

# MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT

## PRELIMINARY APPLICATION PLAN

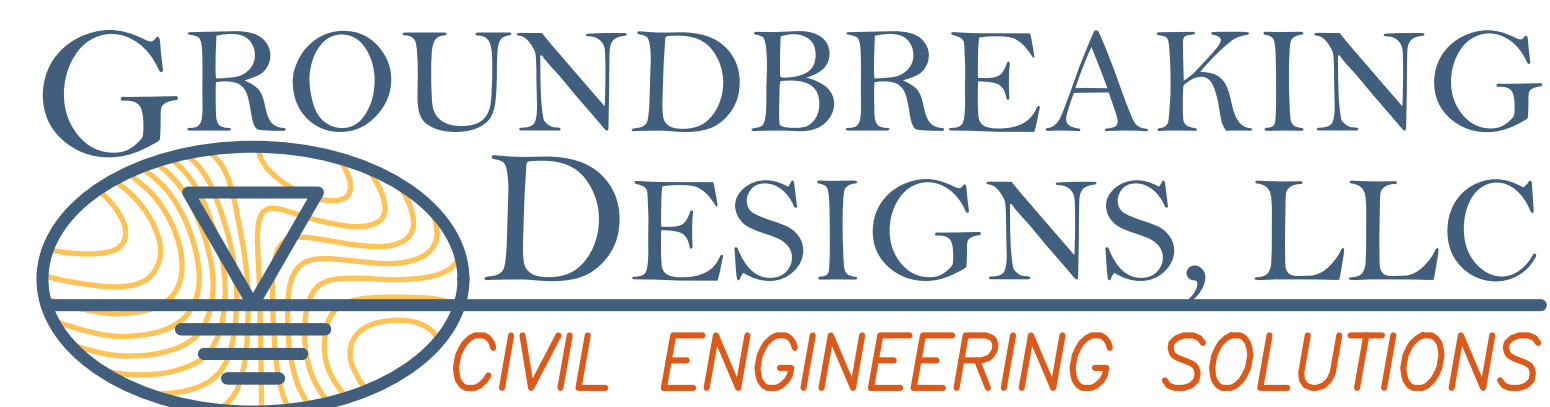
FOR

# NORTH WOODS SUBDIVISION

A.P. 47-2, LOT 120  
SOUTH ROAD / CURTIS CORNER ROAD  
SOUTH KINGSTOWN, RHODE ISLAND

OWNER / APPLICANT:  
TRUE NORTH LAND COMPANY LLC  
11 KNIGHT ST. UNIT E9  
WARWICK, RI 02886

DATE: JANUARY 30, 2022  
LATEST REVISION: JULY 28, 2022

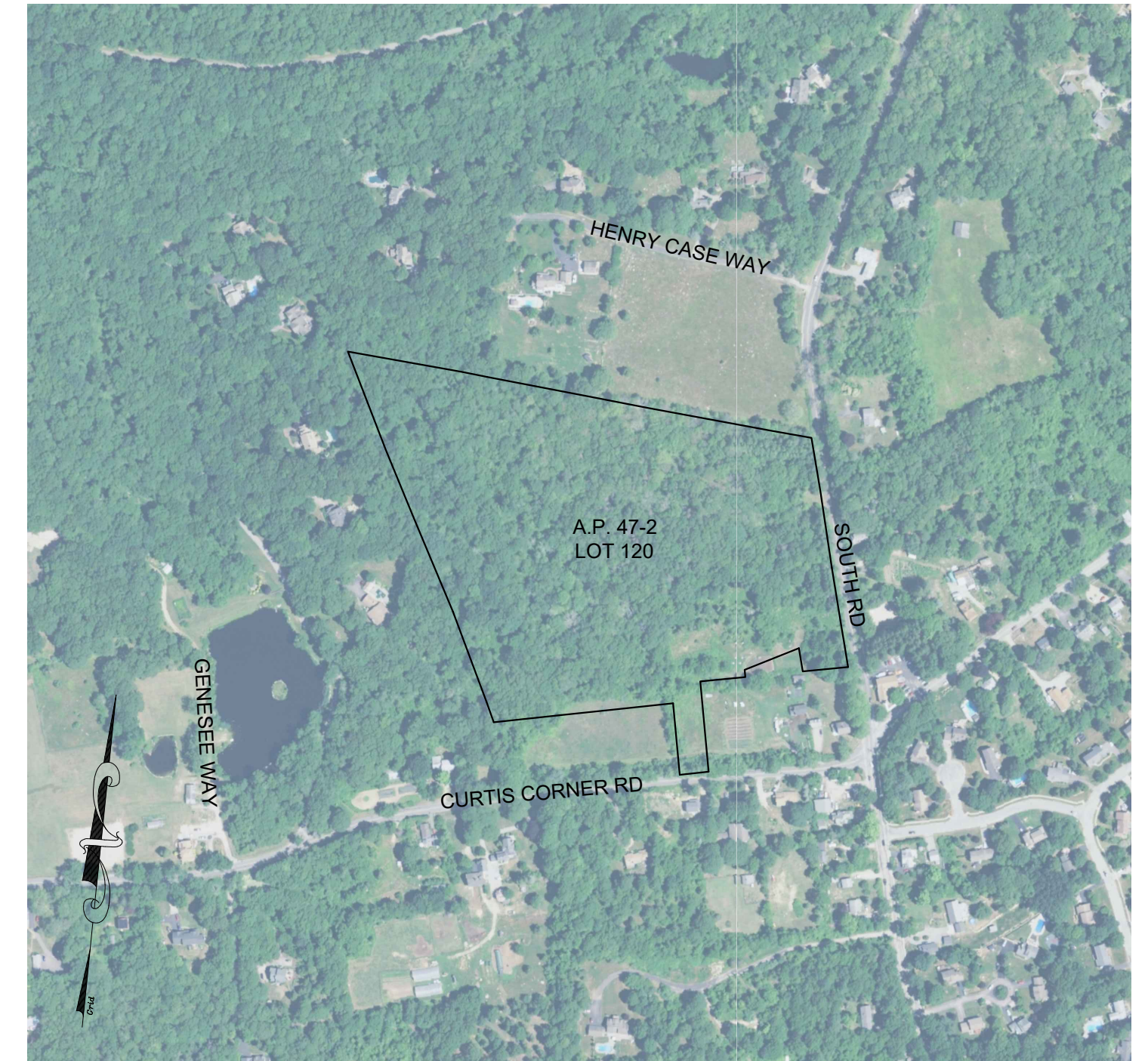


90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 ☎ PHONE: (401) 622-2932



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879

ghb593@verizon.net  
(401)793-6777



LOCUS MAP  
1" = 400'

### LIST OF DRAWINGS

1. TITLE SHEET
- S1 EXISTING CONDITIONS PLAN
- S2 EXISTING CONDITIONS PLAN w/PROPOSED ADMINISTRATIVE SUBDIVISION
- S3 PROPOSED LOT GEOMETRY PLAN
- S4 PROPOSED OPEN SPACE PLAN
- S5 SPECIMEN TREE LOCATION PLAN
- E1 PROPOSED SITE LAYOUT PLAN
- E2 PROPOSED GRADING & UTILITIES PLAN
- E3 ROADWAY PROFILE PLAN
- E4 SOIL EROSION & SEDIMENT CONTROL PLAN
- E5 DETAIL SHEET - 1
- E6 DETAIL SHEET - 2
- E7 DETAIL SHEET - 3
- L1 PROPOSED LANDSCAPE PLAN

### REFERENCES

1. PROPERTY LINE INFORMATION OBTAINED FROM SURVEY PLANS TITLED "CONCEPTUAL MASTER PLAN FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP) NORTH WOODS MAJOR SUBDIVISION PLAN EXISTING CONDITIONS A.P. 47-2, LOT 120 CURTIS CORNER ROAD SOUTH KINGSTOWN, RHODE ISLAND PREPARED FOR: TRUE NORTH LAND COMPANY" PREPARED BY FONTAINE LAND SURVEYING, LLC.
2. SUBJECT PROPERTY TOPOGRAPHY IS A PRODUCT OF AEROTECH CORP.
3. EXISTING 2-FEET CONTOURS OUTSIDE OF SURVEYED AREA OBTAINED FROM RIGIS LIDAR DATA.
4. AERIAL IMAGERY OBTAINED FROM RIGIS IMAGERY RESOURCES.

### APPROVALS GRANTED/PERMITS

1. TOWN OF SOUTH KINGSTOWN MASTER PLAN APPROVAL WITH CONTINGENCIES, AUGUST 25, 2020
2. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FRESHWATER WETLANDS PERMIT NO. 20-0257
3. PRELIMINARY SUBDIVISION SUITABILITY DETERMINATION BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT IDENTIFICATION NUMBER: 1932-0869
4. SOUTH KINGSTOWN FIRE MARSHAL REVIEW LETTER, DATED DECEMBER 12, 2021
5. SUEZ WATER RHODE ISLAND WILLINGNESS TO SERVE LETTER, DATED DECEMBER 21, 2021

### WAIVER REQUESTED

(GRANTED CONDITIONAL APPROVAL AT MASTER PLAN STAGE)

1. THE OWNERS/APPLICANT WISH TO REDUCE THE REQUIRED 100' BUFFER ALONG SOUTH ROAD TO 75'. AN ACCEPTABLE VISUAL AND AUDITORY SCREEN IS PROPOSED; SEE SHEET L1.

### WAIVERS APPROVED

(AT MASTER PLAN STAGE)

1. WAIVER FROM THE MINIMUM 80' FRONTAGE REQUIREMENT FOR R10 ZONE FOR SEVERAL LOTS WITH REDUCED FRONTAGE AND SHARED ACCESS DRIVEWAYS.
2. WAIVER FROM THE REQUIRED ROADWAY 24' PAVEMENT WIDTH - GRANTED A 20' PRIVATE ROADWAY WIDTH.

### GENERAL NOTES

1. ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS.
2. ONLY PLANS STAMPED ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.
3. THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO GROUND BREAKING DESIGNS, LLC, (401) 622-2932.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
6. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD 2009 LATEST REVISION.

ISSUED FOR PERMITTING ONLY,  
NOT FOR CONSTRUCTION



LOCUS  
Not to Scale

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 4409C0184K & 4409C0185J for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of April 3, 2020.
- Topography shown hereon a product of Aerotech Corp.
- Wetlands shown hereon delineated by Natural Resource Services, Inc. and field located by Fontaine Land Surveying, LLC.
- Soil evaluations performed by Onsite Wastewater Initiative, LLC.
- Site is Not located within RIDEM Natural Heritage Area
- Site is Not located within Town of South Kingstown Groundwater Protection Overlay District.
- Site is Not within a TMDL Watershed as defined by RIDEM and Town of South Kingstown.
- Site is Not located within an OWTS Critical Resource Area as defined by RIDEM.
- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
- Site does Not contain areas containing prime agricultural soils or farmland soils
- At this time there is No active agricultural use on site.
- To my knowledge there are no buildings on the National Historic Register of Historic Places however there are two historic cemeteries as shown hereon.

References:

- Plan of Land for Judith DeFoe, South Road & Curtis Corner Road, South Kingstown, Rhode Island Dated 3-18-06, Scale: 1"=80' Prepared by: Sheldon Survey, Inc. supplied by client.
- Final Plan Case Form in the Town of South Kingstown, Rhode Island Platted For Jonathan & Kimberly Gilbert 968 South Road, Wakefield, RI 02879 Oct. 1993, Scale: 1"=50' Prepared by: Jackson Surveying on file in the Town of South Kingstown Land Records Plot Book 24, Page 25.
- Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lawless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plot C96-164.

Certification:

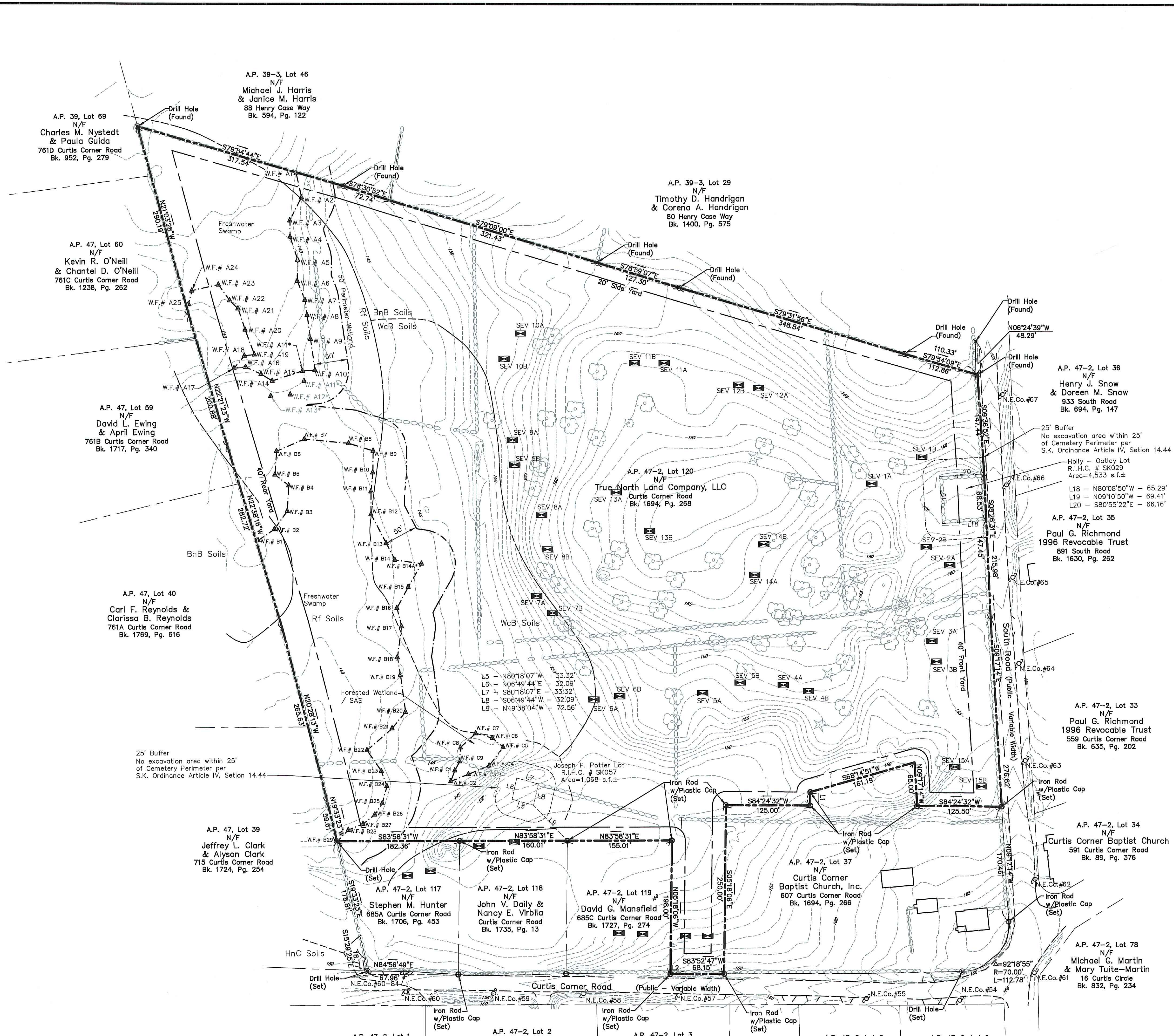
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".

By: *Michael A. Fontaine* Date: 7-28-22

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Street Index

South Road  
Curtis Corner Road

Owner/Applicant

True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

Parcel Data

Deed Book 1694, Page 268  
Total Lot Area: 933,173 s.f.±  
or 21.42 Acres±  
Suitable Land Area: 712,494 s.f.±  
or 16.35 Acres ±  
Unsuitable Area: 220,679 s.f.±  
or 5.07 Acres ±

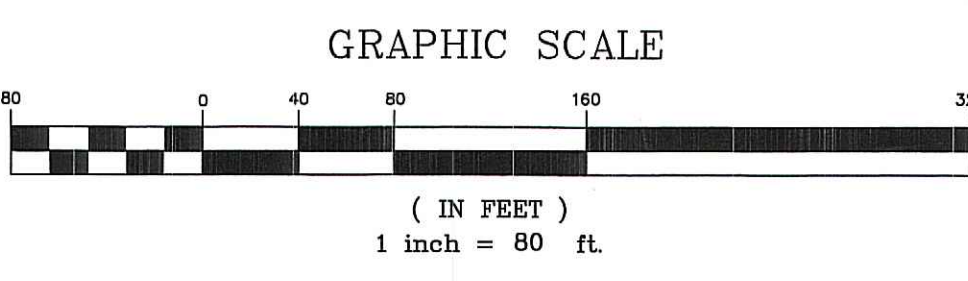
Zoning Data

R-30 Zone  
Min. Frontage/Width: 125'  
Min. Lot Size: 30,000 s.f.  
Max. Building Coverage: 20%  
Min. Front Yard: 40'  
Min. Cor. Side Yard: 30'  
Min. Side Yard: 20'  
Min. Rear Yard: 40'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.

LINE TABLE

L1	S05°18'06"E	20.00'
L2	S84°26'03"W	11.85'

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- FEMA Flood Zone
- Soil Boundary
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Point To Be Set (Iron Rod/Drill Hole)
- Stone Monument (To Be Set)
- Survey Point
- Wetland Flag Removed by RIDEM
- Wetland Flag Added/Moved by RIDEM
- Wetland Flag



No.	Revision:	By:	Date:
1	Revise Title	MAF	3/18/2020
2	Revise Title/Update Abutters	MAF	1/7/2022
3	Add Cemetery Buffer	MAF	6/24/2022
4	Revise # of Sheets	MAF	7/27/2022



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=80'

Date: 2-28-2020

Drawn By: MAF

Checked By: MAF

Job # 17-055

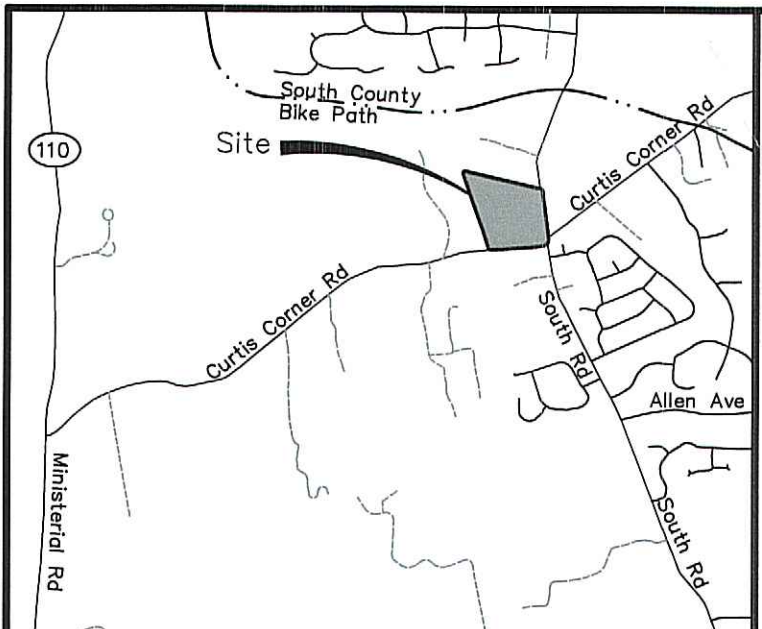
Map # 17-055

S1

Sheet: S1 of S4

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN

NORTH WOODS MAJOR SUBDIVISION  
EXISTING CONDITIONS PLAN  
A.P. 47-2, Lot 120  
Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company



LOCUS  
Not to Scale

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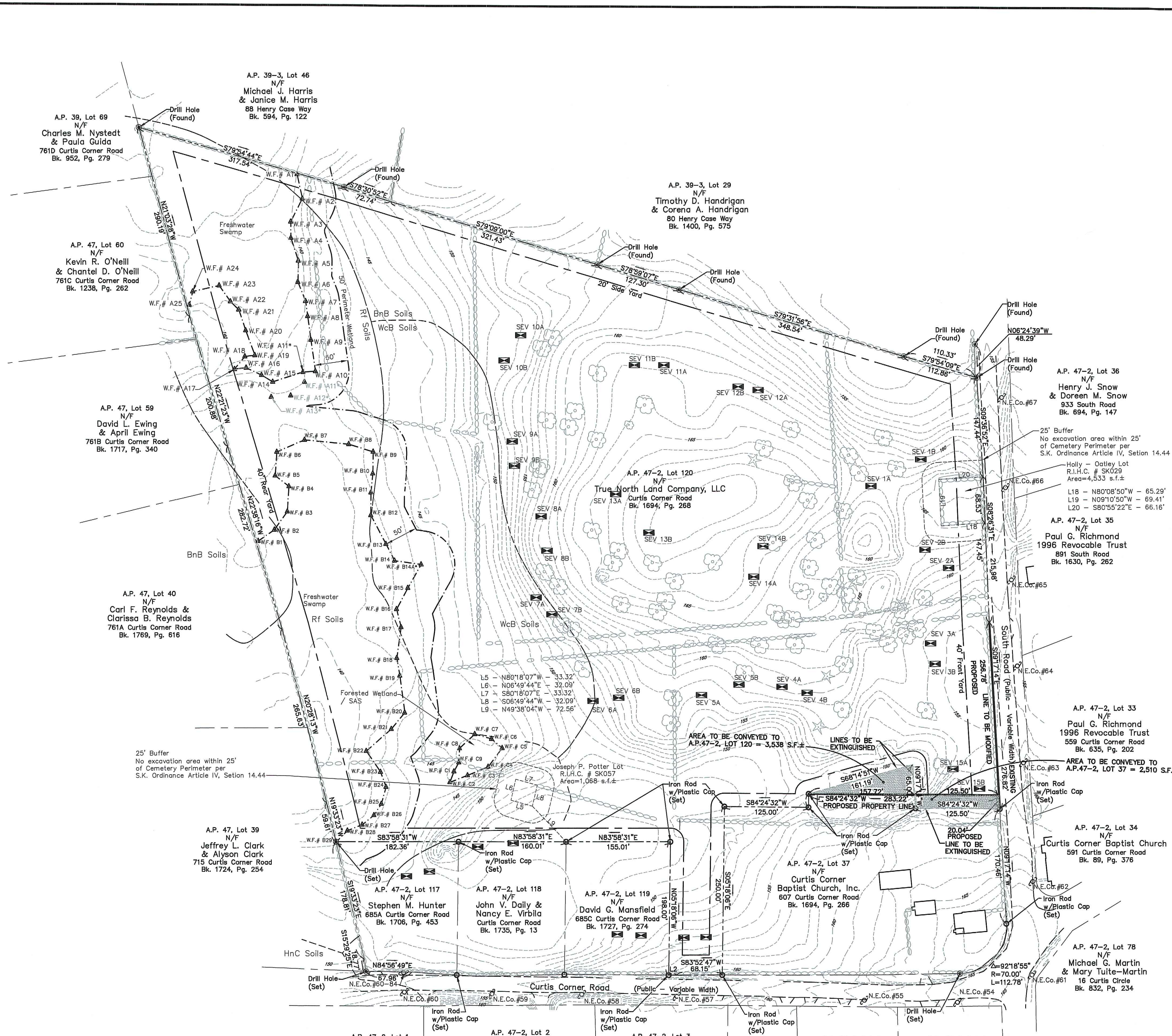
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Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an Existing Conditions Survey Plan and showing a proposed Administrative Subdivision.

By: *Michael A. Fontaine* Date: 7-28-22

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



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Curtis Corner Road

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True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

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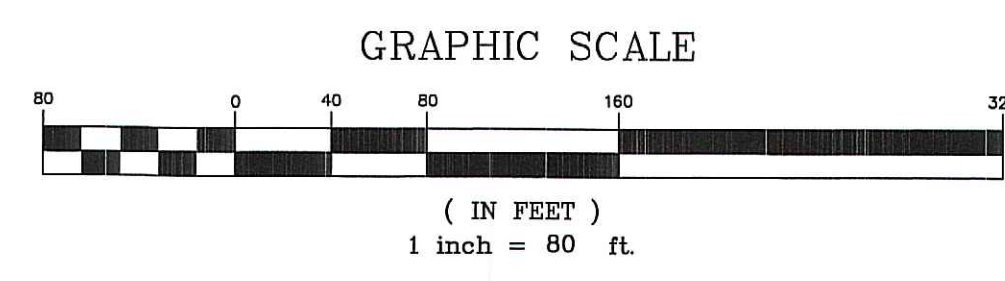
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- Concrete/Stone Monument (Found/Set)
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- Stone Monument (To Be Set)
- Survey Point
- W.F.# A13+ Wetland Flag Removed by RIDEM
- W.F.# A10+ Wetland Flag Added/Moved by RIDEM
- W.F.# A10 Wetland Flag

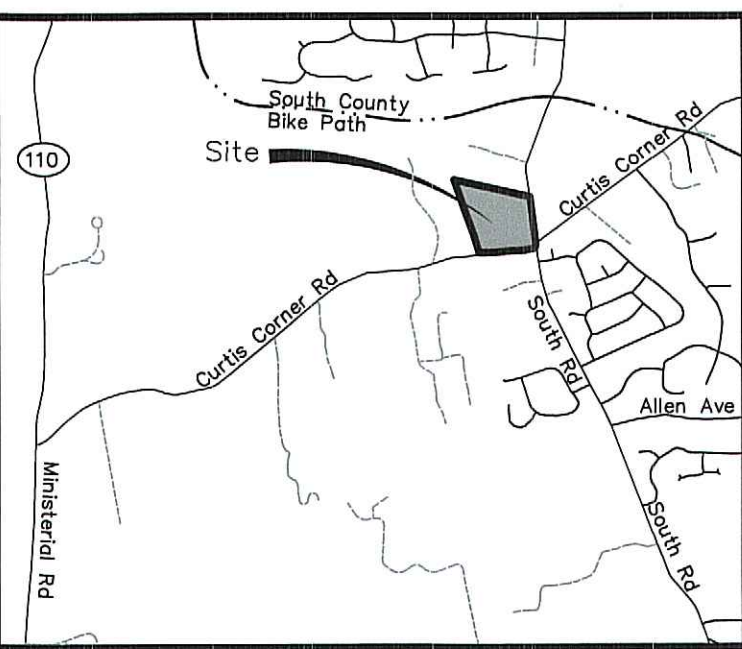


MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT PRELIMINARY APPLICATION PLAN

NORTH WOODS MAJOR SUBDIVISION  
EXISTING CONDITIONS PLAN  
W/PROPOSED ADMINISTRATIVE SUBDIVISION  
A.P. 47-2, Lot 120  
Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company

	Michael A. Fontaine, PLS 593 Green Hill Beach Road South Kingstown, RI 02879 ghb593@verizon.net (401)793-6777	Scale: 1"=80' Date: 7-27-2022
	Drawn By: MAF Checked By: MAF Job #: 17-055 Map #: 17-055	Sheet: S2 of S4

No.	Revision:	By:	Date:



LOCUS  
Not to Scale

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Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric Features for the purpose of preparing a "Major Subdivision - Lot Geometry Plan".

By: *Michael A. Fontaine* Date: 7-28-22

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553

A.P. 39, Lot 69  
N/F  
Charles M. Nystedt  
& Paula Guida  
761C Curtis Corner Road  
Bk. 952, Pg. 279

A.P. 39-3, Lot 46  
N/F  
Michael J. Harris  
& Janice M. Harris  
88 Henry Case Way  
Bk. 594, Pg. 122

A.P. 47, Lot 60  
N/F  
Kevin R. O'Neill  
& Chantel D. O'Neill  
761C Curtis Corner Road  
Bk. 1238, Pg. 262

A.P. 47, Lot 59  
N/F  
David L. Ewing  
& April Ewing  
761B Curtis Corner Road  
Bk. 1717, Pg. 340

A.P. 47, Lot 40  
N/F  
Carl F. Reynolds  
& Clarissa B. Reynolds  
761A Curtis Corner Road  
Bk. 1769, Pg. 616

A.P. 47-2, Lot 39  
N/F  
Jeffrey L. Clark  
& Alyson Clark  
715 Curtis Corner Road  
Bk. 1724, Pg. 254

A.P. 47-2, Lot 117  
N/F  
Stephen M. Hunter  
Curtis Corner Road  
Bk. 1706, Pg. 453

A.P. 47-2, Lot 118  
N/F  
John V. Dally  
& Nancy E. Virabig  
Curtis Corner Road  
Bk. 1735, Pg. 13

A.P. 47-2, Lot 119  
N/F  
David G. Mansfield  
Curtis Corner Road  
Bk. 1721, Pg. 274

A.P. 47-2, Lot 1  
N/F  
Peter A. Whitman  
& Diane F. Whitman  
700 Curtis Corner Road  
Bk. 1389, Pg. 576

A.P. 47-2, Lot 2  
N/F  
Arthur Stein  
& Clare Satori  
680 Curtis Corner Road  
Bk. 1546, Pg. 494

A.P. 47-2, Lot 3  
N/F  
Justin M. Bayles  
& Rachel J. Axelson  
650 Curtis Corner Road  
Bk. 1625, Pg. 453

A.P. 47-2, Lot 4  
N/F  
Veronica J. Thompson  
640 Curtis Corner Road  
Bk. 1489, Pg. 701

A.P. 47-2, Lot 5  
N/F  
Lynn M. Vesce  
624 Curtis Corner Road  
Bk. 641, Pg. 235

A.P. 47-2, Lot 6  
N/F  
Cheryl A. Richmond  
834 South Road  
Bk. 1501, Pg. 307

A.P. 47-2, Lot 36  
N/F  
Henry J. Snow  
& Doreen M. Snow  
933 South Road  
Bk. 694, Pg. 147

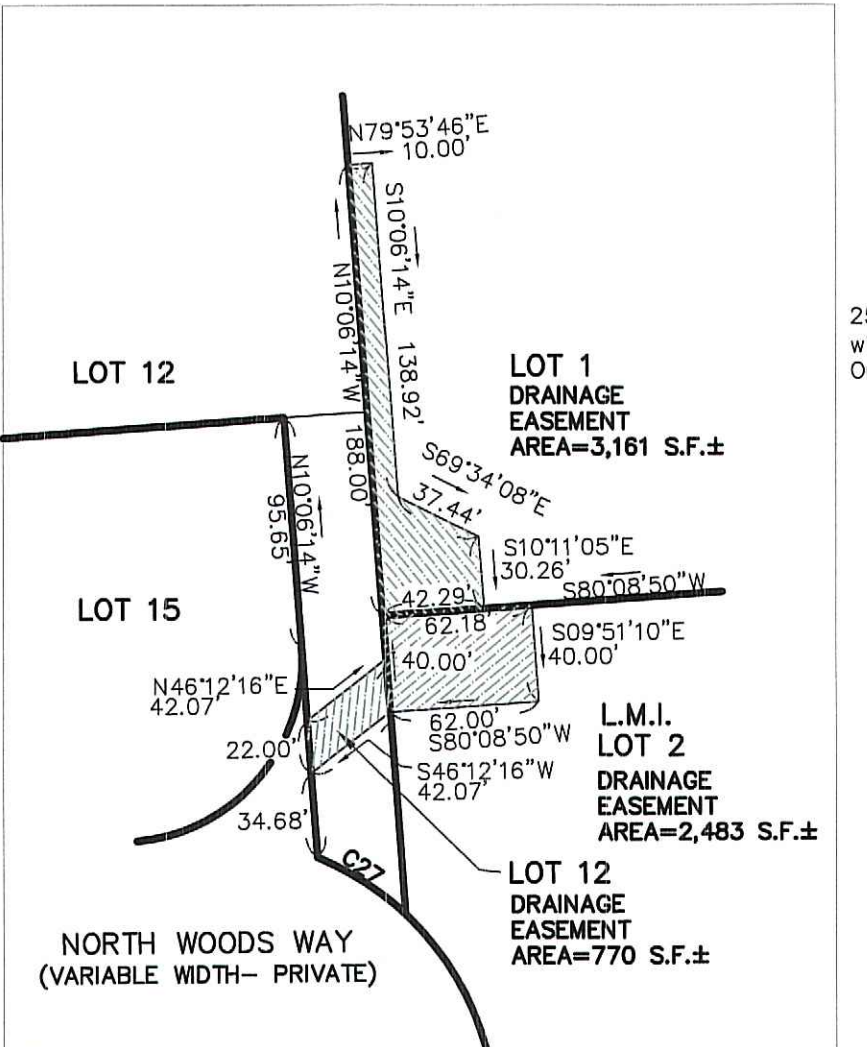
A.P. 47-2, Lot 33  
N/F  
Paul G. Richmond  
1996 Revocable Trust  
589 Curtis Corner Road  
Bk. 635, Pg. 202

A.P. 47-2, Lot 34  
N/F  
Curtis Corner Baptist Church  
591 Curtis Corner Road  
Bk. 89, Pg. 376

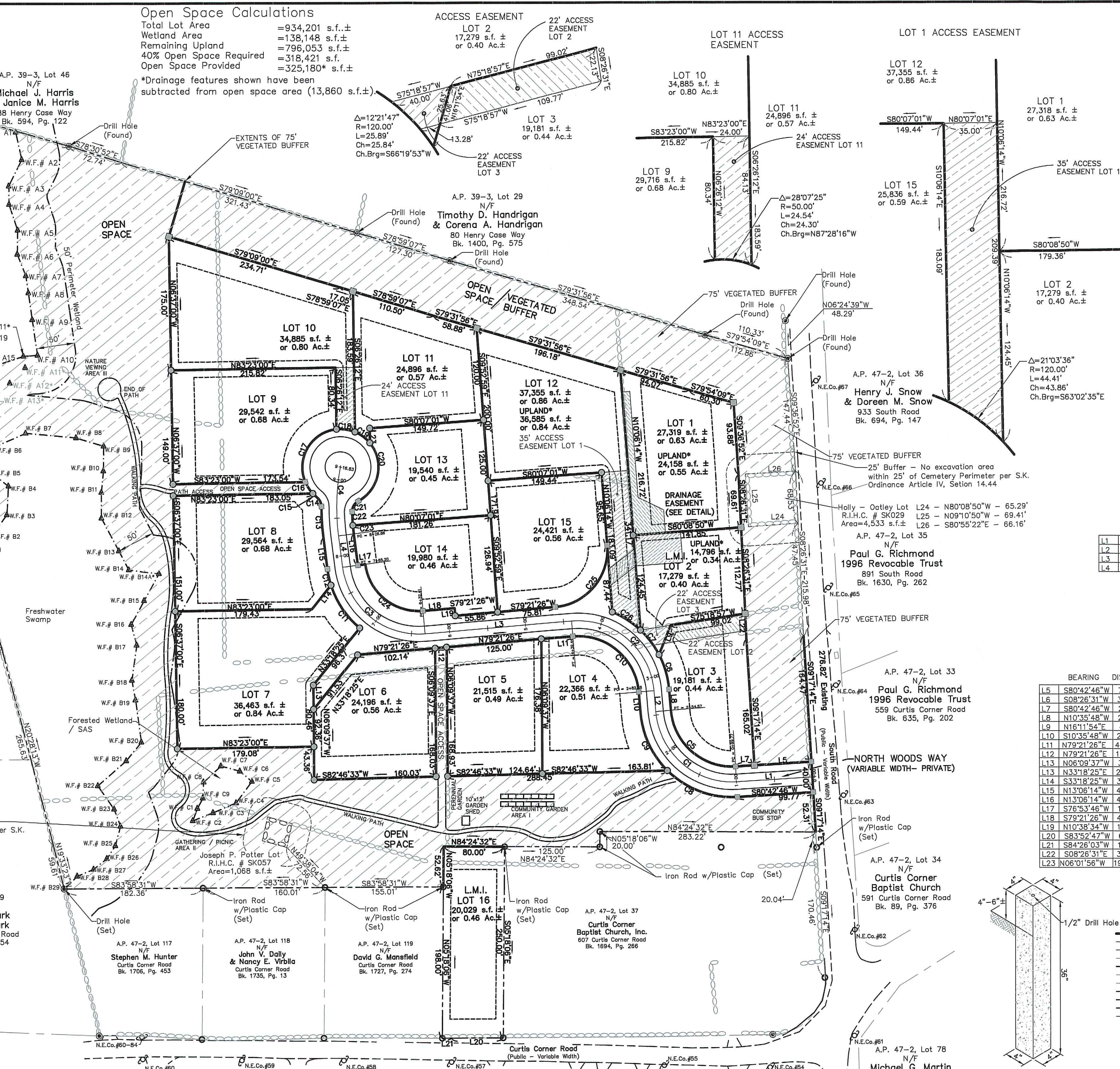
A.P. 47-2, Lot 78  
N/F  
Michael G. Martin  
& Mary Tufts-Martin  
16 Curtis Circle  
Bk. 832, Pg. 234

Open Space Calculations  
Total Lot Area = 934,201 s.f.±  
Wetland Area = 138,148 s.f.±  
Remaining Upland = 796,053 s.f.±  
40% Open Space Required = 318,421 s.f.±  
Open Space Provided = 325,180\* s.f.±  
\*Drainage features shown have been subtracted from open space area (13,860 s.f.±)

### DRAINAGE EASEMENTS LOTS 1, 2 & 12



25' Buffer - No excavation area within 25' of Cemetery Perimeter per S.K. Ordinance Article IV, Section 14.44



**Street Index**  
South Road  
Curtis Corner Road

**Owner/Applicant**  
True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

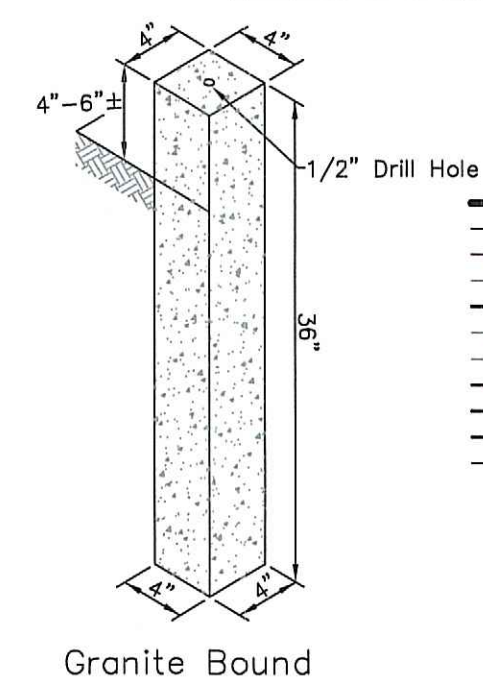
**Parcel Data**  
Deed Book 1694, Page 268  
Lot Area: 933,173 s.f.±  
or 21.42 Acres±

**NORTH WOODS (PRIVATE - 40' WIDE) ROADWAY GEOMETRY**

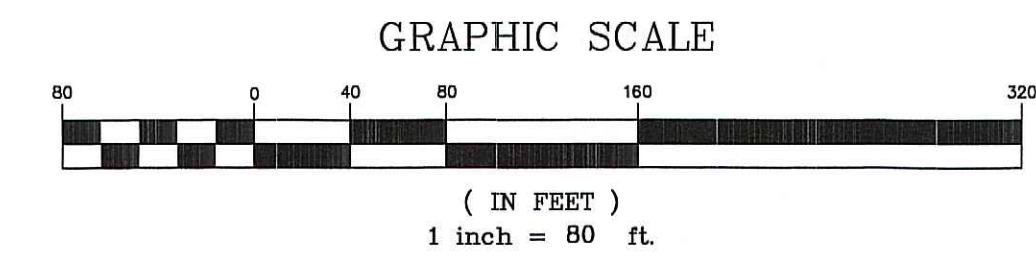
BEARING	DISTANCE	DELTA	RADIUS	ARC		
L1	S80°42'46"W	99.77'	C1	88°41'26"	100.00'	154.79'
L2	N10°35'48"W	27.72'	C2	90°02'45"	100.00'	157.16'
L3	S79°21'28"W	192.97'	C3	87°32'20"	100.00'	152.78'
L4	N1°30'54"W	41.66'	C4	18°03'33"	285.43'	89.97'

**LOT GEOMETRY**

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING		
L5	S80°42'46"W	75.00'	C5	88°41'26"	80.00'	123.84'	111.84'	N54°56'31"W
L6	S80°26'31"W	37.21'	C6	22°43'41"	120.00'	47.60'	47.29'	N21°57'39"W
L7	S80°42'46"W	24.77'	C7	191°11'7"	120.00'	48.19'	40.00'	N42°55'08"W
L8	N10°35'48"W	27.72'	C8	48°16'14"	120.00'	101.10'	98.13'	S79°09'07"E
L9	N16°11'54"E	41.06'	C9	40°25'12"	120.00'	84.66'	82.91'	S30°48'24"E
L10	S10°35'48"W	27.72'	C10	90°02'45"	80.00'	125.73'	113.18'	S55°37'11"E
L11	N79°21'26"E	41.18'	C11	32°27'04"	120.00'	67.97'	67.06'	S30°56'43"E
L12	N10°35'48"W	15.08'	C12	101°18'7"	120.00'	21.54'	21.51'	S181°44'2"E
L13	N06°09'37"W	31.46'	C13	07°40'06"	305.43'	40.88'	40.85'	S09°16'11"E
L14	S22°33'33"	15.00'	C14	52°22'33"	15.00'	13.71'	13.24'	S31°37'24"E
L15	S33°18'25"W	39.92'	C15	08°35'59"	50.00'	7.50'	7.50'	S53°30'42"E
L16	N13°06'14"W	41.66'	C16	20°27'31"	50.00'	17.85'	17.76'	S38°58'57"E
L17	N13°06'14"W	41.66'	C17	107°13'12"	50.00'	93.57'	80.50'	S24°51'25"W
L18	S76°53'46"W	10.00'	C18	28°07'25"	50.00'	24.54'	24.30'	N87°28'16"W
L19	S79°21'26"W	41.74'	C19	28°07'25"	50.00'	24.54'	24.30'	N59°20'51"W
L20	N10°38'34"W	10.00'	C20	101°58'32"	50.00'	88.99'	77.70'	N05°42'07"E
L21	S83°52'47"W	68.15'	C21	63°29'33"	15.00'	16.62'	15.76'	N24°56'36"E
L22	S84°26'03"W	11.85'	C22	03°53'43"	265.43'	18.05'	18.05'	N08°45'02"W
L23	S08°28'31"E	33.38'	C23	02°24'20"	265.43'	11.14'	11.14'	N11°54'04"W
L24	S84°26'03"W	11.85'	C24	87°32'20"	70.00'	106.95'	96.85'	N56°52'24"W
L25	S89°27'40"	75.00'	C25	89°27'40"	75.00'	117.10'	105.57'	S34°37'36"W
L26	N1°30'54"W	19.20'	C26	21°03'36"	120.00'	44.11'	43.86'	N63°02'35"W



Open Space Monumentation to be set at Property Corners Leave Top 4"-6" Exposed Above Grade



### MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT PRELIMINARY APPLICATION PLAN

**NORTH WOODS MAJOR SUBDIVISION PROPOSED LOT GEOMETRY PLAN**  
A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC

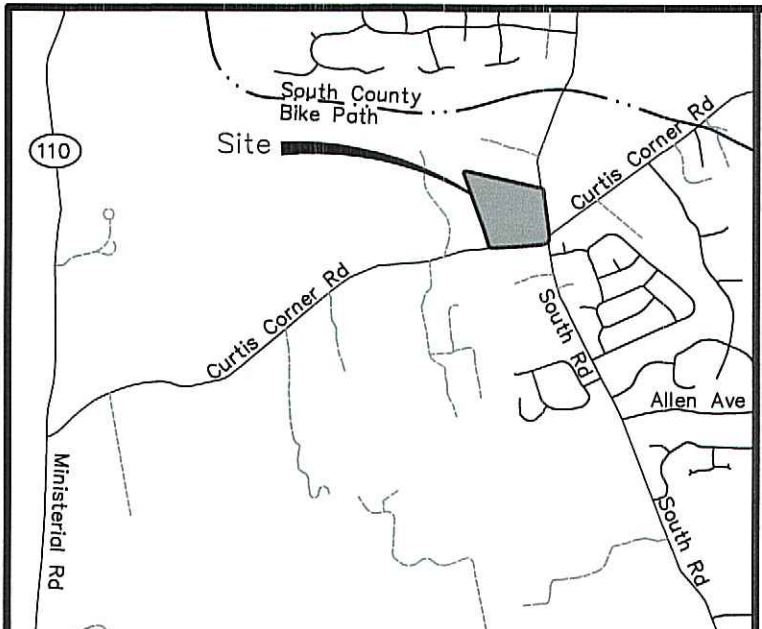
No.	Revision:	By:	Date:	No.	Revision:	By:	Date:
1	Revise Text Height/ Road Width	MAF	2/26/2020	6	Add Dimensions on Easement	MAF	5/30/2021
2	Revise Title/ Zoning Data Block	MAF	3/18/2020	7	Revise Walking Path, Lots 8 & 9	MAF	6/23/2021
3	Revise Roadway location and lots	MAF	6/7/2020	8	Revise Title	MAF	6/29/2021
4	Revise Lots 5,8,8 & 9 Add Garden Shed and Open Space Access (2)	MAF	6/12/2020	9	Add Administrative Subdivision Information	MAF	8/10/2021
5	Increase Buffer, Revise Lots, Relocate Path, add Buffer signs	MAF	7/29/2020	10	Add Drainage Easements Revise Open Space Calculations	MAF	12/29/2022
11	Revise Lots 6,14, & 15 & Drainage Easements	MAF	5/19/2022	12	Add Cemetery Buffer	MAF	6/24/2022
12	Remove Drainage Text from Lot 7, addText to Detail, Renumber Sheet	MAF	7/26/2022	13	Remove Drainage Text from Lot 7, addText to Detail, Renumber Sheet	MAF	7/26/2022



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=80'  
Date: 1-30-2020

Drawn By: MAF  
Checked By: MAF  
Job # 17-055  
Map # 17-055  
Sheet: S3 of S4



LOCUS  
Not to Scale

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 44009C0184K & 44009C0185J for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of April 3, 2020.
- Topography shown hereon a product of Aerotech Corp.
- Wetlands shown hereon delineated by Natural Resource Services, Inc. and field located by Fontaine Land Surveying, LLC.
- Soil evaluations performed by Onsite Wastewater Initiative, LLC.
- Site is Not located within RIDEM Natural Heritage Area
- Site is Not located within Town of South Kingstown Groundwater Protection Overlay District.
- Site is Not within a TMDL Watershed as defined by RIDEM and Town of South Kingstown.
- Site is Not located within an OWTS Critical Resource Area as defined by RIDEM.
- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
- Site does Not contain areas containing prime agricultural soils or farmland soils
- At this time there is No active agricultural use on site.
- To my knowledge there are no buildings on the National Historic Register of Historic Places however there are two historic cemeteries as shown hereon.

References:

- Plan of Land for Judith DeFeo, South Road & Curtis Corner Road, South Kingstown, Rhode Island Dated 3-18-06, Scale: 1"=80' Prepared by: Sheldon Survey, Inc. supplied by client.
- Final Plan Case Form in the Town of South Kingstown, Rhode Island Platted For Jonathan & Kimberly Gilbert 968 South Road, Wakefield, RI 02879 Oct. 1993, Scale: 1"=50' Prepared by: Jackson Surveying on file in the Town of South Kingstown Land Records Plat Book 24, Page 25.
- Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lawless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat C96-164.

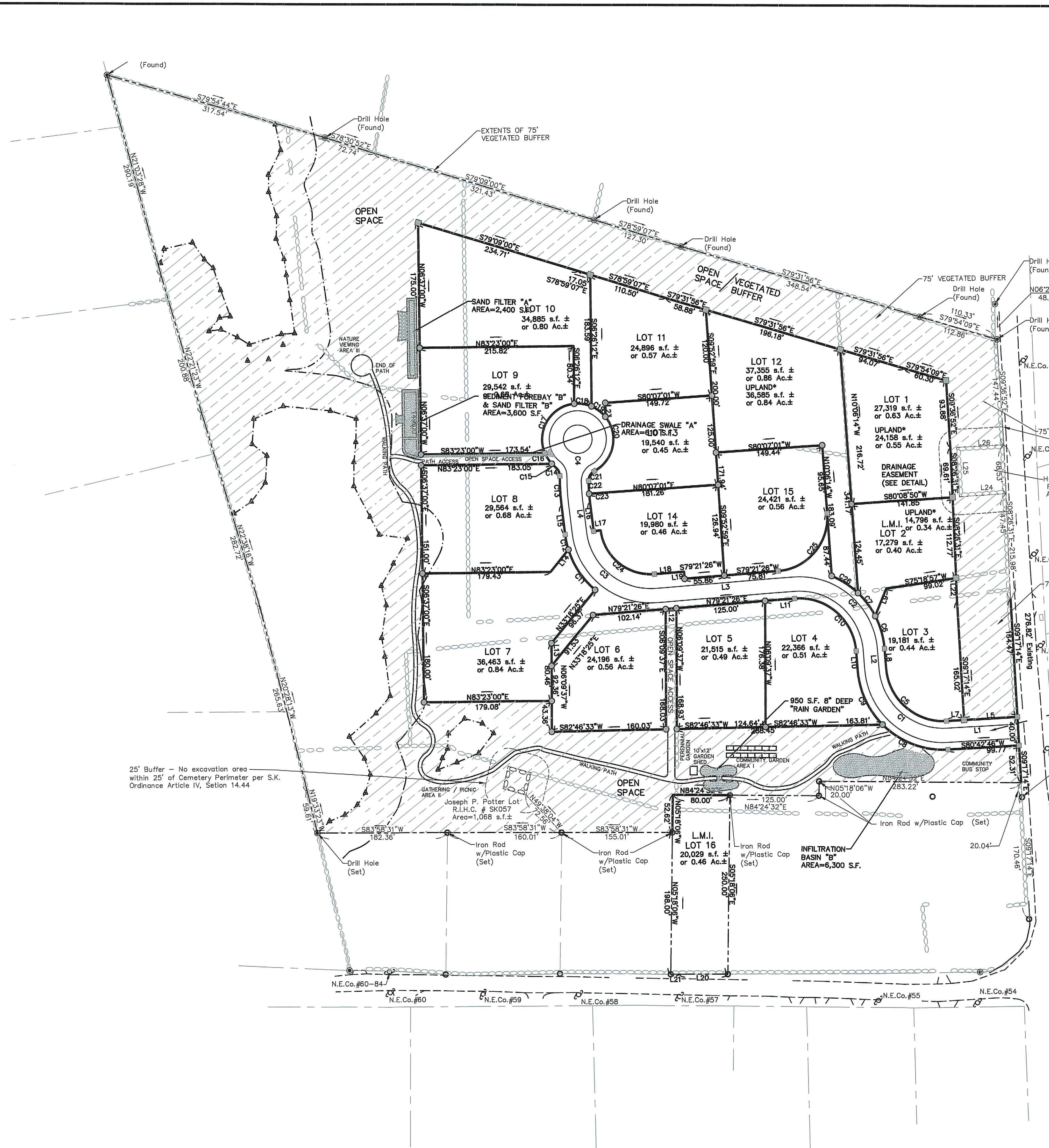
Certification:

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric Features for the purpose of preparing a "Major Subdivision - Open Space Plan".

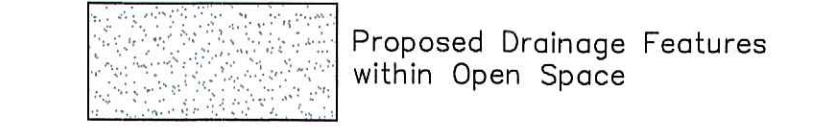
By: *Michael A. Fontaine* Date: 7-28-22  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Open Space Calculations

Total Lot Area	=934,201 s.f.±
Wetland Area	=138,148 s.f.±
Remaining Upland	=796,053 s.f.±
40% Open Space Required	=318,421 s.f.±
Open Space Provided	=325,180* s.f.±

\*Drainage features shown have been subtracted from open space area (13,860 s.f.±).



Street Index

- South Road
- Curtis Corner Road

Owner/Applicant

True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

Parcel Data

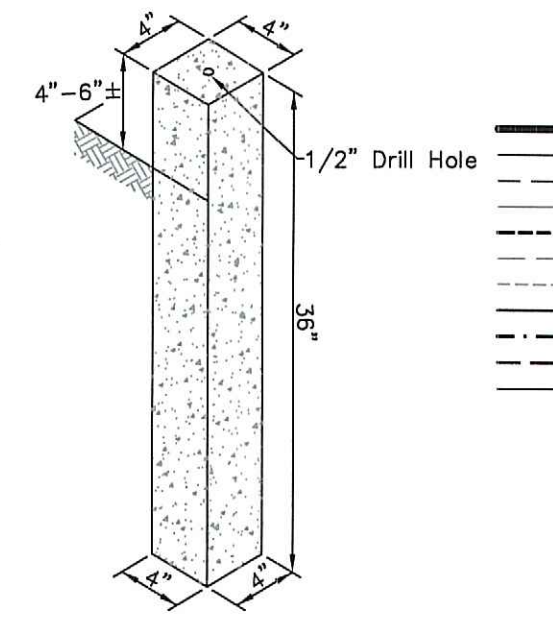
Deed Book 1694, Page 26B  
Lot Area: 933,173 s.f.±  
or 21.42 Acres±

NORTH WOODS  
(PRIVATE - 40' WIDE)  
R.I.H.C. # SK029  
Area=4,533 s.f.±

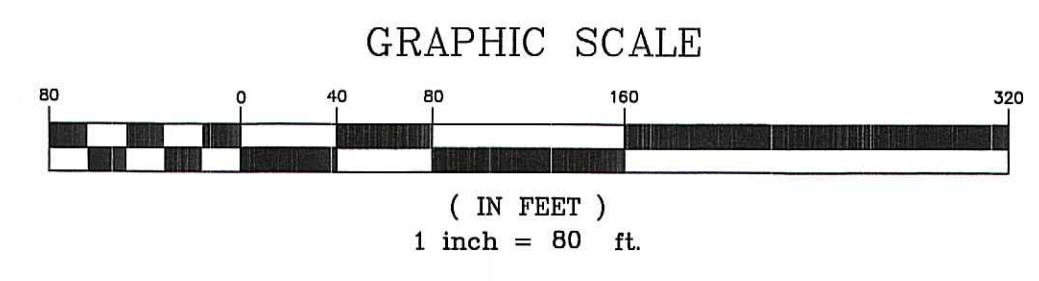
BEARING	DISTANCE	DELTA	RADIUS	ARC
L1	S80°42'46"W	99.77'		
L2	N10°35'48"W	27.72'		
L3	S79°21'26"W	192.87'		
L4	N13°06'14"W	41.66'		
C1	88°41'26"	100.00'	154.79'	
C2	90°02'45"	100.00'	157.16'	
C3	87°32'20"	100.00'	152.78'	
C4	18°03'53"	285.43'	88.97'	

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L5	S80°42'46"W	75.00'				
L6	S08°26'31"W	37.21'				
L7	S80°42'46"W	24.77'				
L8	N10°35'48"W	27.72'				
L9	N18°11'54"E	41.06'				
L10	S10°35'48"W	27.72'				
L11	N79°21'26"E	41.18'				
L12	N79°21'26"E	15.05'				
L13	N08°09'37"W	31.46'				
L14	N33°18'25"E	28.33'				
L15	S33°18'25"W	39.92'				
L16	N13°06'14"W	41.66'				
L17	S78°53'46"W	10.00'				
L18	S79°21'26"W	41.74'				
L19	N10°38'34"W	10.00'				
L20	S83°52'47"W	68.15'				
L21	S84°28'03"W	11.85'				
L22	S08°26'31"E	33.38'				
L23	N08°01'56"W	19.20'				
C5	88°41'26"	80.00'	123.84'	111.84'	N54°56'31"W	
C6	22°43'41"	120.00'	47.60'	47.29'	N21°57'39"W	
C7	19°11'17"	120.00'	40.19'	40.00'	N42°55'08"W	
C8	48°16'14"	120.00'	101.10'	98.13'	S75°09'07"E	
C9	40°25'12"	120.00'	84.60'	89.31'	S30°48'24"E	
C10	90°02'45"	80.00'	125.73'	113.18'	S85°37'11"E	
C11	32°27'04"	120.00'	67.97'	67.06'	S30°36'43"E	
C12	10°18'57"	120.00'	21.54'	21.51'	S18°14'42"E	
C13	07°40'08"	305.43'	40.88'	40.85'	S09°16'11"E	
C14	52°22'33"	15.00'	13.71'	13.24'	S31°37'24"E	
C15	08°35'59"	50.00'	7.50'	7.50'	S53°30'42"E	
C16	20°27'31"	50.00'	17.85'	17.76'	S38°58'57"E	
C17	N10°31'32"	50.00'	93.57'	80.50'	S24°51'25"W	
C18	28°07'25"	50.00'	24.54'	24.30'	N87°28'18"W	
C19	28°07'25"	50.00'	24.54'	24.30'	N59°20'51"W	
C20	N10°58'32"	50.00'	88.99'	77.70'	N05°42'07"E	
C21	63°29'33"	15.00'	16.62'	15.78'	N24°56'36"E	
C22	03°53'43"	265.43'	18.05'	18.05'	N08°45'02"W	
C23	02°24'20"	265.43'	11.14'	11.14'	N1°54'04"W	
C24	87°32'20"	70.00'	106.95'	96.85'	N56°52'24"W	
C25	89°27'40"	75.00'	117.10'	105.57'	S34°37'36"W	
C26	21°03'36"	120.00'	44.11'	43.86'	N63°02'35"W	



- Property Line (New or Modified)
- Property Line (Existing/To Remain)
- Easement Line
- Butter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- FEMA Flood Zone
- Soil Boundary
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Point To Be Set (Iron Rod/Drill Hole)
- Stone Monument (To Be Set)
- Survey Point
- W.F.# A13\* Wetland Flag Removed by RIDEM
- W.F.# A10\* Wetland Flag Added/Moved by RIDEM
- W.F.# A10 Wetland Flag
- L.M.I. Low & Moderate Income Persons
- FRPR Required Open Space Monumentation



No.	Revision:	By:	Date:	No.	Revision:	By:	Date:
1	Revise Walking Path, Lots 8 & 9	MAF	6/23/2021	6	Renumber Sheet	MAF	7/27/2022
2	Revise Title	MAF	6/29/2021				
3	Revise Open Space Calculations	MAF	12/29/2021				
4	Lot Configurations Change	MAF	5/19/2022				
5	Add Cemetery Buffer	MAF	6/24/2022				

**Fontaine** Land Surveying, LLC

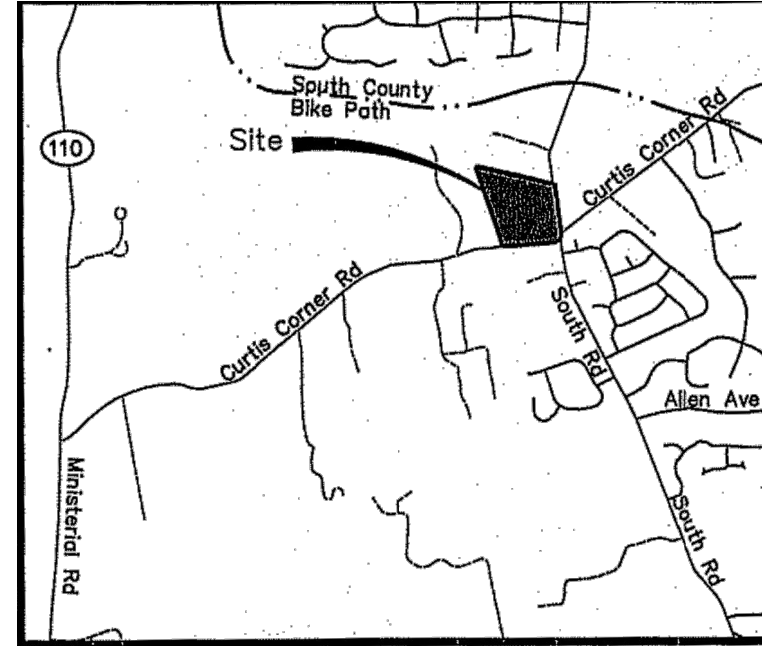
Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
gfb593@verizon.net  
(401)793-6777

Scale: 1"=80'  
Date: 8-11-2020

Drawn By: MAF  
Checked By: MAF  
Job #: 17-055  
Map #: 17-055  
Sheet: S4 of S4

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN

NORTH WOODS MAJOR SUBDIVISION  
PROPOSED OPEN SPACE PLAN  
A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC



Locus  
Not to Scale

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 44090C0184K & 44090C0185J for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of April 3, 2020.
- Topography shown hereon a product of Aerotech Corp.
- Wetlands shown hereon delineated by Natural Resource Services, Inc. and field located by Fontaine Land Surveying, LLC.
- Soil evaluations performed by Onsite Wastewater Initiative, LLC.
- Site is Not located within RIDEM Natural Heritage Area
- Site is Not located within Town of South Kingstown Groundwater Protection Overlay District.
- Site is Not within a TMDL Watershed as defined by RIDEM and Town of South Kingstown.
- Site is Not located within an OWTS Critical Resource Area as defined by RIDEM.
- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
- Site does Not contain areas containing prime agricultural soils or farmland soils
- At this time there is No active agricultural use on site.
- To my knowledge there are no buildings on the National Historic Register of Historic Places however there are two historic cemeteries as shown hereon.

References:

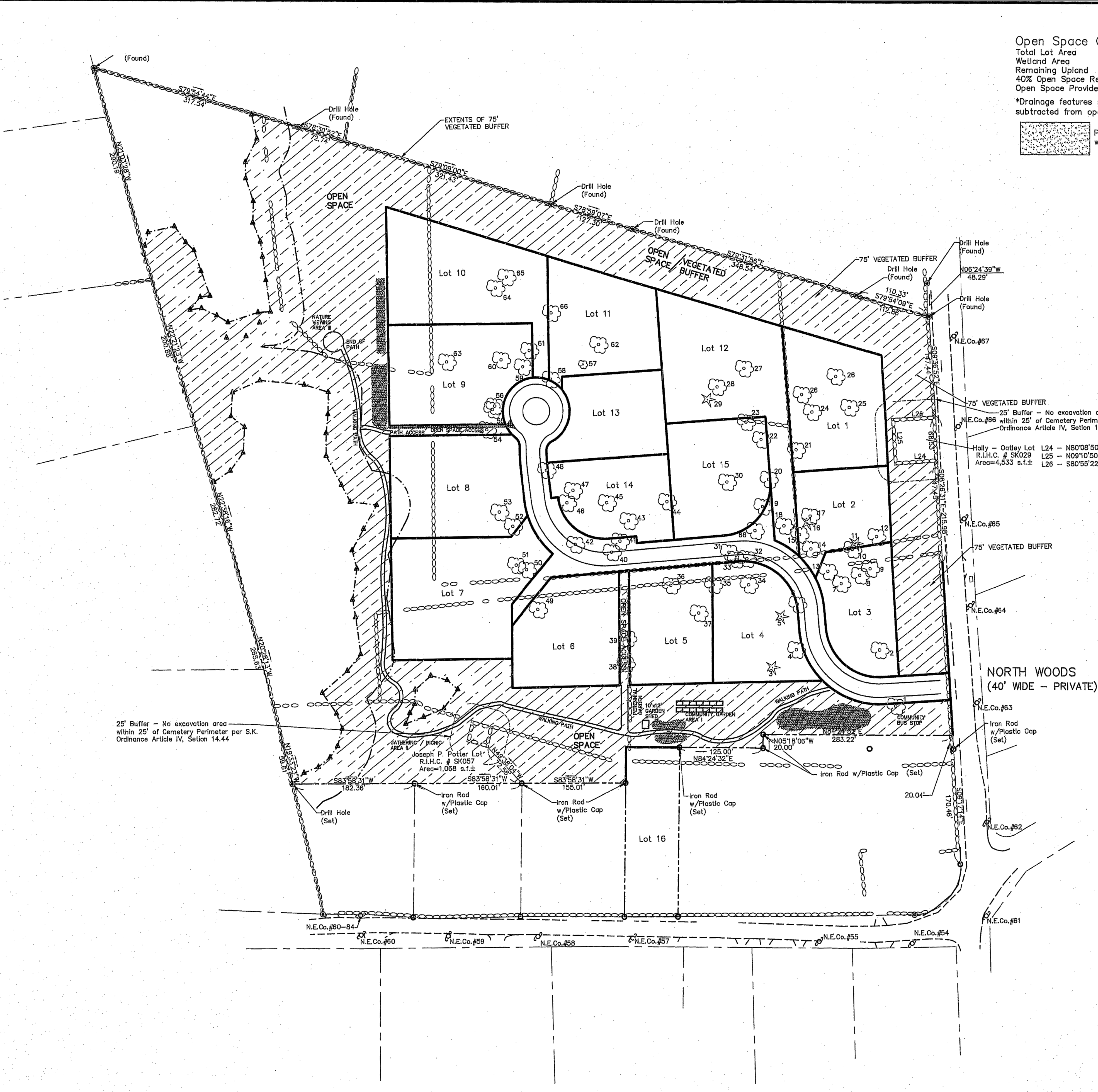
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- Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Soles: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lowless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat C96-164.

Certification:

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Limited Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with Inclusion of Planimetric Features for the purpose of preparing a "Major Subdivision - Specimen Tree Location Plan".  
By: *Michael A. Fontaine* Date: 7-1-22  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Open Space Calculations

Total Lot Area	=934,201 s.f.±
Wetland Area	=138,148 s.f.±
Remaining Upland	=796,053 s.f.±
40% Open Space Required	=318,421 s.f.
Open Space Provided	=325,180* s.f.±

\*Drainage features shown have been subtracted from open space area (13,860 s.f.±).

Proposed Drainage Features within Open Space

Street Index

- South Road
- Curtis Corner Road

Owner/Applicant

True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

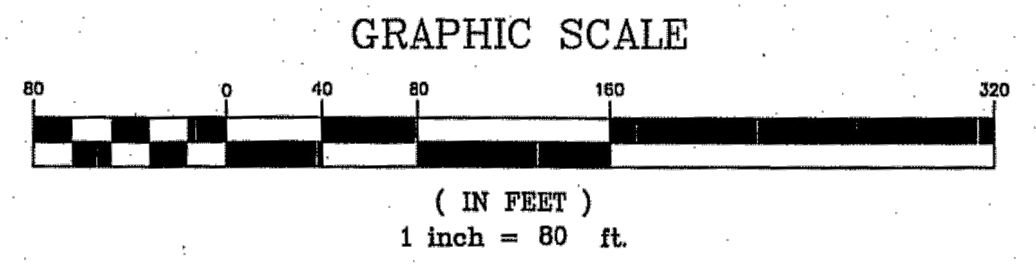
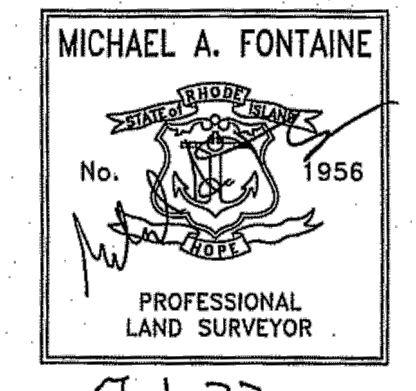
Parcel Data

Deed Book 1694, Page 268  
Lot Area: 933,173 s.f.±  
or 21.42 Acres±

Tree Identification Table

1	12"	Walnut	36	36"	White Oak
2	4"	Scarlet Oak	37	10"	Hickory
3	8"	Red Cedar (Juniper)	38	16"	White Oak
4	12"	Red Oak	39	12"	White Oak
5	8"	Red Cedar (Juniper)	40	16"	Oak
6	12"	Hickory	41	18"	Oak
7	18"	Red Oak	42	16"	Oak
8	6"	Tupelo	43	22"	White Oak
9	24"	Scarlet Oak	44	16"	Red Maple
10	22"	Scarlet Oak	45	14"	Scarlet Oak
11	2"	Norway Spruce	46	10"	Red Maple
12	16"	Scarlet Oak	47	12"	Black Oak
13	20"	White Oak	48	12"	Red Oak
14	18"	White Oak	49	16"	Scarlet Oak
15	14"	Red Oak	50	6"	Holly
16	6"	White Oak	51	18"	Black Oak
17	6"	Red Oak (Triple)	52	24"	White Oak
18	24"	Red Oak	53	24"	White Oak
19	6"	Maple (Triple)	54	16"	Scarlet Oak
20	24"	Red Oak	55	16"	Black Oak
21	24"	Scarlet Oak	56	18"	Oak
22	22"	Scarlet Oak	57	6"	Holly
23	24"	White Oak	58	22"	Black Oak
24	20"	Red Oak	59	12"	Hickory
25	10"	Red Maple (Triple)	60	36"	Red Maple (Twin)
26	12"	Black Oak	61	12"	Scarlet Oak
27	16"	Scarlet Oak	62	36"	Hickory
28	18"	Scarlet Oak	63	10"	Holly
29	10"	Spruce (Twin)	64	22"	Black Oak
30	14"	Scarlet Oak (Twin)	65	26"	Red Maple
31	12"	Maple	66	14"	Scarlet Oak (Twin)
32	18"	White Oak	67	12"	Red Maple
33	14"	Hickory			
34	12"	Hickory			
35	12"	White Oak			

- Property Line (New or Modified)
- Property Line (Existing/To Remain)
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- FEMA Flood Zone
- Soil Boundary
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Point To Be Set (Iron Rod/Drill Hole)
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- Stone Monument (To Be Set)
- Survey Point
- W.F.# A13\* Wetland Flag Removed by RIDEM
- W.F.# A10\* Wetland Flag Added/Moved by RIDEM
- W.F.# A10 Wetland Flag
- L.M.I. Low & Moderate Income Persons
- FDRP Required Open Space Monumentation



No.	Revision:	By:	Date:

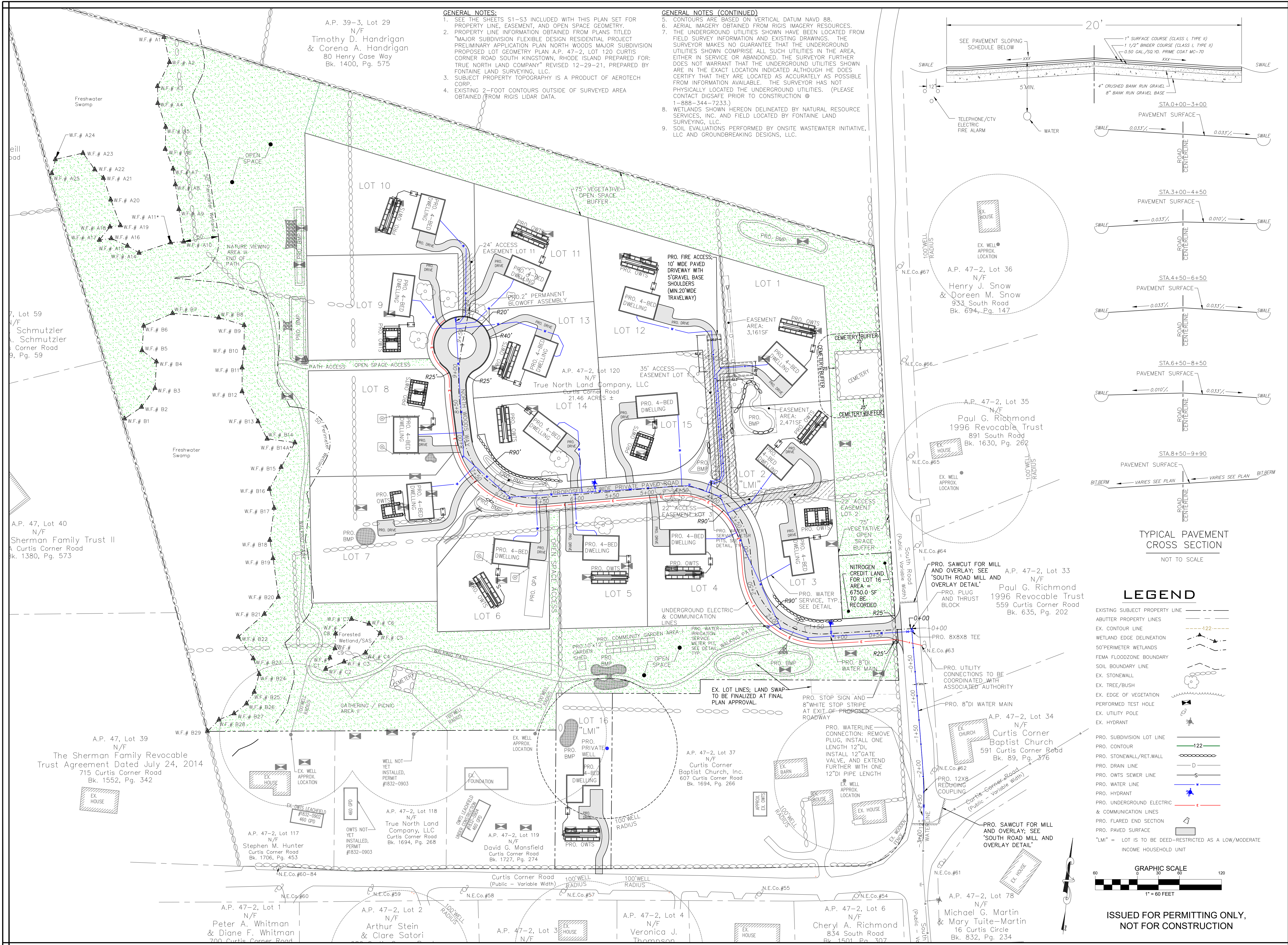


Michael A. Fontaine, PLS  
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South Kingstown, RI 02879  
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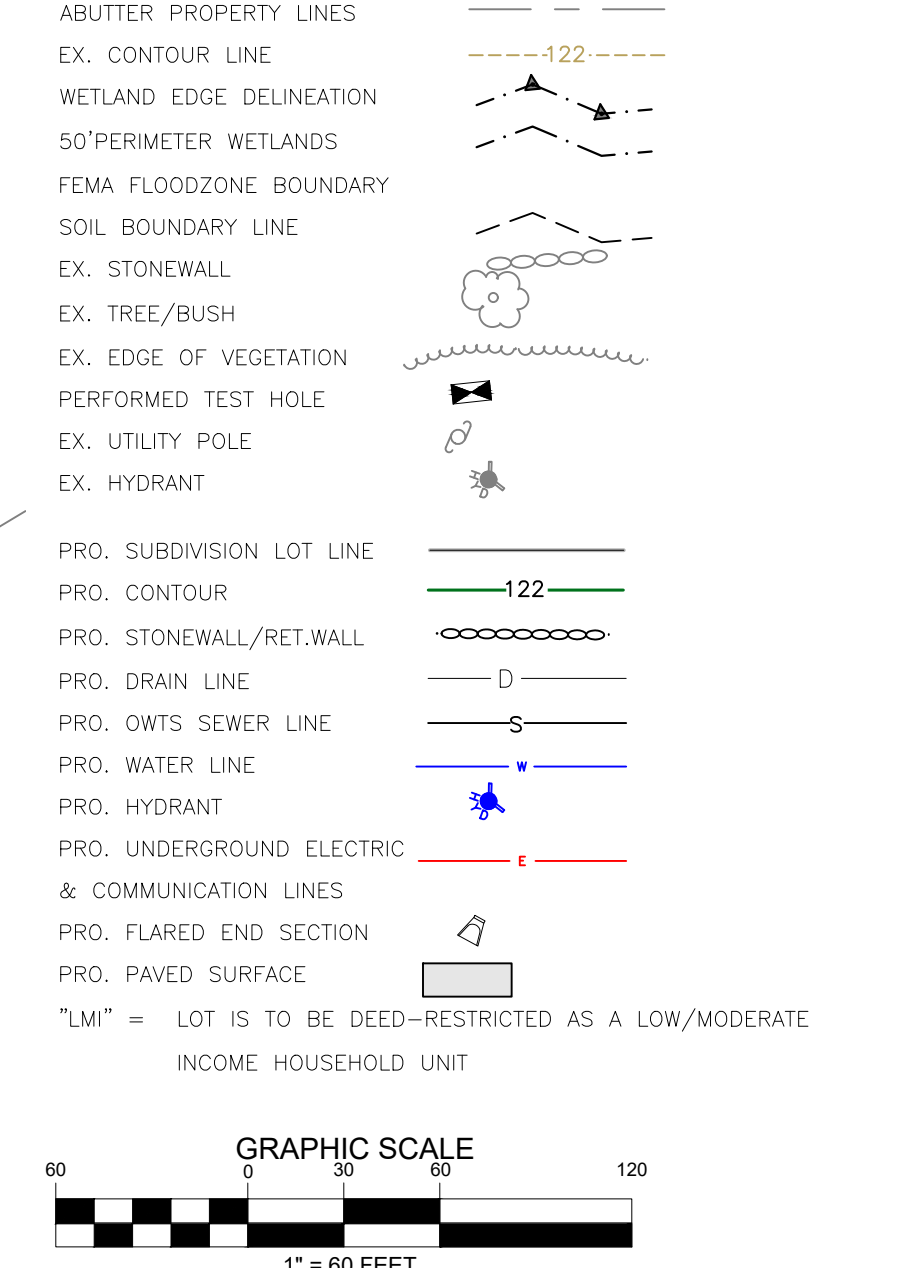
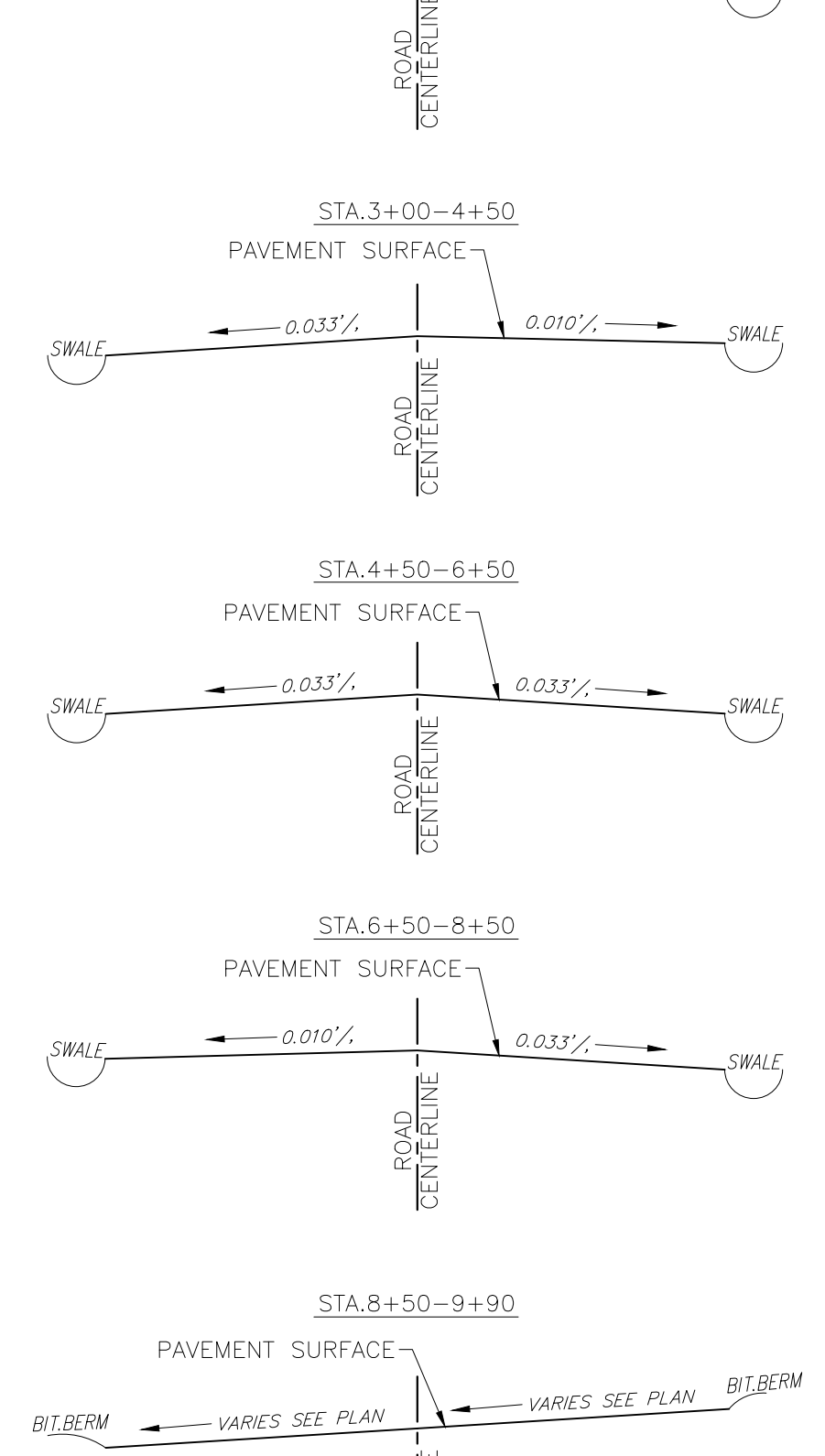
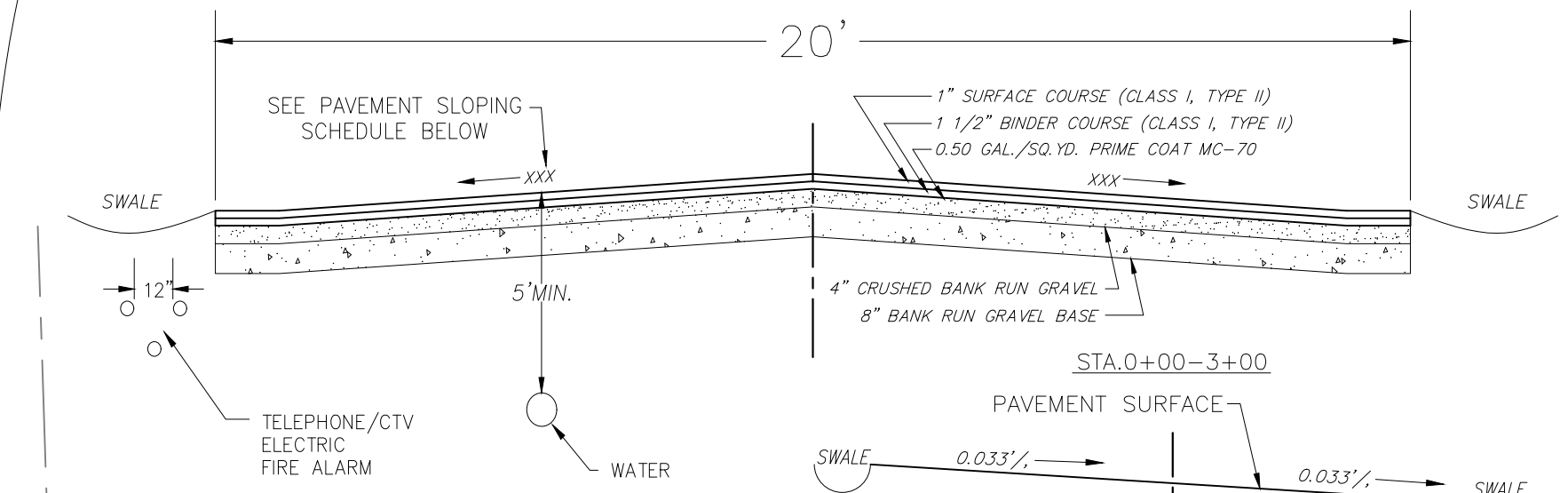
Scale: 1"=80'  
Date: 6-24-2022  
Drawn By: MAF  
Checked By: MAF  
Job # 17-055  
Map # 17-055  
Sheet: S5 of S5

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN

NORTH WOODS MAJOR SUBDIVISION  
SPECIMEN TREE LOCATION PLAN  
A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC



A.P. 39-3, Lot 29  
N/F  
Timothy D. Handrigan  
& Corena A. Handrigan  
80 Henry Case Way  
Bk. 1400, Pg. 575



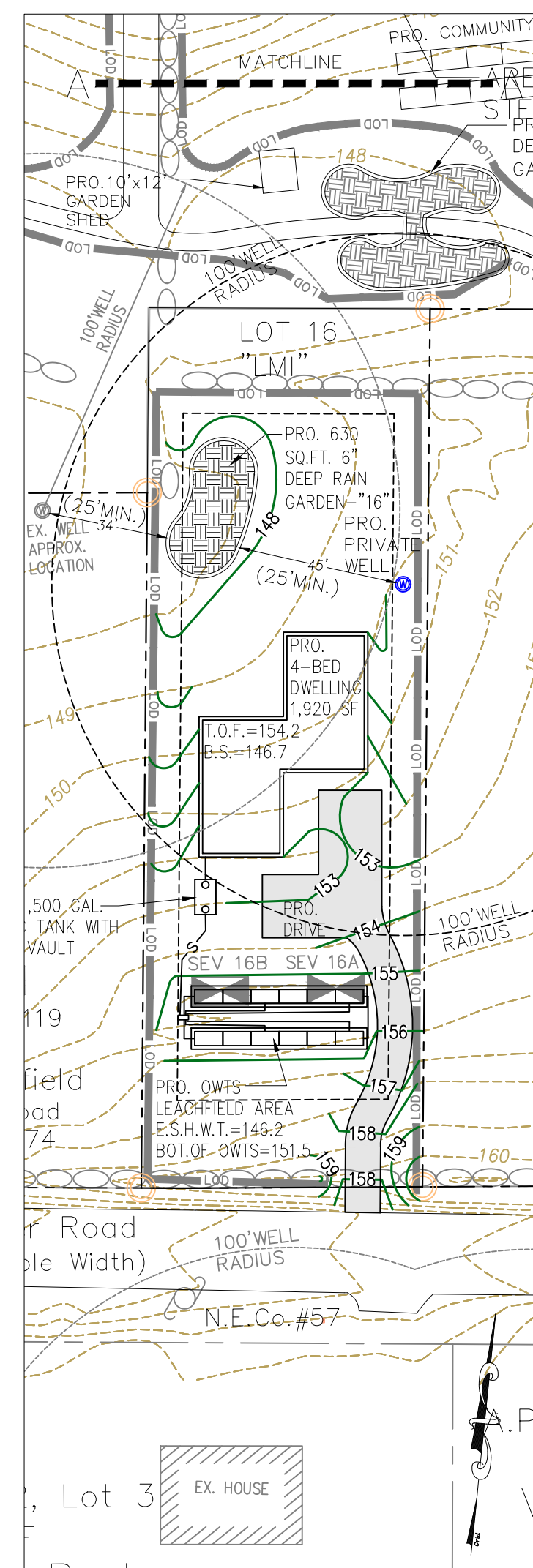
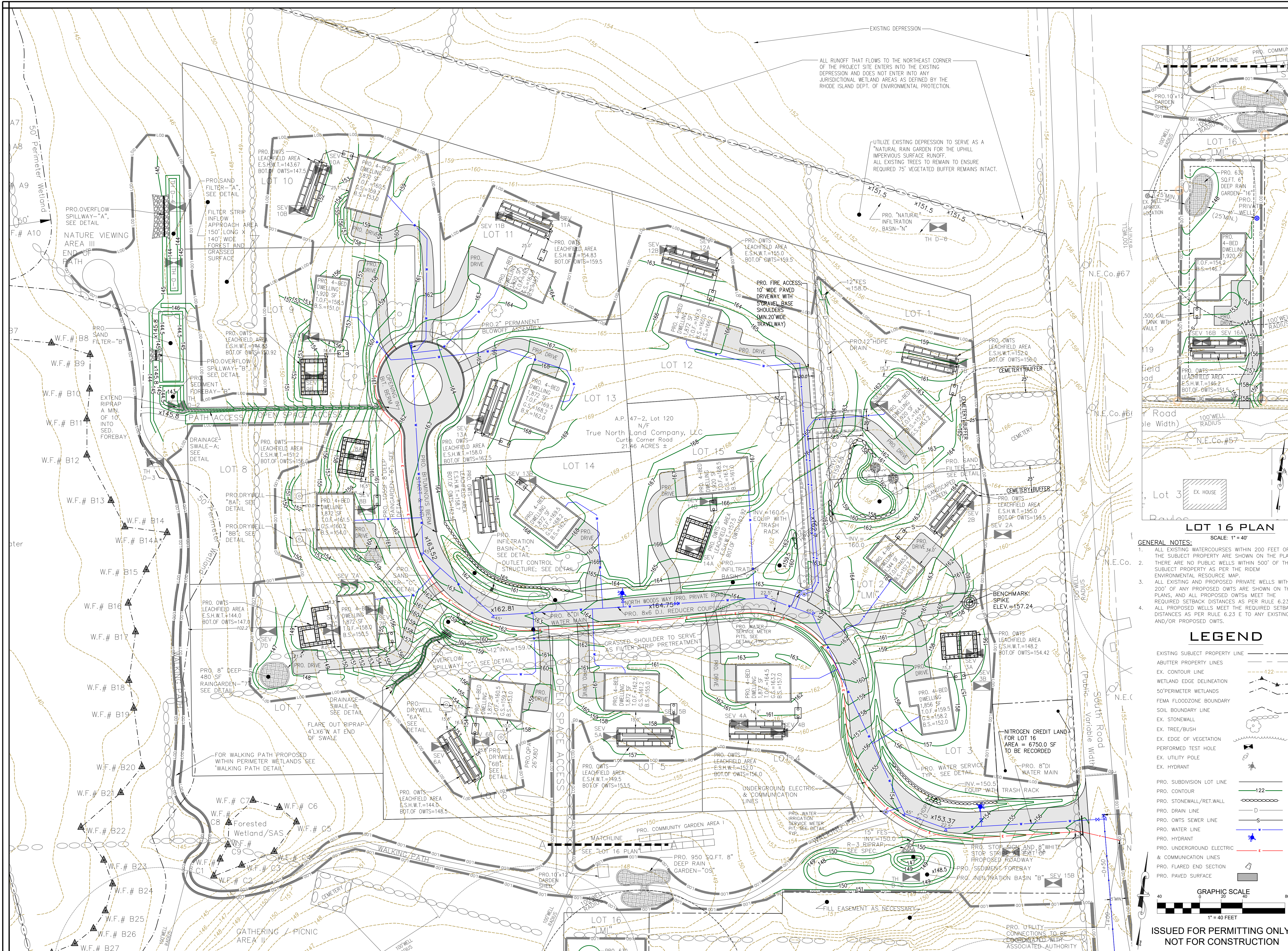
**MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT**  
PRELIMINARY APPLICATION PLAN  
**NORTH WOODS SUBDIVISION**  
**PROPOSED SITE LAYOUT PLAN**  
A.P. 47-2, LOT 120  
SOUTH KINGSTOWN, RHODE ISLAND  
SCALE: AS SHOWN DATE: 01/30/22 SHEET E1 of E7

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROP LINE GEOMETRY	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM

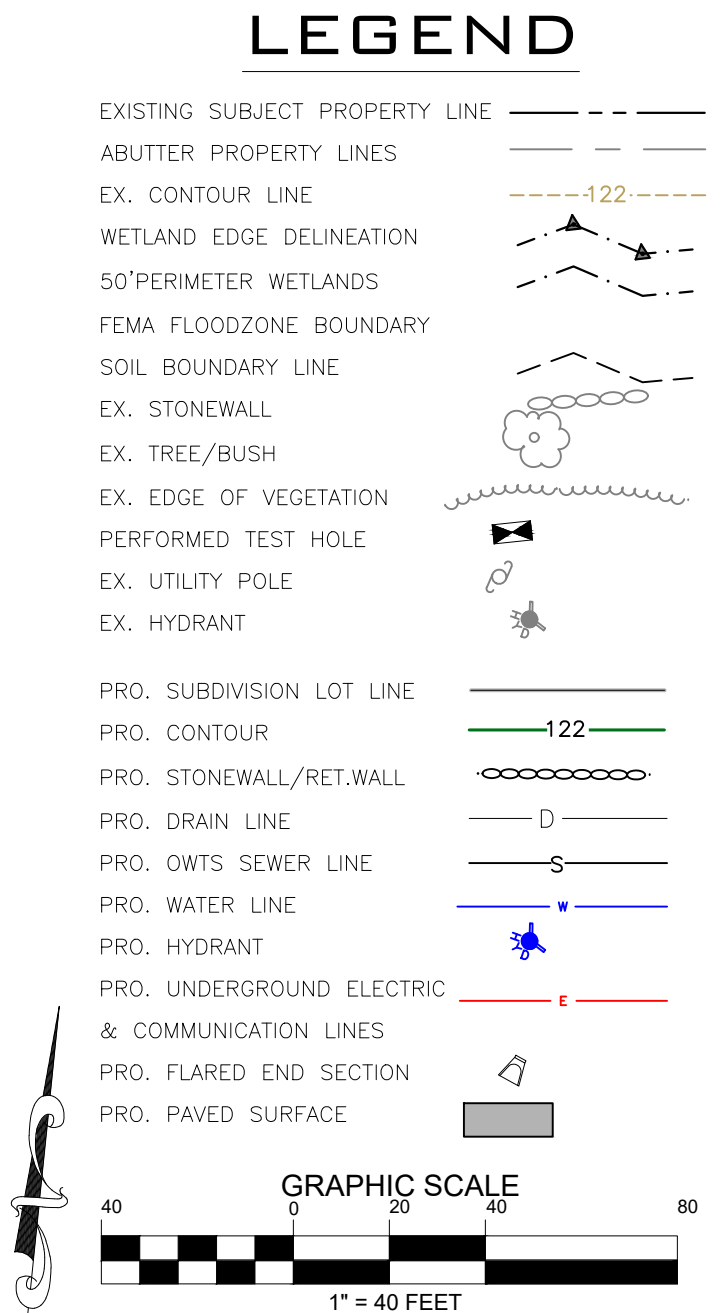
**REGISTRATION:**  
DAVID KENNETH MANONI  
REGISTERED PROFESSIONAL ENGINEER  
(Civil)

**GROUNDBREAKING DESIGNS, LLC**  
CIVIL ENGINEERING SOLUTIONS  
90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932



**LOT 16 PLAN**  
SCALE: 1" = 40'

- GENERAL NOTES:**
- ALL EXISTING WATERCOURSES WITHIN 200 FEET OF THE SUBJECT PROPERTY ARE SHOWN ON THE PLANS.
  - THERE ARE NO PUBLIC WELLS WITHIN 500' OF THE SUBJECT PROPERTY AS PER THE RIDEM ENVIRONMENTAL RESOURCE MAP.
  - ALL EXISTING AND PROPOSED PRIVATE WELLS WITHIN 200' OF ANY PROPOSED OWTS ARE SHOWN ON THE PLANS, AND ALL PROPOSED OWTS MEET THE REQUIRED SETBACK DISTANCES AS PER RULE 6.23 E. ALL PROPOSED WELLS MEET THE REQUIRED SETBACK DISTANCES AS PER RULE 6.23 E TO ANY EXISTING AND/OR PROPOSED OWTS.



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ALL RUNOFF THAT FLOWS TO THE NORTHEAST CORNER OF THE PROJECT SITE ENTERS INTO THE EXISTING DEPRESSION AND DOES NOT ENTER INTO ANY JURISDICTIONAL WETLAND AREAS AS DEFINED BY THE RHODE ISLAND DEPT. OF ENVIRONMENTAL PROTECTION.

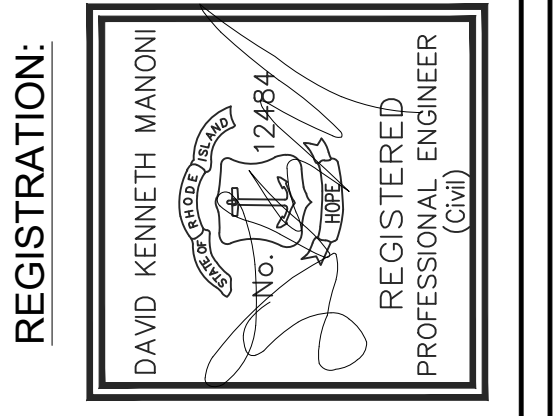
UTILIZE EXISTING DEPRESSION TO SERVE AS A "NATURAL RAIN GARDEN" FOR THE UPHILL IMPERVIOUS SURFACE RUNOFF. ALL EXISTING TREES TO REMAIN TO ENSURE REQUIRED 75' VEGETATED BUFFER REMAINS INTACT.

True North Land Company, LLC  
Curtis Corner Road  
21.46 ACRES ±

**MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT**  
**PRELIMINARY APPLICATION PLAN**  
**NORTH WOODS SUBDIVISION**  
**PROPOSED GRADING & UTILITIES PLAN**  
A.P. 47-2, LOT 120  
SOUTH KINGSTOWN, RHODE ISLAND  
SCALE: AS SHOWN DATE: 01/30/22 SHEET E2 OF E7

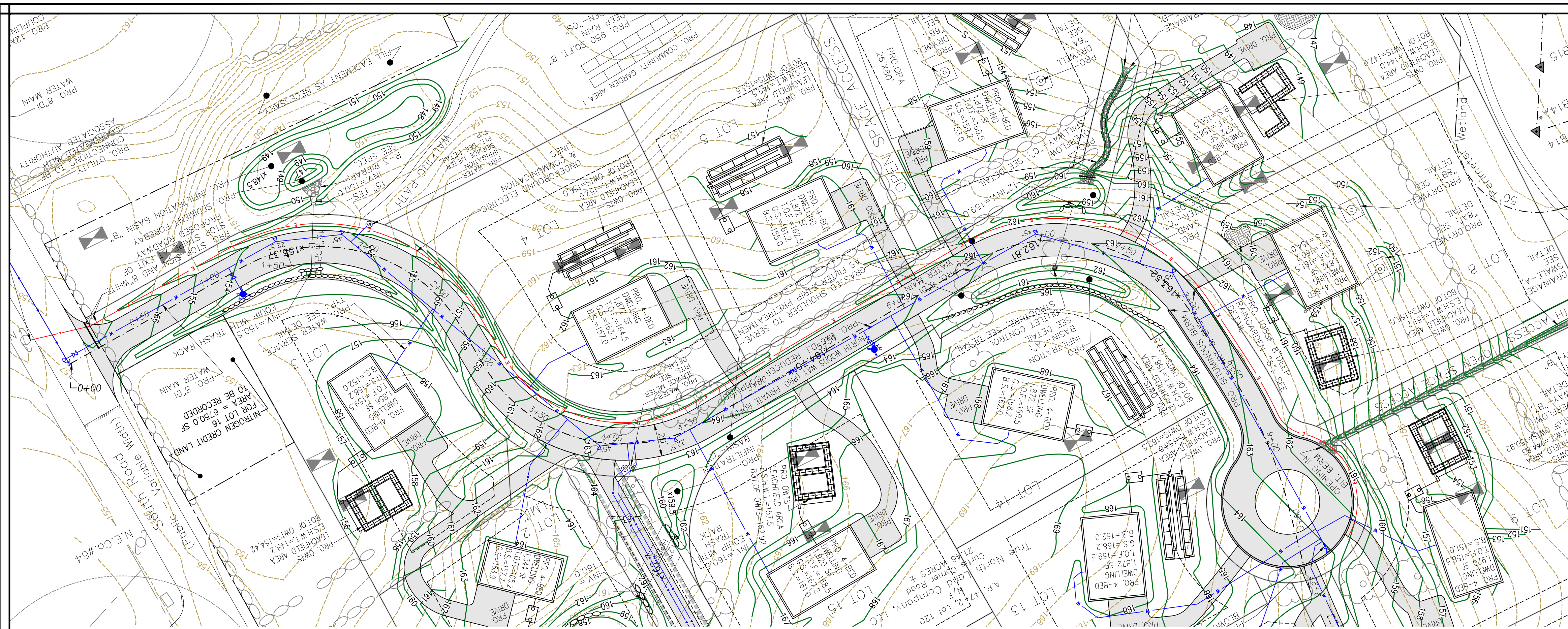
**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1.	4-20-22	DKM COMMENTS	DKM
2.	5-19-22	PROV LINE GEOMETRY	DKM
3.	7-8-22	TOWN TRC COMMENTS	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM



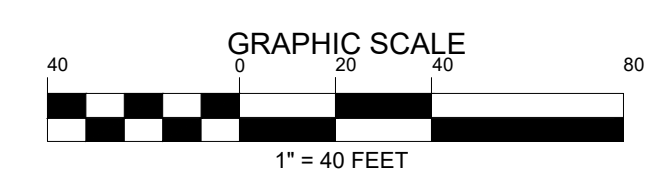
**GROUND BREAKING**  
**DESIGNS, LLC**  
**CIVIL ENGINEERING SOLUTIONS**

90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932

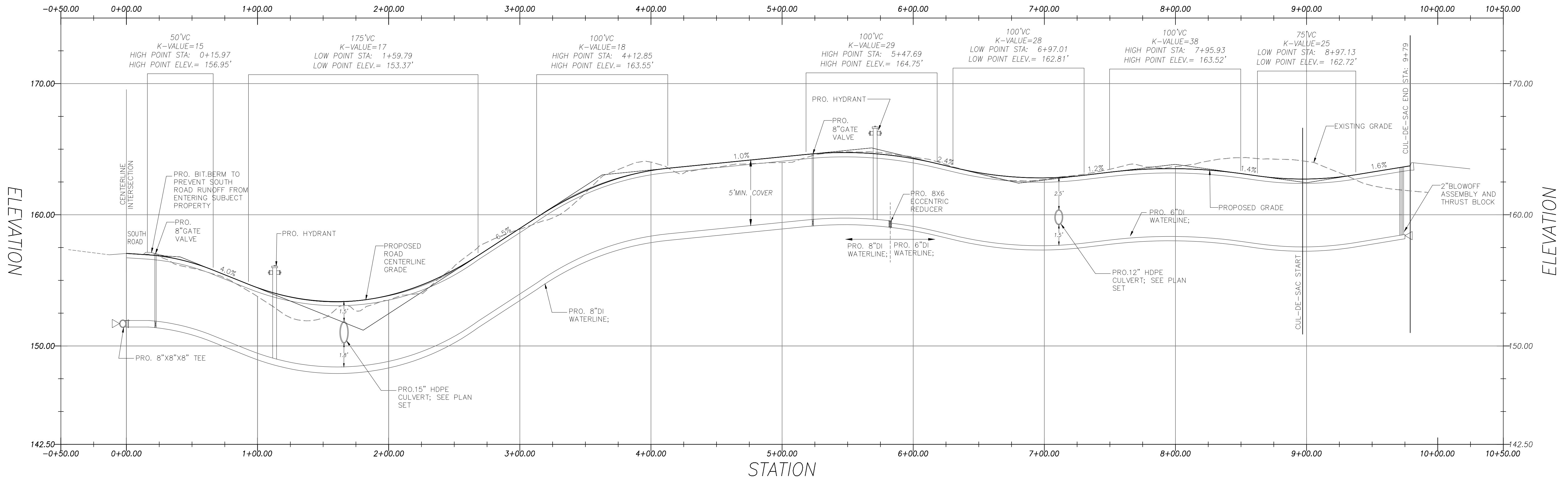


**LEGEND**

EXISTING SUBJECT PROPERTY LINE	---
ABUTTER PROPERTY LINES	---
EX. CONTOUR LINE	---
WETLAND EDGE DELINEATION	---
50' PERIMETER WETLANDS	---
FEMA FLOODZONE BOUNDARY	---
SOIL BOUNDARY LINE	---
EX. STONEWALL	---
EX. TREE/BUSH	---
EX. EDGE OF VEGETATION	---
PERFORMED TEST HOLE	---
EX. UTILITY POLE	---
EX. HYDRANT	---
PRO. SUBDIVISION LOT LINE	---
PRO. CONTOUR	---
PRO. STONEWALL/RET.WALL	---
PRO. DRAIN LINE	---
PRO. OWTS SEWER LINE	---
PRO. WATER LINE	---
PRO. HYDRANT	---
PRO. UNDERGROUND ELECTRIC & COMMUNICATION LINES	---
PRO. FLARED END SECTION	---
PRO. PAVED SURFACE	---



**PROFILE**



HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

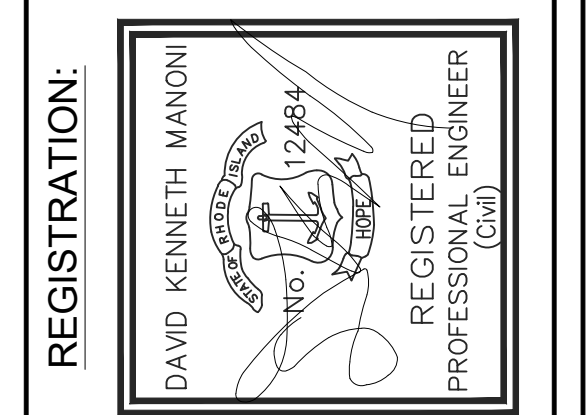
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MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN  
**NORTH WOODS SUBDIVISION**  
**ROADWAY PROFILE PLAN**  
A.P. 47-2, LOT 120  
SOUTH KINGSTOWN, RHODE ISLAND  
SCALE: AS SHOWN DATE: 01/30/22 SHEET E3 of E7

**REVISIONS:**

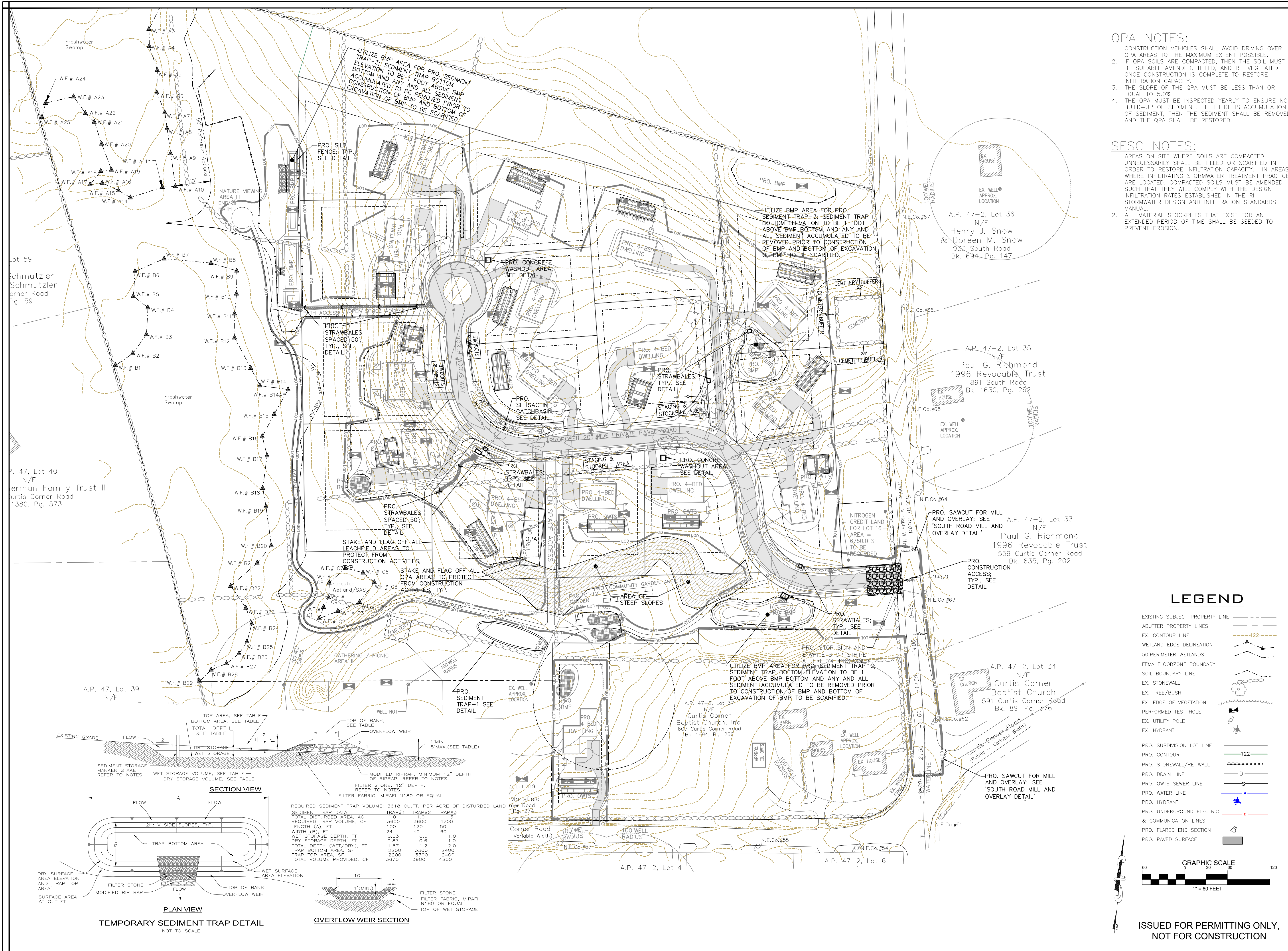
NO.	DATE	DESCRIPTION	BY
1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROP LINE GEOMETRY	DKM
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JOB NO.: 20.01



**GROUND BREAKING**  
**DESIGNS, LLC**  
**CIVIL ENGINEERING SOLUTIONS**

90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932



- QPA NOTES:**
- CONSTRUCTION VEHICLES SHALL AVOID DRIVING OVER QPA AREAS TO THE MAXIMUM EXTENT POSSIBLE.
  - IF QPA SOILS ARE COMPACTED, THEN THE SOIL MUST BE SUITABLE AMENDED, TILLED, AND RE-VEGETATED ONCE CONSTRUCTION IS COMPLETE TO RESTORE INFILTRATION CAPACITY.
  - THE SLOPE OF THE QPA MUST BE LESS THAN OR EQUAL TO 5.0%.
  - THE QPA MUST BE INSPECTED YEARLY TO ENSURE NO BUILD-UP OF SEDIMENT. IF THERE IS ACCUMULATION OF SEDIMENT, THEN THE SEDIMENT SHALL BE REMOVED AND THE QPA SHALL BE RESTORED.

- SESC NOTES:**
- AREAS ON SITE WHERE SOILS ARE COMPACTED UNNECESSARILY SHALL BE TILLED OR SCARIFIED IN ORDER TO RESTORE INFILTRATION CAPACITY. IN AREAS WHERE INFILTRATING STORMWATER TREATMENT PRACTICES ARE LOCATED, COMPACTED SOILS MUST BE AMENDED SUCH THAT THEY WILL COMPLY WITH THE DESIGN INFILTRATION RATES ESTABLISHED IN THE RI STORMWATER DESIGN AND INFILTRATION STANDARDS MANUAL.
  - ALL MATERIAL STOCKPILES THAT EXIST FOR AN EXTENDED PERIOD OF TIME SHALL BE SEED TO PREVENT EROSION.

**MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN**

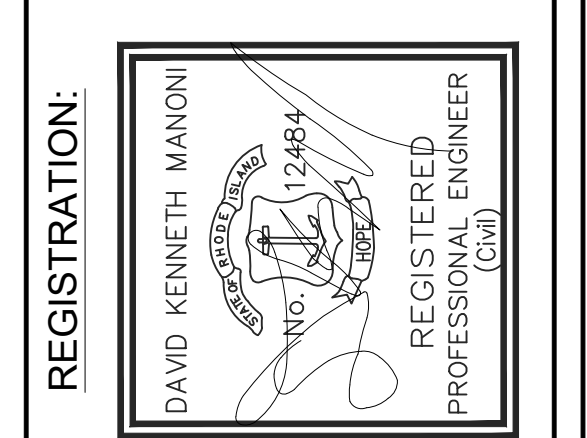
**NORTH WOODS SUBDIVISION**

**SOIL EROSION & SEDIMENT CONTROL PLAN**

A.P. 47-2, LOT 120  
SOUTH KINGSTOWN, RHODE ISLAND  
SCALE: AS SHOWN DATE: 01/30/22 SHEET E4 of E7

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROV LINE GEOMETRY	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM



**GROUND BREAKING**

**DESIGNS, LLC**

**CIVIL ENGINEERING SOLUTIONS**

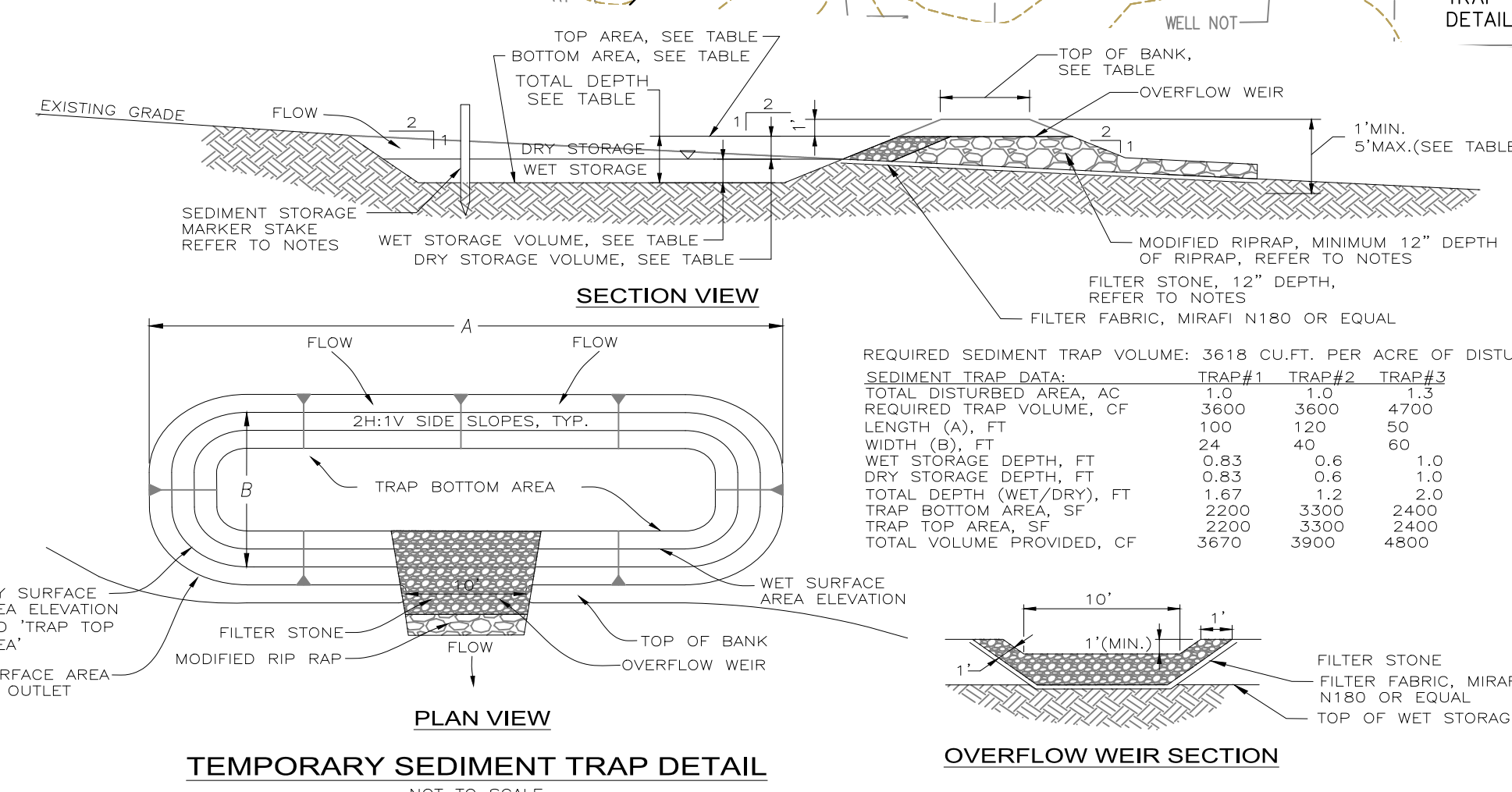
90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932

**LEGEND**

- EXISTING SUBJECT PROPERTY LINE
- ABUTTER PROPERTY LINES
- EX. CONTOUR LINE
- WETLAND EDGE DELINEATION
- 50' PERIMETER WETLANDS
- FEMA FLOODZONE BOUNDARY
- SOIL BOUNDARY LINE
- EX. STONEWALL
- EX. TREE/BUSH
- EX. EDGE OF VEGETATION
- PERFORMED TEST HOLE
- EX. UTILITY POLE
- EX. HYDRANT
- PRO. SUBDIVISION LOT LINE
- PRO. CONTOUR
- PRO. STONEWALL/RET.WALL
- PRO. DRAIN LINE
- PRO. OWTS SEWER LINE
- PRO. WATER LINE
- PRO. HYDRANT
- PRO. UNDERGROUND ELECTRIC & COMMUNICATION LINES
- PRO. FLARED END SECTION
- PRO. PAVED SURFACE

**GRAPHIC SCALE**  
1" = 60 FEET

**ISSUED FOR PERMITTING ONLY,  
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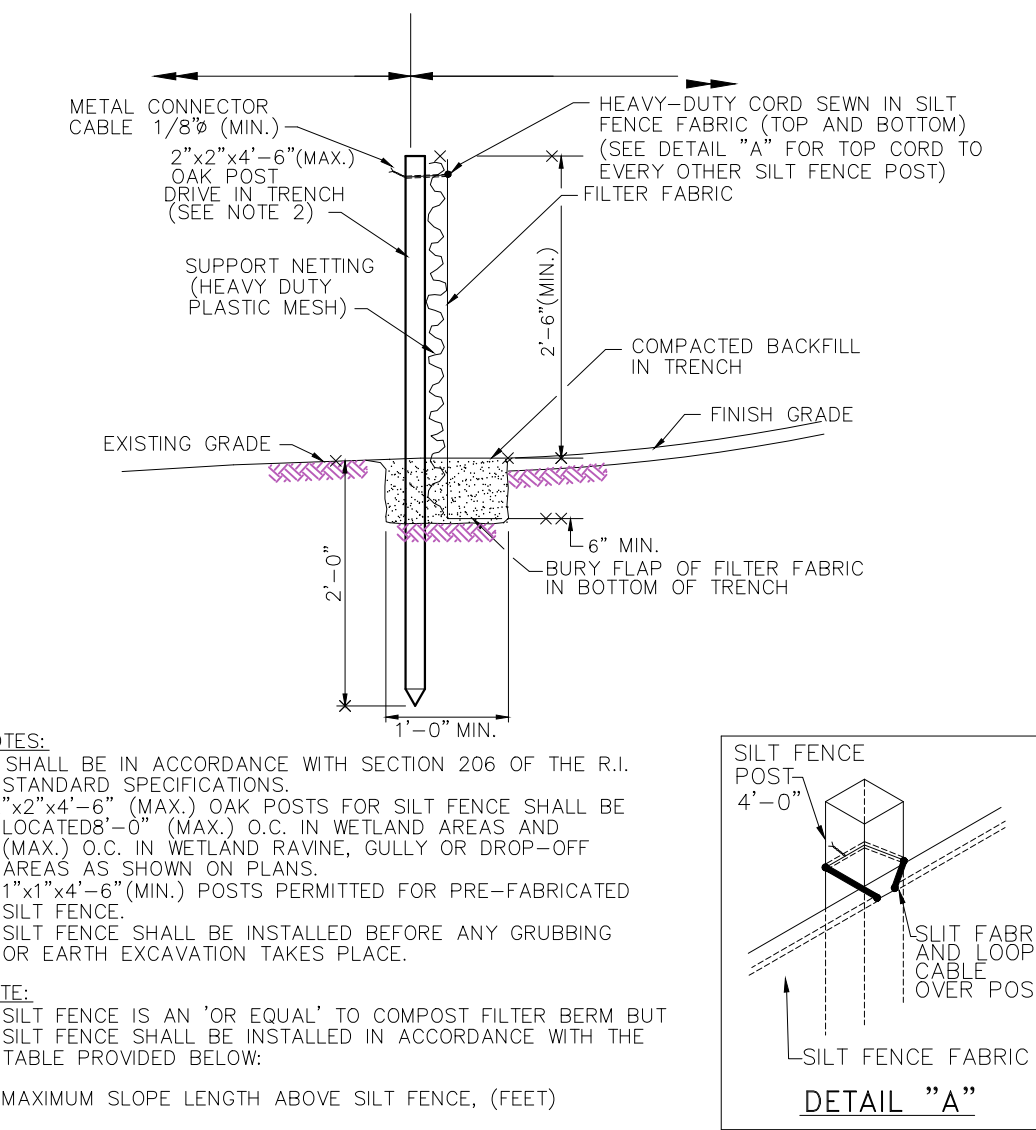
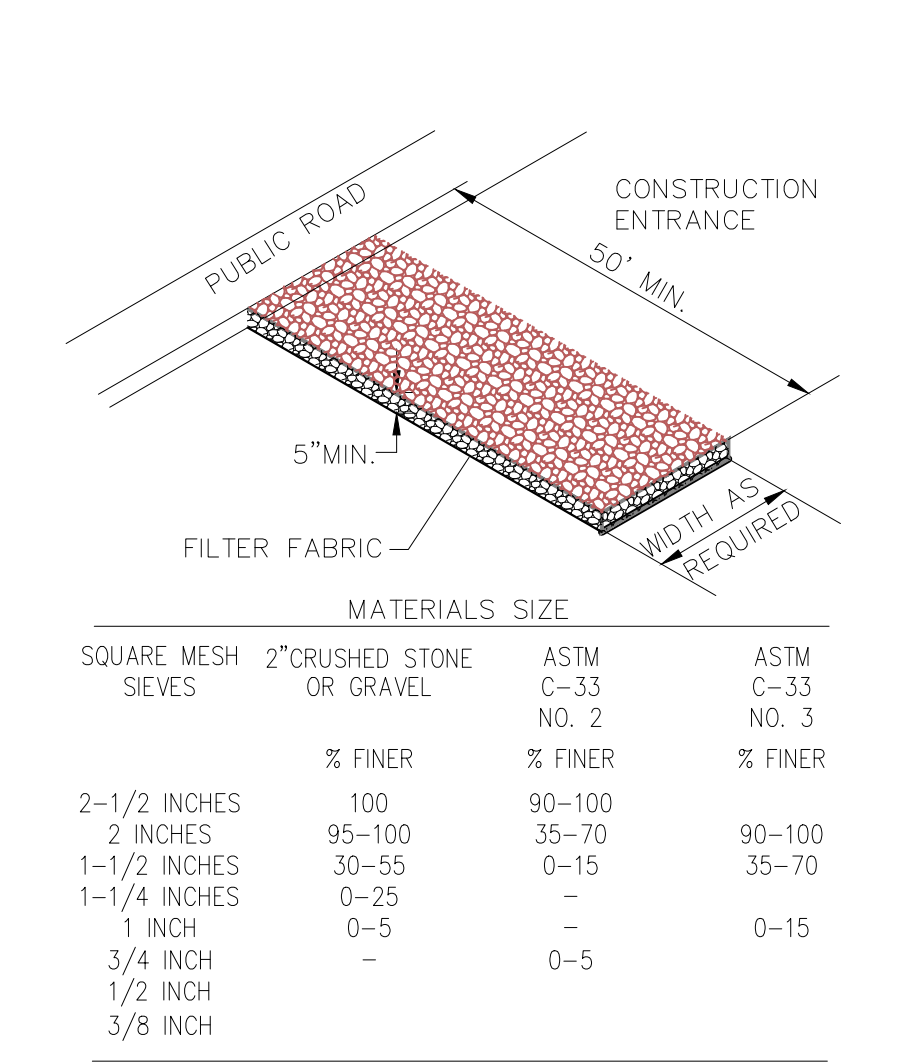
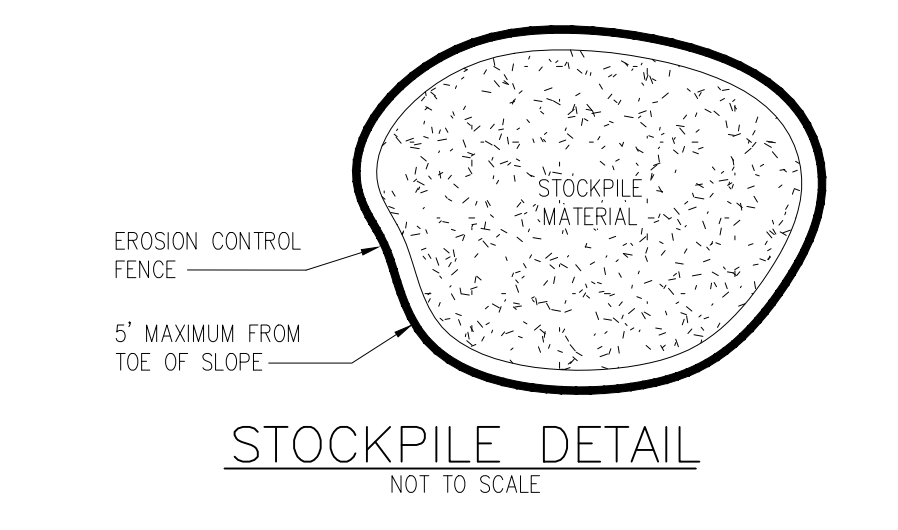
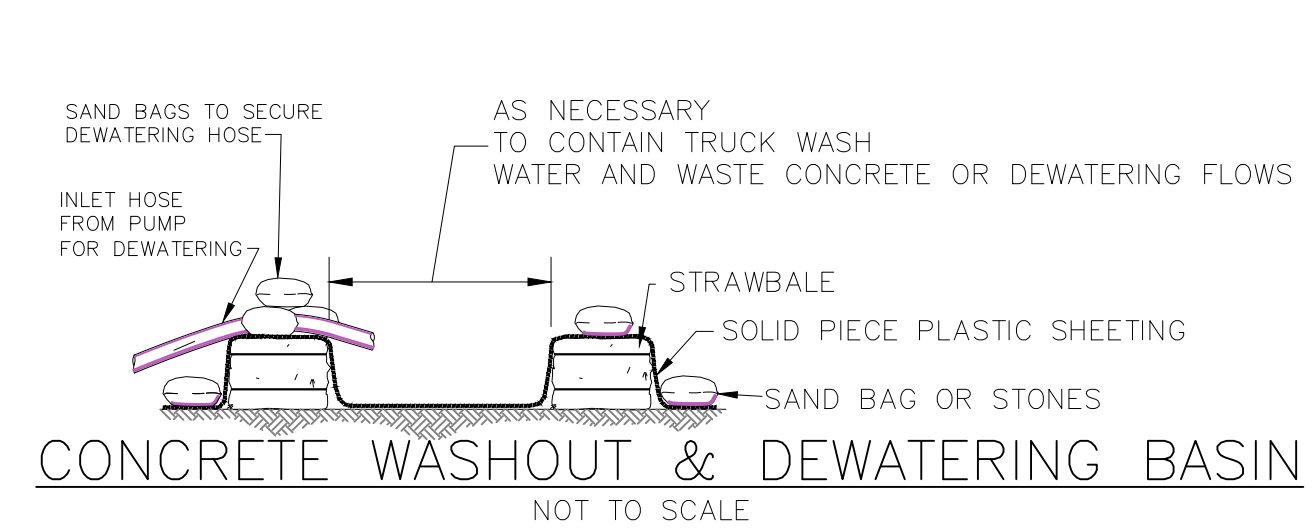


**GENERAL EROSION CONTROL NOTES:**

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED AUG. 2013, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2013 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, LOCAL (TOWN/CITY) GOVERNMENT AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL AREAS NOT TO BE DEVELOPED THAT ARE COMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY TILLING THE TOP 12" OF SOIL.

- EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, ADJACENT PROPERTY, WETLANDS, PERIMETER WETLANDS, AND RIVERBANK WETLANDS.
- STAKED STRAW BALES AND/OR SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION INTO PERIMETER AND RIVERBANK WETLANDS.
- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
- 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 OR AS DIRECTED BY THE RESIDENT ENGINEER OR INSPECTOR. 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 INCIDENTAL TO CONSTRUCTION OPERATIONS. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.
- SEED MIX:  
ANNUAL RYE GRASS 1.5 LBS/1,000 SQ. FT.

- REFERENCE IS MADE TO APPENDIX G 'POLLUTION PREVENTION AND SOURCE CONTROLS' OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED 2015. THIS DOCUMENT SHALL BE REFERENCED WHEN IMPLEMENTING THE POLLUTION PREVENTION TECHNIQUES. A BRIEF SUMMARY OF THE TECHNIQUES IS PROVIDED BELOW, REFER TO THE ABOVE REFERENCE FOR ALL TECHNIQUES TO BE IMPLEMENTED.
- SOLID WASTE CONTAINMENT:**  
A. OWNER TO PROVIDE TRASH CONTAINER. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.  
B. SWEEP STREET/PARKING AREA ANNUALLY.
- HAZARDOUS MATERIALS CONTAINMENT:**  
A. CONTRACTOR TO STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.  
B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).
- ROADS AND PARKING AREA MANAGEMENT:**  
A. SWEEP STREET/PARKING AREA ANNUALLY.  
B. USE DEICING CHEMICALS AND SAND JUDICIOUSLY SINCE THEY CAUSE WATER QUALITY PROBLEMS. PROVIDE AND SPREAD IN ACCORDANCE WITH APPENDIX G RECOMMENDATIONS.  
C. PLOW SNOW AND STORE ACCUMULATED SNOW PILES AWAY FROM SAND FILTER SYSTEM AND SEDIMENT FOREBAY.  
\* DEBRIS SHOULD BE CLEANED FROM THE SITE PRIOR USING THE SITE FOR SNOW DISPOSAL.  
\* DEBRIS SHOULD BE CLEANED FROM THE SITE AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON.  
D. ONLY USE ASPHALT BASED SEALANTS WHEN SEALING THE PAVEMENTS. DO NOT USE COAL-TAR BASED SEALANTS SINCE THESE ARE MORE TOXIC.
- SEPTIC SYSTEM:**  
A. NO SEPTIC SYSTEMS PROPOSED.
- LAWN, GARDEN, AND LANDSCAPE MANAGEMENT:**  
A. **LAWN CONVERSION** - REDUCE THE AMOUNT OF LAWN BY REPLANTING LAWN WITH GARDEN BEDS CONTAINING FLOWERS/SHRUBS. LAWNS REQUIRE MORE MAINTENANCE THAN FLOWER BEDS.  
B. **SOIL BUILDUPS** - MAINTAIN A HEALTHY LAWN BY TESTING SOIL FOR pH, FERTILITY, COMPACTION, TEXTURE, AND EARTH WORM CONTENT.  
C. **GRASS SELECTION** - SELECT DROUGHT TOLERANT GRASS SPECIES. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.  
D. **MOWING AND THATCH MANAGEMENT** - KEEP GRASS HEIGHT HIGH SUCH AS 2 TO 3 INCHES IN HEIGHT. THIS WILL REDUCE WEED GROWTH.  
E. **FERTILIZATION** - MINIMIZE FERTILIZATION. FERTILIZE NO MORE THAN TWICE A YEAR. APPLY CAREFULLY SO FERTILIZER DOES NOT SPREAD INTO IMPERVIOUS SURFACES. REFRAIN FROM THE USE OF PHOSPHATE BASED FERTILIZERS. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.  
F. **WEED MANAGEMENT** - NEVER USE CHEMICAL HERBICIDES TO ELIMINATE OR CONTROL WEEDS. OWNER SHALL REMOVE WEEDS BY PULLING OR DIGGING OUT. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.  
G. **PEST MANAGEMENT** - LIMIT PESTICIDE USE. CHOOSE PESTICIDES THAT POSE THE LEAST RISK TO HUMAN HEALTH AND THE ENVIRONMENT. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.  
H. **SENSIBLE IRRIGATION** - WATER NO MORE THAN 1" PER WEEK. USE DROUGHT-RESISTANT GRASSES. CUT GRASS AT 2-3 INCHES.



**EROSION CONTROL AND SOIL STABILIZATION PROGRAM:**

- ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01, AS AMENDED.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:  

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCT.
BIRDFOOT TREFFOIL	15	
PERENNIAL RYEGRASS	10	
- APPLICATION RATE 100 LBS./ACRE  
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR SHALL BE REPAIRED AND/OR RESEEDED.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND STOCKPILE SHALL ALSO BE SEEDED AND/OR STABILIZED. THE STOCKPILES SHALL BE SURROUNDED BY STACKED STRAW BALES AND/OR SILT FENCE.
- ON SLOPES STEEPER THAN 30% MULCH APPLICATIONS SHALL BE TACKED DOWN BY "CRIMPING" OR "TRACKING".
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- PLANTINGS SHALL BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDED.
- SLOPES CONSTRUCTED AT, OR STEEPER THAN, 15% SHALL HAVE TEMPORARY EROSION CONTROL MATTING UTILIZED AS A SUPPORTIVE METHOD IN ADDITION TO THE METHODS DESCRIBED ABOVE UNLESS IN THE CASE WHERE PERMANENT TURF REINFORCEMENT MATS ARE INSTALLED IMMEDIATELY UPON CONSTRUCTION OF THE SLOPE. IN NO CASE SHALL STEEP SLOPES BE LEFT UNPROTECTED.
- ALL PROPOSED INLETS AND OUTLETS SHALL BE PROTECTED WITH TURF REINFORCEMENT AS PROPOSED ON THE PLANS AND/OR STRAW BALE INLET AND OUTLET PROTECTION DEVICES. SEE DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE TOWN ZONING ORDINANCES; RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED MARCH 2015 AS PREPARED BY THE RIDEM AND CRMCO; AND RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK AS PREPARED BY RHODE ISLAND STATE CONSERVATION COMMITTEE, REVISED 2014, (AS REVISED).

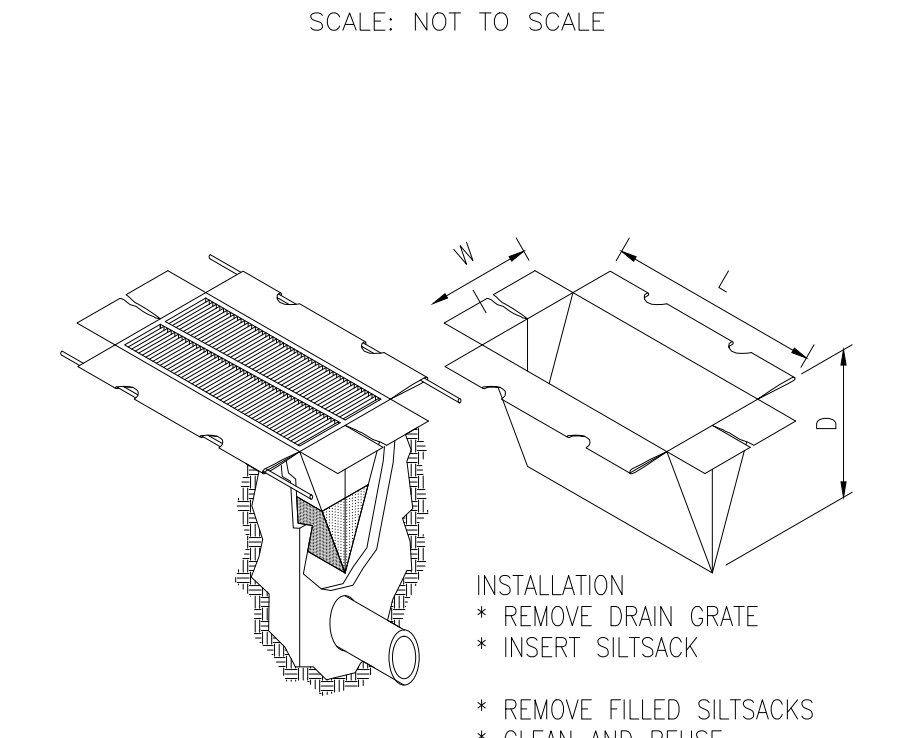
**SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:**

- CONTRACTOR TO REFER TO RIDEM RIPDES SOIL EROSION AND SEDIMENT CONTROL (SESC) REPORT AS WELL AS THESE DRAWINGS.
- SURVEY AND STAKE LIMIT OF DISTURBANCE FOR PLACEMENT OF SEDIMENTATION CONTROL DEVICES.
- PLACE PERIMETER SEDIMENTATION CONTROL DEVICES, SEE DETAILS. IN NO CASE SHALL THE LIMIT OF WORK EXTEND BEYOND THE SEDIMENTATION CONTROL DEVICES.
- CONSTRUCT CONSTRUCTION ENTRANCE DEVICES LOCATED ALONG SLOPE ROAD, SEE DETAIL.
- CLEAR AND GRUB AREA WITHIN THE LIMIT OF DISTURBANCE.
- CONSTRUCT TEMPORARY SEDIMENT TRAPS.
- CLEAR AND ROUGH GRADE ROADS AND BUILDING SITES.  
  - INSTALL AND COMPACT GRAVEL BASE COURSE FOR ROADS.
  - EXCAVATE AND POUR BUILDING FOUNDATIONS
- CONSTRUCT UTILITIES (SEPTIC, WATER, DRAINAGE, ETC...)
- POUR BITUMINOUS CONCRETE BASE COURSE.
- FINISH REMAINDER OF CONSTRUCTION AND PAVE BITUMINOUS CONCRETE SURFACE COURSE.
- REMOVE TEMPORARY SOIL EROSION DEVICES.
- CLEAN OUT ALL DRAINAGE BASINS AND STRUCTURES AS NEEDED. REMOVE AND DISPOSE ALL ACCUMULATED SEDIMENT IN A SUITABLE AREA.

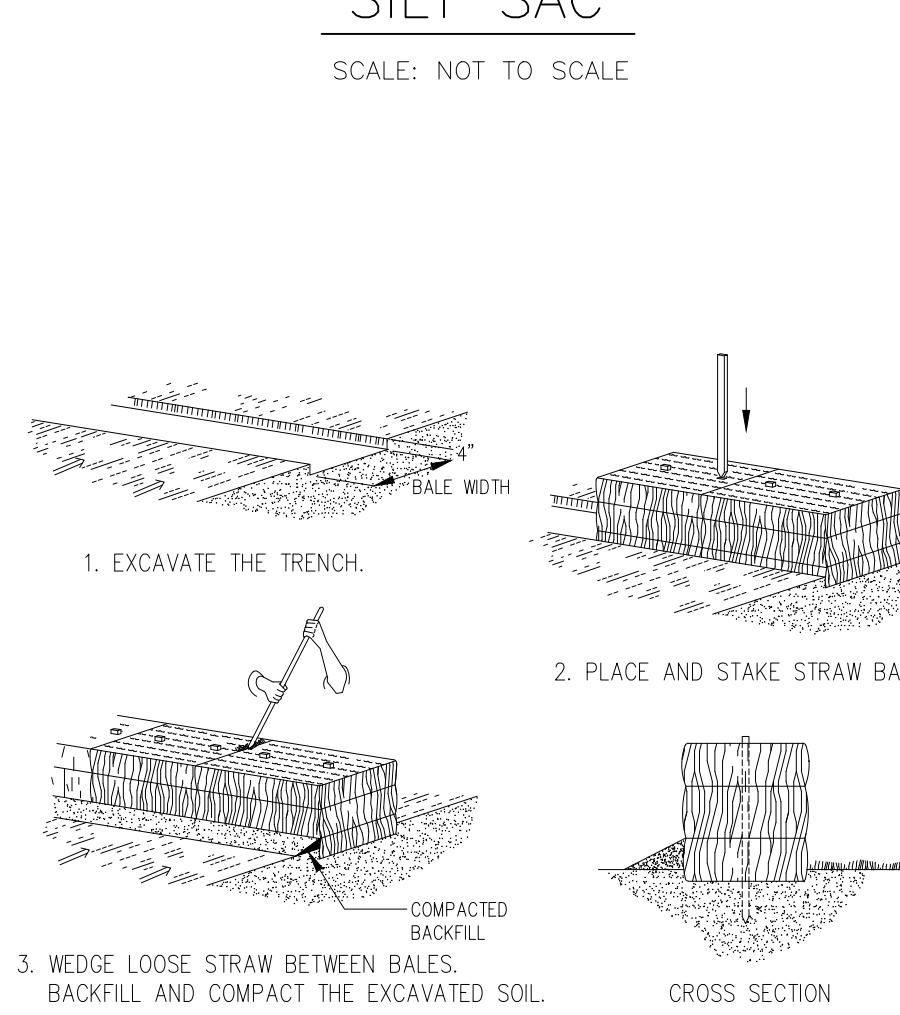
**SEDIMENTATION CONTROL PROGRAM:**

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
- ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION (SILT SACS, STRAW BALES, TEMPORARY DITCHES, ETC).
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:  
  - THE INSTALLATION OF AN EROSION CONTROL FENCE IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
  - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD STRAW MULCH.
  - CATCH BASINS WILL BE PROTECTED WITH SILT SACS & STRAW BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
  - OUTFALLS ARE TO BE PROTECTED BY STRAW BALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
  - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. SEDIMENT FOREBAY AND SAND FILTER SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH STRAW BALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- STRAW BALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPSTREAM DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.  
  - CHECK DAMS SHALL BE INSTALLED EVERY 20 FEET ALONG THE PROPOSED SWALE.
  - SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

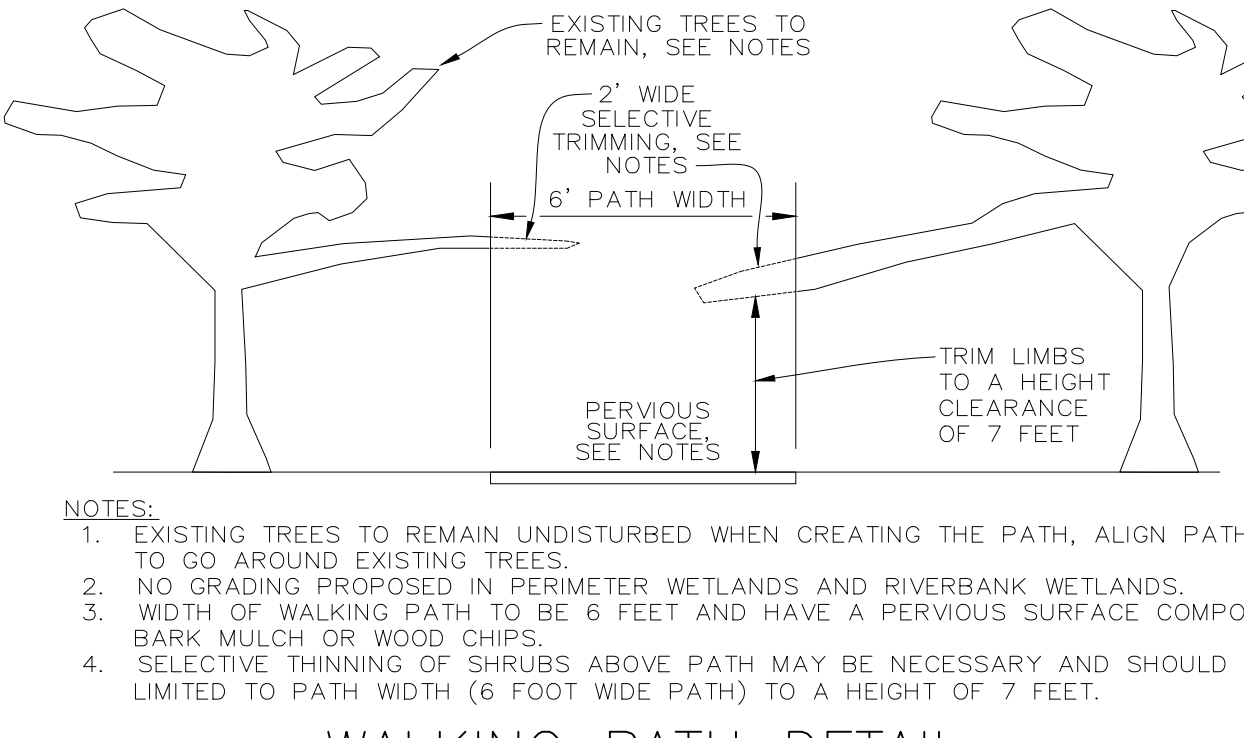
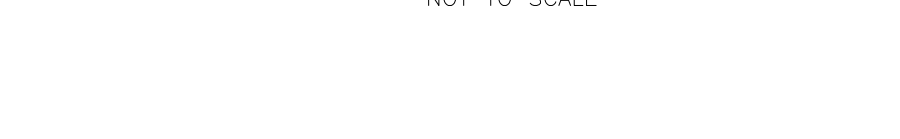
**CONSTRUCTION ACCESS**



**SILT SAC**



**PLACEMENT AND CONSTRUCTION OF STRAWBALE EROSION CHECK**



- NOTES:**
- EXISTING TREES TO REMAIN UNDISTURBED WHEN CREATING THE PATH, ALIGN PATH TO GO AROUND EXISTING TREES.
  - NO GRADING PROPOSED IN PERIMETER WETLANDS AND RIVERBANK WETLANDS.
  - WIDTH OF WALKING PATH TO BE 6 FEET AND HAVE A PVIOUS SURFACE COMPOSED OF BARK MULCH OR WOOD CHIPS.
  - SELECTIVE THINNING OF SHRUBS ABOVE PATH MAY BE NECESSARY AND SHOULD BE LIMITED TO PATH WIDTH (6 FOOT WIDE PATH) TO A HEIGHT OF 7 FEET.

ISSUED FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
PRELIMINARY APPLICATION PLAN

NORTH WOODS SUBDIVISION

DETAIL SHEET - 1

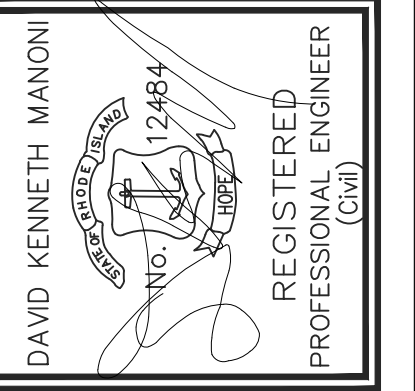
A.P. 47-2, LOT 120

SOUTH KINGSTOWN, RHODE ISLAND  
SCALE: AS SHOWN DATE: 01/30/22 SHEET E5 of E7

**REVISIONS:**

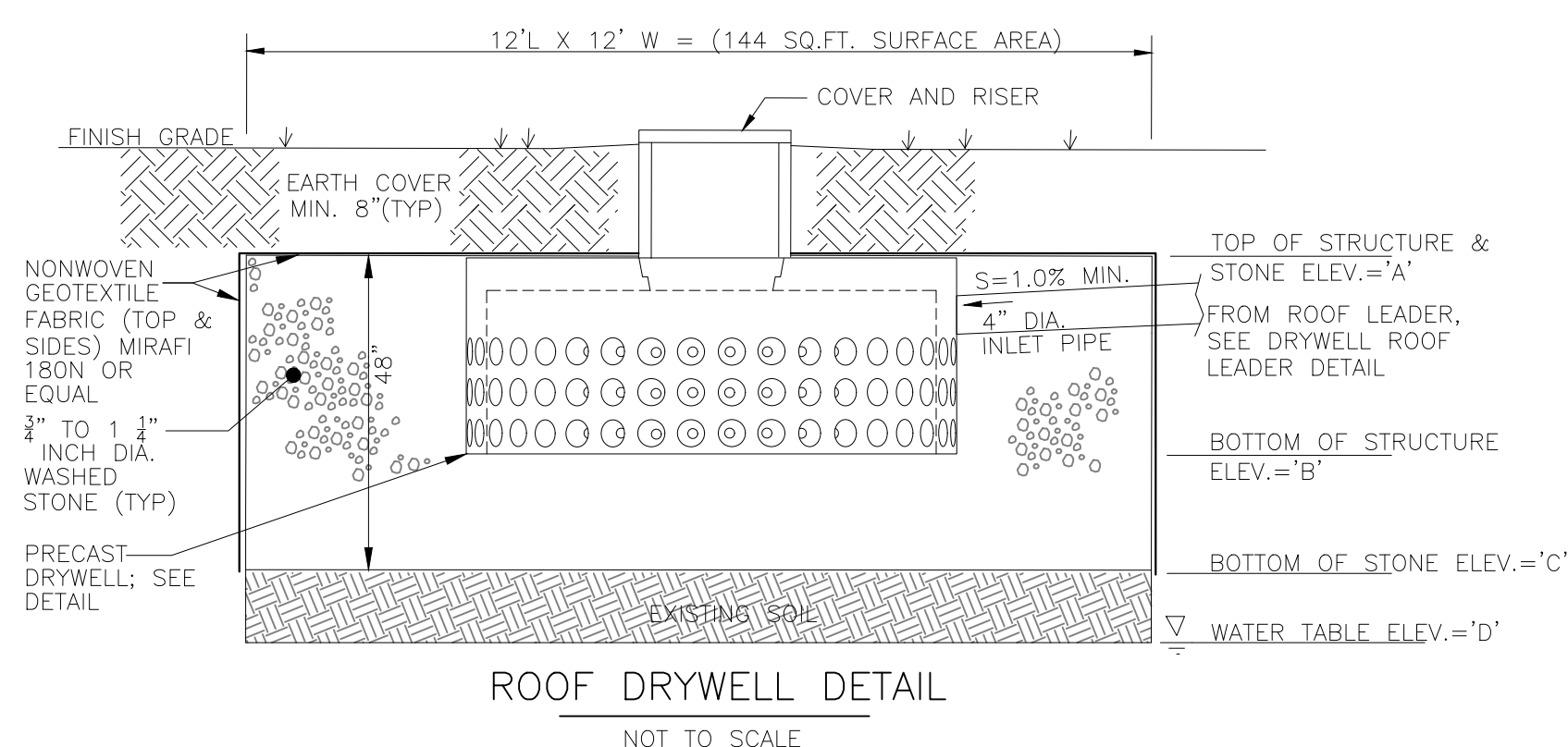
NO.	DATE	DESCRIPTION	BY
1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROP LINE GEOMETRY	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM

**REGISTRATION:**

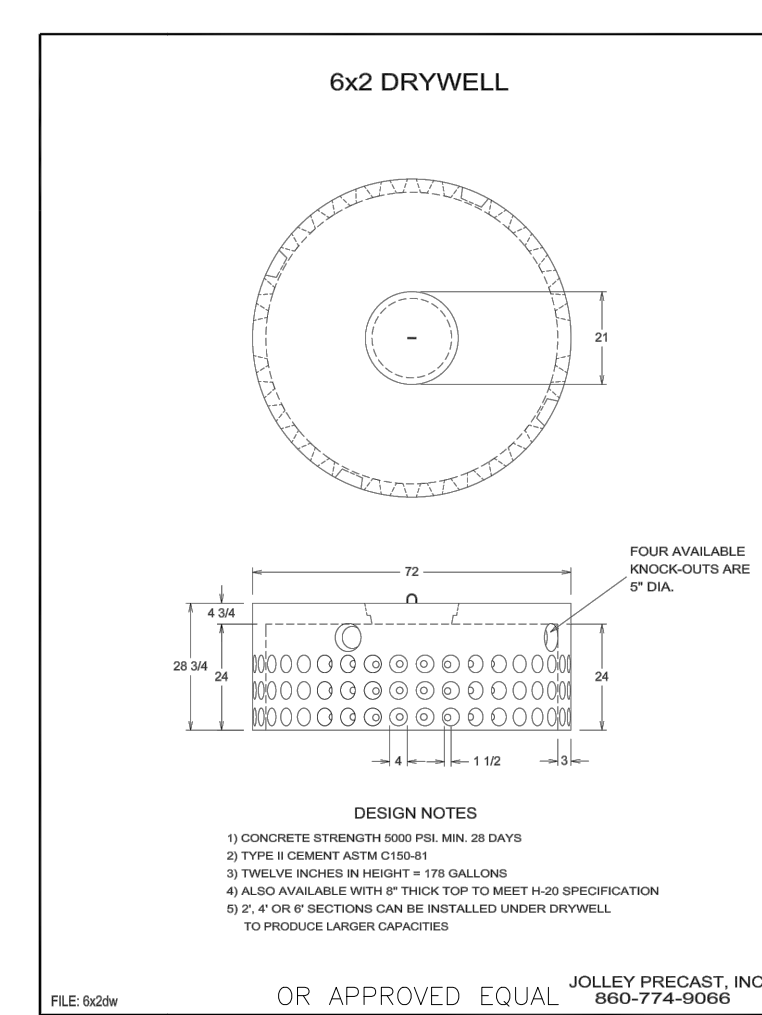


**GROUND BREAKING DESIGNS, LLC**  
CIVIL ENGINEERING SOLUTIONS

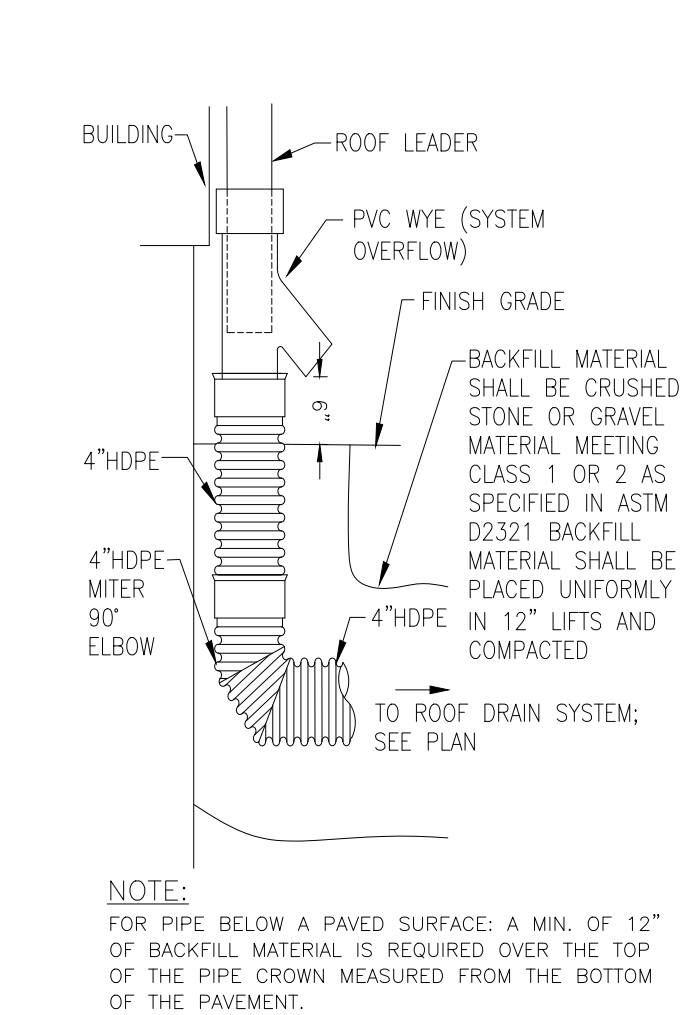
90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932



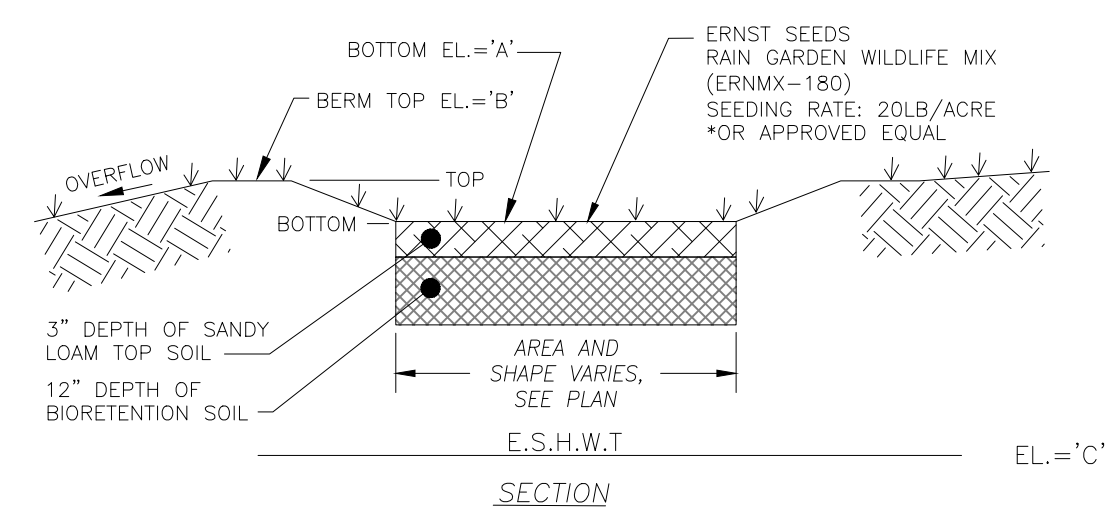
**TYPICAL NOTES:**  
 1. CRUSHED STONE SHALL BE CLEAN WITH NO FINES.  
 2. CRUSHED STONE SHALL BE WRAPPED WITH FABRIC ON TOP & SIDES.  
 3. SCARIFY BOTTOM PRIOR TO PLACEMENT OF STONE.  
 4. PIPE ROOF RUNOFF FROM DOWNSPOUTS (WHERE INDICATED) TO DRYWELL TO MAXIMUM EXTENT POSSIBLE.  
 5. DO NOT ALLOW SEDIMENT LAIDEN RUNOFF TO ENTER DRYWELL.  
 6. 4" PIPE SHALL BE HDPE OR APPROVED EQUAL, MINIMUM SLOPE = 1.0% (1/8" PER FOOT).



**PRECAST DRYWELL DETAIL**  
NOT TO SCALE



**DRYWELL ROOF LEADER DETAIL**  
NOT TO SCALE



**NOTES:**  
 1. DO NOT COMPACT SOILS IN RAIN GARDEN AREA. TILL BOTTOM OF RAIN GARDEN PRIOR TO PLACEMENT OF SANDY LOAM TOPSOIL AND BIORETENTION SOIL TO PROMOTE GOOD INFILTRATION RATES.  
 2. FINE GRADE RAIN GARDEN SO IT HOLDS REQUIRED DEPTH OF RUNOFF PRIOR TO OVERFLOWING.  
 3. DIRECT DRIVEWAY AREAS (TO THE MAXIMUM EXTENT POSSIBLE) TO FLOW INTO RAIN GARDEN.  
 4. **BIORETENTION SOIL MIX (BY VOLUME):**  
 SAND 85 TO 88%  
 SILT 0 TO 12%  
 CLAY 0 TO 2%  
 ORGANIC MATTER 3 TO 5%  
 5. THE BIORETENTION SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OTHER WOODY MATERIAL OVER 1" IN DIAMETER, OR BRUSH/SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE SOIL SHOULD BE IN LIFTS OF 6 INCHES, LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET).

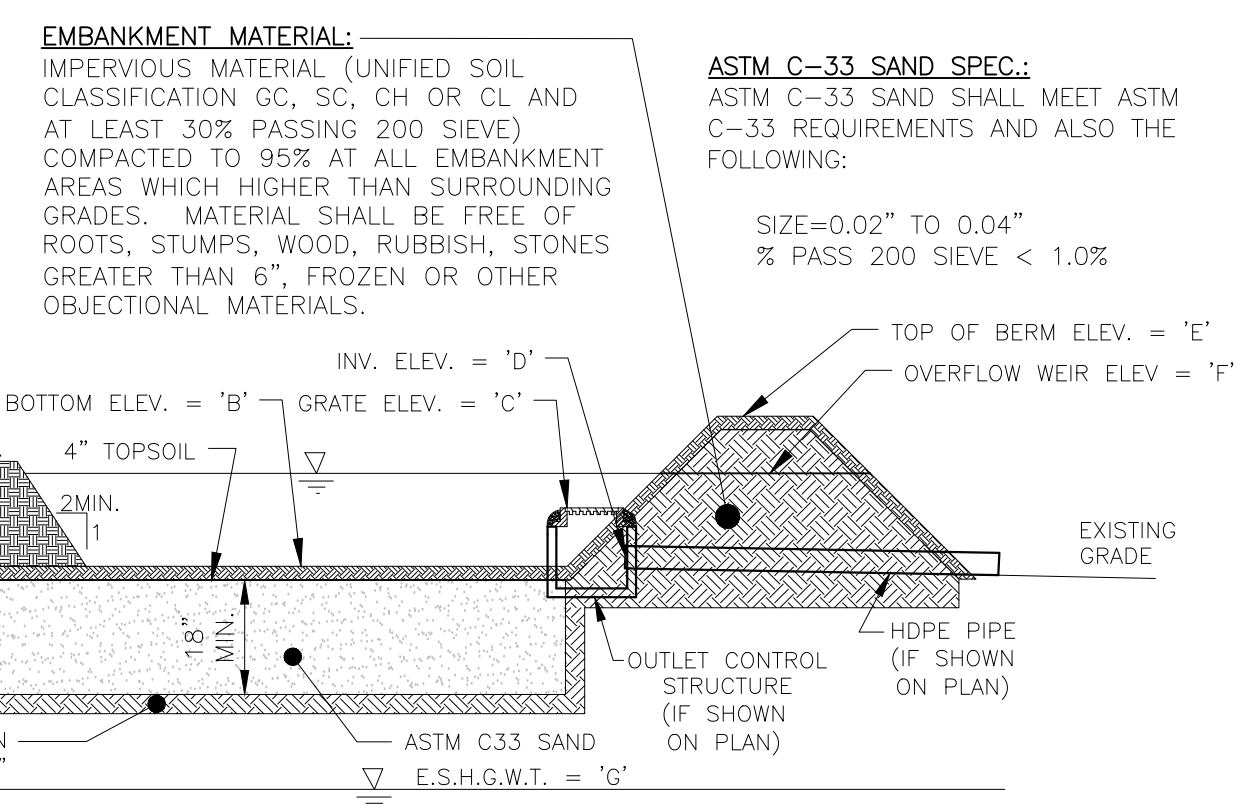
**ELEVATION SCHEDULE:**

	RAIN GARDEN "7"	RAIN GARDEN "8"	RAIN GARDEN "OS"	RAIN GARDEN "16"
ELEV. 'A'	147.00	158.33	147.33	147.00
ELEV. 'B'	147.67	159.00	148.00	147.50
ELEV. 'C'	144.00	151.00	144.00	144.00

RAIN GARDENS "7", "8", "OS", & "16" ALL FULLY INFILTRATE THE 1.2" STORM EVENT AND OVERFLOW AT GREATER STORM EVENTS.  
 RAIN GARDEN "7" FULLY INFILTRATES RUNOFF FROM STORMS UP TO AND INCLUDING THE 2-4" TYPE III, 24-HOUR STORM EVENT AND OVERFLOWS AT GREATER STORM EVENTS.

**DIMENSION/ELEVATION SCHEDULE:**

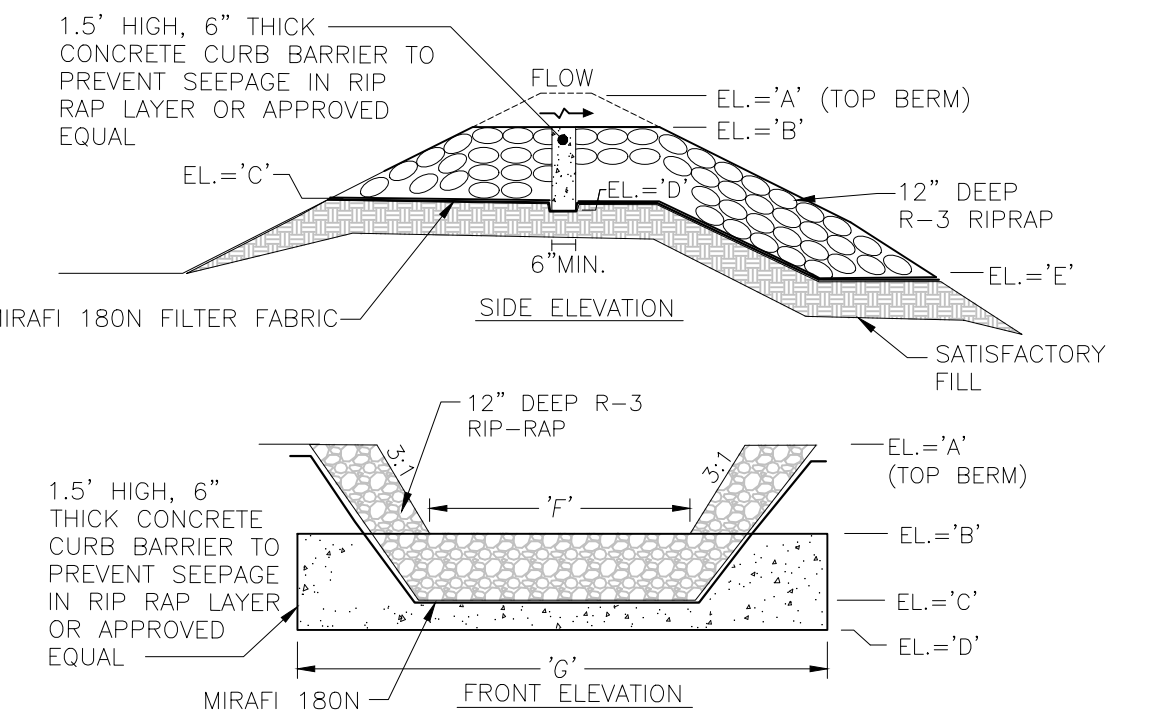
DRYWELL "6A"	DRYWELL "6B"	DRYWELL "6A"	DRYWELL "6B"
'A' = 151.0'	'A' = 149.5'	'A' = 152.0'	'A' = 155.0'
'B' = 148.0'	'B' = 147.1'	'B' = 149.6'	'B' = 152.6'
'C' = 147.0'	'C' = 145.5'	'C' = 148.0'	'C' = 151.0'
'D' = 144.0'	'D' = 142.5'	'D' = 145.0'	'D' = 148.0'



**SAND FILTER DETAIL**  
NOT TO SCALE

**SAND FILTER DIMENSION/ELEVATION SCHEDULE:**

SAND FILTER-A	SAND FILTER-C
'A' = N/A	'A' = N/A
'B' = 144.0'	'B' = 159.0'
'C' = N/A	'C' = N/A
'D' = N/A	'D' = N/A
'E' = 145.75'	'E' = 160.5'
'F' = 141.75'	'F' = 160.0'
'G' = 141.0'	'G' = 152.0'
'H' = N/A	'H' = N/A
WOI = 144.02'	WOI = 159.04'
1YR = 144.68'	1YR = 159.21'
10YR = 144.84'	10YR = 160.10'
100YR = 144.92'	100YR = 160.22'



**OVERFLOW SPILLWAY**  
NOT TO SCALE

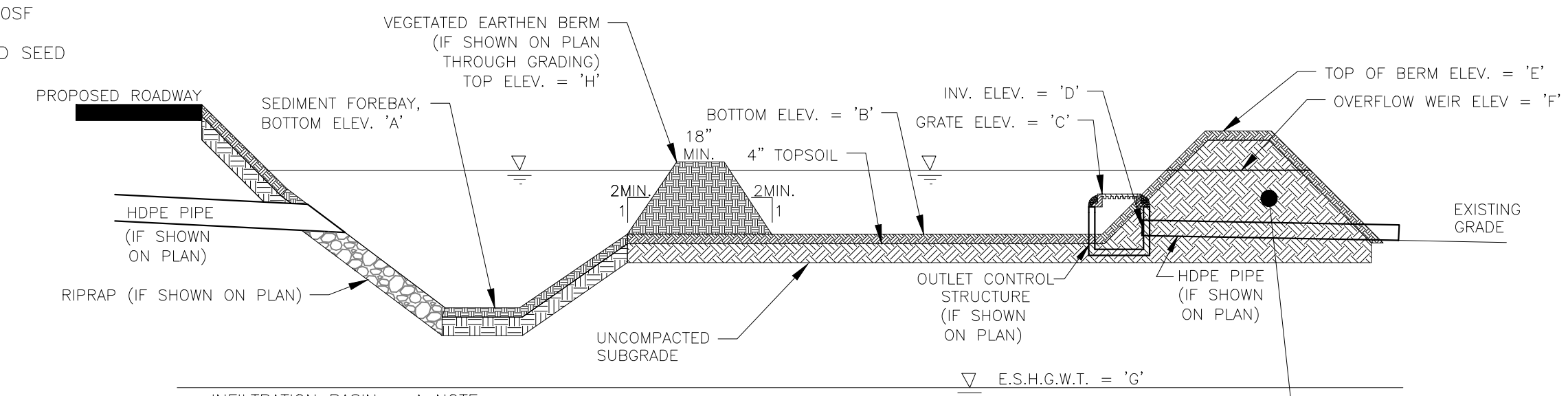
**OVERFLOW SPILLWAY DIMENSION/ELEVATION SCHEDULE:**

OVERFLOW SPILLWAY-A	OVERFLOW SPILLWAY-C
'A' = 145.75'	'A' = 160.5'
'B' = 144.75'	'B' = 160.0'
'C' = 143.75'	'C' = 159.0'
'D' = 143.25'	'D' = 158.5'
'E' = 142.0'	'E' = 150.0'
'F' = 40'	'F' = 10'
'G' = 46'	'G' = 16'

**BMP SEED MIX:**  
 CREEP, RED FESCUE @  
 0.45 LBS/1,000SF  
 TALL FESCUE @  
 0.45 LBS/1,000SF

**EMBANKMENT SEED MIX:**  
 RED FESCUE @  
 1.75 LBS/1,000SF  
 COLONIAL BENTGRASS, 'EXETER' @  
 0.11 LBS/1,000SF  
 PERENNIAL RYEGRASS @  
 0.11 LBS/1,000SF  
 BIRDSFOOT 'TREFOLIUM' 'EMPIRE' @  
 0.35 LBS/1,000SF

\* USE INOCULATED SEED

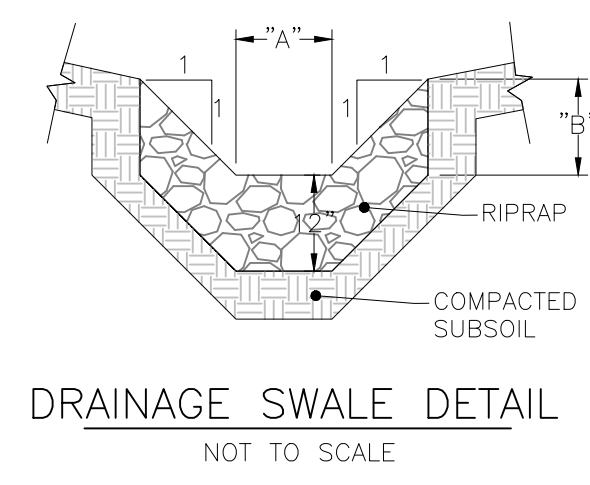


**INFILTRATION BASIN DETAIL**  
NOT TO SCALE

**EMBANKMENT MATERIAL:**  
 IMPERVIOUS MATERIAL (UNIFIED SOIL CLASSIFICATION GC, SC, CH OR CL AND AT LEAST 30% PASSING 200 SIEVE) COMPACTED TO 95% AT ALL EMBANKMENT AREAS WHICH HIGHER THAN SURROUNDING GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONAL MATERIALS.

**INFILTRATION BASIN DIMENSION/ELEVATION SCHEDULE:**

INFILTRATION BASIN-A	INFILTRATION BASIN-B	INFILTRATION BASIN-C	INFILTRATION BASIN-N
'A' = N/A	'A' = 147.0'	'A' = N/A	'A' = N/A
'B' = 161.0'	'B' = 148.0'	'B' = 156.0'	'B' = 151.0'
'C' = 161.5'	'C' = N/A	'C' = N/A	'C' = 141.5'
'D' = 159.4'	'D' = 148.97'	'D' = 156.5'	'D' = 151.0'
'E' = 162.5'	'E' = N/A	'E' = 155.5'	'E' = 150.0'
'F' = N/A	'F' = N/A	'F' = 145.5'	'F' = 147.5'
'G' = 156.5'	'G' = N/A	'G' = 159.0'	'G' = N/A
'H' = N/A	'H' = N/A	'H' = 159.0'	'H' = N/A
WOI = 151.0'	WOI = 148.22'	WOI = 158.04'	WOI = 151.01'
1YR = 151.14'	1YR = 148.97'	1YR = 158.25'	1YR = 151.14'
10YR = 151.56'	10YR = 150.05'	10YR = 159.24'	10YR = 151.56'
100YR = 151.67'	100YR = 150.49'	100YR = 160.22'	100YR = 151.67'



**DRAINAGE SWALE DETAIL**  
NOT TO SCALE

**DRAINAGE SWALE-A**  
 USE R-4 RIPRAP OR GREATER  
 'A' = 1'  
 'B' = 1'

FLOW DEPTH	VELOCITY
WQV 0.07'	3.06 FPS
1-YR 0.15'	4.69 FPS
10-YR 0.27'	6.57 FPS
100-YR 0.44'	8.44 FPS

**DRAINAGE SWALE-B**  
 USE R-3 RIPRAP OR GREATER  
 'A' = 2'  
 'B' = 1'

FLOW DEPTH	VELOCITY
WQV 0.00'	0.00 FPS
1-YR 0.00'	0.00 FPS
10-YR 0.08'	4.08 FPS
100-YR 0.16'	6.06 FPS

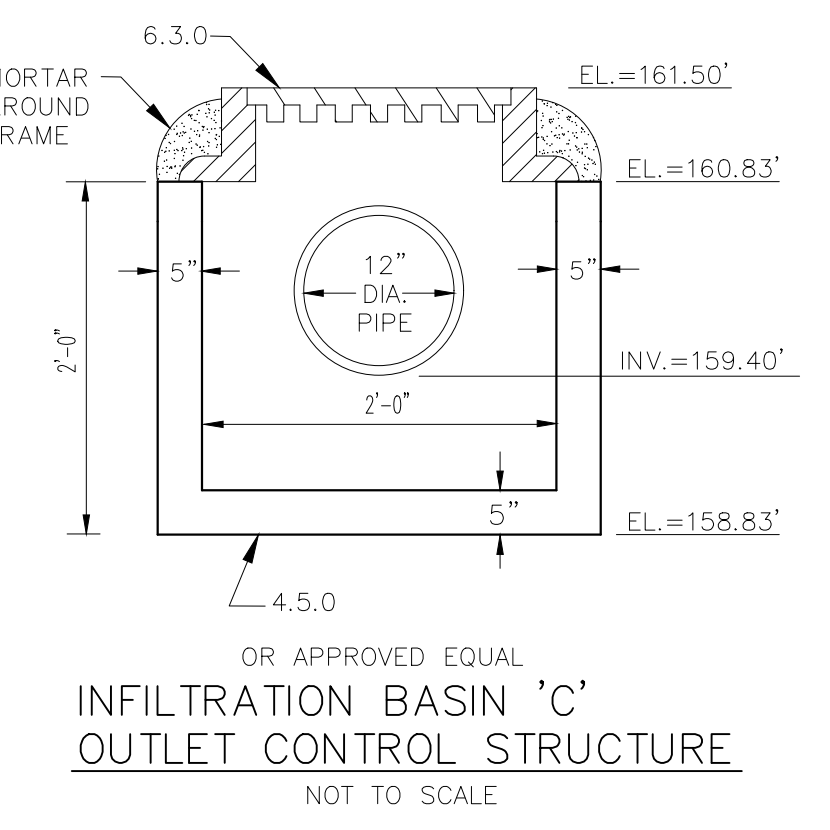
**R-2 RIPRAP SPECIFICATION**  
 100% PASSING 0-50" PASSING 0-15" PASSING  
 4" 2" 1"

**R-3 RIPRAP SPECIFICATION**  
 100% PASSING 0-50" PASSING 0-15" PASSING  
 8" 4" 2"

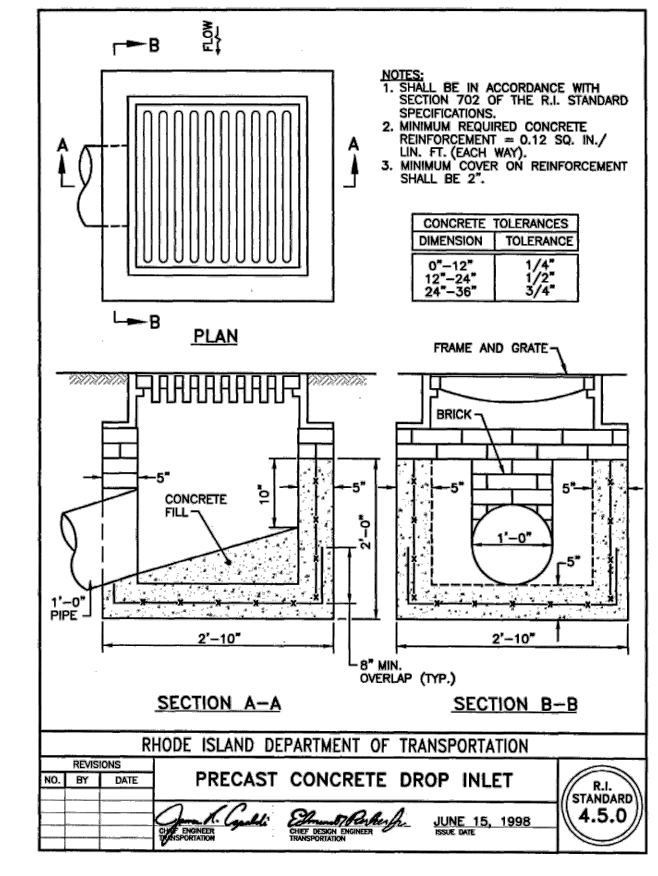
**R-4 RIPRAP SPECIFICATION**  
 100% PASSING 0-50" PASSING 0-15" PASSING  
 14" 7" 4"

**TESTHOLE DATA**

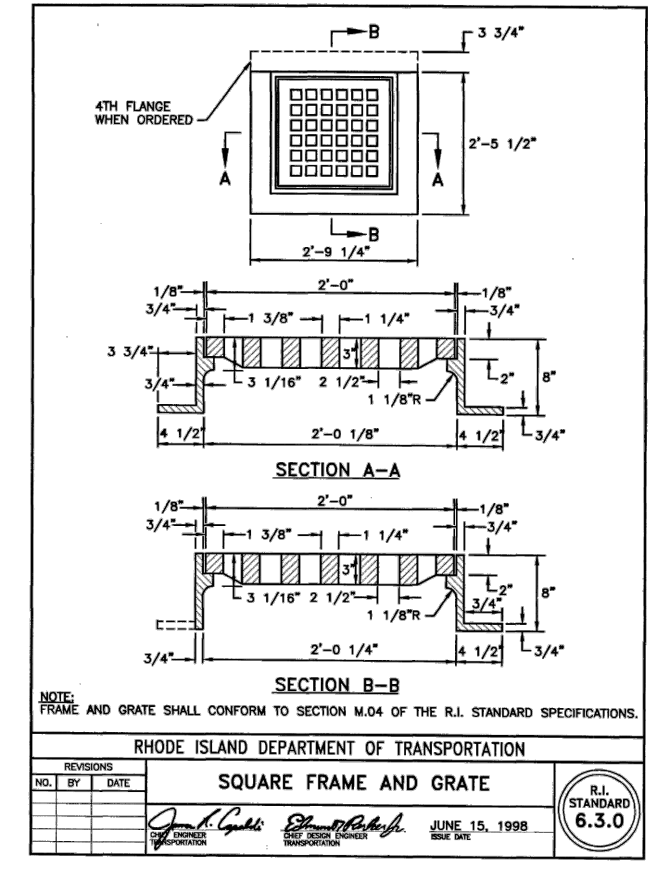
SEV 1A	SEV 2A	SEV 3A	SEV 4A	SEV 5A	SEV 6A	SEV 7A	SEV 7C
DEPTH TEXTURE 0-39" SIL 39-96" S	DEPTH TEXTURE 0-50" SIL 50-102" G,COS	DEPTH TEXTURE 0-77" SIL 77-96" G,COS	DEPTH TEXTURE 0-52" SIL 52-96" G,COS	DEPTH TEXTURE 0-41" SIL 61-108" G,COS	DEPTH TEXTURE 0-44" SIL 44-102" G,COS	DEPTH TEXTURE 0-49" SIL 34-102" G,COS	DEPTH TEXTURE 0-42" SIL 42-120" CB,LS
E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 108" NO REFUSAL	E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 72" NO REFUSAL
SEV 1B	SEV 2B	SEV 3B	SEV 4B	SEV 5B	SEV 6B	SEV 7B	SEV 7D
DEPTH TEXTURE 0-19" SIL 19-96" S	DEPTH TEXTURE 0-57" SIL 57-102" G,COS	DEPTH TEXTURE 0-21" SIL/LS 21-51" SL/LS 51-108" G,COS	DEPTH TEXTURE 0-31" SIL 31-96" G,COS	DEPTH TEXTURE 0-57" SIL 57-96" G,COS	DEPTH TEXTURE 0-7" SIL 7-30" SIL 30-102" G,COS	DEPTH TEXTURE 0-49" SIL 49-102" G,COS	DEPTH TEXTURE 0-30" SIL 30-40" G,SL 40-96" G,LS
E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 108" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 30" NO REFUSAL
SEV 8A	SEV 9A	SEV 10A	SEV 11A	SEV 12A	SEV 13A	SEV 14A	SEV 15A
DEPTH TEXTURE 0-31" SIL 31-96" G,COS	DEPTH TEXTURE 0-55" SIL 55-98" G,COS	DEPTH TEXTURE 0-24" SIL 24-100" G,COS	DEPTH TEXTURE 0-41" SIL 41-102" G,COS	DEPTH TEXTURE 0-57" SIL 57-102" G,COS	DEPTH TEXTURE 0-41" SIL 41-102" G,COS	DEPTH TEXTURE 0-34" SIL 30-102" G,COS	DEPTH TEXTURE 0-34" SIL 34-96" G,COS
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SEV 8B	SEV 9B	SEV 10B	SEV 11B	SEV 12B	SEV 13B	SEV 14B	SEV 15B
DEPTH TEXTURE 0-36" SIL 36-102" G,COS	DEPTH TEXTURE 0-75" SIL 75-100" G,COS	DEPTH TEXTURE 0-84" SIL 84-108" G,COS	DEPTH TEXTURE 0-35" SIL 35-98" G,COS	DEPTH TEXTURE 0-65" SIL 65-96" G,COS	DEPTH TEXTURE 0-28" SIL 28-96" G,COS	DEPTH TEXTURE 0-27" SIL 27-63" SL/SIL 63-96" G,COS	DEPTH TEXTURE 0-32" SIL 32-96" G,COS
E.S.H.G.W.T. = 102" NO REFUSAL	E.S.H.G.W.T. = 100" NO REFUSAL	E.S.H.G.W.T. = 108" NO REFUSAL	E.S.H.G.W.T. = 98" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL
D-1	D-2	D-3	D-4	D-5	D-6	SEV 16A	SEV 16B
DEPTH TEXTURE 0-22" F,SL 22-42" G,FSL 42-72" G,S	DEPTH TEXTURE 0-60" F,SL 60-84" G,S	DEPTH TEXTURE 0-18" F,SL 18-36" F,SL 36-72" G,FSL	DEPTH TEXTURE 0-42" F,SL 42-96" S,FS	DEPTH TEXTURE 30"-0" HTM 0-54" F,SL 54-84" G,S	DEPTH TEXTURE 0-30" SL 30-42" G,S	DEPTH TEXTURE 10'-0" HTM 0-11" LS 7-108" CB,LS	DEPTH TEXTURE 27'-0" HTM 0-11" LS 11-108" G,LS
E.S.H.G.W.T. = 48" NO REFUSAL	E.S.H.G.W.T. = 30" NO REFUSAL	E.S.H.G.W.T. = 18" NO REFUSAL	E.S.H.G.W.T. = 48" NO REFUSAL	E.S.H.G.W.T. = 60" NO REFUSAL	E.S.H.G.W.T. = 60" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL	E.S.H.G.W.T. = 96" NO REFUSAL



**INFILTRATION BASIN 'C' OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



**PRECAST CONCRETE DROP INLET**  
OR APPROVED EQUAL

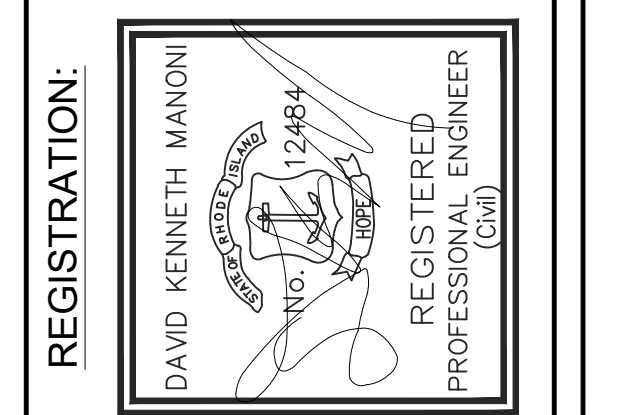


**SQUARE FRAME AND GRATE**  
OR APPROVED EQUAL

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
 PRELIMINARY APPLICATION PLAN  
**NORTH WOODS SUBDIVISION**  
 DETAIL SHEET - 2  
 A.P. 47-2, LOT 120  
 SOUTH KINGSTOWN, RHODE ISLAND  
 SCALE: AS SHOWN DATE: 01/30/22 SHEET E6 of E7

**REVISIONS:**

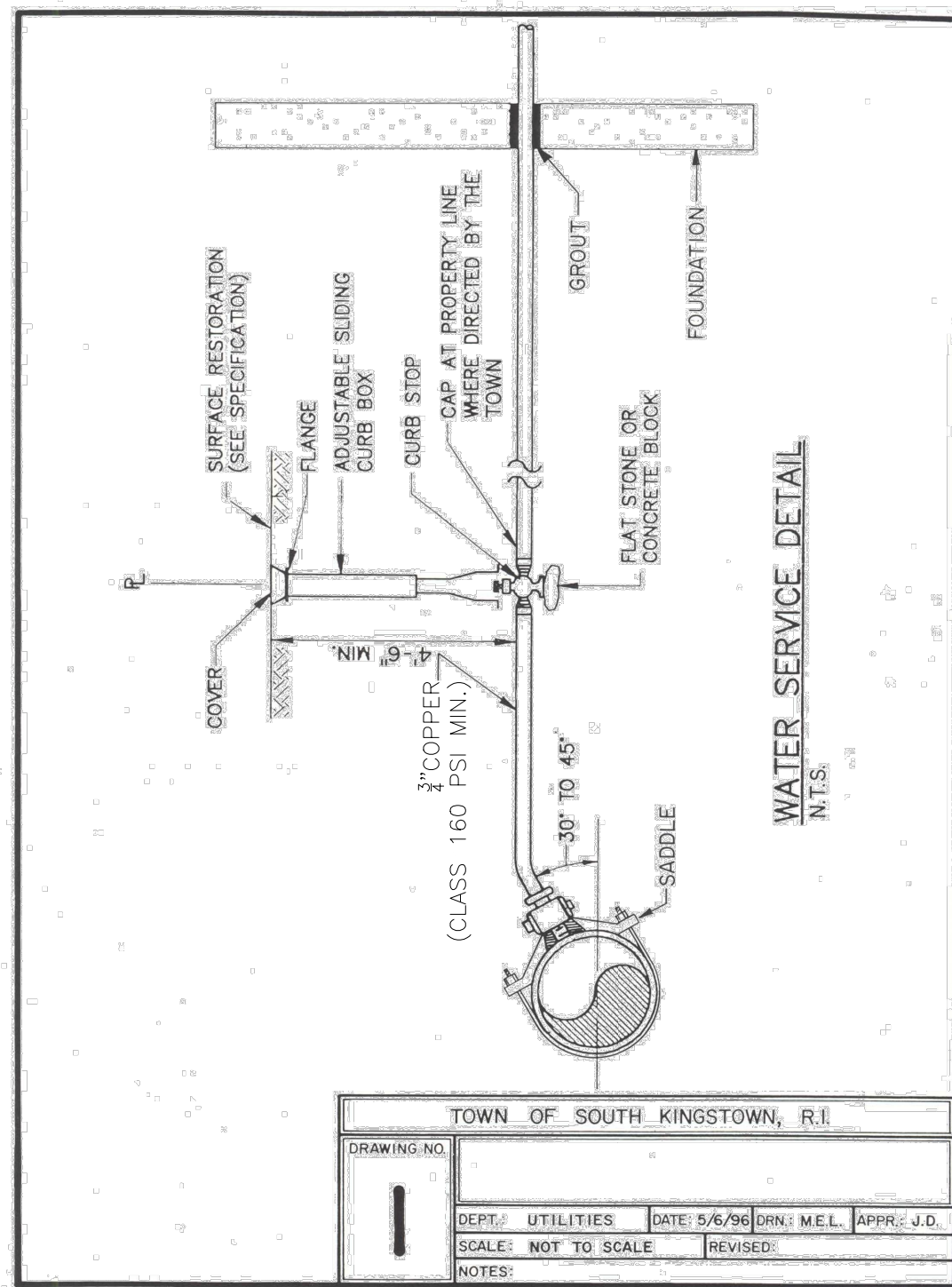
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1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROP LINE GEOMETRY	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM



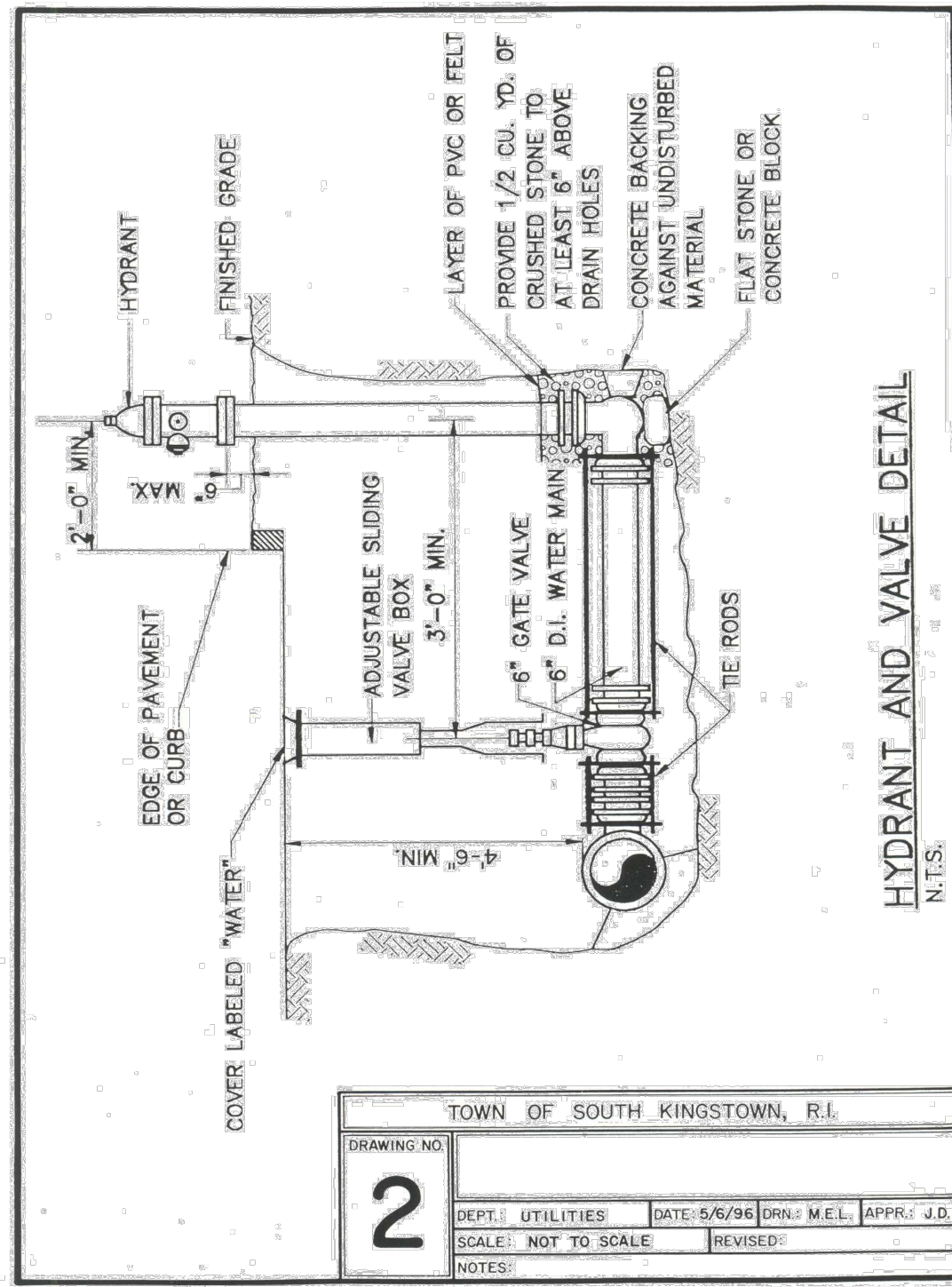
**GROUND BREAKING**  
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 CIVIL ENGINEERING SOLUTIONS

90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932

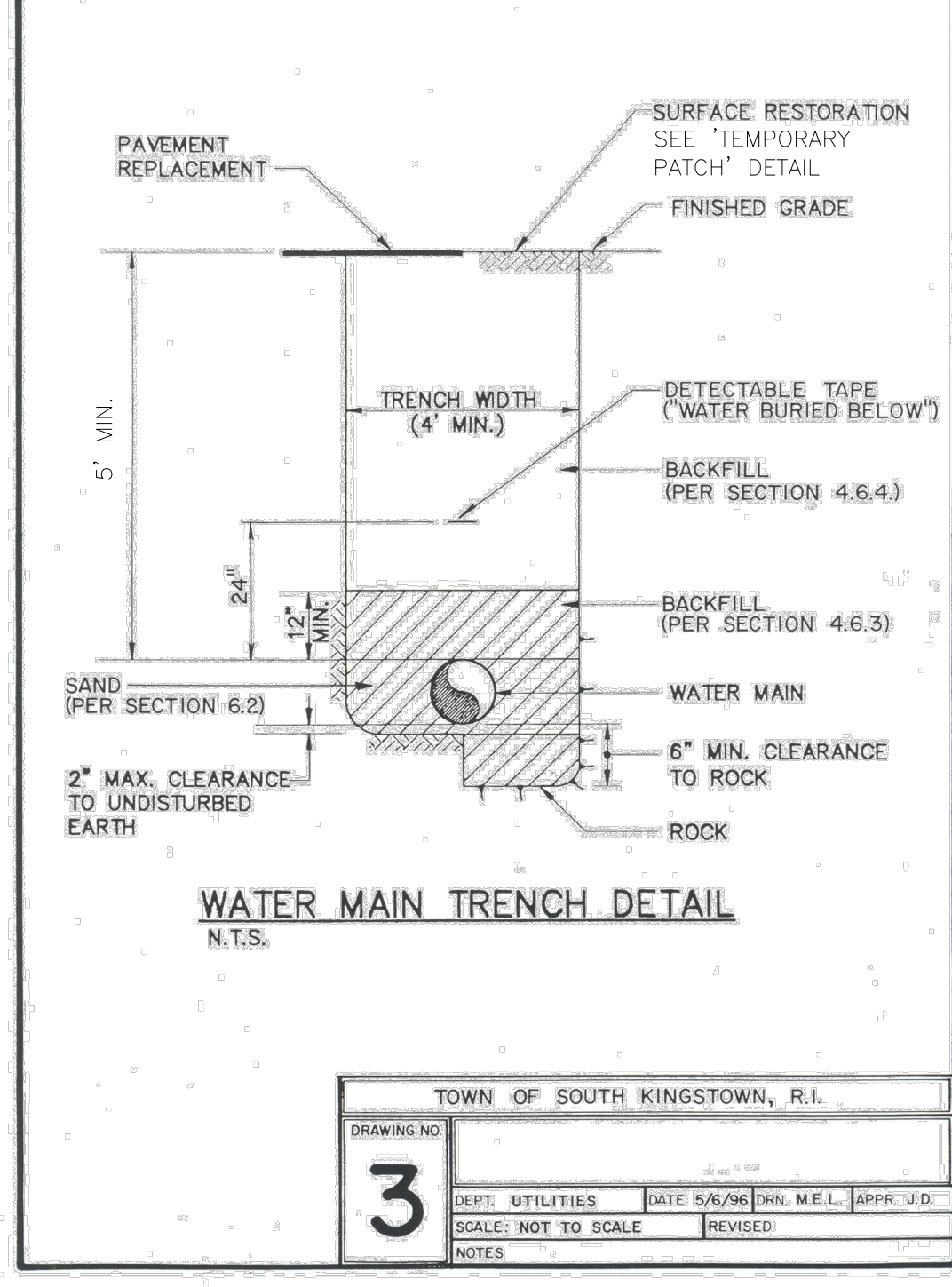
ISSUED FOR PERMITTING ONLY,  
 NOT FOR CONSTRUCTION



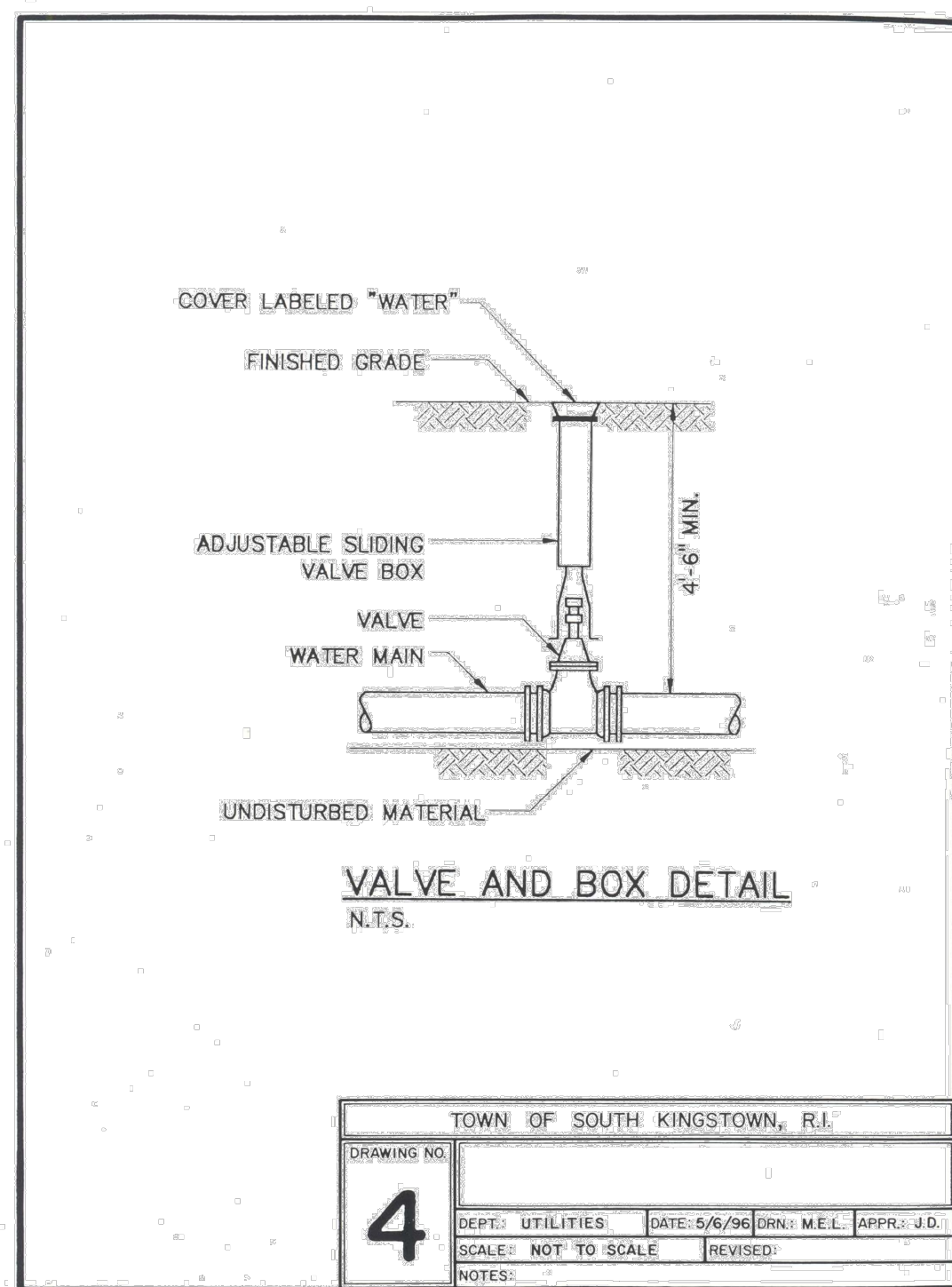
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **1**  
 DEPT.: UTILITIES DATE: 5/6/96 DRN.: M.E.L. APPR.: J.D.  
 SCALE: NOT TO SCALE REVISED:  
 NOTES:



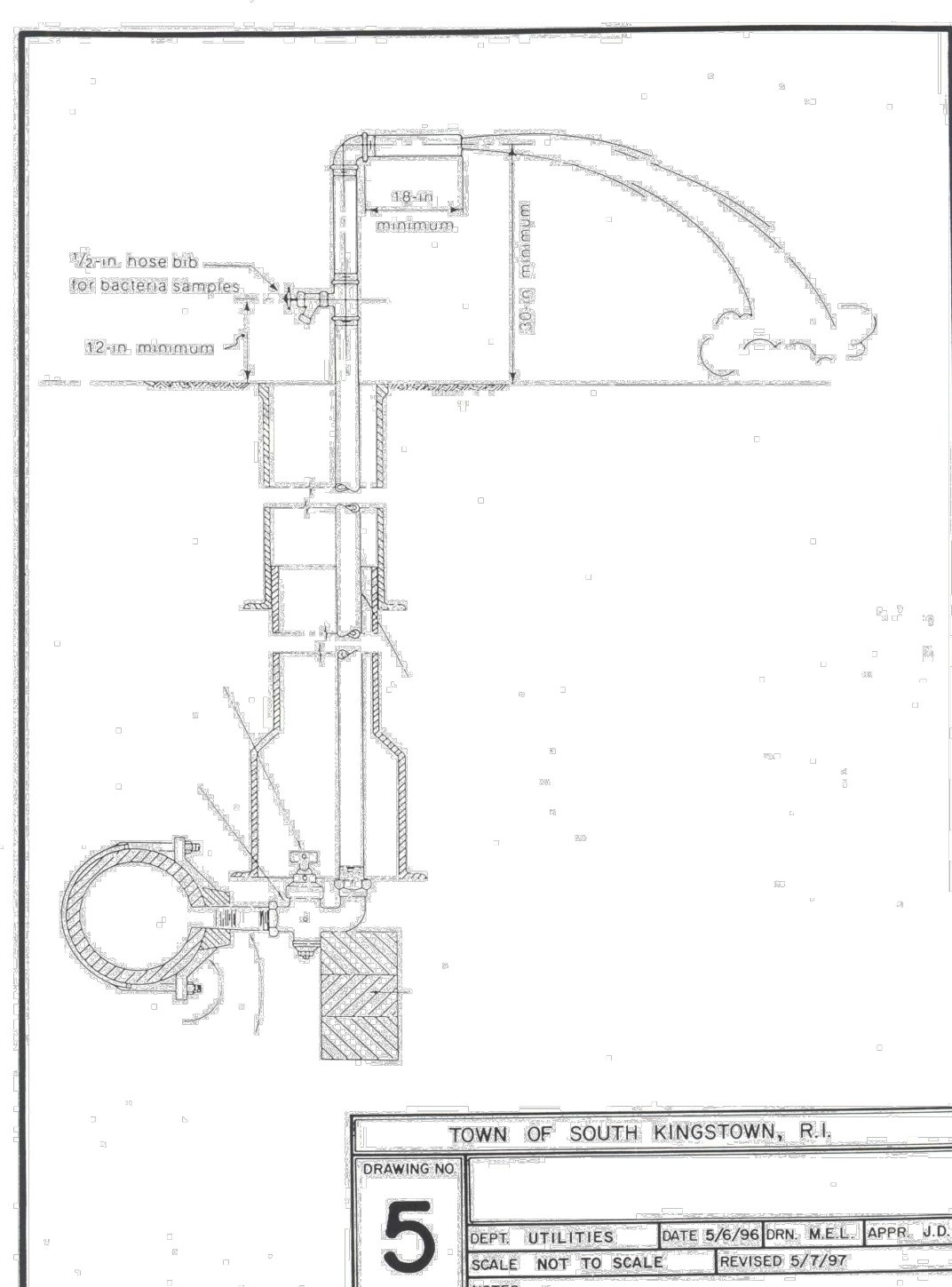
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **2**  
 DEPT.: UTILITIES DATE: 5/6/96 DRN.: M.E.L. APPR.: J.D.  
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 NOTES:



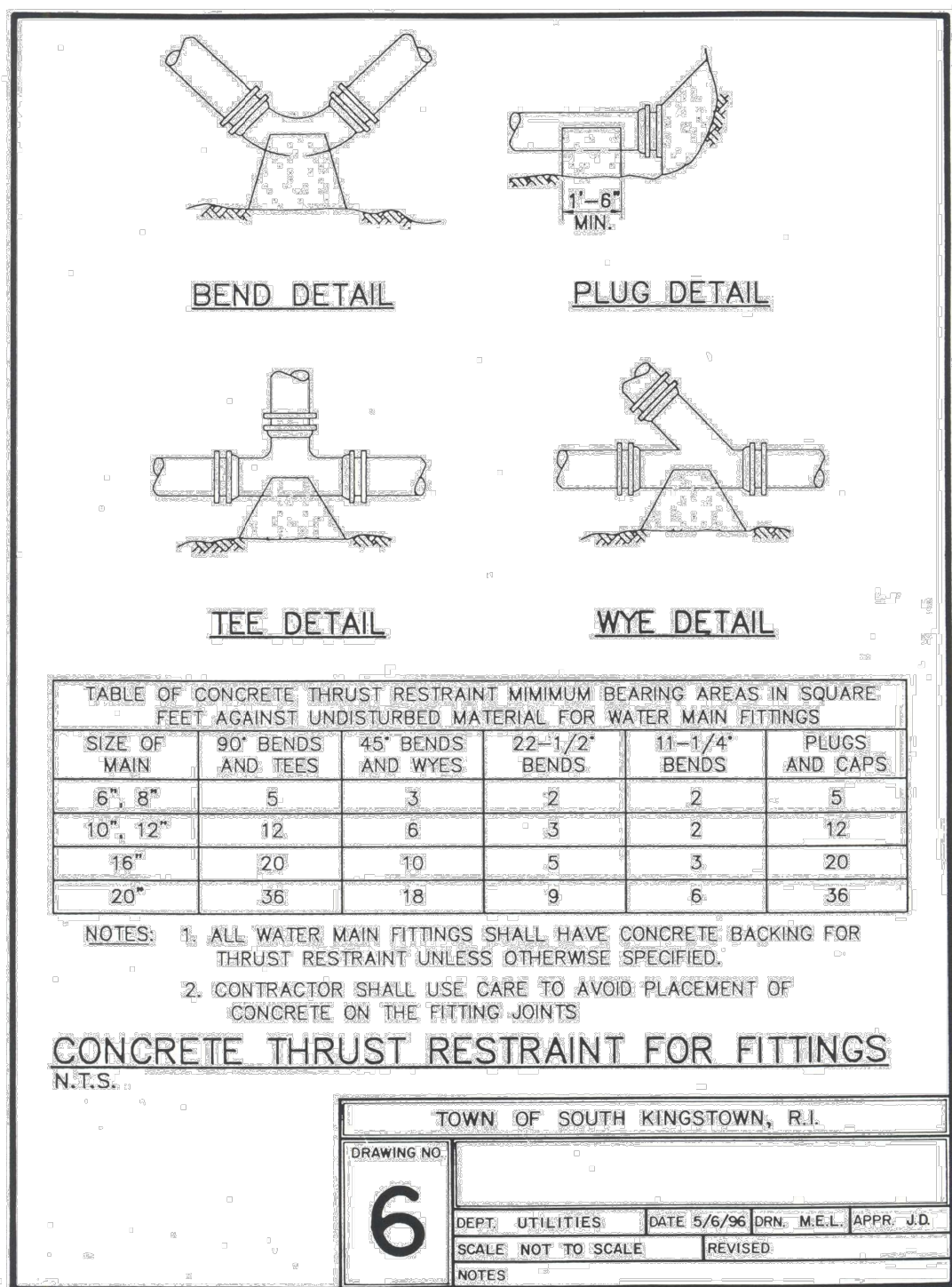
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **3**  
 DEPT.: UTILITIES DATE: 5/6/96 DRN.: M.E.L. APPR.: J.D.  
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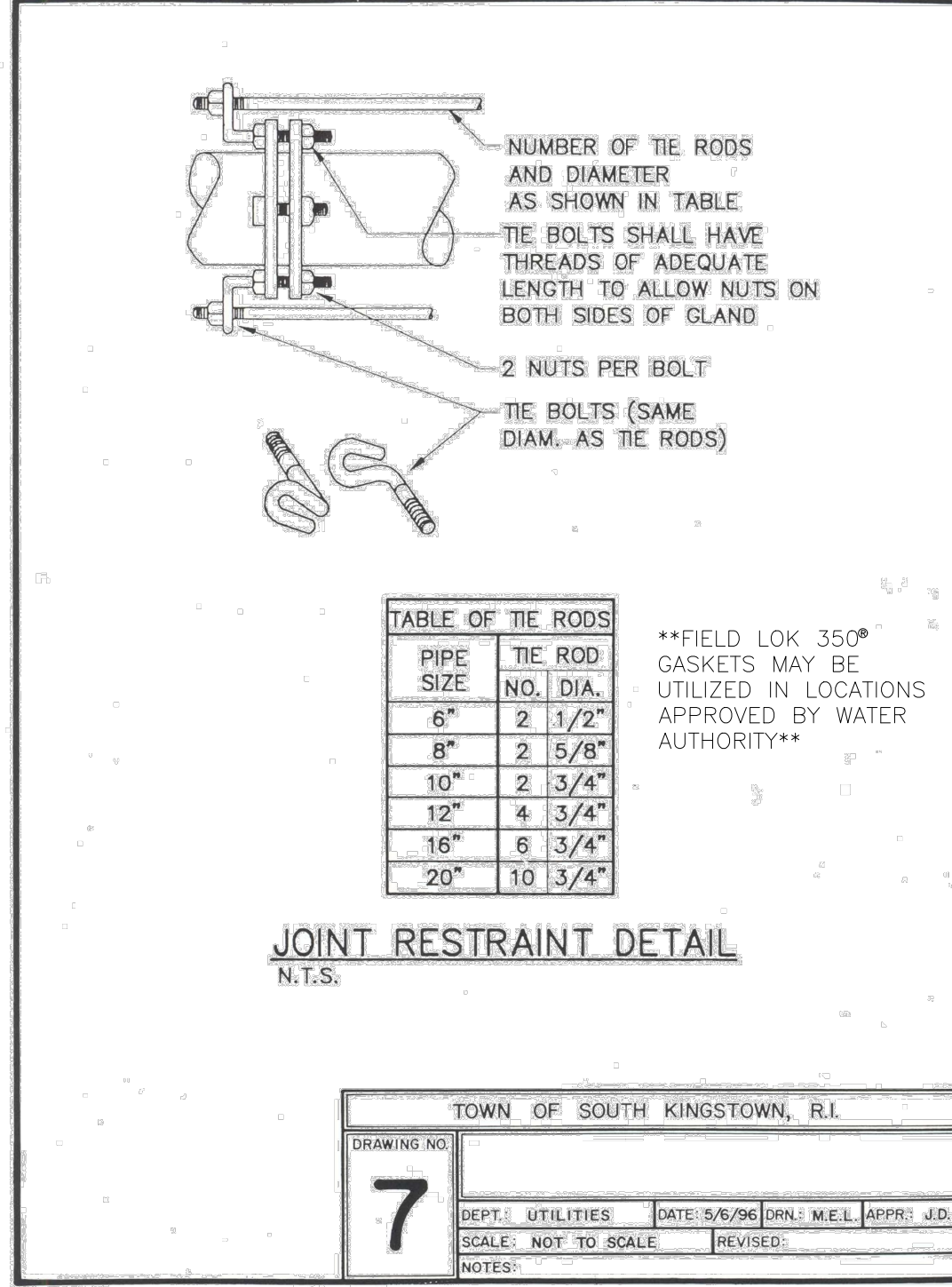
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **4**  
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 NOTES:



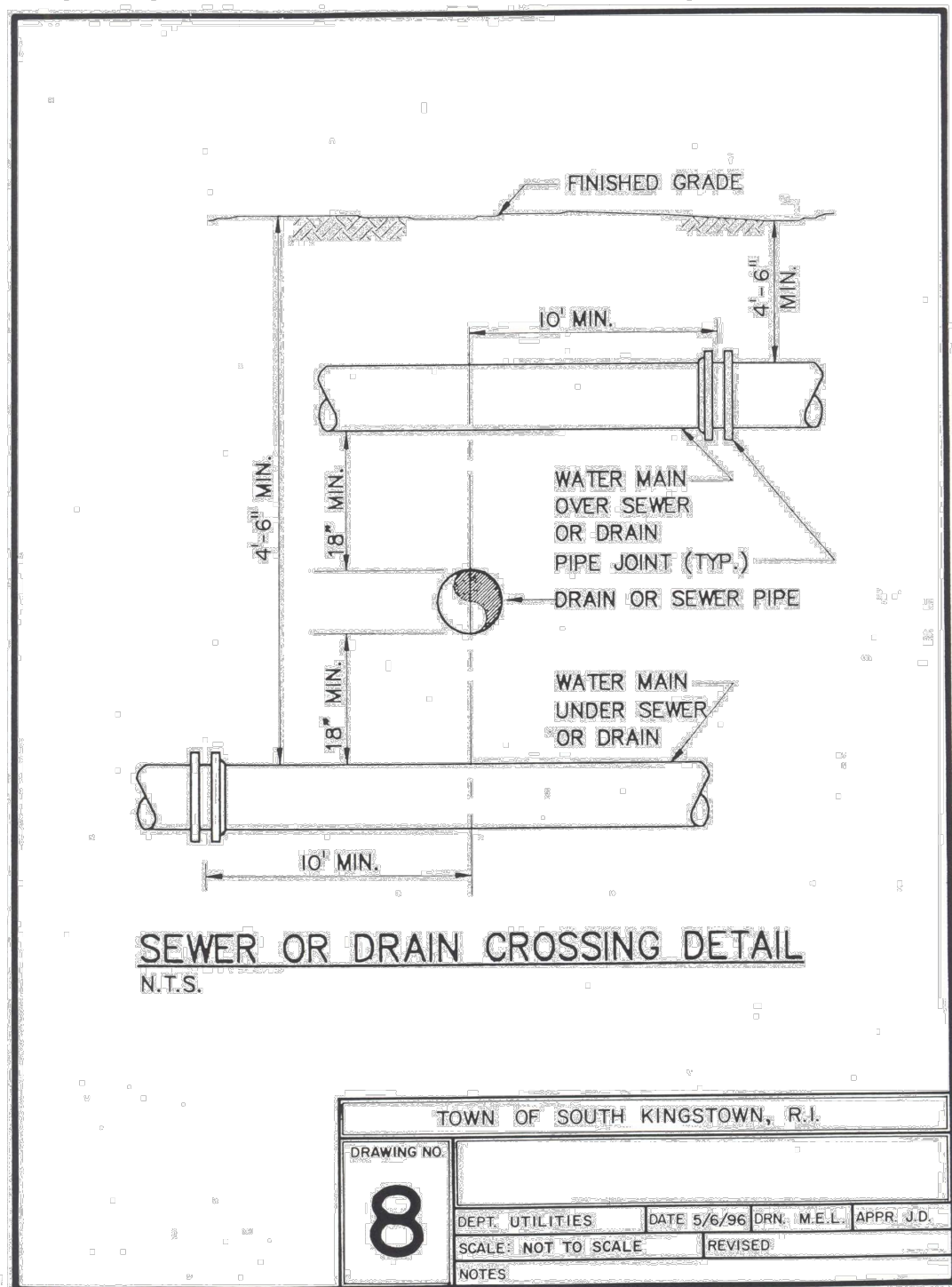
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **5**  
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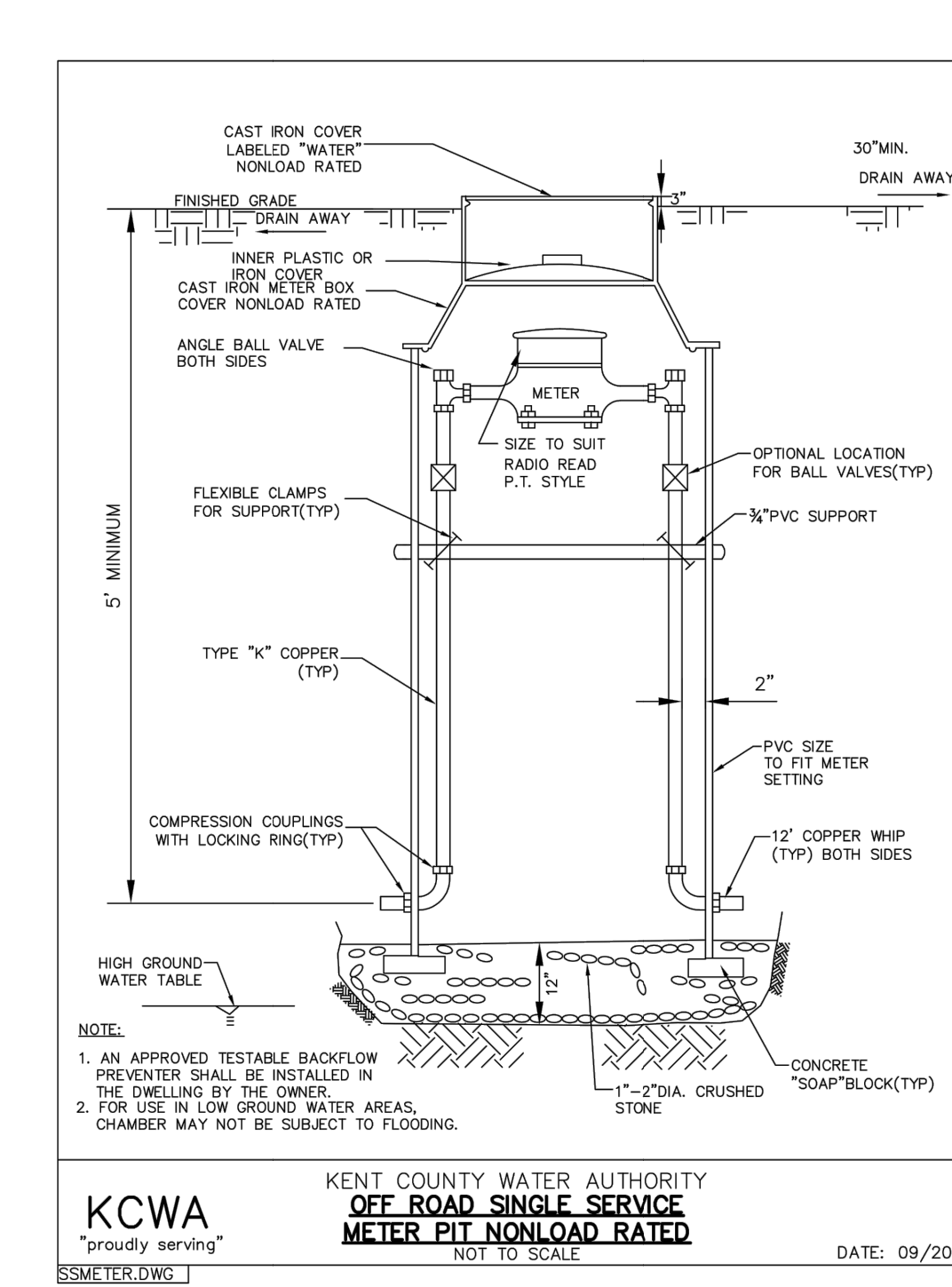
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **6**  
 DEPT.: UTILITIES DATE: 5/6/96 DRN.: M.E.L. APPR.: J.D.  
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 NOTES:



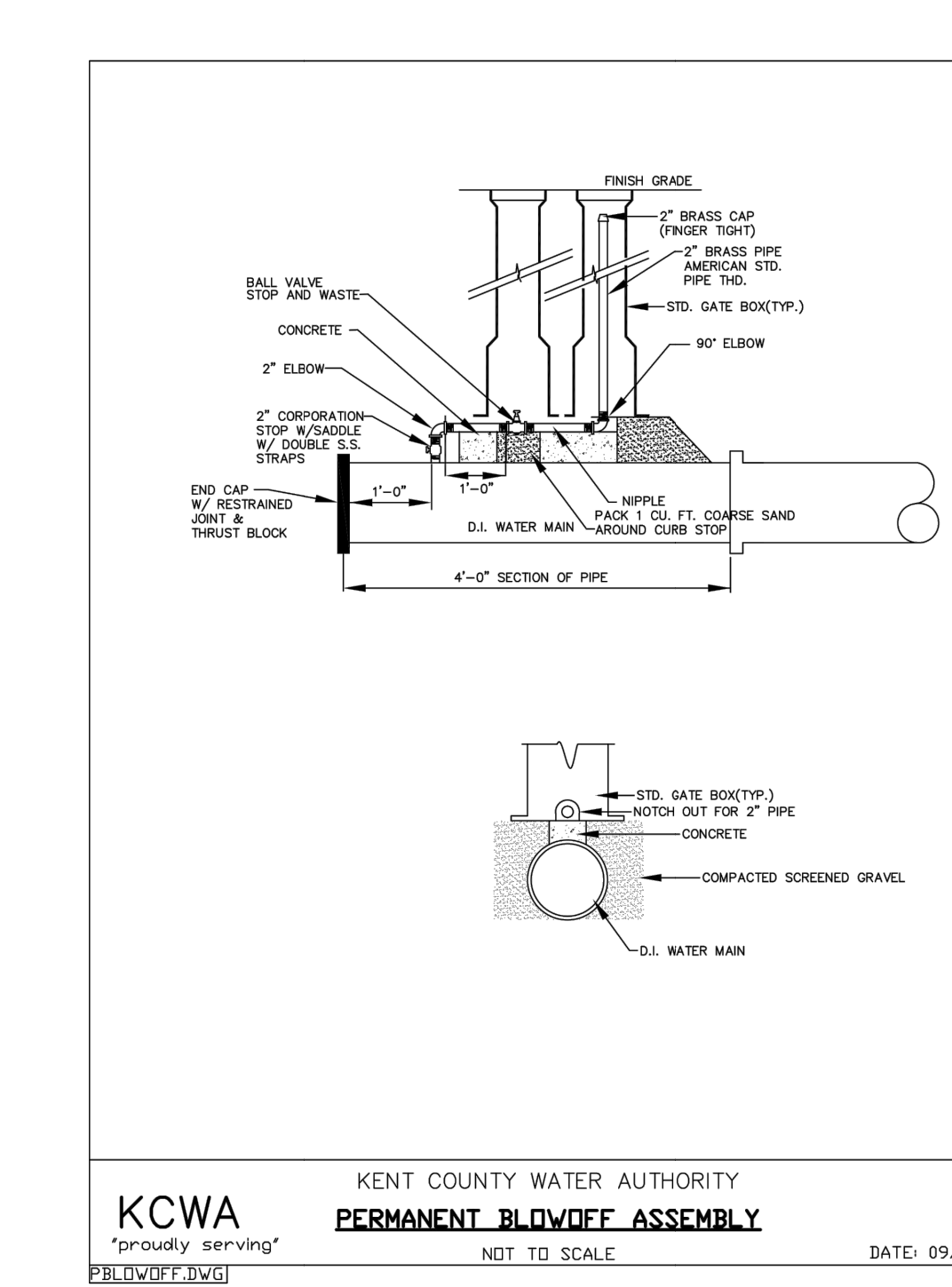
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **7**  
 DEPT.: UTILITIES DATE: 5/6/96 DRN.: M.E.L. APPR.: J.D.  
 SCALE: NOT TO SCALE REVISED:  
 NOTES:



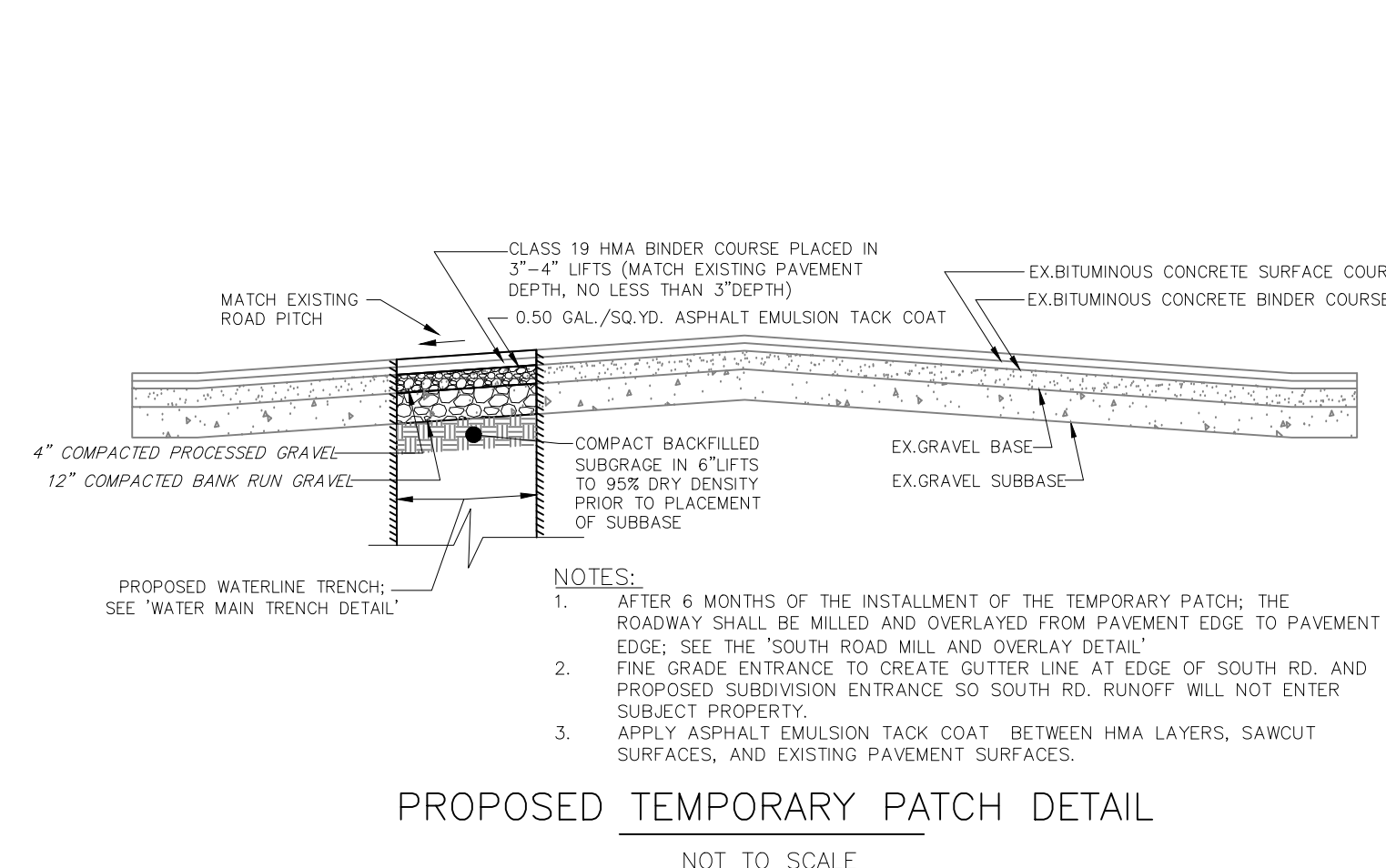
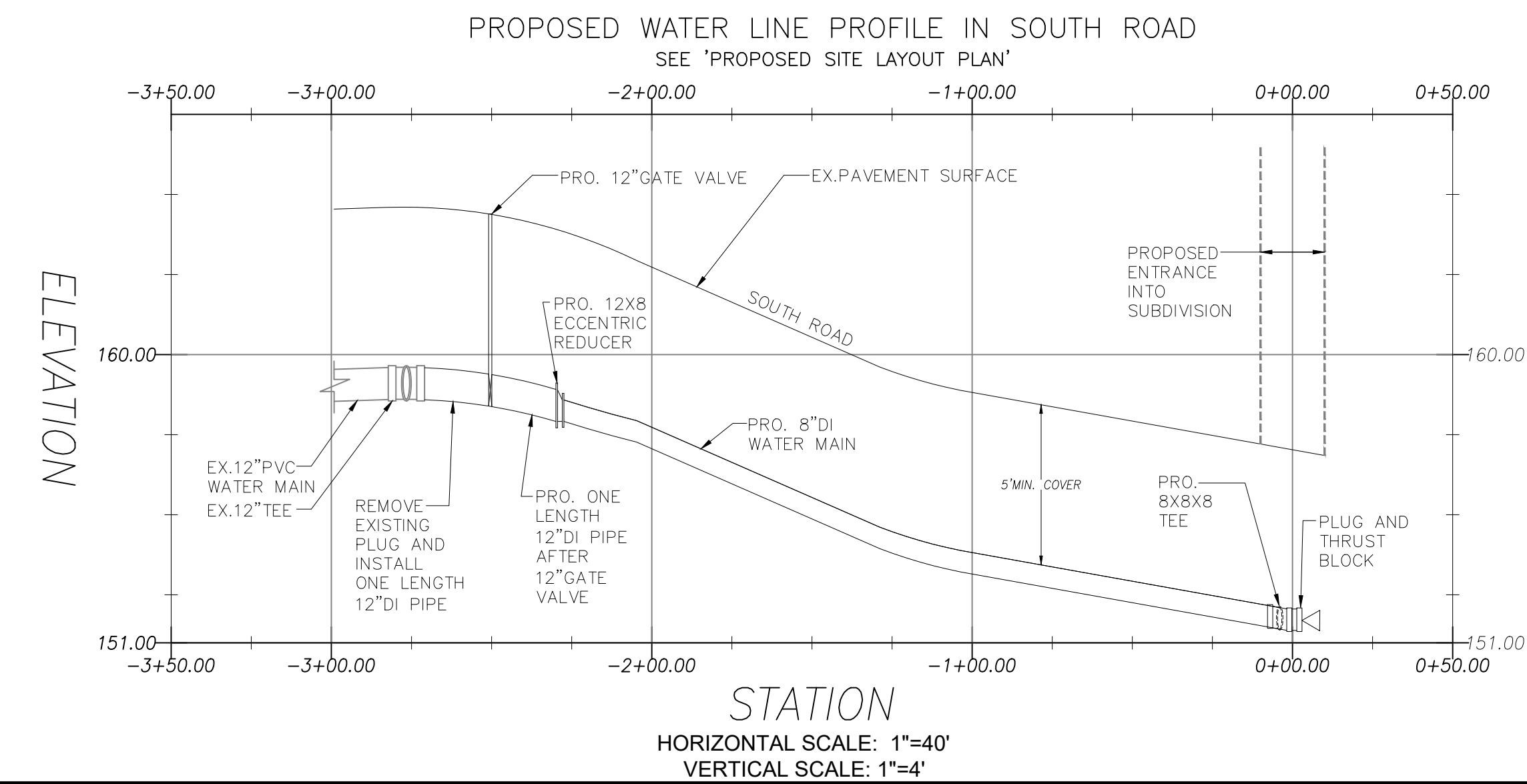
TOWN OF SOUTH KINGSTOWN, R.I.  
 DRAWING NO. **8**  
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 SCALE: NOT TO SCALE REVISED:  
 NOTES:



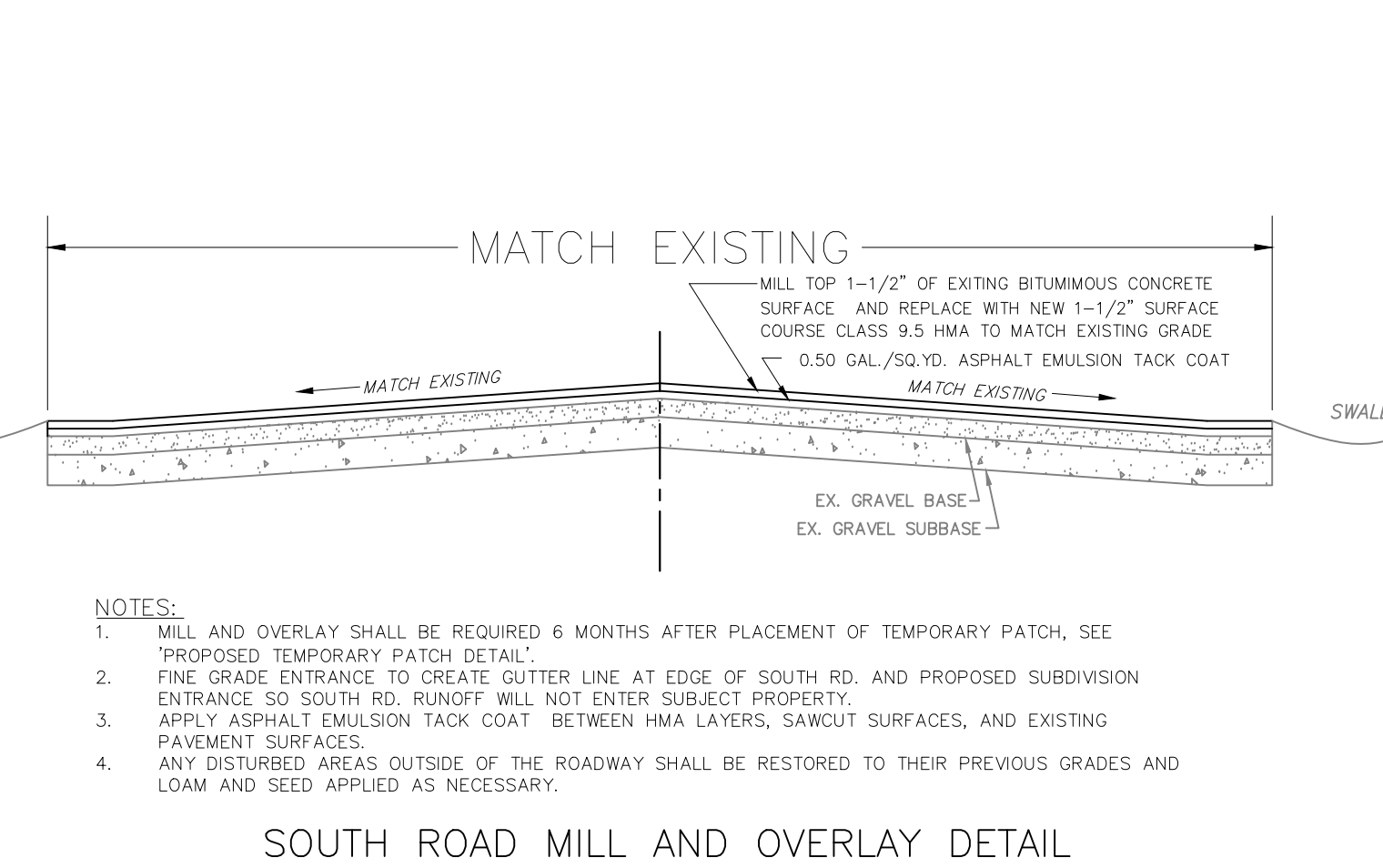
KCWA "proudly serving" **KENT COUNTY WATER AUTHORITY OFF ROAD SINGLE SERVICE METER PIT NONLOAD RATED** NOT TO SCALE DATE: 09/2006



KCWA "proudly serving" **KENT COUNTY WATER AUTHORITY PERMANENT BLOWOFF ASSEMBLY** NOT TO SCALE DATE: 09/2006



PROPOSED TEMPORARY PATCH DETAIL NOT TO SCALE

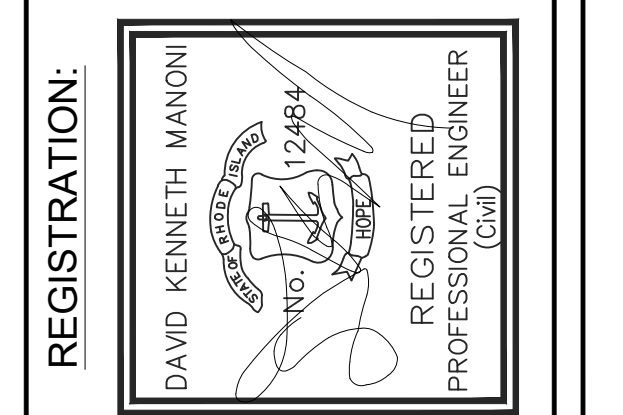


SOUTH ROAD MILL AND OVERLAY DETAIL NOT TO SCALE

MAJOR SUBDIVISION FLEXIBLE DESIGN RESIDENTIAL PROJECT  
 PRELIMINARY APPLICATION PLAN  
**NORTH WOODS SUBDIVISION**  
 DETAIL SHEET - 3  
 A.P. 47-2, LOT 120  
 SOUTH KINGSTOWN, RHODE ISLAND  
 SCALE: AS SHOWN DATE: 01/30/22 SHEET E7 of E7

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	4-20-22	TOWN COMMENTS	DKM
2.	5-19-22	PROP LINE GEOMETRY	DKM
3.	7-28-22	TOWN TRC COMMENTS	DKM



**GROUND BREAKING**  
**DESIGNS, LLC**  
 CIVIL ENGINEERING SOLUTIONS

90 HIGHLAND AVE., SOUTH KINGSTOWN, RI 02879 || PHONE: (401) 622-2932

ISSUED FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

