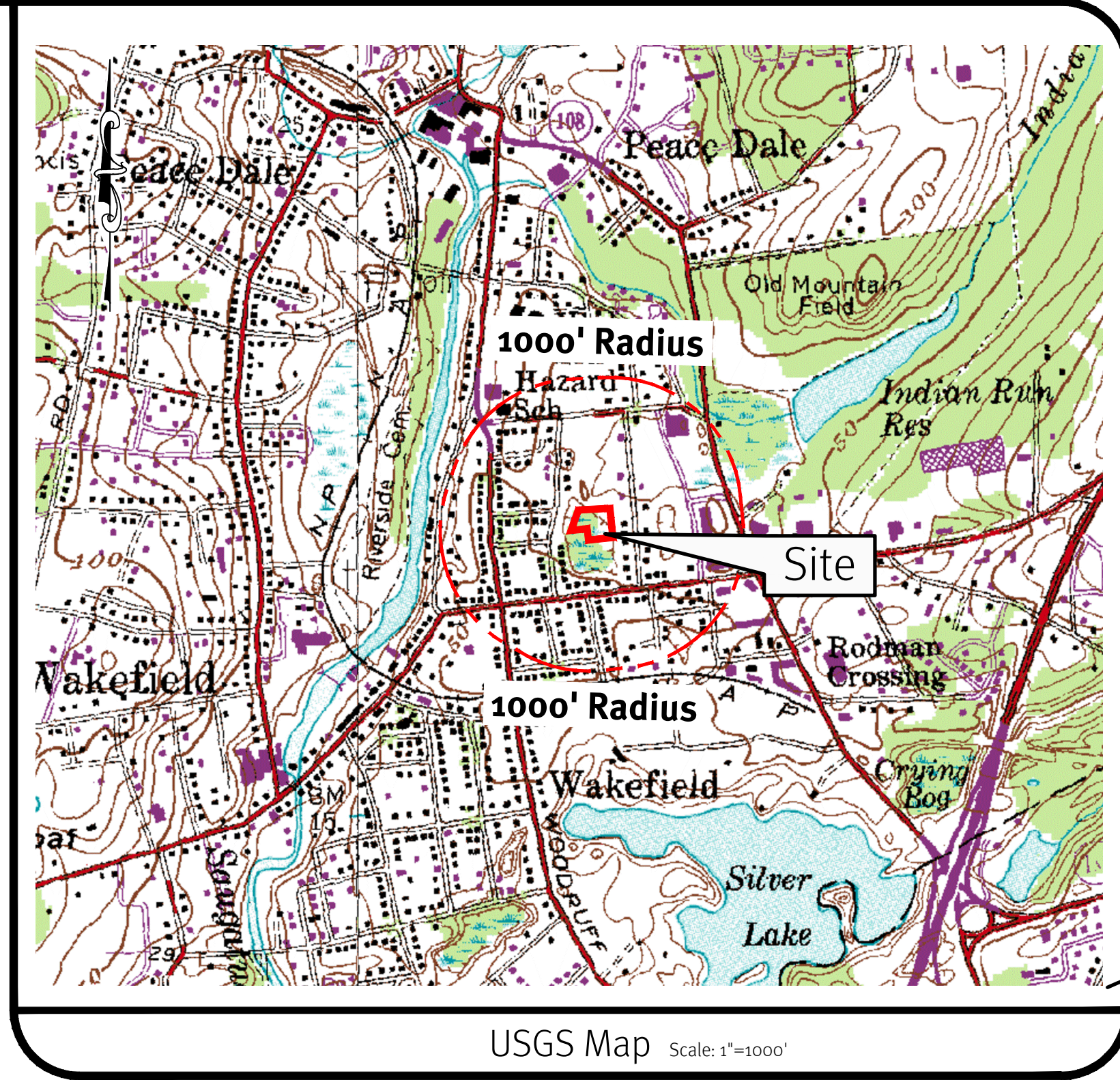
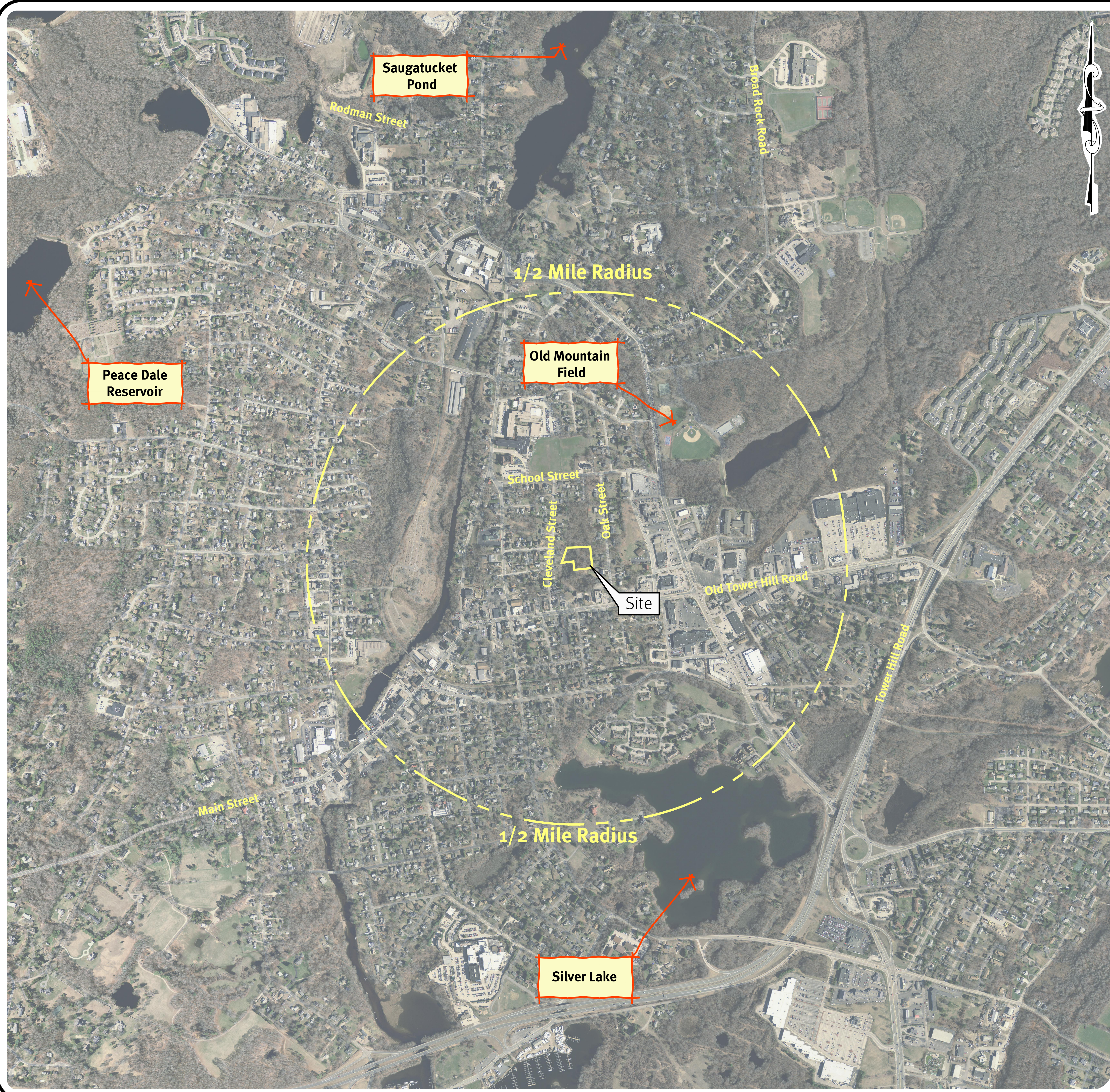
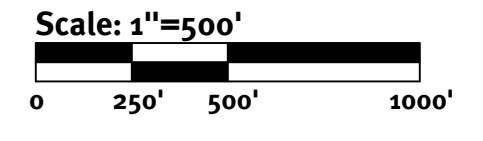


Photo obtained from the RI-GIS.

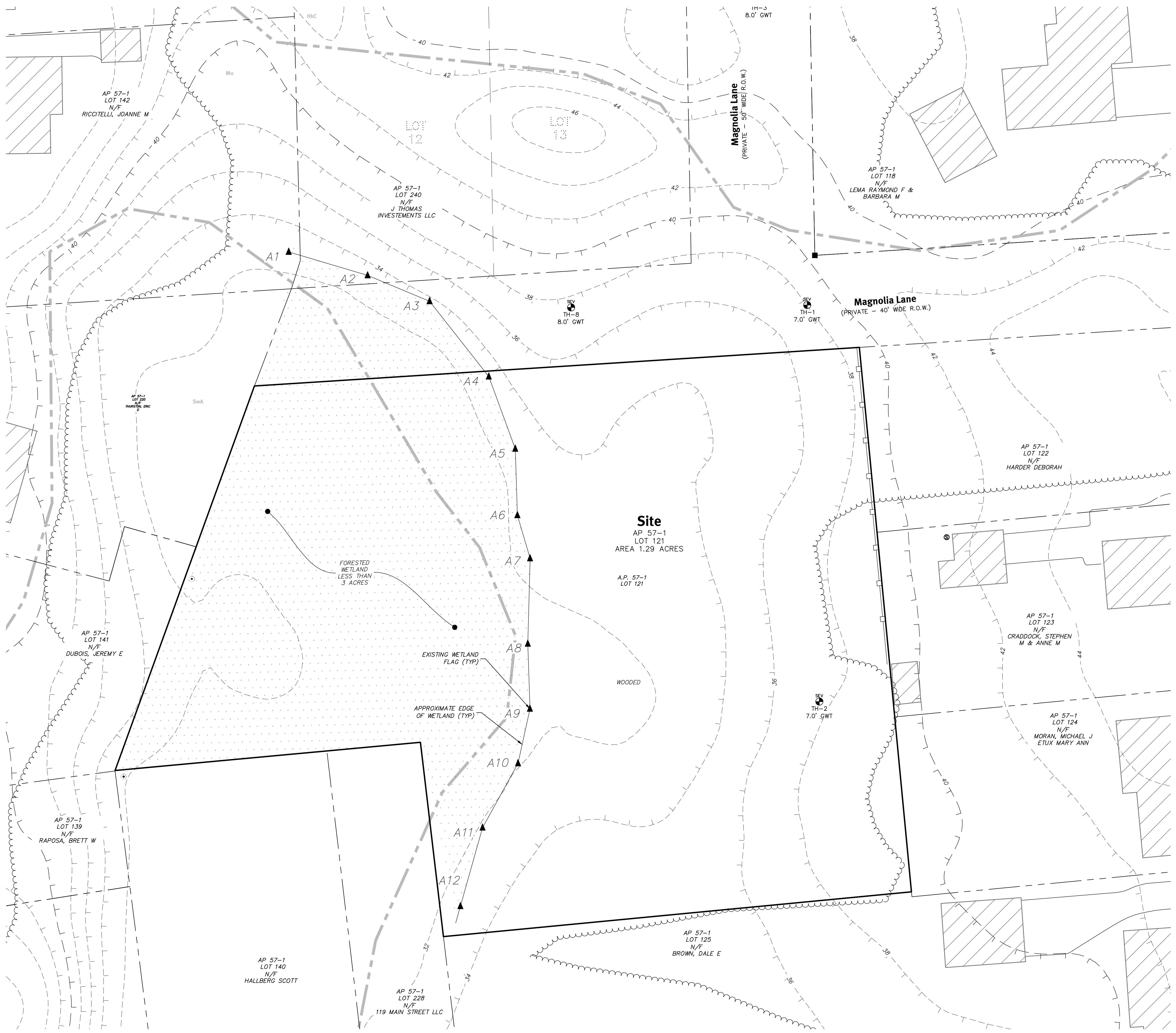


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DAVID A. RUSSO
 No. 14359
 REGISTERED PROFESSIONAL ENGINEER CIVIL

5	05/16/22	Preliminary Plan Submission	K.A.R.
4	03/15/22	Preliminary Review	K.A.R.
3	03/09/21	Final Plan	K.A.R.
2	02/26/21	Final Plan	K.A.R.
1	05/26/21	Conceptual Master Plan Submission	J.T.S.
02	04/08/21	Preliminary Land Development	R.G.P.
01	04/08/21	Description	D.P.
Drawn By: SEK			Designed by: R.G.

Aerial Half Mile Radius Plan
Magnolia Lane Development
 Assessor: Rpt. 474, Lot 131
 South Kingstown, Rhode Island
 Prepared for
J Thomas Investments, LLC
 697 Moonstone Beach Road
 South Kingstown, RI 02879 Tel (401) 741-2569
 DE JOB NO: 2214-001 Copyright 2022 by DiPrete Engineering Associates, Inc.



General Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 57-1 LOT 121.
- THE TOTAL SITE IS APPROXIMATELY 1.29± ACRES AND IS ZONED R-10.
- THE OWNER OF AP 57-1 LOT 121 IS: J THOMAS INVESTMENTS, LLC
697 MOONSTONE BEACH ROAD
SOUTH KINGSTOWN, RI 02879
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (SHADED) AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C0203J, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE HAS WATER SERVICE AVAILABLE PER UNITED WATER (8-20-2014)
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
HISTORIC CEMETERY
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
- THE SITE HAS PUBLIC SEWER AVAILABLE ON OAK STREET PER SOUTH KINGSTOWN PUBLIC SERVICES (8-20-2014)

Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

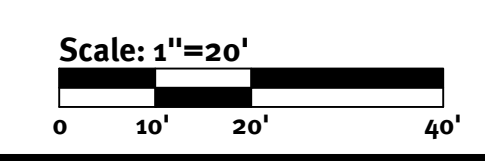
SOIL NAME	DESCRIPTION
Aq	ADRIAN MUCK
HKC	HINCKLEY GRAVELLY SANDY LOAM, ROLLING
MU	MERRIMAC-URBAN LAND COMPLEX

Abbreviations:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
ASBESTOS CONCRETE	AC

Legend:

EX MAJOR FOOT CONTOUR	---160---
EX MINOR FOOT CONTOUR	---158---
SOIL LINE AND DESIGNATION	— ■ — ■ — ■ —
PROPERTY LINE	— — — — —
ASSESSOR LINE	— — — — —
INTERNAL LOT LINE	— — — — —
WETLAND EDGE	— · — · — · — · —
WETLAND HATCH	· · · · ·
WETLAND FLAG	▲ A5
EDGE OF PAVEMENT	— — — — —
EX BUILDING	▨
TREELINE	— · — · — · — · —
SEWER LINE	— S —
SOIL EVALUATION	⊙



Diprete Engineering

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DAVID A. RUSSO
No. 14359
REGISTERED PROFESSIONAL ENGINEER CIVIL

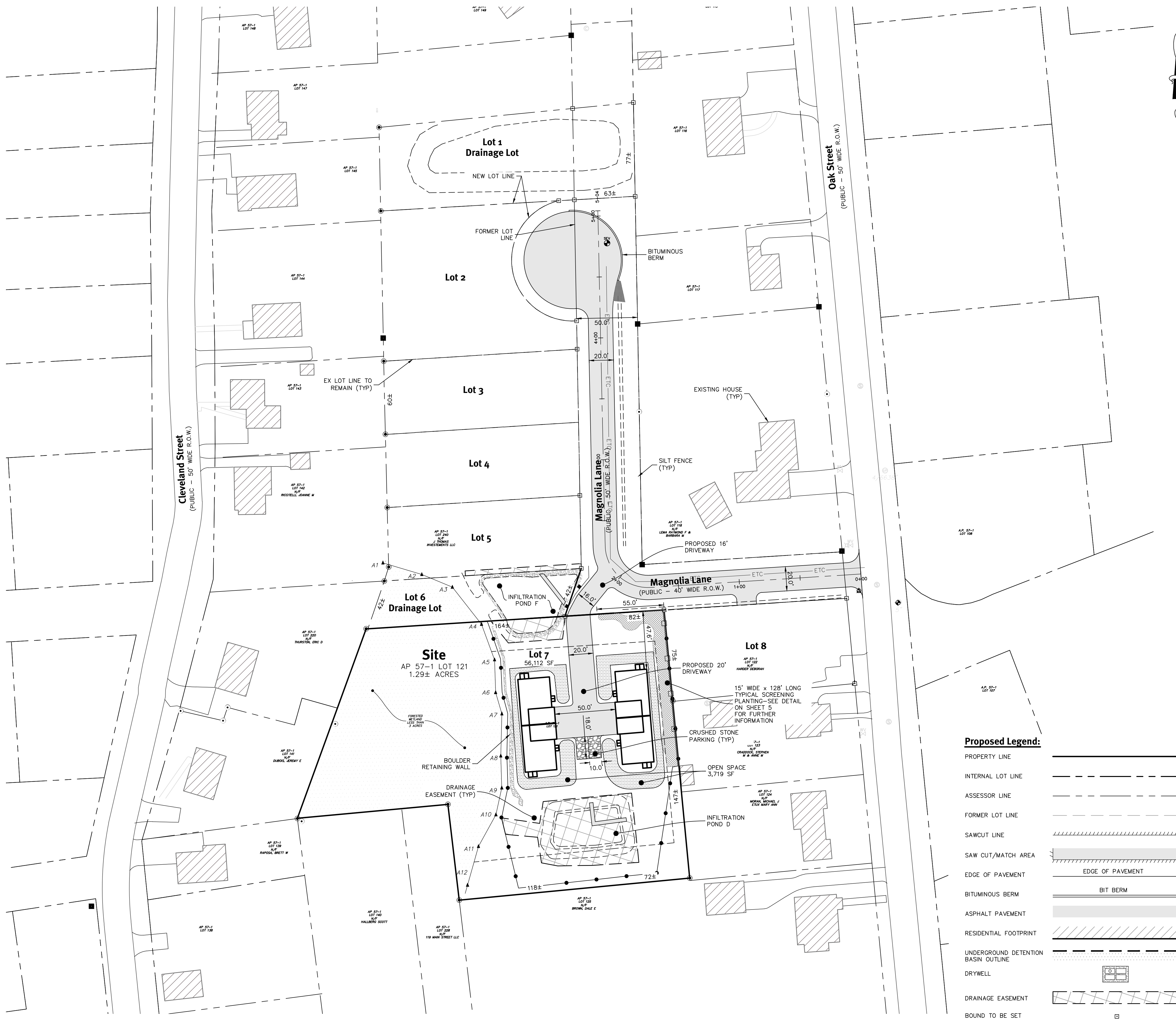
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0	01/05/21	Preliminary Land Development				

Existing Conditions Plan
Magnolia Lane Development

Assessor: Plat 57-1, Lot 121
South Kingstown, Rhode Island
Prepared for
J Thomas Investments, LLC
697 Moonstone Beach Road
South Kingstown, RI 02879

Tel: (401) 741-9569
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General Notes:

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- THE OWNER OF AP 57-1 LOT 121: J THOMAS INVESTMENTS, LLC
697 MOONSTONE BEACH ROAD
SOUTH KINGSTOWN, RI 02879
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (SHADED) AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203J, MAP REVISED OCTOBER 16, 2013.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA
NATURAL HERITAGE AREAS
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN
SALT PONDS SPECIAL AREA MANAGEMENT PLAN
GROUNDWATER PROTECTION OVERLAY DISTRICT
HISTORIC CEMETERY
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
• SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
◦ EROSION CONTROL MEASURES
◦ SHORT TERM MAINTENANCE
◦ ESTABLISHMENT OF VEGETATIVE COVER
◦ CONSTRUCTION POLLUTION PREVENTION
◦ SEQUENCE OF CONSTRUCTION
• OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
◦ LONG TERM MAINTENANCE
◦ LONG TERM POLLUTION PREVENTION
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: WWW.DOT.STATE.RI.US/ENGINEERING/STANDARDS/INDEX.ASP.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- EXISTING RIGHTS OF WAY ARE AS SHOWN ON PLANS.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS AND UNDERGROUND DRAINAGE SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE. THE ONLY PHASE WILL INCLUDE INCLUDES TARN STREET, ALL APPROPRIATE UTILITIES, AND ALL LOTS. INFILTRATION PONDS AND INFRASTRUCTURE WILL ALSO BE INCLUDED IN THIS SINGULAR PHASE BUILD.
- TEST HOLES AND SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON MAY 1, 2015.

Development Data:

TOTAL SITE AREA:	1.29± ACRES
TOTAL NUMBER OF LOTS:	1
TOTAL NUMBER OF UNITS:	4
TOTAL LOT AREA:	1.29 ACRES

Dimensional Regulations:

CURRENT ZONING:	R-10
MINIMUM LOT AREA:	REQUIRED
MINIMUM FRONTAGE AND LOT WIDTH:	10,000 SF
MINIMUM FRONT AND CORNER SIDE YARD:	80'
MINIMUM SIDE YARD:	25'
MINIMUM REAR YARD:	10'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	25%

Layout and Materials:

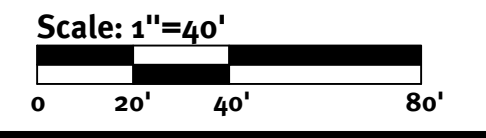
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE AS NOTED ON PLANS.
- CURBING SHALL BE BITUMINOUS BERM OR AS LABELED ON THE PLANS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)
SOIL NAME: ADRIAN MUCK
Aq: HINKLEY GRAVELLY SANDY LOAM, ROLLING
HKC: MERRIMAC-URBAN LAND COMPLEX
MU:

Proposed Legend:

PROPERTY LINE	---
INTERNAL LOT LINE	- - - -
ASSESSOR LINE	---
FORMER LOT LINE	---
SAWCUT LINE	=====
SAW CUT/MATCH AREA	=====
EDGE OF PAVEMENT	=====
BITUMINOUS BERM	=====
ASPHALT PAVEMENT	=====
RESIDENTIAL FOOTPRINT	=====
UNDERGROUND DETENTION BASIN OUTLINE	=====
DRYWELL	=====
DRAINAGE EASEMENT	=====
BOUND TO BE SET	=====
GUARDRAIL RIDOT STD 34.4.0	=====



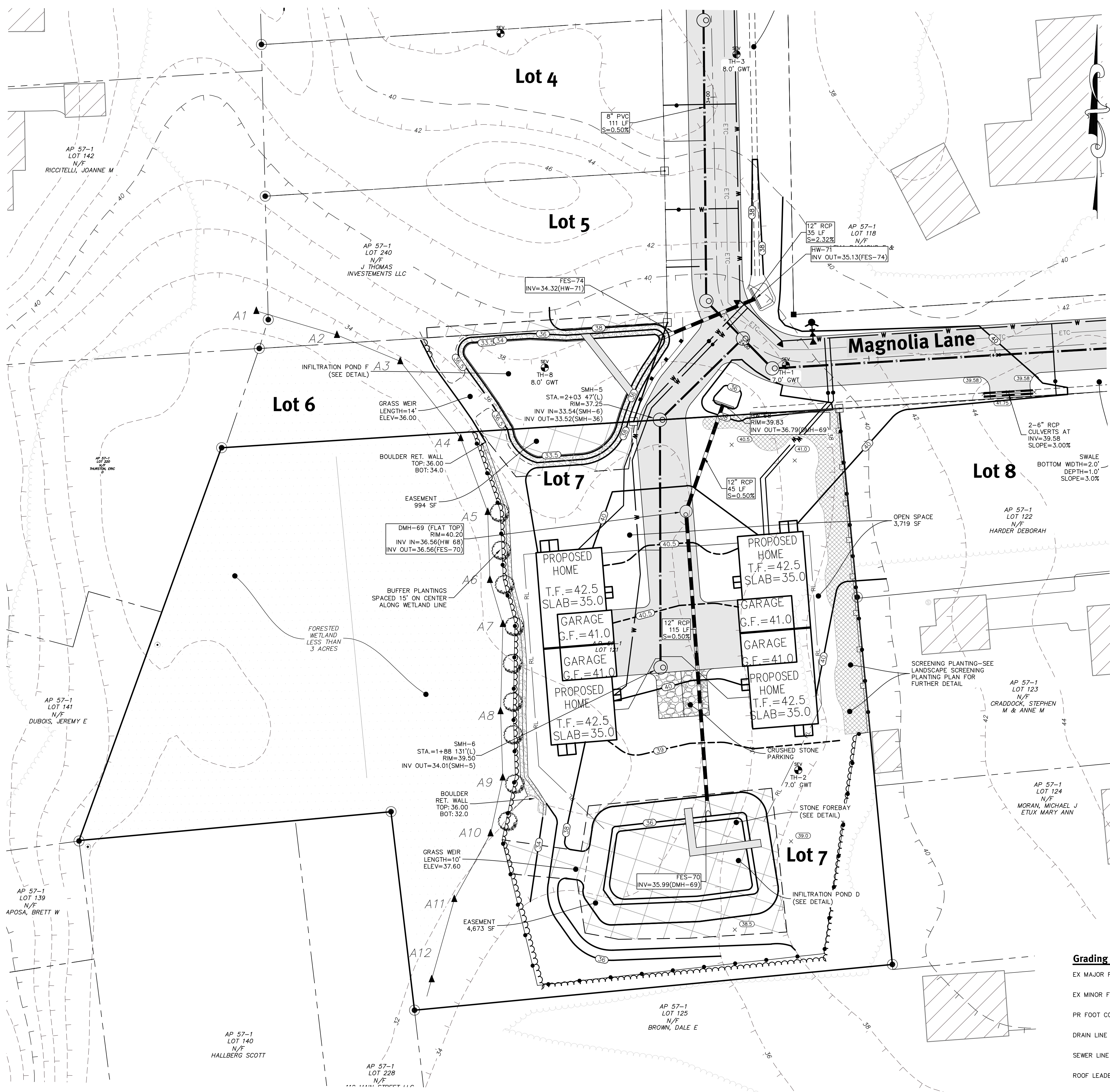
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DAVID A. RUSSO
No. 14359
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By	App.
1	05/16/22	Preliminary Plan Submission	K.A.R.	
2	05/16/22	Preliminary Plan Submission	K.A.R.	
3	05/19/21	Final Plan Submission	K.A.R.	
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9	05/19/21	Final Plan Submission	K.A.R.	
10	05/19/21	Final Plan Submission	K.A.R.	
11	05/19/21	Final Plan Submission	K.A.R.	
12	05/19/21	Final Plan Submission	K.A.R.	
13	05/19/21	Final Plan Submission	K.A.R.	
14	05/19/21	Final Plan Submission	K.A.R.	
15	05/19/21	Final Plan Submission	K.A.R.	
16	05/19/21	Final Plan Submission	K.A.R.	
17	05/19/21	Final Plan Submission	K.A.R.	
18	05/19/21	Final Plan Submission	K.A.R.	
19	05/19/21	Final Plan Submission	K.A.R.	
20	05/19/21	Final Plan Submission	K.A.R.	

Overall Site Plan
Magnolia Lane Development
Assessor: Plat 57-1 Lot 121
South Kingstown, Rhode Island
Prepared for
J Thomas Investments, LLC
697 Moonstone Beach Road
South Kingstown, RI 02879
Tel: (401) 741-2569
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Grading and Utility Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION TO COMMENCE UPON RECEIPT OF ALL NECESSARY APPROVALS.
4. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS.
5. SEQUENCE OF CONSTRUCTION PROVIDED IN SESC MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
9. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
10. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
11. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
12. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
13. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
14. ALL EXCESS SOIL, TREES, ROCKS, BouldERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON SITE OR REMOVED.
15. ALL DRAINAGE MANHOLES SHALL BE RIDOT STANDARD 4.2.0.
16. NO STUMP DUMPS ARE PROPOSED.
17. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7232 72 HOURS PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
18. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.
19. ALL ROOF RUNOFF FOR HOMES AND GARAGES FOR LOTS 1 THROUGH 6 WILL BE ROUTED VIA ROOF LEADERS TO UNDERGROUND INFILTRATION BASIN E.

Traffic Notes:

1. DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
2. DURING CONSTRUCTION FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
3. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
4. TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

As-Built Notes:

1. ALL COMPONENTS OF THE DRAINAGE MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

UIC Notes:

PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:

1. 400 FEET FROM ALL PUBLIC WATER WELLS (SAND & GRAVEL)
2. 200 FEET FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FEET FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FEET FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FEET FROM ALL OTHER SURFACE WATERS
6. 25 FEET FROM ALL OWTS & OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FEET FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION.
8. 10 FEET FROM ALL PROPERTY LINES
9. 10 FEET FROM ALL BUILDING FOOTINGS

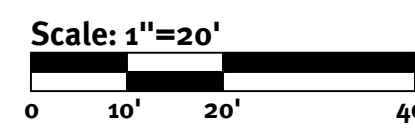
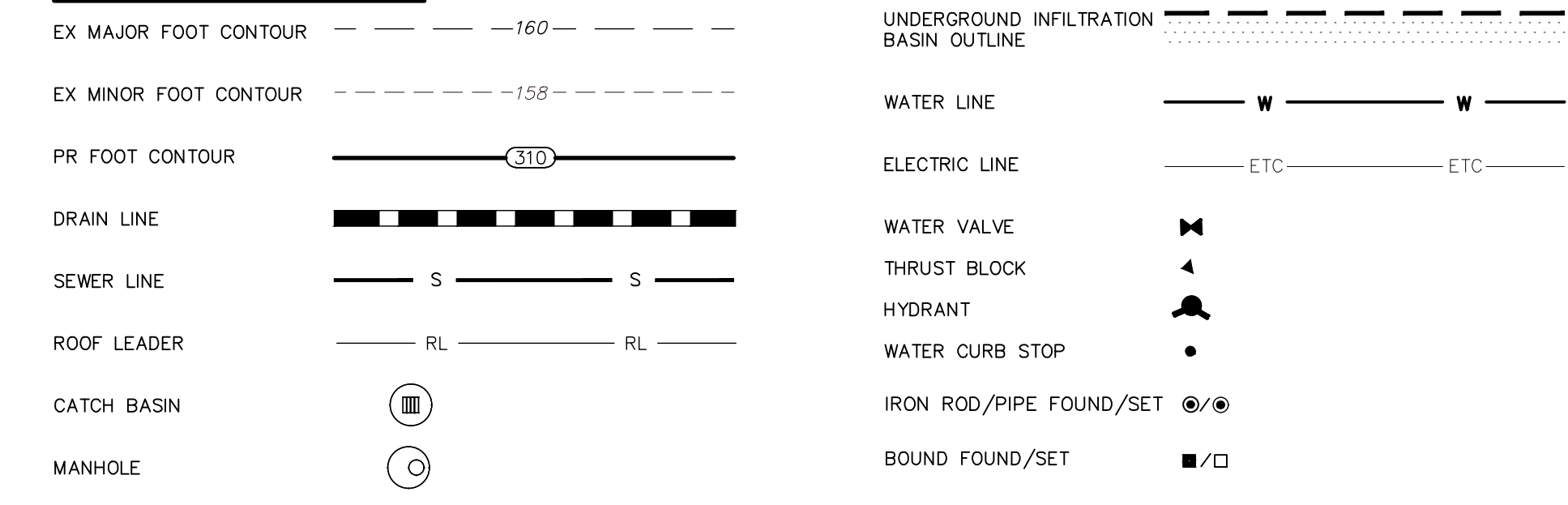
Development Data:

TOTAL PARCEL AREA = 56,151'
 *LAND SUITABLE FOR DEVELOPMENT = 28,578'
 **OPEN SPACE = 3,719' (13%)

TOTAL WETLAND AREA = 21,906'
 DRAINAGE EASEMENT - FRONT (EAST) = 994'
 DRAINAGE EASEMENT - REAR (SOUTHWEST) = 4,673'
 HOMES = 4,254'
 PARKING AREAS = 360'
 ROADWAY/DRIVEWAY = 2,789'
 GRASS AREA (DOES NOT INCLUDE EASEMENT AREA) = 20,522'

*TOTAL AREA - WETLAND - EASEMENTS = SUITABLE LAND
 **MINIMUM OPEN SPACE 10% OF SUITABLE AREA

Grading & Utilities Legend:



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 Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-641-6006 www.diprete-eng.com

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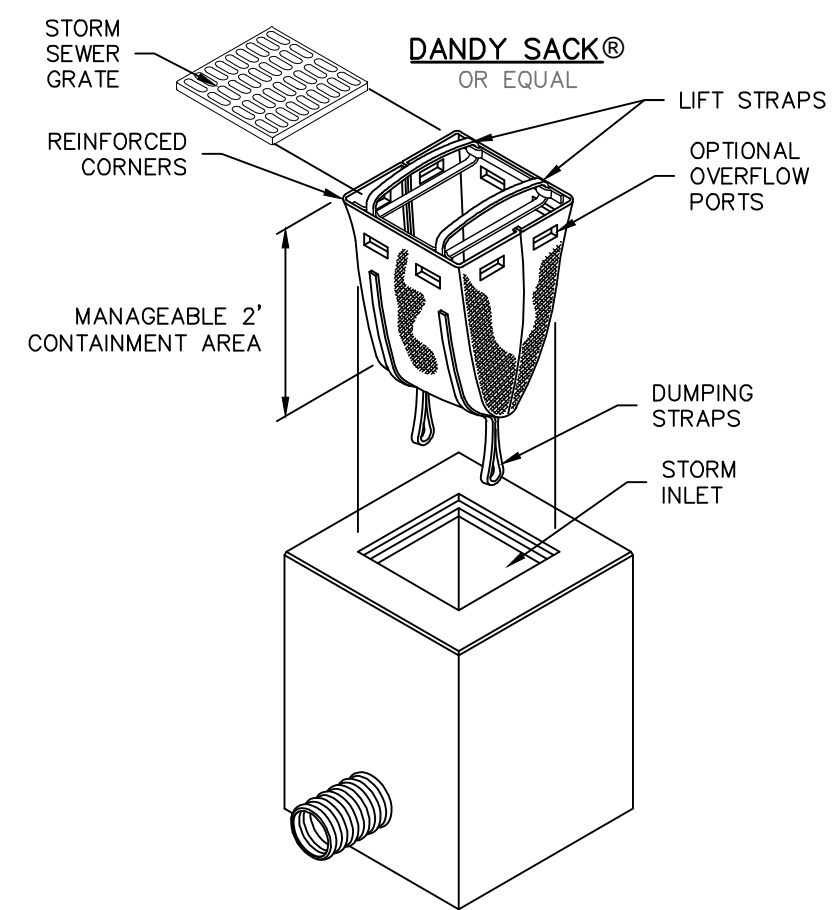
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Drawn By: SEK
 Designed By: ECG

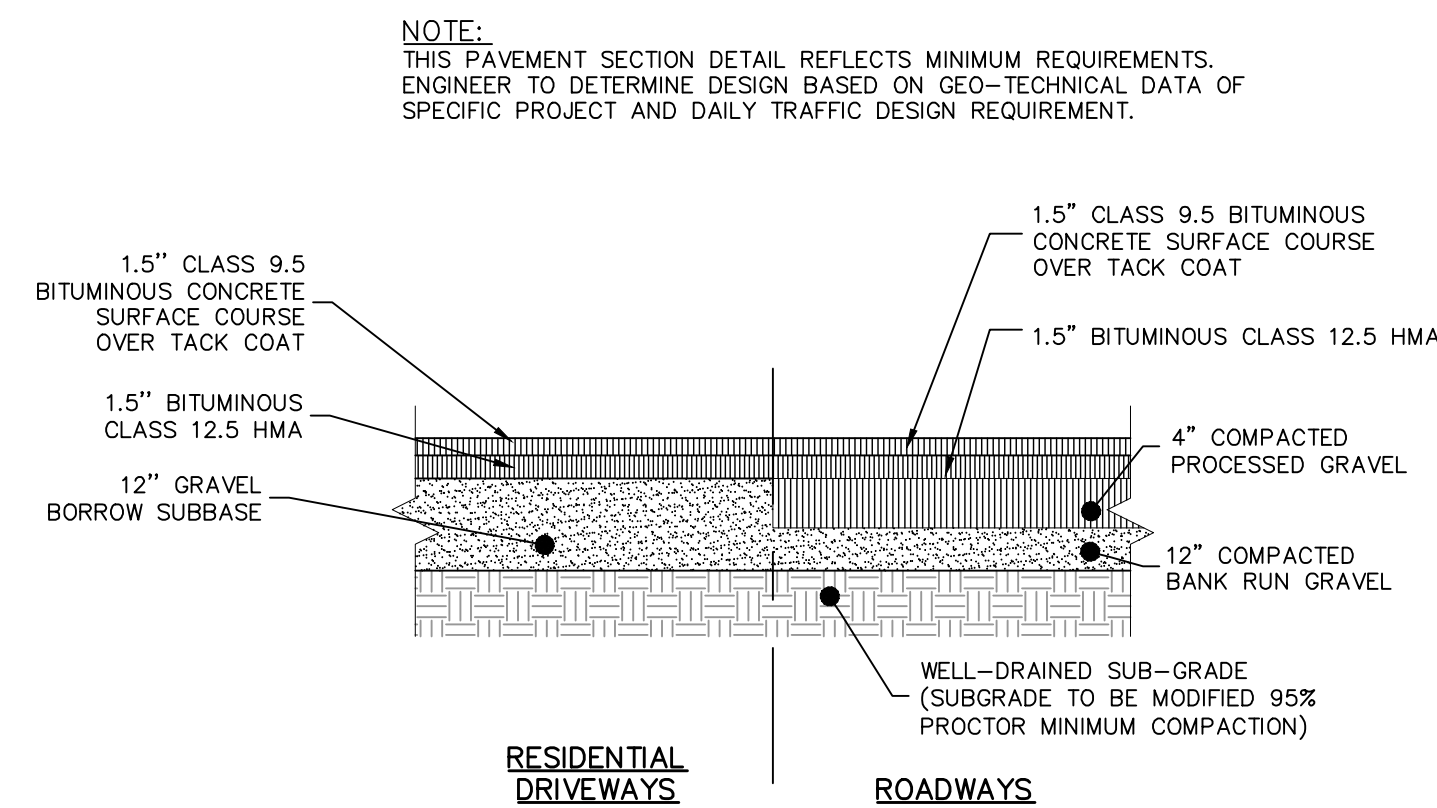
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 Prepared for: **J Thomas Investments, LLC**
 697 Moonstone Beach Road
 South Kingstown, RI 02879
 Tel: (401) 741-3569
 DE JOB No: 2214-001. Copyright 2022 by Diprete Engineering Associates, Inc.

SHEET **5** OF 9

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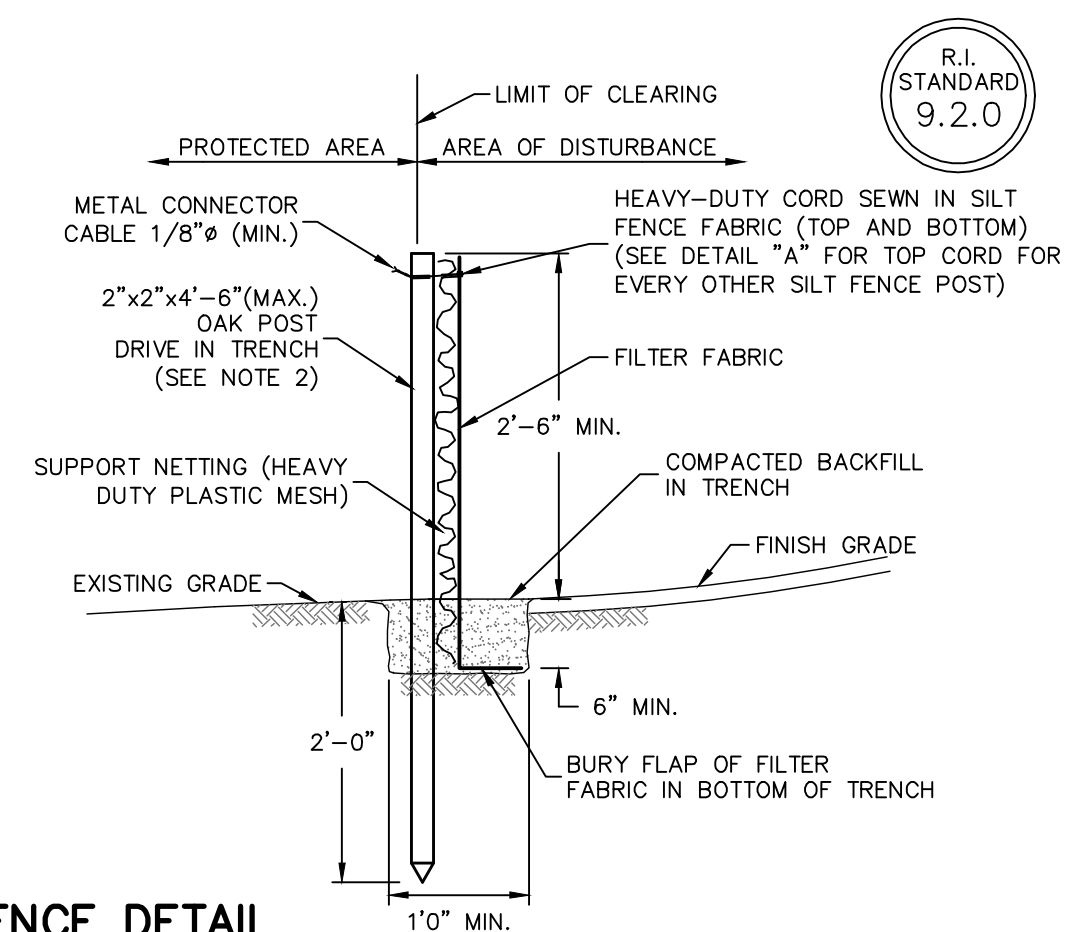
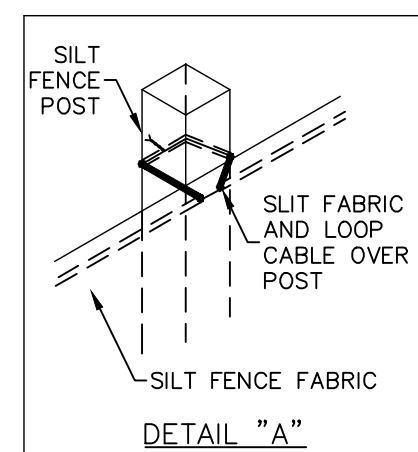


Inlet Sediment Control Devices
NOT TO SCALE

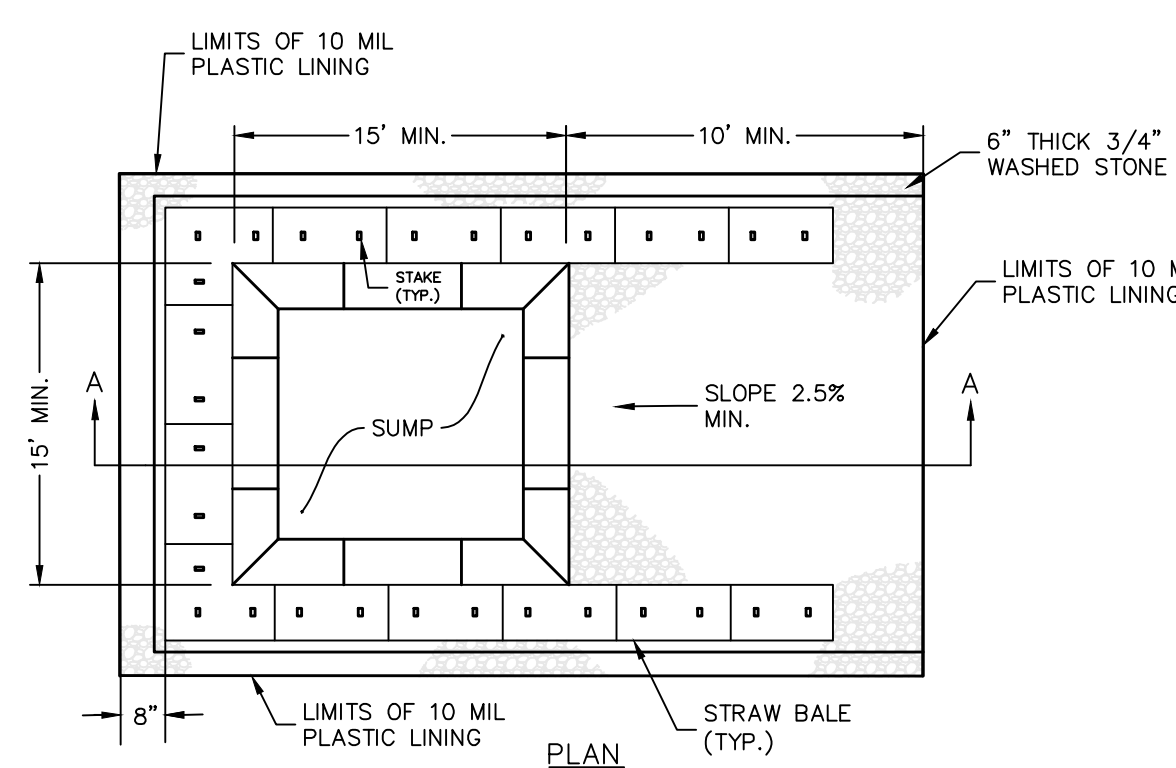


TYPICAL PAVEMENT SECTION
NOT TO SCALE

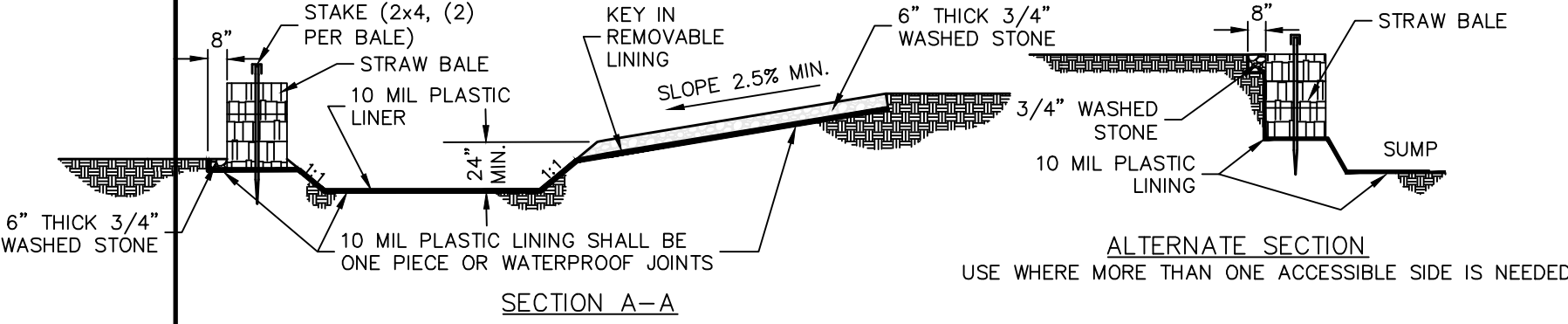
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 - 2"x2"x4"-8" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 - 1"x1"x4"-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



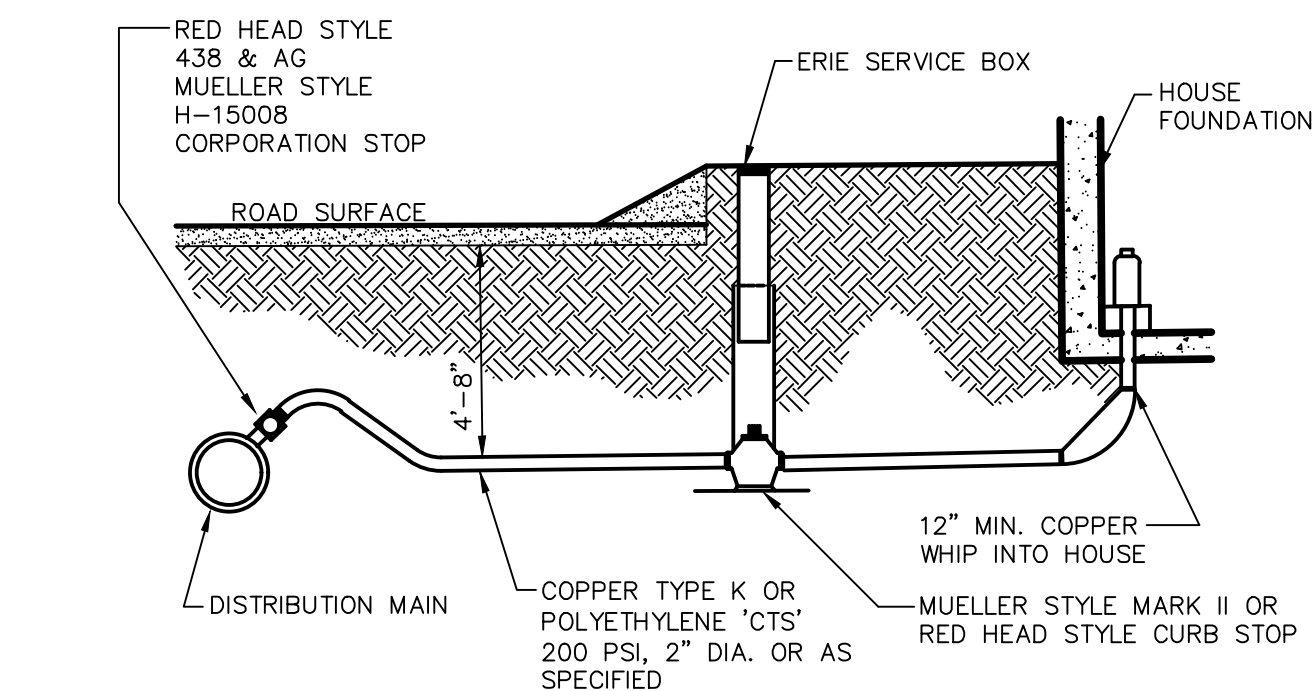
SILT FENCE DETAIL
NOT TO SCALE



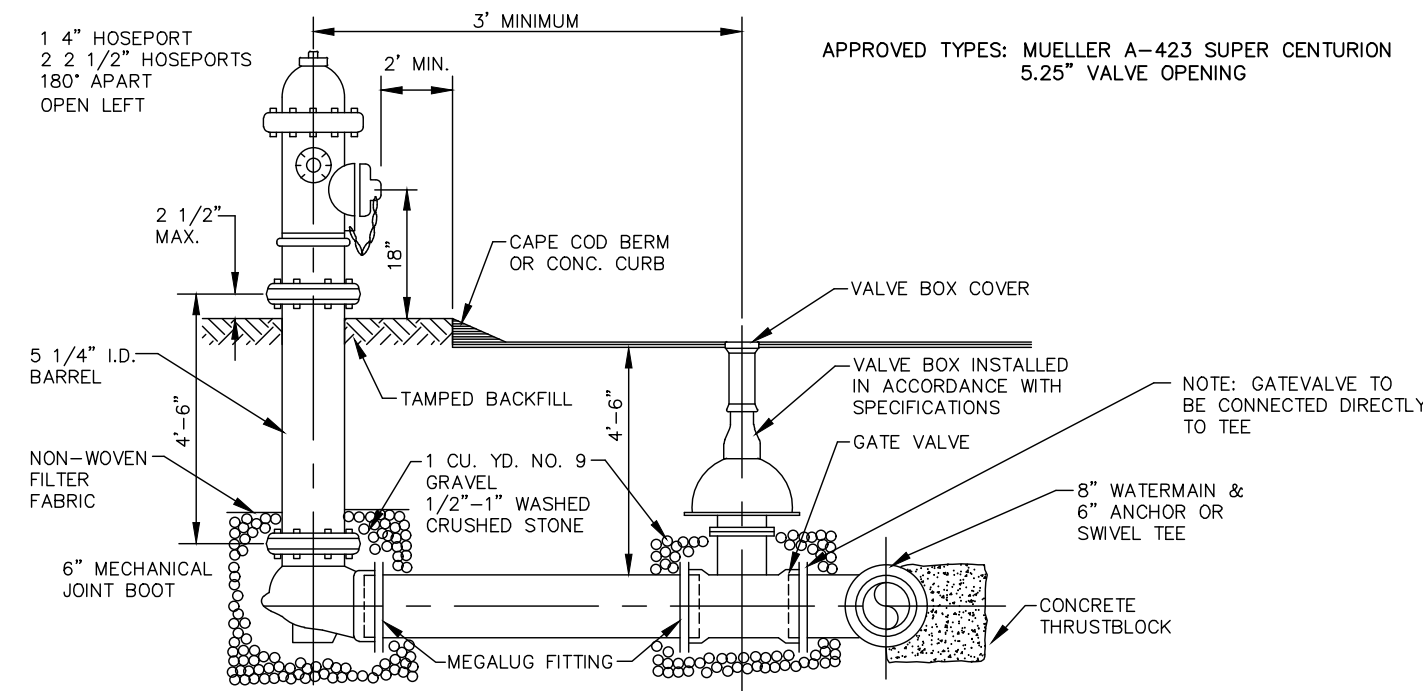
CONCRETE WASHOUT AREA
(NOT TO SCALE)



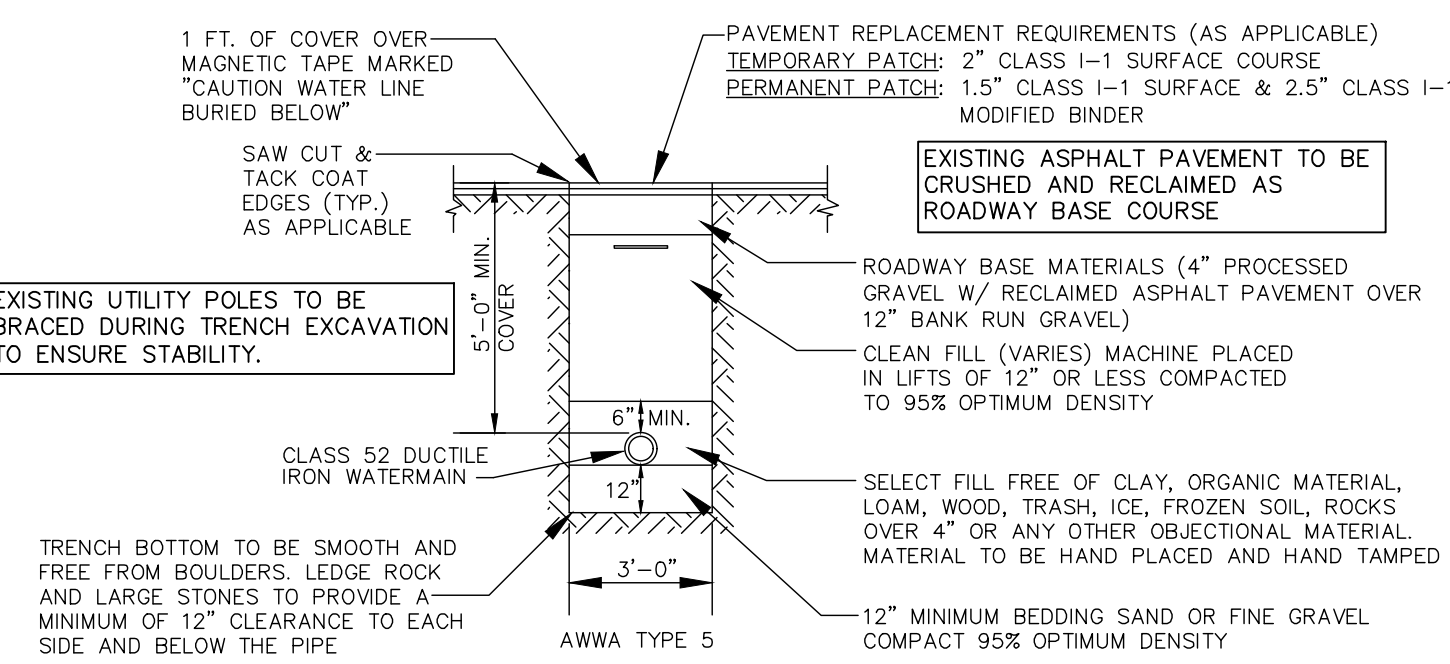
- NOTES:**
- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 - WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 - FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
 - FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 - SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
 - CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
 - MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



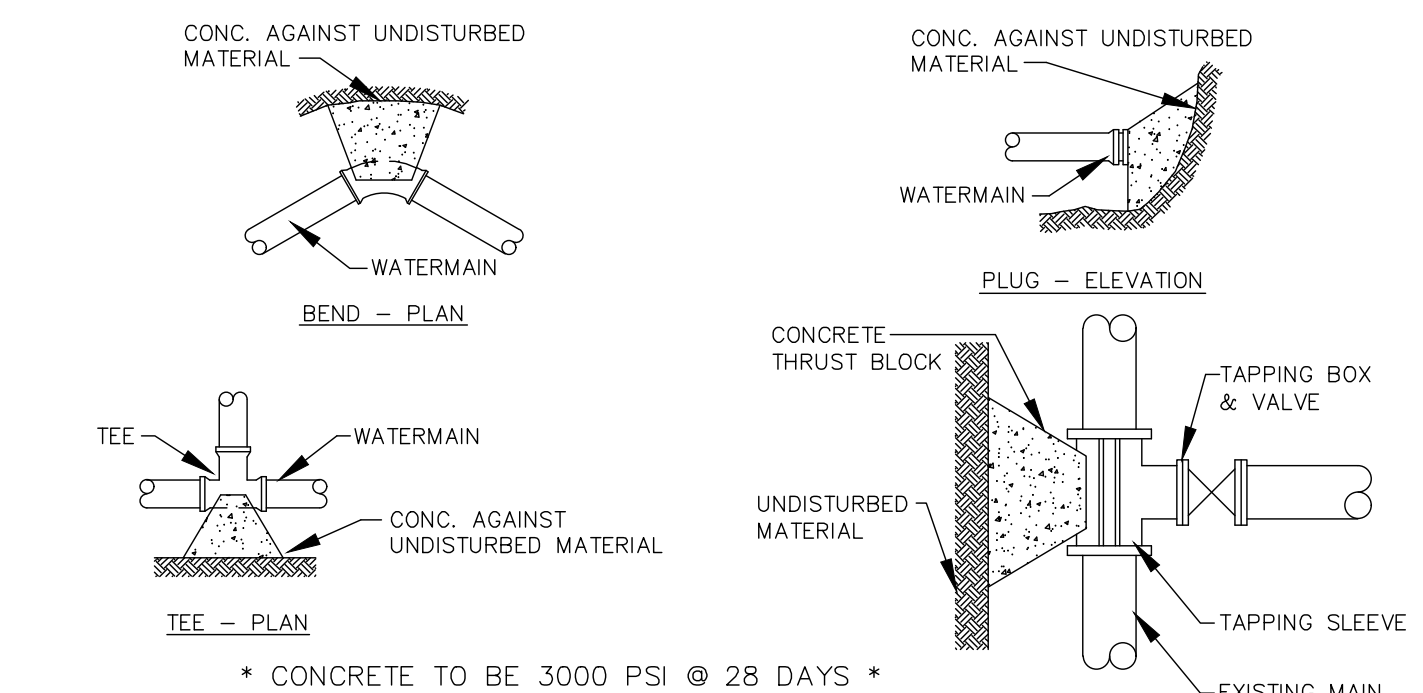
TYPICAL 2" OR SMALLER WATER SERVICE N.T.S.



AWWA C502 DRY BARREL FIRE HYDRANT N.T.S.



WATER TRENCH DETAIL N.T.S.



THRUST BLOCK SCHEDULE BEARING AREA		
PIPE SIZE	45° BEND OR LESS	TEE & DEAD END
8"	2.5' x 2.5'	3.0' x 3.0'
12"	3.0' x 3.0'	3.5' x 3.5'

THRUST BLOCK DETAILS N.T.S.

WATER NOTES

- ALL WORK AND MATERIAL OF WATER LINE SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS SET FORTH BY SUEZ WATER. INSTALLATION PROCEDURES AND MATERIALS TO CONFORM TO SUEZ WATER, AWWA SPECIFICATIONS AND ART. III OF THE SOUTH KINGSTOWN TOWN ORDINANCES. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO ORDER OF MATERIALS AND WATER MAIN INSTALLATION.
- WATER MAIN INSTALLATION SHALL BE INSPECTED BY SUEZ WATER PRIOR TO BACKFILLING THE TRENCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SUEZ WATER FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.
- CHLORINATION OF SYSTEM AND SAMPLING SHALL CONFORM TO AWWA REQUIREMENTS FOR SERVICE AND MAIN INSTALLATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF WATER SUPPLY AT LEAST TWO WORKING DAYS IN ADVANCE FOR FINAL INSPECTION.
- WHENEVER, IN THESE SPECIFICATIONS, REFERENCE IS MADE TO THE REQUIREMENTS OF AWWA, ANSI, ASTM OR ANY OTHER STANDARD SPECIFICATION, THE REFERENCE IS MADE TO THE LATEST REVISIONS OR MODIFICATIONS OF SUCH REQUIREMENTS AND SPECIFICATIONS.
- ALL PIPE, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA AND ANSI STANDARDS AND THE MANUFACTURER'S SUGGESTED RECOMMENDATIONS FOR INSTALLATIONS.
- PIPELINES SHALL BE CONSTRUCTED IN DRY TRENCHES AND LAID TO THE LINE GRADE. WHENEVER PIPE IS TO BE INSTALLED IN SATURATED SOIL CONDITIONS A BEDDING OF PROCESSED GRANULAR FILTER MATERIAL SHALL BE PROVIDED.
- ALL BENDS, CROSSES, TEES, END CAPS AND PLUGS, VALVES AND ANY OTHER APPURTENANCES SHALL BE RESTRAINED WITH THRUST BLOCKS, STRAPPING OR ANCHORS.
- JOINTING OF MECHANICAL AND PUSH ON TYPE JOINTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH AWWA STANDARD C-600, SUEZ WATER AND SOUTH KINGSTOWN SPECIFICATIONS. RUBBER GASKETS AND RINGS SHALL BE SUITABLE FOR USE WITH POTABLE WATER AND THOROUGHLY CLEANED TO REMOVE OIL, GRIT, AND OTHER FOREIGN MATTER PRIOR TO ASSEMBLY. THE GASKETS SHALL BE INSPECTED BY THE DIRECTOR OF WATER SUPPLY OR HIS AGENT TO INSURE THAT THEY ARE ACCEPTABLE.
- ALL FITTINGS USED FOR SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH AWWA C-800, SUEZ WATER, AND SOUTH KINGSTOWN SPECIFICATIONS.
- VALVES USED SHALL BE IN ACCORDANCE WITH AWWA C-500 SERIES, SUEZ WATER, AND THE TOWN OF SOUTH KINGSTOWN REGULATIONS. VALVES SHALL BE MECHANICAL JOINT, DOUBLE DISC PARALLEL SEAT OR RESILIENT SEAT GATE STYLES AS FOLLOWS:
 - MUELLER CORPORATION STOP DOUBLE DISC PARALLEL SEAT.
 - AMERICAN DARLING VALVE RESILIENT MODEL CRS-80.
- BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-800 SERIES, SUEZ WATER, AND THE TOWN OF SOUTH KINGSTOWN.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH MUELLER A421, AWWA C-502 "DRY BARREL FIRE HYDRANTS", SUEZ WATER, AND TOWN SPECIFICATIONS.
- HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED PIPELINE IN ACCORDANCE WITH AWWA C-600, SUEZ WATER, AND TOWN SPECIFICATIONS.
- ALL PIPE SHALL BE DISINFECTED PRIOR TO BEING ACTIVATED IN ACCORDANCE WITH AWWA B-300, AWWA C-601, SUEZ WATER, AND TOWN SPECIFICATIONS.
- DISTRIBUTION PIPING SHALL BE CL 52 DUCTILE IRON, DOUBLE CEMENT LINED, WITH PUSH ON JOINTS. PIPE SHALL MEET ANSI/AWWA C151 A21.51. JOINTS SHALL MEET ANSI/AWWA /C111/A21.11. AMERICAN MANUFACTURER ONLY.
- FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CL350 CEMENT MORTAR LINED AND MEET ANSI/AWWA/C153/A21.53. MECHANICAL JOINTS SHALL MEET ANSI/AWWA/C111/A21.11. AMERICAN MANUFACTURER ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL STATE AND TOWN PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS RELATED TO INSTALLATION OF THE WATER MAIN.
- EXCAVATIONS THAT EXTEND INTO PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED AND COMPACTED IN 12" LIFTS. A TEMPORARY SURFACE COURSE IS TO BE APPLIED. FINAL BINDER AND FINISH COURSE IS TO BE PLACED AFTER REMOVAL OF TEMPORARY PAVEMENT AND COMPACTION OF GRAVEL BASE. CONTRACTOR SHALL MAKE ROAD PASSABLE FOR ONE LANE OF TRAFFIC AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO DIGGING ANY TRENCHES.
- WHEN WORK IS NOT IN PROGRESS AND AT THE END OF EACH DAY, ALL OPEN ENDS OF THE PIPE AND FITTINGS SHALL BE SECURELY CLOSED.
- DIPRETE ENGINEERING DOES NOT CERTIFY AS TO THE WATER FLOW RATE OR RESIDUAL PRESSURE OF THIS WATER MAIN EXTENSION.

LEAKAGE AND PRESSURE TESTING FOR WATERMANS

- GENERAL HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED WATERMAIN PIPELINE IN ACCORDANCE WITH AWWA C600, THE TOWN OF SOUTH KINGSTOWN, AND AS SPECIFIED BELOW.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR TESTING.
- TESTING PROCEDURES**
ALL AIR SHALL BE EXPELLED AT THE HIGH POINTS AND THE PIPELINE SLOWLY FILLED WITH POTABLE WATER.
- THE INTERNAL PRESSURE SHALL BE BUILT UP TO 150 PSI AND MAINTAINED FOR A PERIOD OF NOT LESS THAN ONE (1) HOUR.
- ALL LEAKS IN THE PIPELINE SHALL BE STOPPED; CRACKED OR DEFECTIVE PIPE, FITTINGS OR ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR.
- THE PIPELINE SHALL BE RETESTED AS MAY BE REQUIRED AND NECESSARY UNTIL THE LEAKAGE FALLS WITHIN THE ALLOWABLE DETERMINED FOR THE PIPE NETWORK, AT WHICH TIME THE PIPELINE MAY BE CONSIDERED READY FOR:
a. WATERMANS - DISINFECTION STEP

ALL STORM WATER, DRAINAGE AND SANITARY SEWER SHOP DRAWINGS SHALL BE SUBMITTED TO SOUTH KINGSTOWN PUBLIC SERVICES DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION AND ALL SHOP DRAWINGS RELATIVE TO THE WATER DISTRIBUTION SYSTEM SHALL REQUIRE UNITED WATER APPROVAL PRIOR TO INSTALLATION.

Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport

DAVID A. RUSSO
No. 1435
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	Drawn By: SEK	Designed by: BCG
5	05/16/22	Preliminary Plan Submission		
4	03/15/22	Preliminary Revision		
3	03/09/21	Final Plan Submission		
2	02/26/21	Order Letter Preparation		
1	02/26/21	Conceptual Water Pipe Submission		
0	01/08/21	Preliminary Land Development		

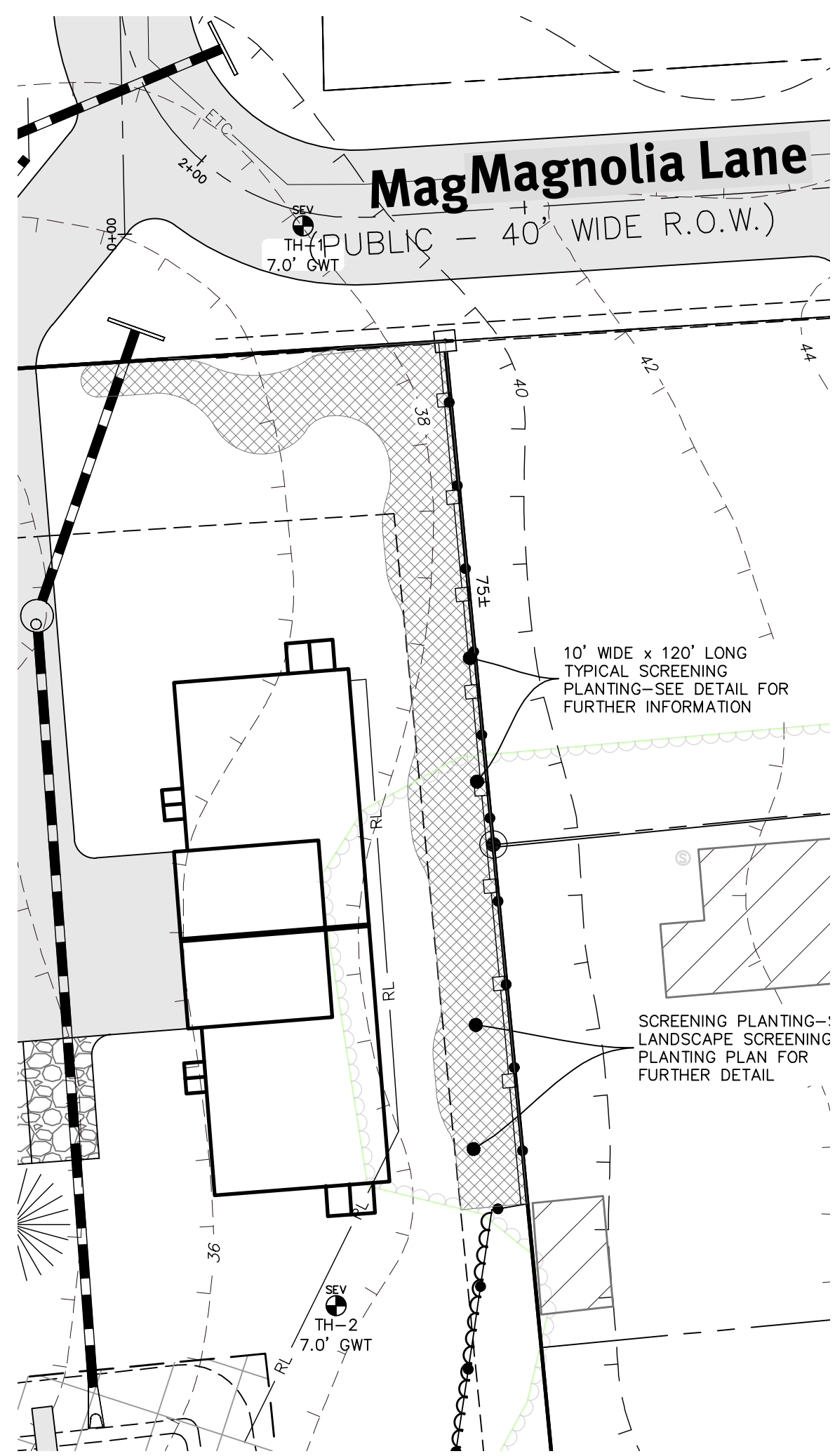
Detail Sheet - 1

Magnolia Lane Development
Accession # 184-574 Lot 31
South Kingstown, Rhode Island

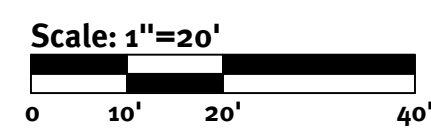
Prepared for
J Thomas Investments, LLC
697 Moonstone Beach Road
South Kingstown, RI 02879

Tel (401) 741-2569
Fax (401) 741-2569

Drawn By: SEK
Designed by: BCG



Plan View
SCALE: 1" = 20'-0"

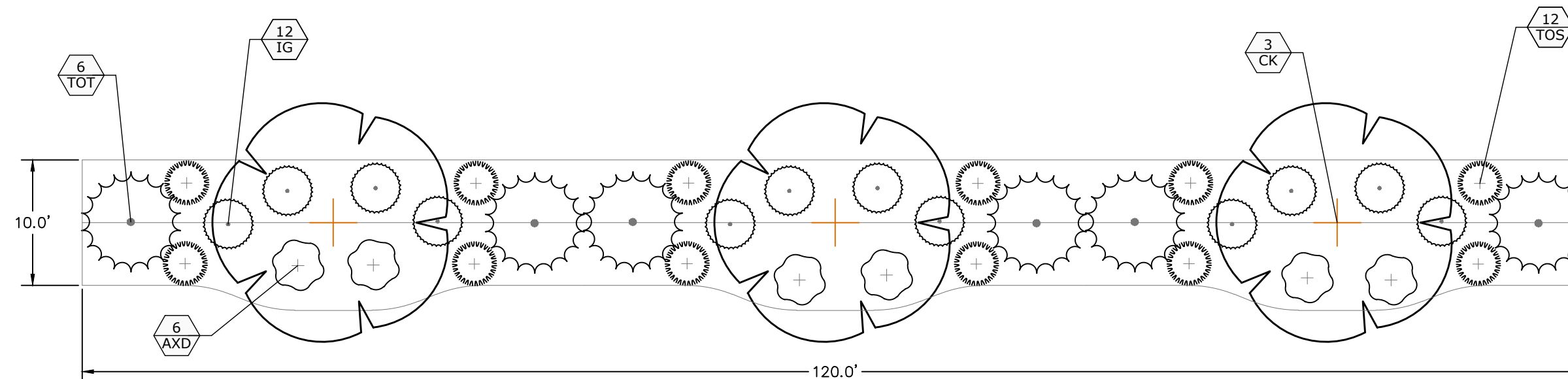


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	CK	3	Cornus kousa	Kousa Dogwood	B & B	1.5/2' CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	AXD	6	Azalea x 'Delaware Valley White'	Valley White Azalea	3' HT	
	IG	12	Ilex glabra 'Shamrock'	Inkberry	3-4' HT	
	TOS	12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5/6' HT	
	TOT	6	Thuja occidentalis 'Techny'	Techny Arborvitae	5/6' HT	

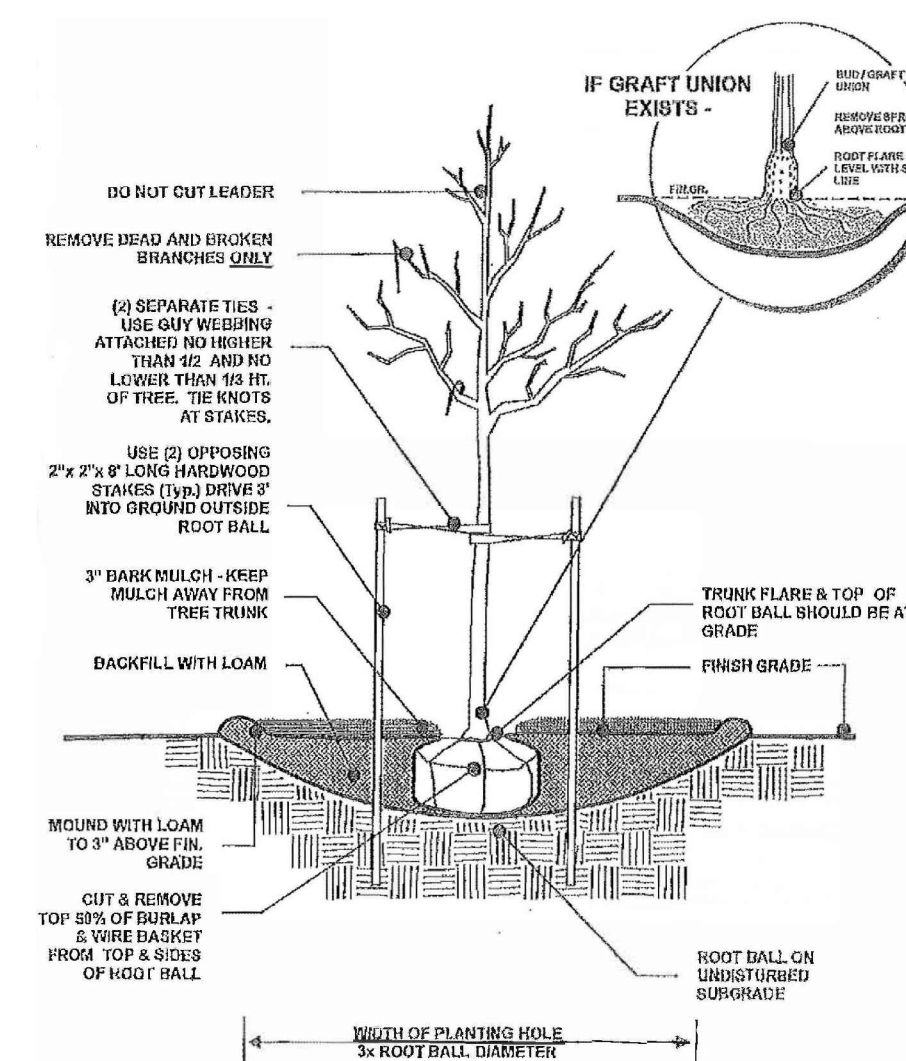
Planting Notes:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS WELL AS STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- EXISTING NURSERY PLANTINGS ON SITE MAY BE USED TO FULFILL THE TOWN OF SOUTH KINGSTOWN'S LANDSCAPE REGULATIONS IF THE PLANTINGS CONFORM TO THE TOWN OF SOUTH KINGSTOWN LANDSCAPE REQUIREMENTS. ANY PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND THE SOUTH KINGSTOWN ADMINISTRATOR OFFICER PRIOR TO INSTALLATION.
- LANDSCAPING ALONG LIBERTY LANE SUBJECT TO CHANGE PER FINAL OWTs APPROVAL.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MAXIMUM OF THREE (3) INCHES OF HARDWOOD MULCH AND SHALL COVER PLANTING BEDS WITHIN 72 HOURS AFTER PLANTING AS SHOWN ON DRAWINGS.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- ANY DISTURBED AREA OUTSIDE OF PAVEMENT AND BUILDING TO BE LOAMED AND SEEDED. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS TO HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH. CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING THE ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN. CONTRACTOR SHALL SOD WITH SOD CONTAINING CLOVER OR OVERSEED ANY AREAS NOT COVERED SUBSTANTIALLY WITH GRASS AFTER ONE YEAR FROM PLANTING.
- THERE ARE NO PLANTS WHICH CAN BE GUARANTEED TO BE DEER PROOF. IT IS RECOMMENDED THAT SCREEN PLANTINGS BE PROTECTED FROM DEER GRAZING UNTIL PLANTS ARE ESTABLISHED.
- THESE PLANS ARE FOR LANDSCAPE PLANTING ONLY.



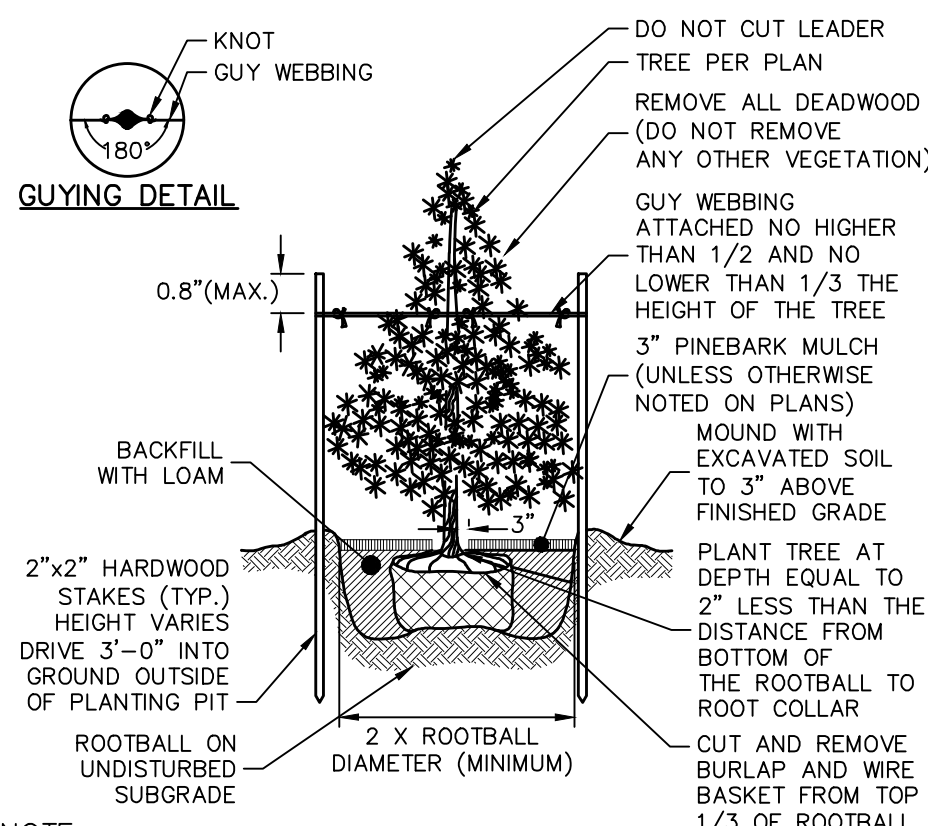
Screening Planting Detail

SCALE: 1" = 10'-0"



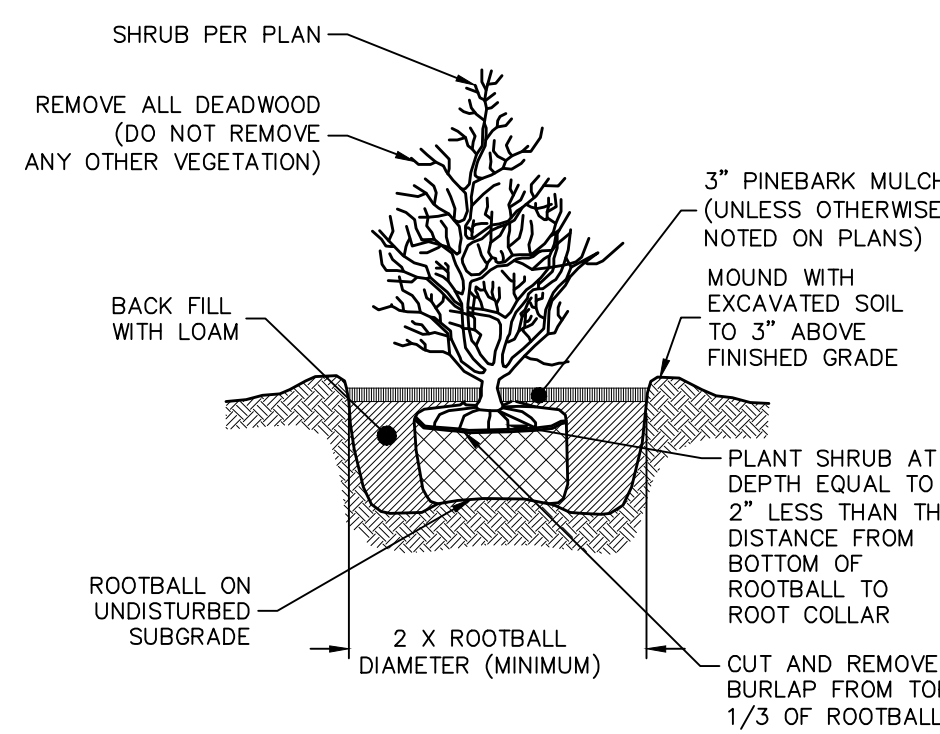
TREE PLANTING DETAIL - TYPICAL

TOWN OF SOUTH KINGSTOWN, R.I.



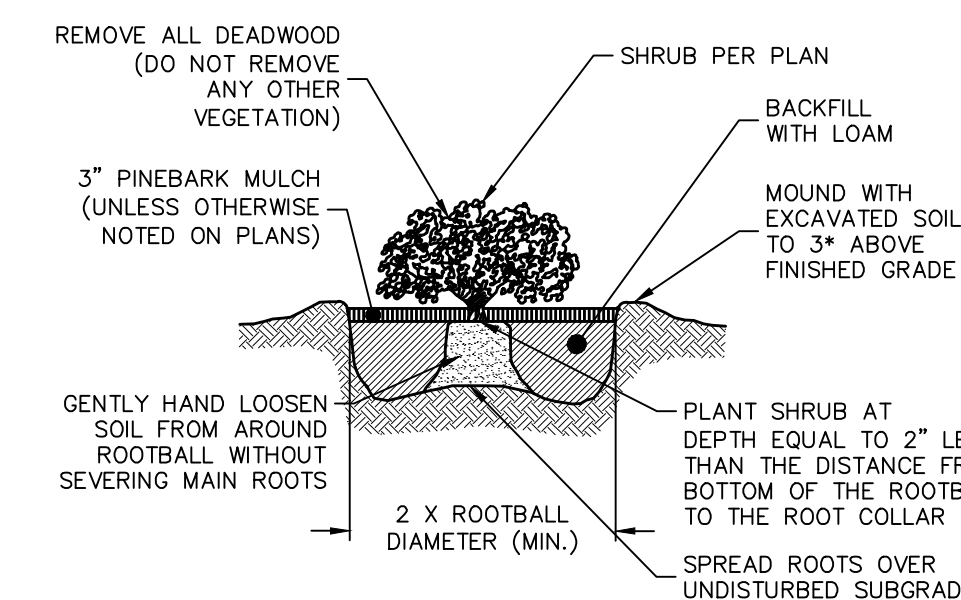
Evergreen Tree Planting Detail
(4'-0" High and Greater)

NOT TO SCALE



Ball and Burlap Shrub Planting Detail

NOT TO SCALE



Container Grown Shrub Planting Detail

NOT TO SCALE

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No. 1335
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By	Appr.
5	05/16/22	Preliminary Plan Submission	K.A.R.	
4	03/15/22	Preliminary Revision	K.A.R.	
3	03/09/21	Final Plan Submission	K.A.R.	
2	08/26/21	Final Plan Submission - Landscape Update	J.T.S.	
1	05/26/21	Conceptual Master Plan Submission	J.T.S.	
0	01/08/21	Preliminary Land Development	J.T.S.	

Drawn By: SEK
Designed By: ECG

Landscaping Screening Planting Plan
Magnolia Lane Development
Accession # 184-574-101-21
South Kingstown, Rhode Island
Prepared for
J Thomas Investments, LLC
697 Moonstone Beach Road
South Kingstown, RI 02879
Tel (401) 741-2569
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