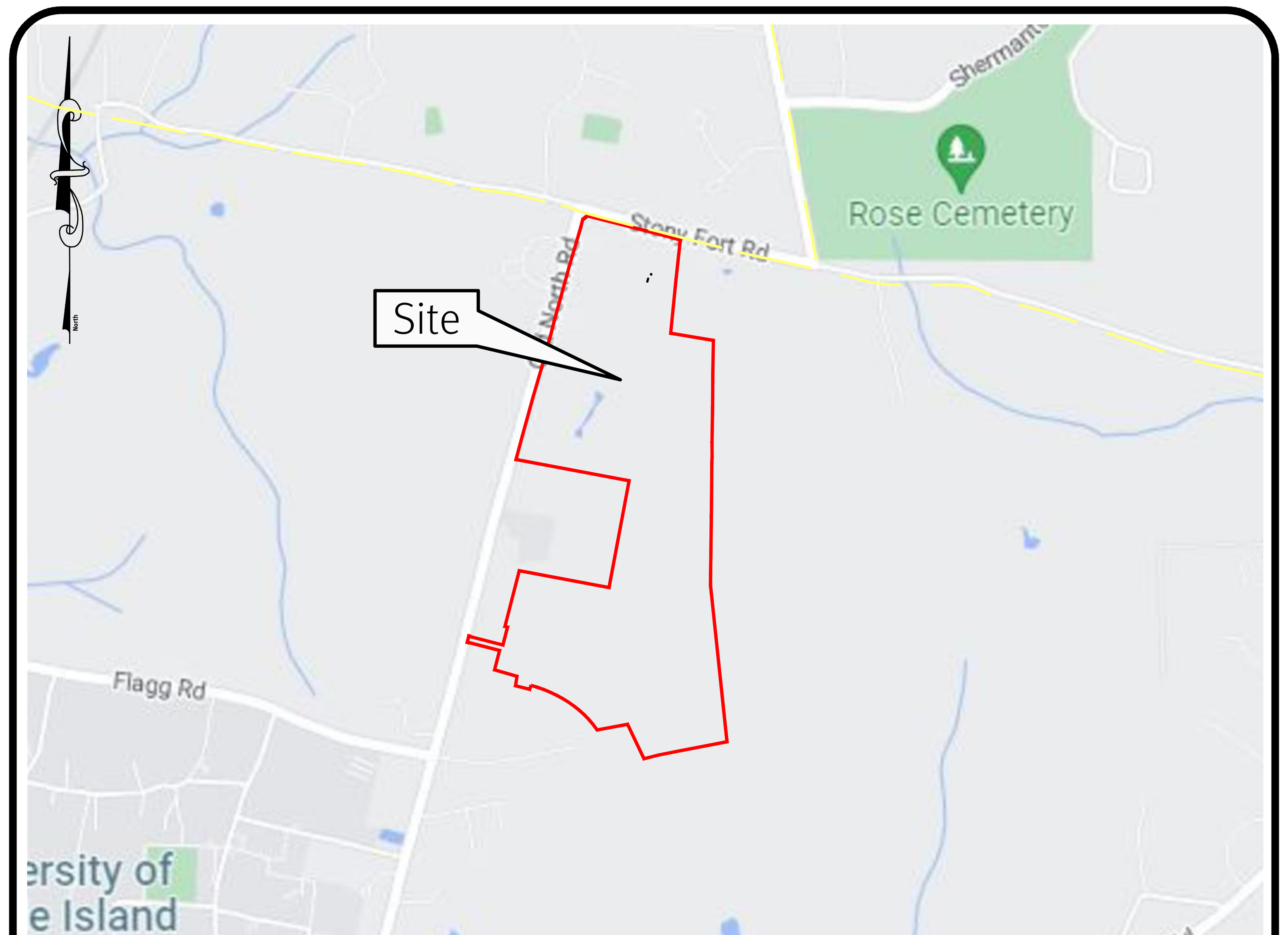
Preliminary Plan Submission

Fieldstone Farms

South Kingstown, Rhode Island

Assessor's Plat 16-4, Lot 9



Location Map 1"=1000'

Sheet Index

1. Cover Sheet
2. Half Mile Radius Map
3. Existing Conditions Plan
4. SESC Plan
5. Overall Plan
6. Grading Plan - 1
7. Grading Plan - 2
8. Grading Plan - 3
9. Grading Plan - 4
10. Grading Plan - 5
11. Plan & Profile - 1
12. Plan & Profile - 2
13. Detail Sheet - 1
14. Detail Sheet - 2
15. Detail Sheet - 3
16. Detail Sheet - 4

RIDEM PERMITS:

- FRESHWATER WETLANDS #13-0034
- RIPDES FILE #RIR101025
- OWTS SITE SUITABILITY S32-209.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com
Engineers • Planners • Surveyors

ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By:
2	09-12-23	Preliminary RETC Revision	C.R.H.
1	05-23-23	Preliminary RETC	C.R.H.
0	8-14-22	Preliminary Plan Submission	S.P.B.

Design By: R.B.S.

Cover Sheet

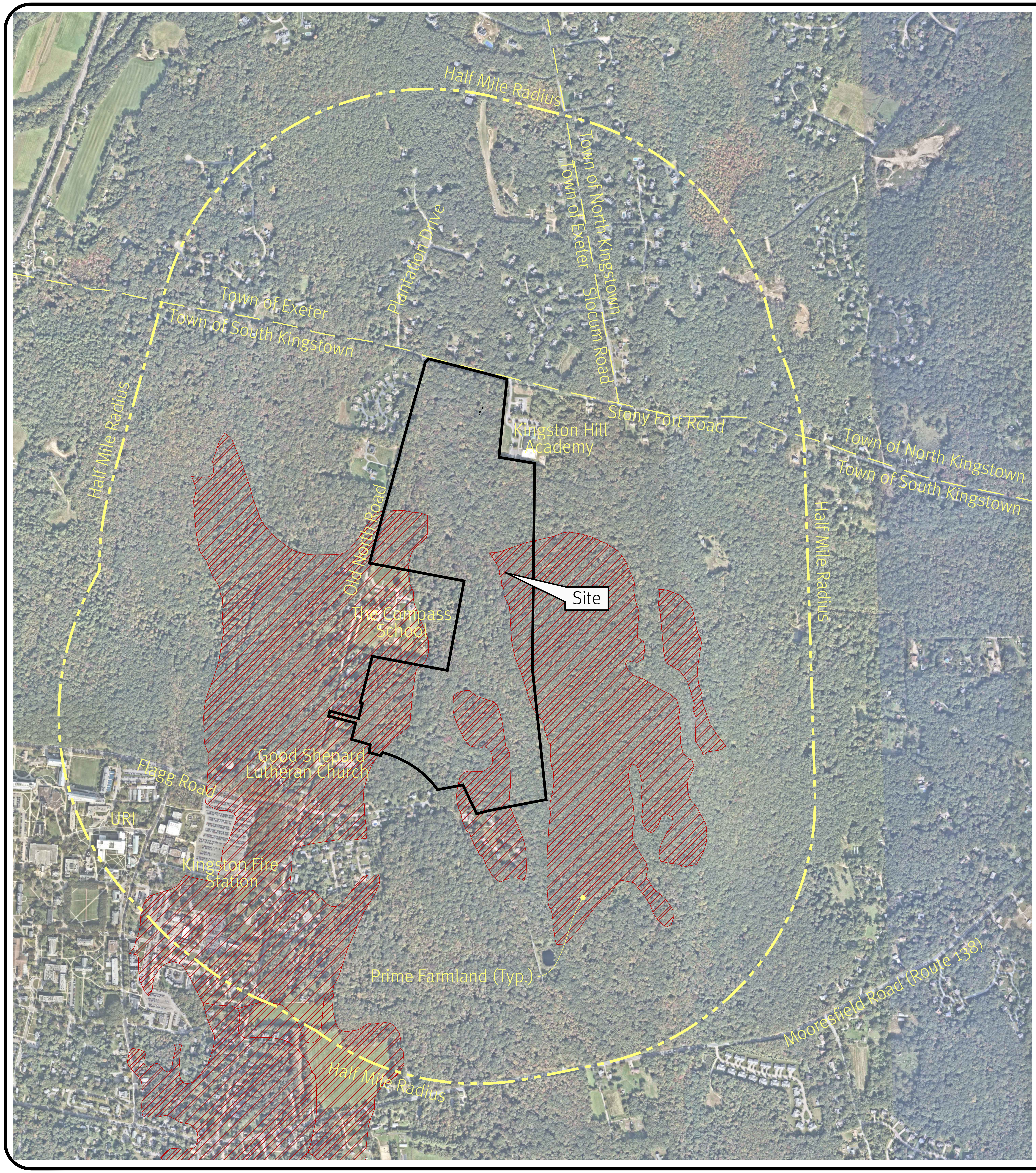
Fieldstone Farms

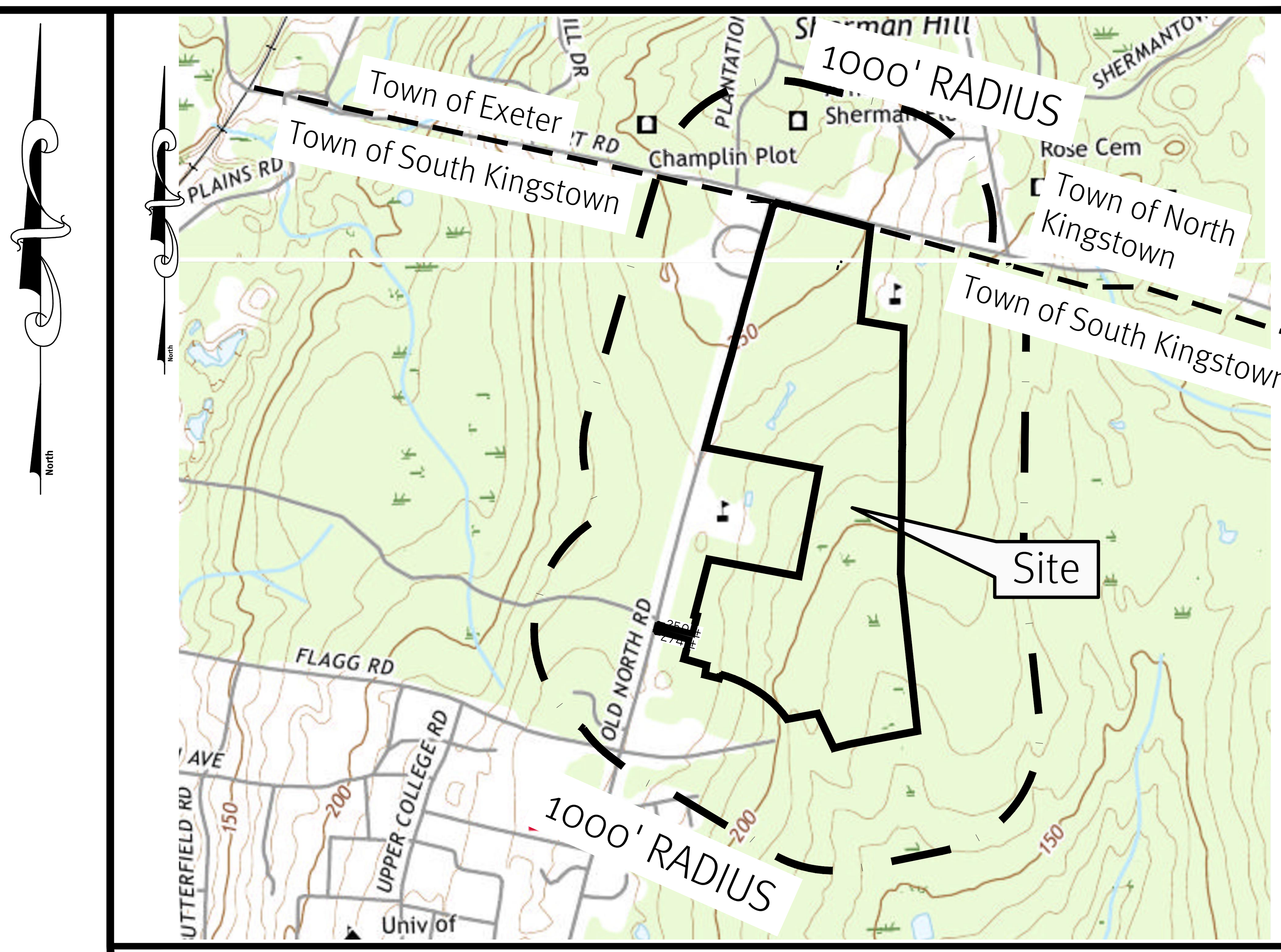
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For

Old North Land Investments LLC

75 Lambert Lind Highway
Warwick, Rhode Island 02886





USGS Map Scale: 1"=1000'

Note:

1. THERE ARE NO FARMLAND SOILS OF STATEWIDE IMPORTANCE ONSITE.

Scale: 1"=500'

0 250' 500' 1000'

Photo obtained from the RI-GIS of 2011 Digital Orthophotography Southern Urban Areas of Rhode Island.

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Half Mile Radius Map

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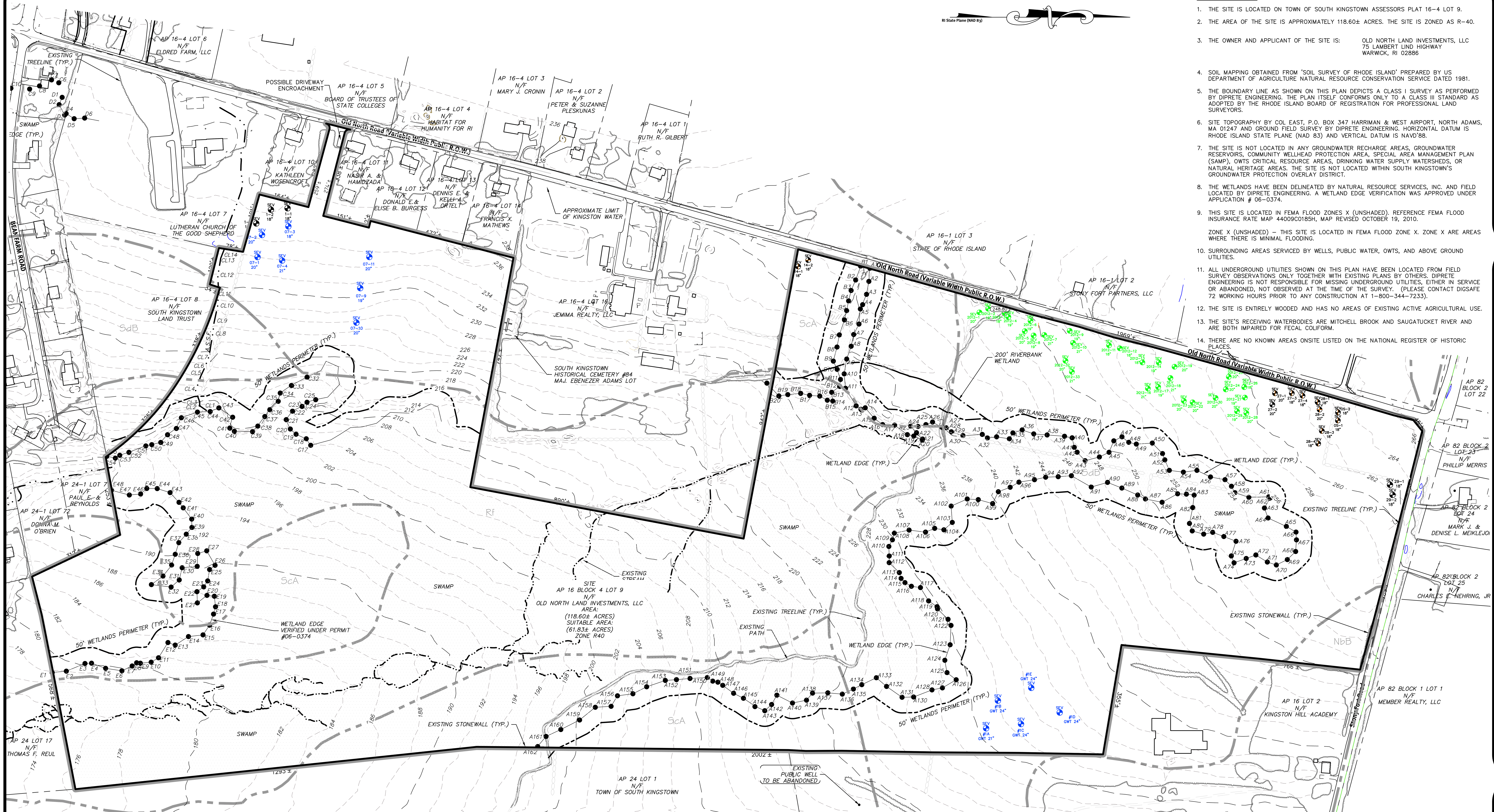

General Notes:

1. THE SITE IS LOCATED ON TOWN OF SOUTH KINGSTOWN ASSESSORS PLAT 16–4 LOT 9.
2. THE AREA OF THE SITE IS APPROXIMATELY 118.60± ACRES. THE SITE IS ZONED AS R–40.
3. THE OWNER AND APPLICANT OF THE SITE IS: OLD NORTH LAND INVESTMENTS, LLC
   75 LAMBERT LIND HIGHWAY
   WARWICK, RI 02886
4. SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY US DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE DATED 1981.
5. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
6. SITE TOPOGRAPHY BY COL EAST, P.O. BOX 347 HARRIMAN & WEST AIRPORT, NORTH ADAMS, MA 01247 AND GROUND FIELD SURVEY BY DIPRETE ENGINEERING. HORIZONTAL DATUM IS RHODE ISLAND STATE PLANE (NAD 83) AND VERTICAL DATUM IS NAVD'88.
7. THE SITE IS NOT LOCATED IN ANY GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, COMMUNITY WELLHEAD PROTECTION AREA, SPECIAL AREA MANAGEMENT PLAN (SAMP), OWTS CRITICAL RESOURCE AREAS, DRINKING WATER SUPPLY WATERSHEDS, OR NATURAL HERITAGE AREAS. THE SITE IS NOT LOCATED WITHIN SOUTH KINGSTOWN'S GROUNDWATER PROTECTION OVERLAY DISTRICT.
8. THE WETLANDS HAVE BEEN DELINEATED BY NATURAL RESOURCE SERVICES, INC. AND FIELD LOCATED BY DIPRETE ENGINEERING. A WETLAND EDGE VERIFICATION WAS APPROVED UNDER APPLICATION # 06–0374.
9. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0185H, MAP REVISED OCTOBER 19, 2010.

   ZONE X (UNSHADED) – THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
10. SURROUNDING AREAS SERVICED BY WELLS, PUBLIC WATER, OWTS, AND ABOVE GROUND UTILITIES.
11. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1–800–344–7233).
12. THE SITE IS ENTIRELY WOODED AND HAS NO AREAS OF EXISTING ACTIVE AGRICULTURAL USE.
13. THE SITE'S RECEIVING WATERBODIES ARE MITCHELL BROOK AND SAUGATUCKET RIVER AND ARE BOTH IMPAIRED FOR FECAL COLIFORM.
14. THERE ARE NO KNOWN AREAS ONSITE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

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Engineers • Planners • Surveyors

MICHAEL E. GAVITT
No. 1981
PROFESSIONAL LAND SURVEYOR

Certification:

THIS SURVEY AND PLAN CONFORMS TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

(SEE GENERAL NOTE 5)

No.	Date	Description	By:
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1	05-23-23	Preliminary RETC	C.R.H.
0	8-14-22	Preliminary Plan Submission	S.P.B.

Design By: R.B.S.

Legend:

ASSESSOR'S LINES	SOIL IDENTIFICATION (BoC)
PROPERTY LINE	EXISTING STONEWALL
SOIL BOUNDARY LINE	EXISTING BUILDING
WETLAND EDGE	EXISTING UTILITY POLE
100' RIVERBANK WETLAND	EXISTING MAJOR CONTOUR (240)
50' PERIMETER WETLAND	EXISTING MINOR CONTOUR (242)
200' RIVERBANK WETLAND	AP — ASSESSOR'S PLAT
EXISTING TREELINE	UP — UTILITY POLE
EXISTING STREAM	N/F — NOW OR FORMERLY
EXISTING FENCE	WETLAND FLAG (A5)
	WETLAND HATCH

SOIL EVALUATIONS 2009 RIDEM VERIFIED (SEV 45–1 18")

SOIL EVALUATIONS 2007 RIDEM VERIFIED (SEV 45–1 18")

SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED (SEV 45–1 18")

Soil Information:

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

SOIL NAME	DESCRIPTION
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
ScA	SCIO SILT LOAM, 0 TO 3 PERCENT SLOPES
SdB	SCIO VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES

Dimensional Regulations:

CURRENT ZONING:	RESIDENTIAL R–40
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'
MINIMUM FRONT YARD:	40'
MINIMUM CORNER SIDE YARD:	30'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	20%

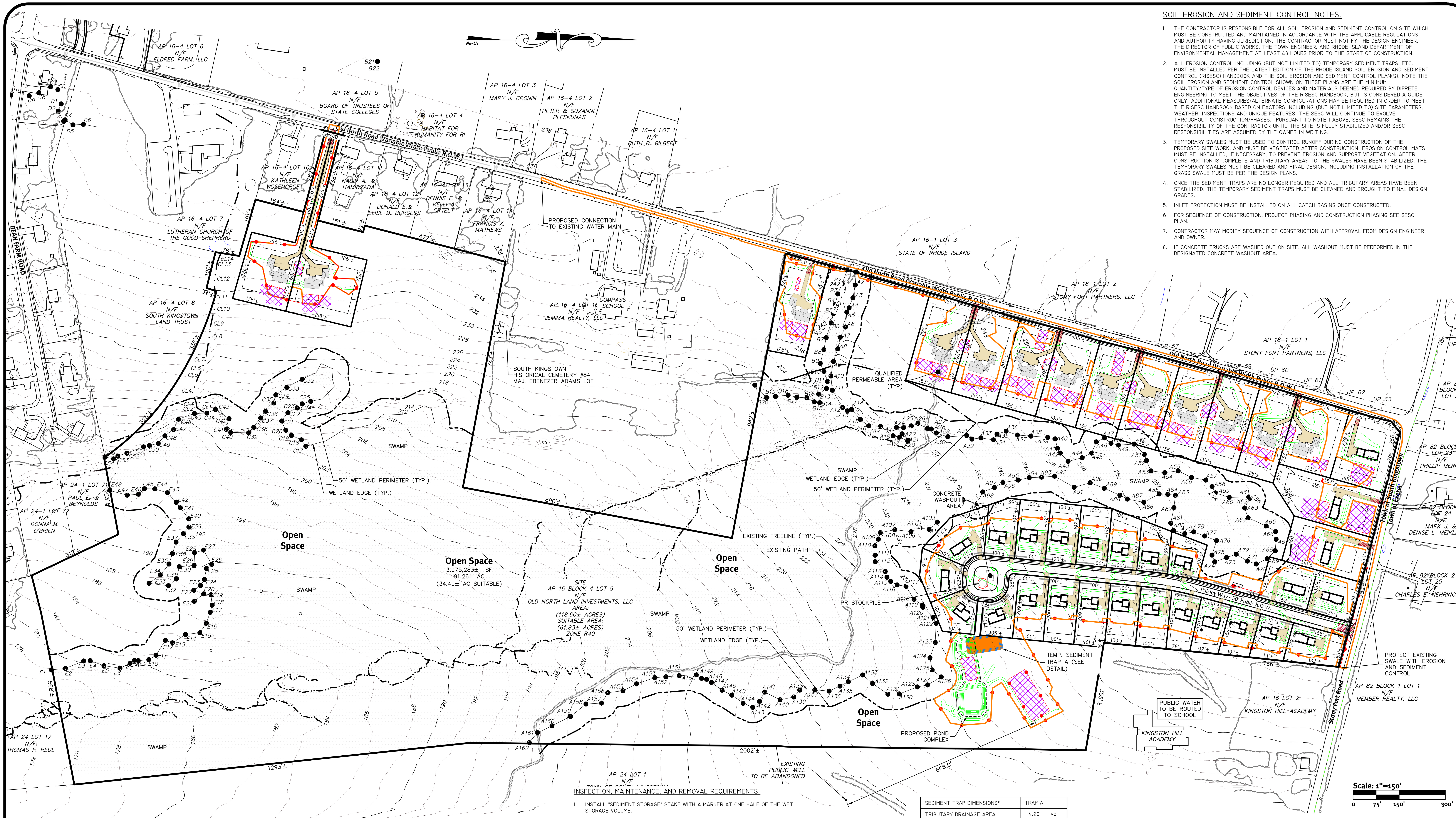
Scale: 1"=150'
0 75' 150' 300'

Existing Conditions Plan

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886



SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

SOIL EROSION CONTROL LEGEND

EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL)	
LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)	
LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)	
TRIBUTARY AREA TO SESC BMP	
CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)	
INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)	
FINAL CONTOUR GRADE	308
INLET SEDIMENT CONTROL	
CLASS C SILT FENCE	
TEMPORARY SEDIMENT TRAP	

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE 1, COLUMN V FILTER STONE.
11. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED WITH POLYPROPYLENE ROPE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

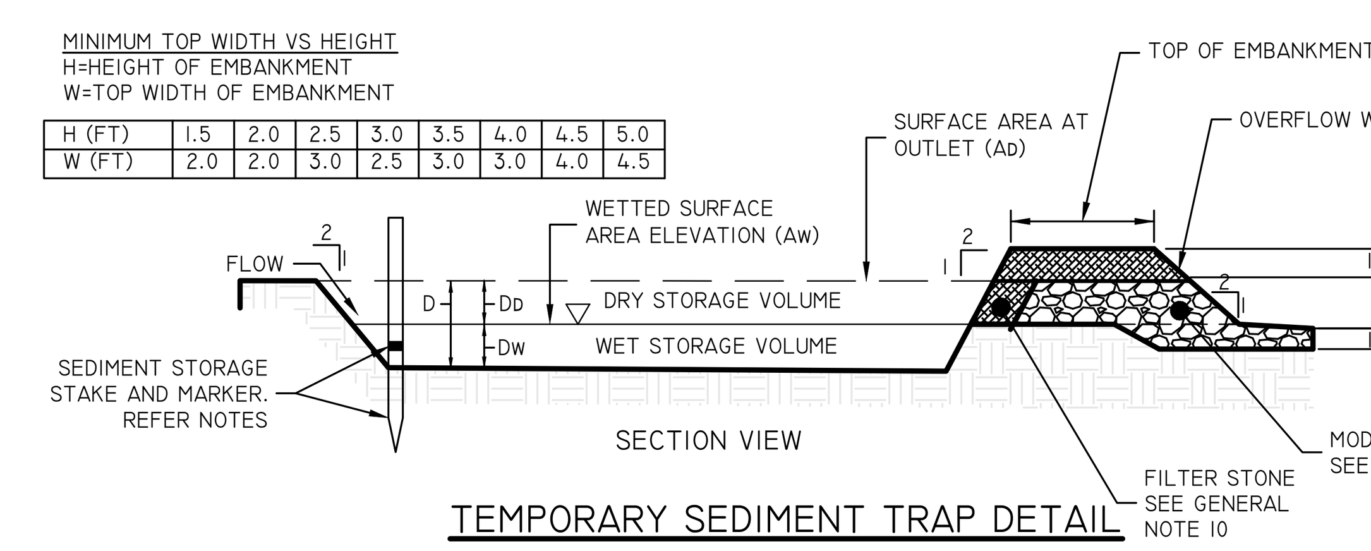
1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION

SEDIMENT TRAP DIMENSIONS*	TRAP A	
TRIBUTARY DRAINAGE AREA	4.20	AC
WET STORAGE DEPTH (Dw)	2.00	FT
DRY STORAGE DEPTH (Dd)	2.00	FT
TOTAL DEPTH (D)	4.00	FT
BOTTOM OF TRAP AREA (Ab)	3,676	SQ.FT
WETTED SURFACE AREA (Aw)	4,503	SQ.FT
SURFACE AREA AT OUTLET (Ad)	5,387	SQ.FT

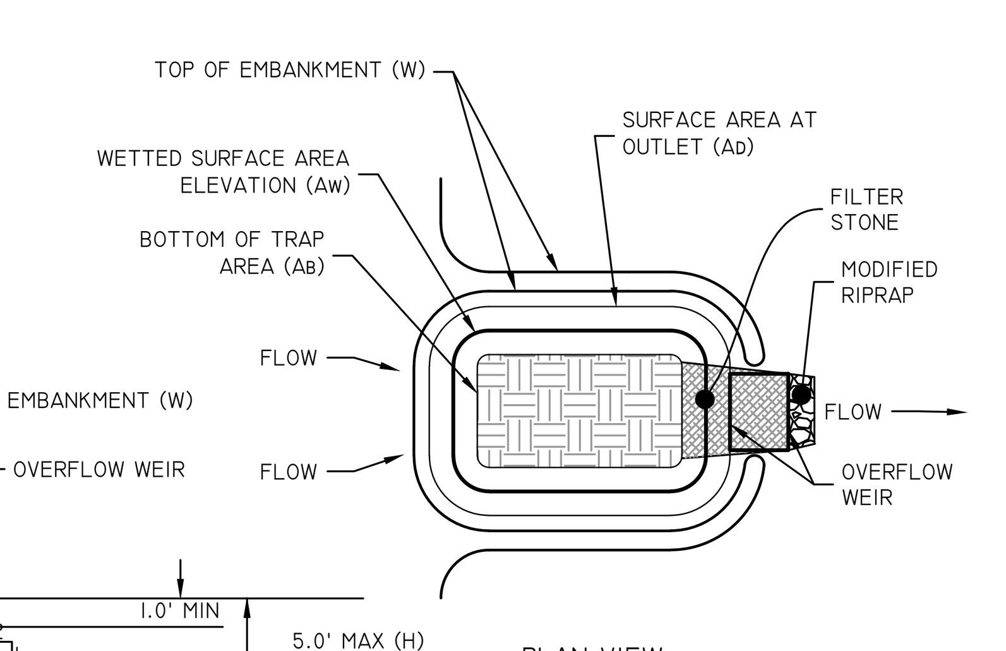
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5



SECTION VIEW



PLAN VIEW

TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE

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SESC Plan
Fieldstone Farms
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
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75 Lambert Lind Highway
Warwick, Rhode Island 02886

General Notes:

1. 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:
   - STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP 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
2. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER , OWTS, AND UNDERGROUND UTILITIES.
3. CURRENT ZONING: RESIDENTIAL R-40.
4. PROPOSED ROADWAY A IS TO BE 24' WIDE (11' TRAVEL LANES WITH 1' CAPE COD BERM ON EACH SIDE). THE RIGHT OF WAY FOR ROAD A IS 50' WIDE WITH A PROPOSED PUBLIC ROAD.
5. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE RISDISM, THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF BIORETENTION AREAS, CATCH BASINS, SAND FILTER, QUALIFIED PERMEABLE AREAS, INFILTRATION TRENCHES AND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RIDEM BEST MANAGEMENT PRACTICES.
6. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT FINAL DESIGN AND TO CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
7. OPEN SPACE USE IS TO REMAIN IN ITS NATURAL STATE AND IS TO BE UTILIZED AS PASSIVE RECREATION WITH THE EXCEPTION OF OWTS AND DRAINAGE AREAS.
8. ALL UNITS TO HAVE INDIVIDUAL TRASH PICKUP. NO DUMPSTER LOCATIONS ARE PROVIDED ON SITE.
9. SITE REQUIRES TOWN OF SOUTH KINGSTOWN SOIL EROSION PERMIT PRIOR TO CONSTRUCTION.
10. SITE TO BE BUILT IN PHASES DEPENDING ON MARKET CONDITIONS.
11. ALL CONSTRUCTION AND SITE IMPROVEMENTS SHALL ADHERE TO THE TREE PROTECTION STANDARDS AS CONTAINED IN ARTICLE XIII, SECTION 14.D OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
12. SEE APPENDIX E OF THE TRAFFIC IMPACT ASSESSMENT REPORT BY PARE ENGINEERING FOR SIGHT LINE DISTANCES FOR LOTS WITH ACCESS ON OLD NORTH ROAD AND STONY FORT ROAD. AREAS WITHIN THE SIGHT DISTANCES AS DEFINED IN THE REPORT SHOULD BE CLEARED TO A MAXIMUM HEIGHT OF TWO (2) FEET TO ALLOW FOR SUFFICIENT INTERSECTION SIGHT DISTANCE IN EACH LOCATION. ALL LANDSCAPING AND/OR SIGNAGE PROPOSED WITHIN SAID SIGHT TRIANGLES SHALL BE RESTRICTED TO A MAXIMUM HEIGHT OF TWO (2) FEET.
13. THE FOLLOWING LOTS WILL BE DESIGNATED AS LOW AND MODERATE INCOME (LMI) UNITS AND HAVE BEEN NOTED ON THE PLANS WITH AN ASTERISK (*): 6, 10, 14, 17, 19, 21, 23, 33, 36, AND 39.
14. CONSTRUCTION TO COMMENCE FALL 2023 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
15. THE COMMUNITY OWTS HAS BEEN DESIGNED TO SERVICE 24 3-BEDROOM HOMES (LOTS 15-39, 72 BEDROOMS TOTAL). NO CONSTRUCTION TO INCREASE BEDROOMS BEYOND 72 MAY OCCUR WITHOUT FURTHER PERMITTING AND REVIEW BY RIDEM.

Density Analysis:

OVERALL GROSS DENSITY

TOTAL SITE AREA:	118.65 ACRES

DWELLING UNIT ANALYSIS

SINGLE FAMILY LOTS	39
DENSITY:	3.04 ACRES/UNIT

NET DENSITY

BUILDABLE AREA:	61.83 ACRES
NUMBER OF UNITS:	39
DENSITY:	1.59 ACRES/UNIT

ROADWAY ANALYSIS

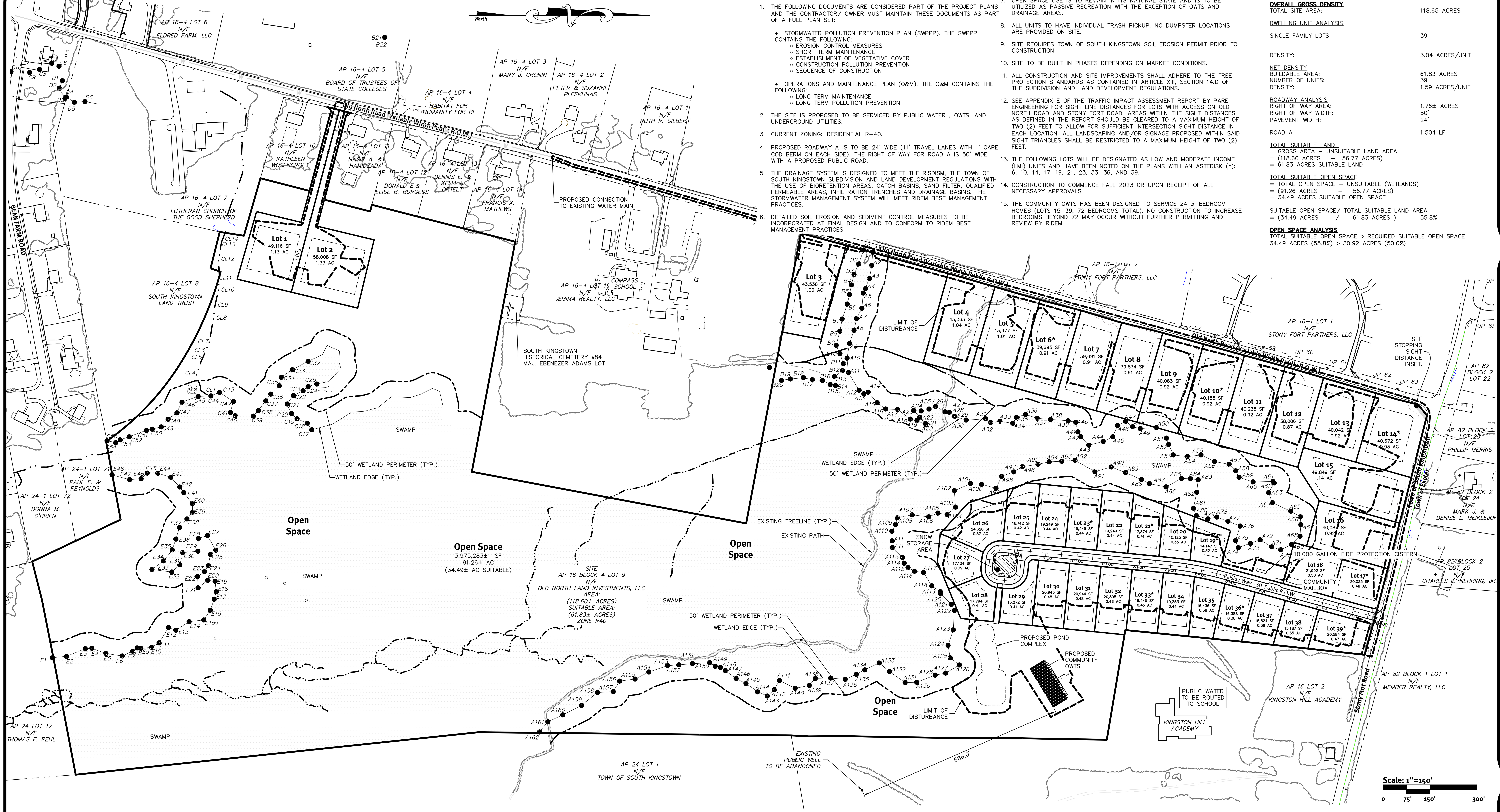
RIGHT OF WAY AREA:	1.76± ACRES
RIGHT OF WAY WIDTH:	50'
PAVEMENT WIDTH:	24'
ROAD A	1,504 LF

TOTAL SUITABLE LAND
= GROSS AREA − UNSUITABLE LAND AREA
= (118.60 ACRES − 56.77 ACRES)
= 61.83 ACRES SUITABLE LAND

TOTAL SUITABLE OPEN SPACE
= TOTAL OPEN SPACE − UNSUITABLE (WETLANDS)
= (91.26 ACRES − 56.77 ACRES)
= 34.49 ACRES SUITABLE OPEN SPACE

SUITABLE OPEN SPACE/ TOTAL SUITABLE LAND AREA
= (34.49 ACRES / 61.83 ACRES) 55.8%

OPEN SPACE ANALYSIS
TOTAL SUITABLE OPEN SPACE > REQUIRED SUITABLE OPEN SPACE
34.49 ACRES (55.8%) > 30.92 ACRES (50.0%)

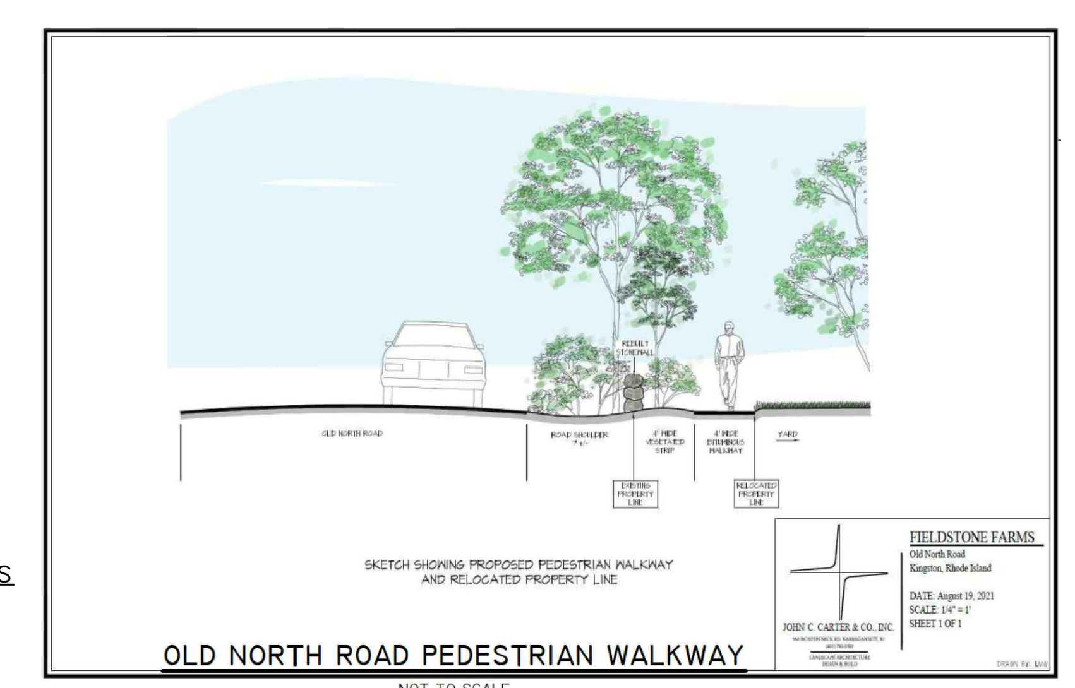


Legend:

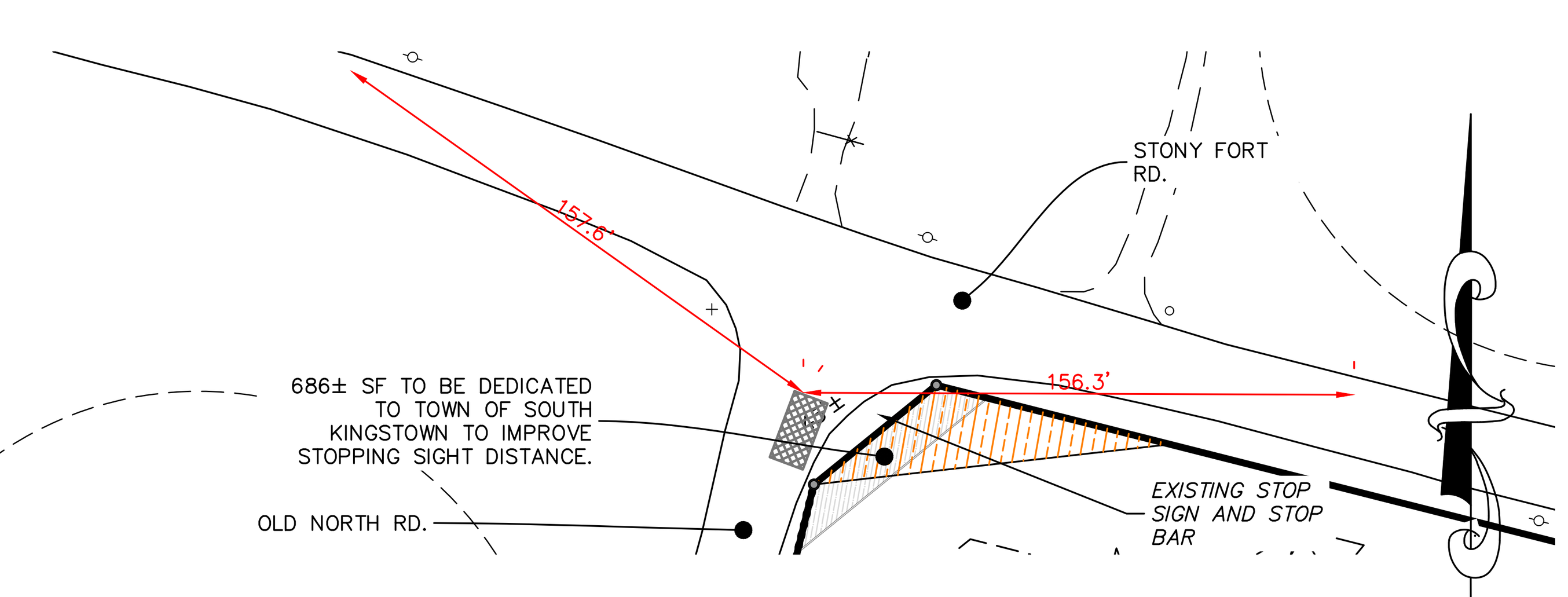
ASSESSOR'S LINES		SOIL IDENTIFICATION	BoC	SOIL EVALUATIONS 2009 RIDEM VERIFIED	SEV 45-1 18"
PROPERTY LINE		EXISTING STONEWALL		SOIL EVALUATIONS 2007 RIDEM VERIFIED	SEV 45-1 18"
SOIL BOUNDARY LINE		EXISTING BUILDING		SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED	SEV 45-1 18"
WETLAND EDGE		EXISTING UTILITY POLE			
100' RIVERBANK WETLAND		EXISTING MAJOR CONTOUR	240		
50' PERIMETER WETLAND		EXISTING MINOR CONTOUR	242		
200' RIVERBANK WETLAND		AP	ASSESSOR'S PLAT		
EXISTING TREELINE		UP	UTILITY POLE		
EXISTING STREAM		N/F	NOW OR FORMERLY		
EXISTING FENCE		WETLAND FLAG	A5		
		WETLAND HATCH			

Dimensional Regulations:

CURRENT ZONING:	RESIDENTIAL R-40	RESIDENTIAL R-10
	CURRENT SETBACKS	PROPOSED SETBACKS
MINIMUM LOT AREA:	40,000 SF	10,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'	80'
MINIMUM FRONT YARD:	40'	25'
MINIMUM CORNER SIDE YARD:	30'	20'
MINIMUM SIDE YARD:	20'	10'
MINIMUM REAR YARD:	40'	30'
MAXIMUM STRUCTURE HEIGHT:	35'	35'
MAXIMUM LOT BUILDING COVERAGE:	20%	25%



OLD NORTH ROAD PEDESTRIAN WALKWAY



Stopping Sight Distance Inset

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ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By:
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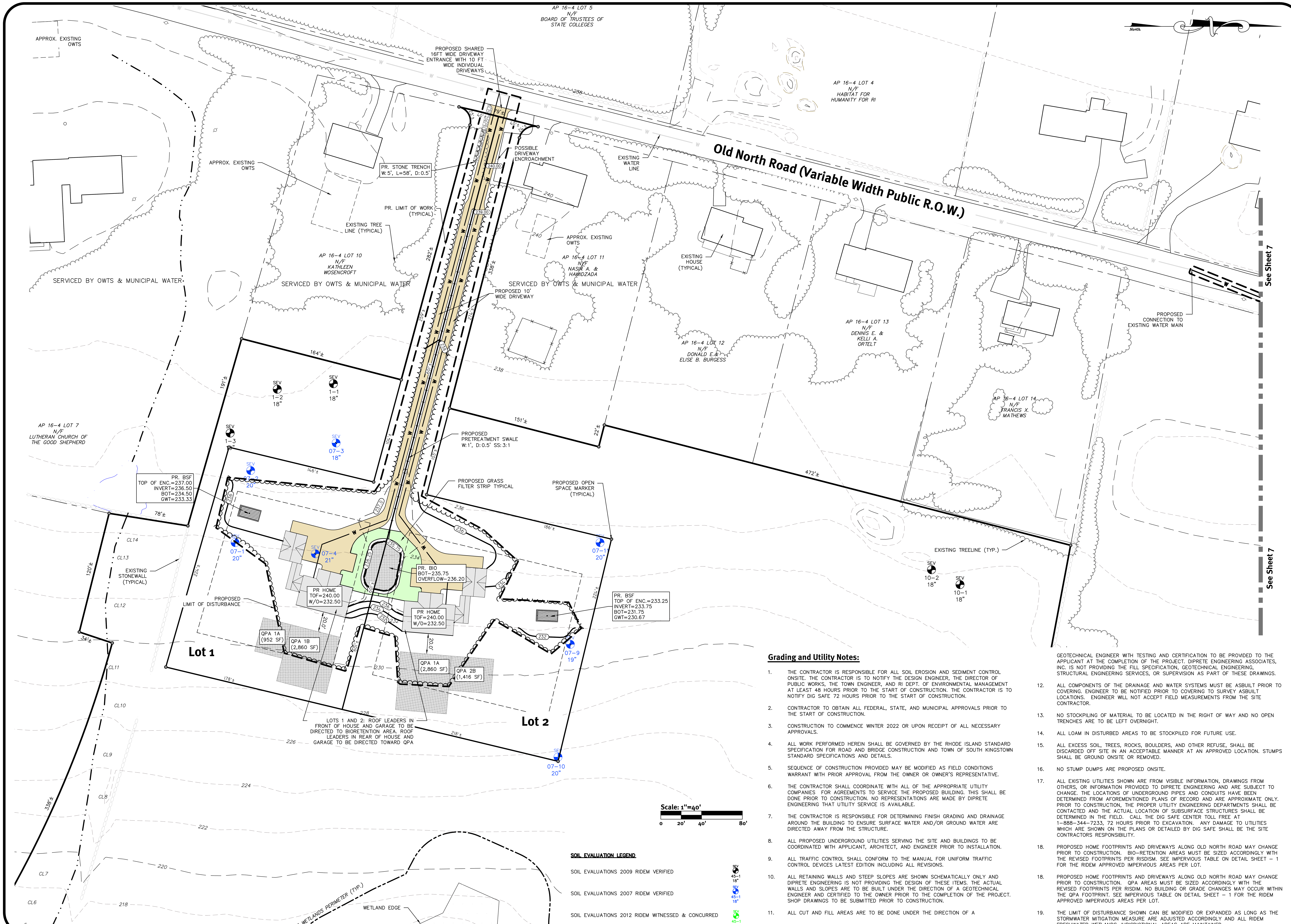
1	05-23-23	Preliminary RETC	C.R.H.
0	8-14-22	Preliminary Plan Submission	S.P.B.

Design By: R.B.S.

Overall Plan
Fieldstone Farms
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886

DE Job No: 0161-184



Grading and Utility Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ONSITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY DIG SAFE 72 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 WINTER 2022 OR 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 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. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
9. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
10. ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
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. ALL COMPONENTS OF THE DRAINAGE AND WATER SYSTEMS MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.
13. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
14. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
15. 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 ONSITE OR REMOVED.
16. NO STUMP DUMPS ARE PROPOSED ONSITE.
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. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233, 72 HOURS 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. PROPOSED HOME FOOTPRINTS AND DRIVEWAYS ALONG OLD NORTH ROAD MAY CHANGE PRIOR TO CONSTRUCTION. BIO-RETENTION AREAS MUST BE SIZED ACCORDINGLY WITH THE REVISED FOOTPRINTS PER RISDISM. SEE IMPERVIOUS TABLE ON DETAIL SHEET – 1 FOR THE RIDEM APPROVED IMPERVIOUS AREAS PER LOT.
18. PROPOSED HOME FOOTPRINTS AND DRIVEWAYS ALONG OLD NORTH ROAD MAY CHANGE PRIOR TO CONSTRUCTION. QPA AREAS MUST BE SIZED ACCORDINGLY WITH THE REVISED FOOTPRINTS PER RISDIM. NO BUILDING OR GRADE CHANGES MAY OCCUR WITHIN THE QPA FOOTPRINT. SEE IMPERVIOUS TABLE ON DETAIL SHEET – 1 FOR THE RIDEM APPROVED IMPERVIOUS AREAS PER LOT.
19. THE LIMIT OF DISTURBANCE SHOWN CAN BE MODIFIED OR EXPANDED AS LONG AS THE STORMWATER MITIGATION MEASURE ARE ADJUSTED ACCORDINGLY AND ALL RIDEM FRESHWATER WETLANDS JURISDICTIONAL AREAS ARE MAINTAINED.

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CIVIL
09/12/2023

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0	8-14-22	Preliminary Plan Submission	S.P.B.

Design By: R.B.S.

Grading Plan - 1
Fieldstone Farms
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886

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Design By: R.B.S.

Grading Plan - 2
Fieldstone Farms
Assessor's Plat 16-4, Lot 9
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Design By: R.B.S.

Grading Plan - 3

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
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75 Lambert Lind Highway
Warwick, Rhode Island 02886


North
SOIL EVALUATION LEGEND
SOIL EVALUATIONS 2009 RIDEM VERIFIED
SOIL EVALUATIONS 2007 RIDEM VERIFIED
SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED
See Sheet 8
See Sheet 10
SWAMP
Lot 21*
Lot 20
Lot 19*
Lot 18
Lot 17*
Lot 16
Lot 33*
Lot 34
Lot 35
Lot 36*
Lot 37
Lot 38
Lot 39*
Stony Fort Road
PR. LIMIT OF DISTURBANCE
PERMANENT BUFFER MARKERS TO BE PLACED WHERE LIMIT OF DISTURBANCE IS CLOSE TO THE 50 FOOT PERIMETER WETLAND (TYP)
PROPOSED OPEN SPACE MARKER (TYPICAL)
WETLAND EDGE
50' WETLAND PERIMETER (TYP)
PROPOSED WATER LINE
PROPOSED 12 FT WIDE DRIVEWAYS (TYPICAL)
PR. STONE TRENCH W:5', L=167', D:0.5'
QPA 16 (6,929 SF)
PR. DRYWELL TOP=261.00 BOT=258.00
PROPOSED SIDEWALK
LOT 16: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO DRYWELL. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA
FES-6 INV OUT=255.5(FES-7)
FES-7 INV IN=255.0(FES-6)
EXISTING STONE WALL AT ENTRANCE TO BE RELOCATED ONSITE
15" CI 19 LF S=2.61%
PROTECT EXISTING SWALE WITH EROSION AND SEDIMENT CONTROL
CB-1 STA.=3+75 10'(R) RIM=252.37 INV OUT=248.05(CB-2)
CB-2 STA.=3+75 10'(L) RIM=252.37 INV IN=247.85(CB-1) INV OUT=247.85(DMH-1)
CB-3 STA.=6+75 10'(R) RIM=248.39 INV OUT=244.32(CB-4)
CB-4 STA.=6+75 10'(L) RIM=248.39 INV IN=244.12(DMH-1) INV IN=244.12(CB-3) INV OUT=243.87(CB-6)
DMH-1 STA.=5+80 9'(L) RIM=249.89 INV IN=245.29(CB-2) INV OUT=245.29(CB-4)
15" RCP 20 LF S=1.00%
15" RCP 94 LF S=1.25%
15" RCP 205 LF S=1.25%
15" RCP 20 LF S=1.00%
PR. WATER SERVICE (TYPICAL)
EXISTING STONEWALL (TYPICAL)
FES-8 INV OUT=250.0(FES-9)
PROPOSED STREET SIGN (MUTCD D3-1)
15" CI 60 LF S=0.83%
EXISTING STONE WALL AT ENTRANCE TO BE RELOCATED ONSITE
PROPOSED "STOP" SIGN & STOP BAR (MUTCD R1-1)
FES-9 INV IN=249.5(FES-8)
PROPOSED SUBDRAIN
PROPOSED SEWER FORCE MAIN (SEE GRADING & UTILITY NOTE 18)
PROPOSED AX-20 SEPTIC TANK (TYPICAL)
PROPOSED 20' WIDE SEWER MAINTENENCE EASEMENT
SHARE THE ROAD SIGN (MUTCD W16-1P)
PROTECT EXISTING SWALE WITH EROSION AND SEDIMENT CONTROL
NOTE: ROOF LEADERS ON LOTS 17 - 39 TO BE DIRECTED TOWARDS ROADWAY DRAINAGE SYSTEM
AP 82 BLOCK 1 LOT 1 N/F MEMBER REALTY, LLC
PROPOSED HOME
GARAGE
SFM
Scale: 1"=40'
0 20' 40' 80'

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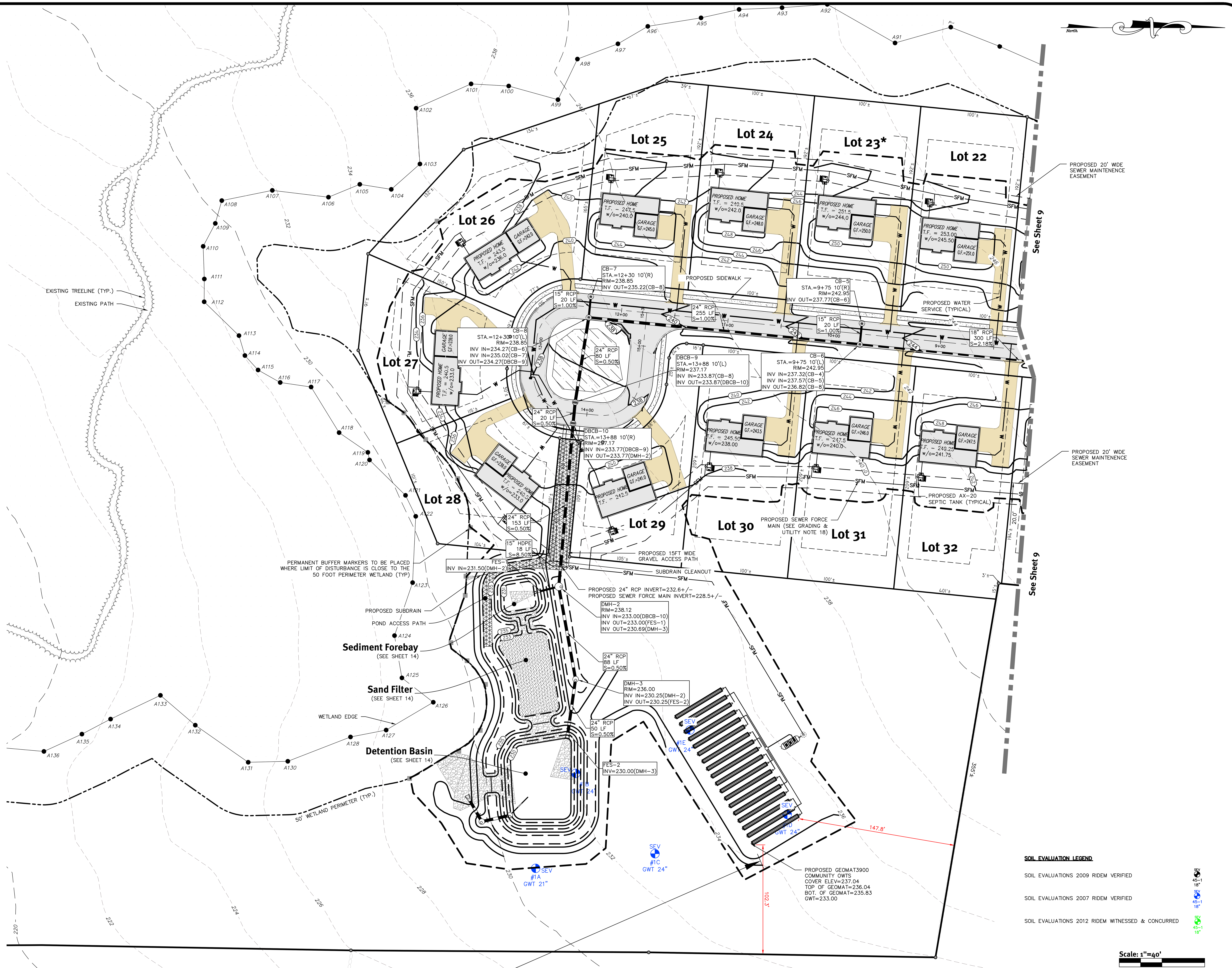
Design By: R.B.S.

Grading Plan - 4

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886



Lot 22
Lot 23*
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
See Sheet 9
See Sheet 9
EXISTING TREELINE (TYP.)
EXISTING PATH
PROPOSED 20' WIDE SEWER MAINTENENCE EASEMENT
PROPOSED 20' WIDE SEWER MAINTENENCE EASEMENT
PROPOSED SIDEWALK
PROPOSED WATER SERVICE (TYPICAL)
PROPOSED AX-20 SEPTIC TANK (TYPICAL)
PROPOSED SEWER FORCE MAIN (SEE GRADING & UTILITY NOTE 18)
PROPOSED 15FT WIDE GRAVEL ACCESS PATH
SUBDRAIN CLEANOUT
PROPOSED 24" RCP INVERT=232.6+/-
PROPOSED SEWER FORCE MAIN INVERT=228.5+/-
PERMANENT BUFFER MARKERS TO BE PLACED WHERE LIMIT OF DISTURBANCE IS CLOSE TO THE 50 FOOT PERIMETER WETLAND (TYP)
PROPOSED SUBDRAIN
POND ACCESS PATH
Sediment Forebay
(SEE SHEET 14)
Sand Filter
(SEE SHEET 14)
WETLAND EDGE
Detention Basin
(SEE SHEET 14)
50' WETLAND PERIMETER (TYP.)
PROPOSED GEOMAT3900 COMMUNITY OWTS COVER ELEV=237.04 TOP OF GEOMAT=236.04 BOT. OF GEOMAT=235.83 GWT=233.00
CB-7 STA.=12+30 10'(R) RIM=238.85 INV OUT=235.22(CB-8)
CB-5 STA.=9+75 10'(R) RIM=242.95 INV OUT=237.77(CB-6)
CB-8 STA.=12+30 10'(L) RIM=238.85 INV IN=234.27(CB-6) INV IN=235.02(CB-7) INV OUT=234.27(DBCB-9)
DBCB-9 STA.=13+88 10'(L) RIM=237.17 INV IN=233.87(CB-8) INV OUT=233.87(DBCB-10)
CB-6 STA.=9+75 10'(L) RIM=242.95 INV IN=237.32(CB-4) INV IN=237.57(CB-5) INV OUT=236.82(CB-8)
DBCB-10 STA.=13+88 10'(R) RIM=237.17 INV IN=233.77(DBCB-9) INV OUT=233.77(DMH-2)
DMH-2 RIM=238.12 INV IN=233.00(DBCB-10) INV OUT=233.00(FES-1) INV OUT=230.69(DMH-3)
DMH-3 RIM=236.00 INV IN=230.25(DMH-2) INV OUT=230.25(FES-2)
FES-2 INV=230.00(DMH-3)
15" HDPE 18 LF S=8.50%
18" RCP 300 LF S=2.18%
SOIL EVALUATION LEGEND
SOIL EVALUATIONS 2009 RIDEM VERIFIED
SOIL EVALUATIONS 2007 RIDEM VERIFIED
SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED
Scale: 1"=40'

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1	[illegible]	[illegible]	[illegible]
0	8-14-22	Preliminary Plan Submission	S.P.B.

Design By: R.B.S.

Grading Plan - 5

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

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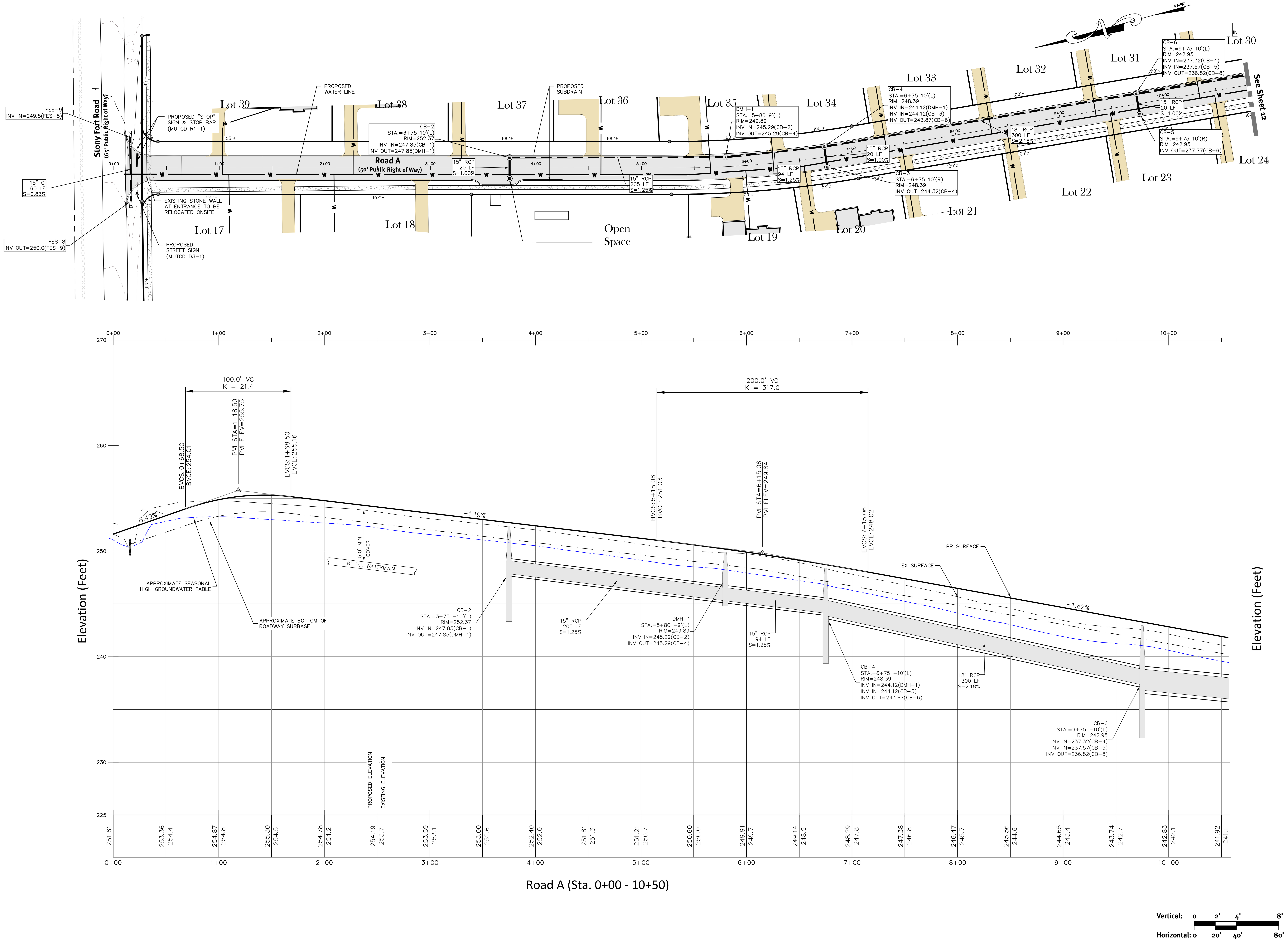

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Design By: R.B.S.

Plan & Profile - 1

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For

Old North Land Investments LLC

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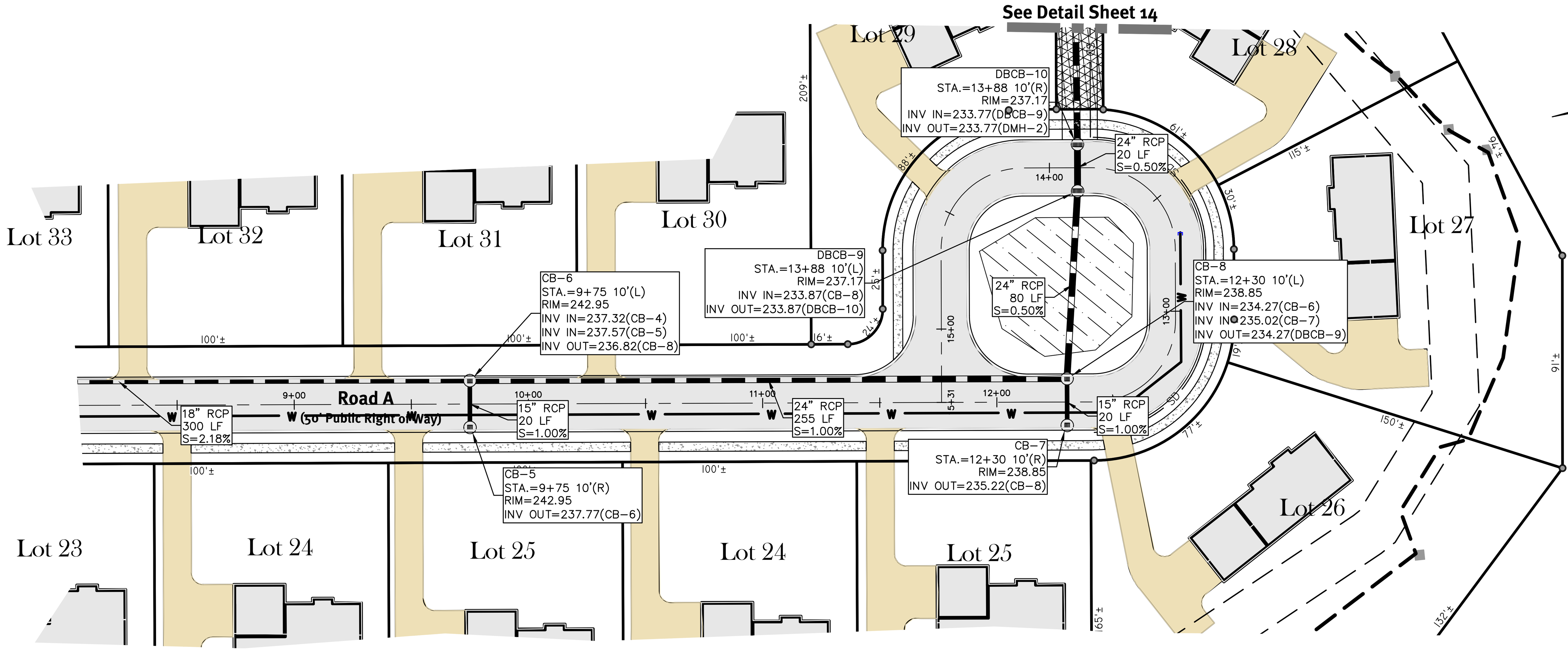
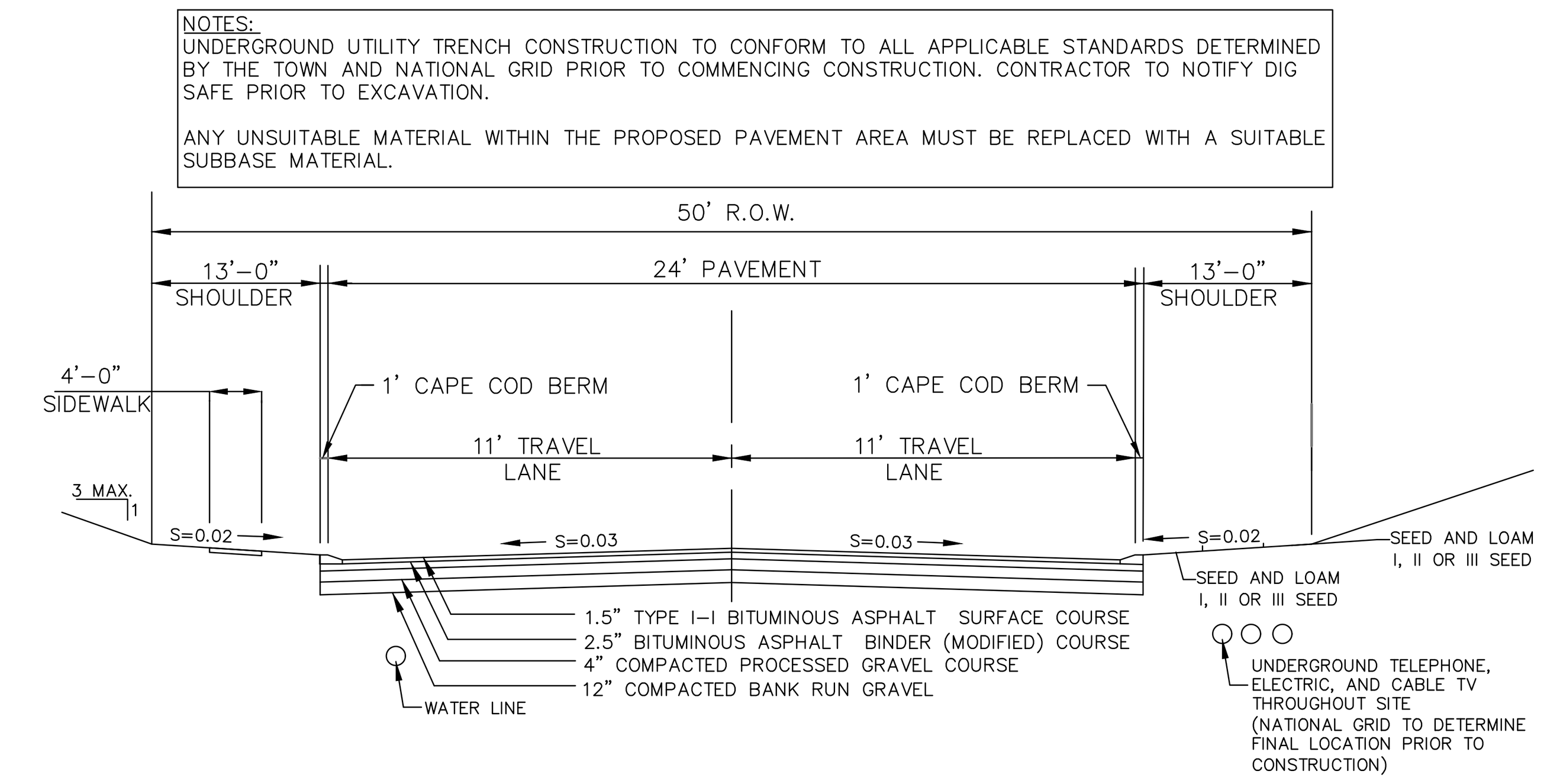
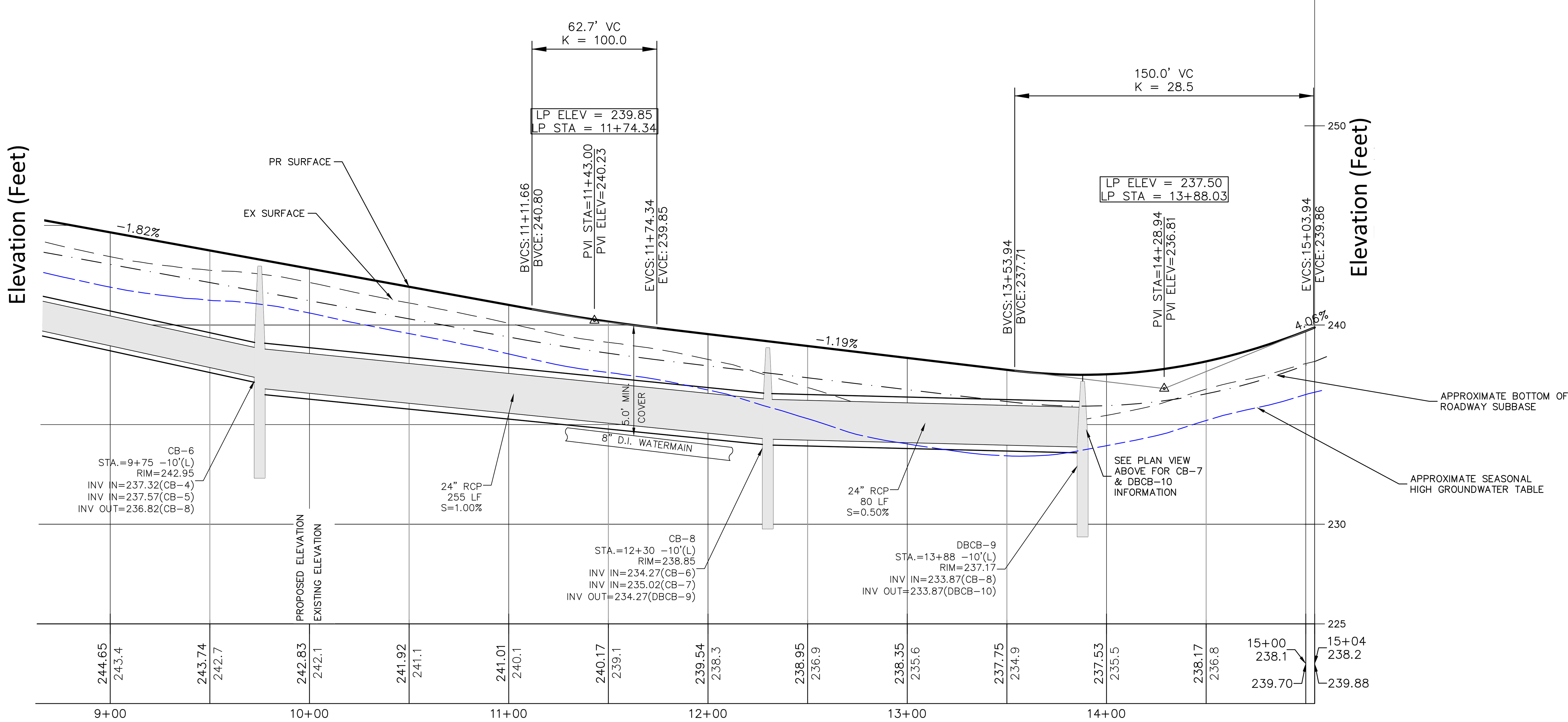
DE Job No: 0161-184





ROAD A CONSTRUCTION CROSS SECTION

NOT TO SCALE



Road A (Sta. 9+00 - 15+04)

Vertical: 0 2' 4' 8'

Horizontal: 0 20' 40' 80'

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Design By: R.B.S.

Plan & Profile - 2

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
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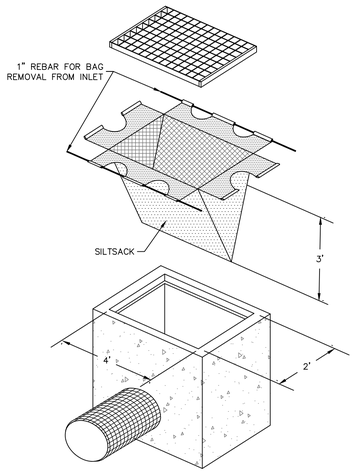
LOT NUMBER	GWT ELEV AT HOUSE	TOP OF FOUNDATION ELEV	BASEMENT ELEV
1	231.25	240.00	232.50
2	231.25	240.00	232.50
3	238.00	246.50	239.00
4	243.40	252.00	244.50
5	244.60	253.25	245.75
6	247.75	256.25	248.75
7	249.25	257.75	250.25
8	252.40	261.00	253.50
9	253.90	262.50	255.00
10	255.90	264.50	257.00
11	257.40	266.00	258.50
12	259.50	268.00	260.50
13	260.50	269.00	261.50
14	263.50	272.00	264.50
15	257.50	266.00	258.50
16	255.50	264.50	257.00
17	255.00	263.50	256.00
18	254.40	263.00	255.50
19	249.20	258.00	250.50
20	247.20	255.75	248.25
21	246.10	254.75	247.25
22	244.40	253.00	245.50
23	242.80	251.50	244.00
24	240.80	249.50	242.00
25	239.00	247.50	240.00
26	234.50	243.50	236.00
27	231.40	240.50	233.00
28	231.60	240.50	233.00
29	233.80	242.50	235.00
30	236.90	245.50	238.00
31	238.50	247.50	240.00
32	240.70	249.25	241.75
33	243.40	252.00	244.50
34	245.00	254.00	246.50
35	247.40	256.00	248.50
36	247.40	256.00	248.50
37	248.50	257.50	250.00
38	251.00	259.50	252.00
39	251.00	259.50	252.00

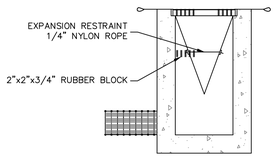
GROUNDWATER TABLE

LOT NUMBER	DRIVEWAY IMPERVIOUS AREA (SF)	HOUSE IMPERVIOUS AREA (SF)	TOTAL IMPERVIOUS AREA (SF)
1	6,200	2,700	8,900
2	5,300	2,700	8,000
3	3,150	2,700	5,850
4	3,575	2,700	6,275
5	3,575	2,700	6,275
6	3,200	2,700	5,900
7	3,200	2,700	5,900
8	3,250	2,700	5,950
9	3,250	2,700	5,950
10	3,250	2,700	5,950
11	3,250	2,700	5,950
12	3,200	2,700	5,900
13	3,200	2,700	5,900
14	2,350	1,700	4,050
15	2,575	1,700	4,275
16	2,500	1,700	4,200
17	1,650	1,700	3,350
18	1,600	1,700	3,300
19	900	1,830	2,730
20	1,400	1,830	3,230
21	1,600	1,830	3,430
22	1,674	1,830	3,504
23	1,825	1,830	3,655
24	1,800	1,830	3,630
25	1,600	1,830	3,430
26	1,700	1,700	3,400
27	1,750	1,700	3,450
28	1,525	1,830	3,355
29	1,475	1,830	3,305
30	1,800	1,830	3,630
31	1,700	1,830	3,530
32	1,675	1,830	3,505
33	1,650	1,830	3,480
34	1,625	1,830	3,455
35	1,300	1,830	3,130
36	1,300	1,830	3,130
37	1,575	1,830	3,405
38	1,450	1,830	3,280
39	1,450	1,700	3,150

IMPERVIOUS TABLE



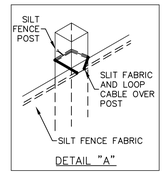
NOTE:
REGULAR FLOW=40 GAL./MIN./SF
HIGH FLOW=200 GAL./MIN/SF



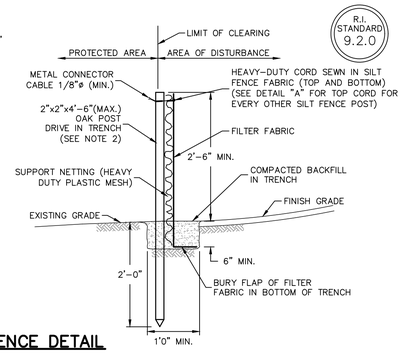
SILT SACK DETAIL

NOT TO SCALE

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6"(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.
3. 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

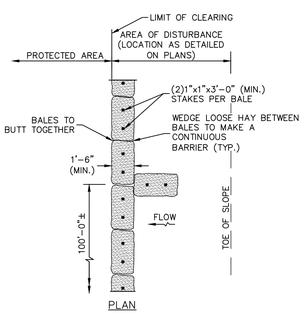


DETAIL "A"

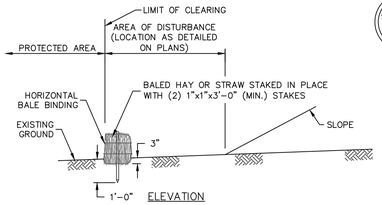


SILT FENCE DETAIL

NOT TO SCALE



PLAN

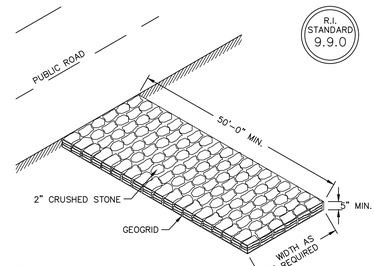


ELEVATION

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. TO BE USED WHERE THE EXISTING GROUND SLOPES AWAY FROM THE HIGHWAY EMBANKMENT AS CALLED FOR ON PLANS.
3. AT APPROXIMATE 100'-0" INTERVALS A BALE OF HAY IS TO BUTT PERPENDICULARLY.

BALED HAY EROSION CHECK

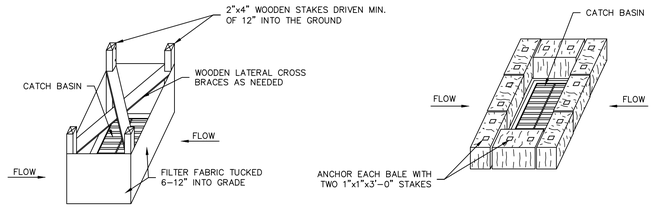
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION ACCESS

NOT TO SCALE



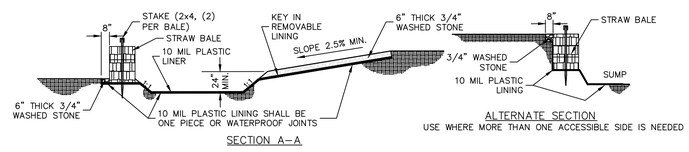
SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

HAYBALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES FOR TIMING OF PLACMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

CATCH BASIN EROSION CONTROL

NOT TO SCALE



SECTION A-A

ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.

2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.

3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."

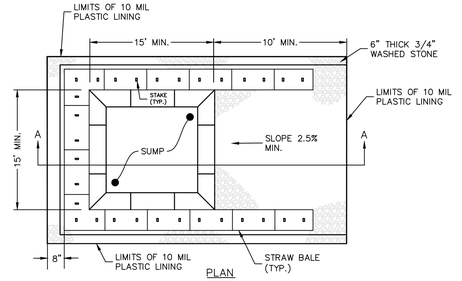
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.

5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.

6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.

7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

WASHOUT SIGN



PLAN

CONCRETE WASHOUT AREA

(NOT TO SCALE)

DiPrete Engineering
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Two Stafford Court Cranston, RI 02920
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ERIC M. DRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER
CIVIL

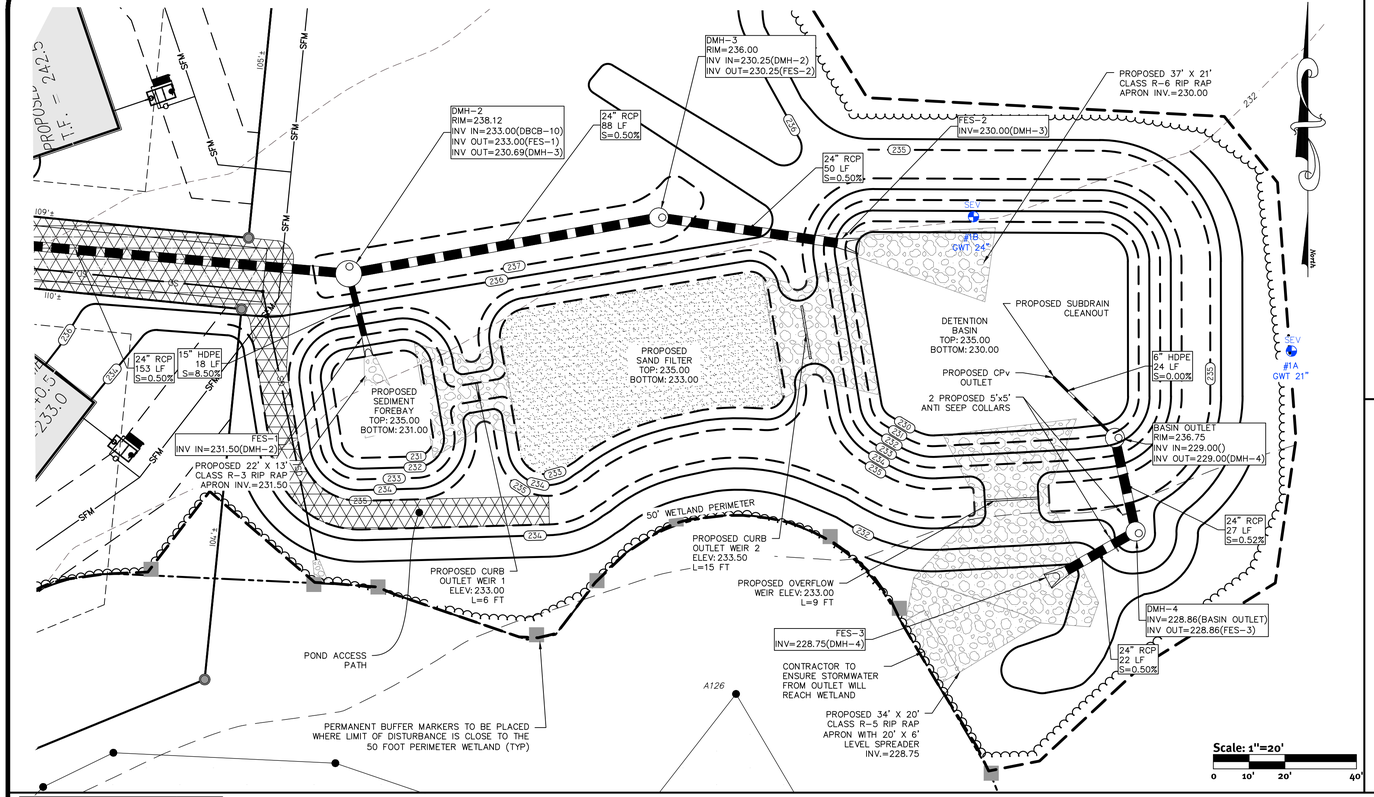
No.	Date	Description	By:
4	10-1-24	Preliminary R.I.C. Revision	C.R.H.
3	10-28-23	Preliminary R.I.C.	C.R.H.
2	8-19-22	Preliminary Plan Submission	S.P.B.
1			
0			Design By: R.B.S.

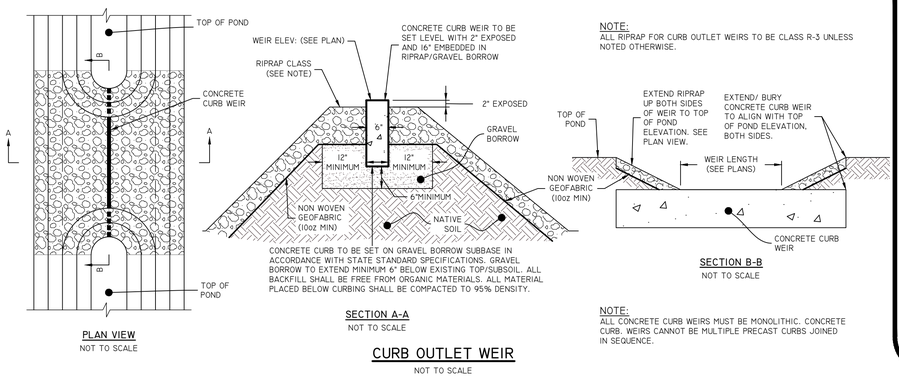
Detail Sheet - 1

Fieldstone Farms
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

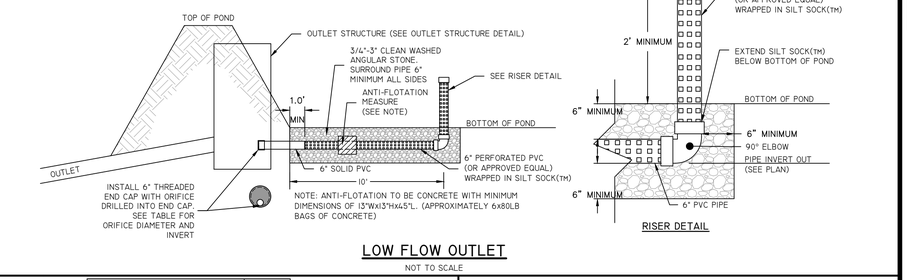
Prepared for
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886

DE Job No. 0161-184 Copyright 2023 by DiPrete Engineering Associates, Inc.

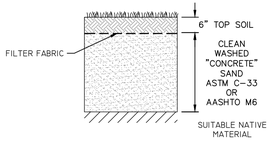




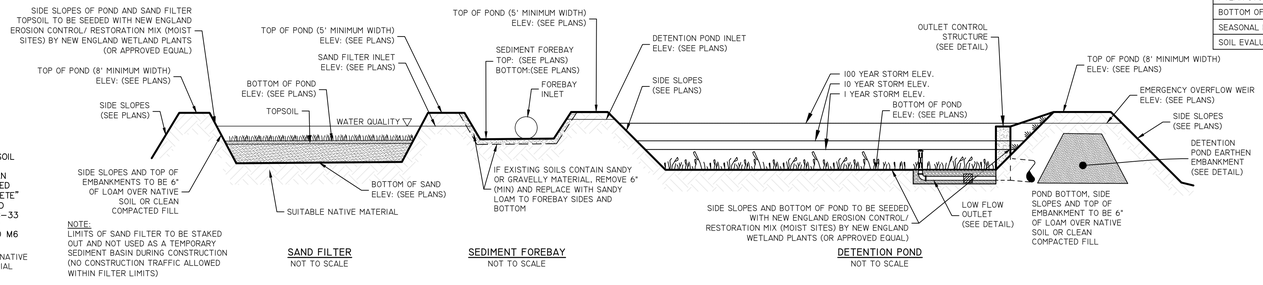
INTERNAL ORIFICE SCHEDULE		
LOCATION	DIAMETER	INVERT
POND	2.50"	229.00



DESCRIPTION	SNDF
TOP OF POND ELEVATION	235.00
100 YEAR STORM ELEVATION	234.10
10 YEAR STORM ELEVATION	233.76
1 YEAR STORM ELEVATION	233.65
WQ STORM ELEVATION	233.50
BOTTOM OF POND ELEVATION	233.00
TOP SOIL DEPTH	0.50
SAND DEPTH	2.50
BOTTOM OF SAND ELEVATION	230.00
SEASONAL HIGH GWT ELEVATION	230.00
SOIL EVALUATION	TH-IB



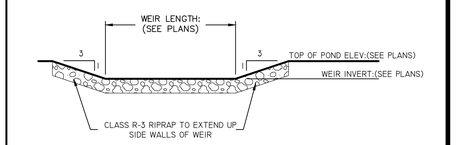
SAND FILTER
TYPICAL SECTION



SAND FILTER BMP SYSTEM
NOT TO SCALE

SAND FILTER BMP SYSTEM
NOT TO SCALE

DESCRIPTION	DP
TOP OF POND ELEVATION	235.00
100 YEAR STORM ELEVATION	233.99
10 YEAR STORM ELEVATION	233.55
1 YEAR STORM ELEVATION	232.88
BOTTOM OF POND ELEVATION	230.00
SEASONAL HIGH GWT ELEVATION	230.00
SOIL EVALUATION	TH-IB



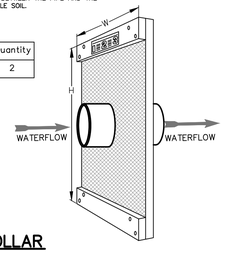
EMERGENCY OVERFLOW WEIR
NOT TO SCALE

INSTALLATION NOTES:

1. UNROLL THE ANTI-SEEP AND ATTACH THE BOARDS TO THE EDGES TO FORM A SQUARE. (USE THE BOARDS AND NAILS PROVIDED.)(4'X4' & LARGER)
2. CUT A ROUND HOLE IN THE CENTER OF THE RUBBER THAT IS SMALLER THAN THE PIPE SIZE (APPROX. 25% SMALLER). THIS WILL ALLOW THE RUBBER TO STRETCH OVER THE PIPE WHEN THE ANTI-SEEP IS INSTALLED ON THE PIPE. THIS SHOULD PROVIDE A NEARLY WATERPROOF SEAL BETWEEN THE PIPE AND THE ANTI-SEEP.
3. SLIP THE PIPE THROUGH THE ANTI-SEEP. INSPECT THE SEAL BETWEEN THE PIPE AND THE ANTI-SEEP, CAREFULLY BACKFILL AND COMPACT WITH SUITABLE SOIL.

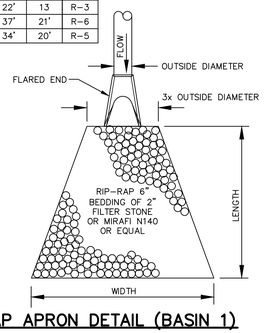
Location	W	H	Quantity
BASIN 1 OUTLET	5	5	2

NOTE:
AGRI DRAIN CORP. OR EQUAL

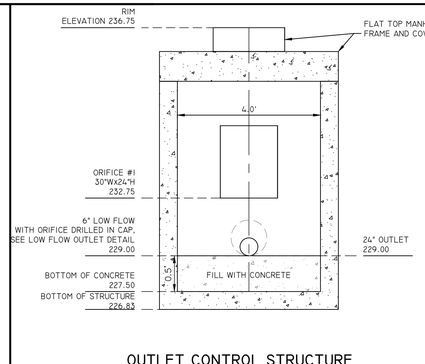


ANTI-SEEP COLLAR
NOT TO SCALE

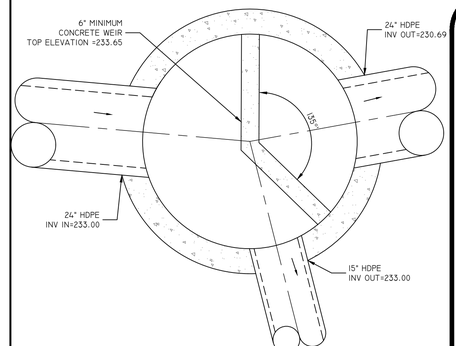
LOCATION	LENGTH	WIDTH	CLASS
FES 1	22'	13	R-3
FES 2	37'	21'	R-6
FES 3	34'	20'	R-5



RIP-RAP APRON DETAIL (BASIN 1)
NOT TO SCALE



OUTLET CONTROL STRUCTURE
4' DIAMETER MANHOLE (BASIN OUTLET)
NOT TO SCALE



DMH-2(6'Ø BYPASS MANHOLE)
SCALE 1"=2'

DiPrete Engineering
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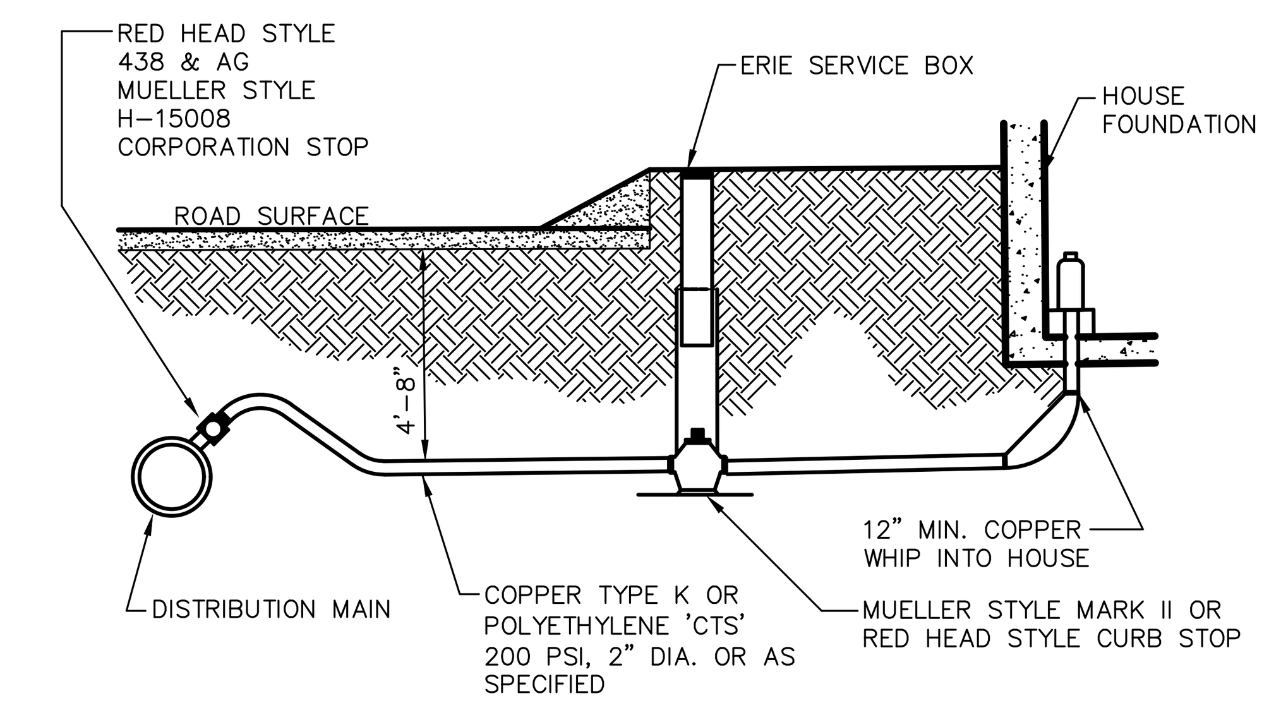
ERIC M. DRIVE
No. 8662
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

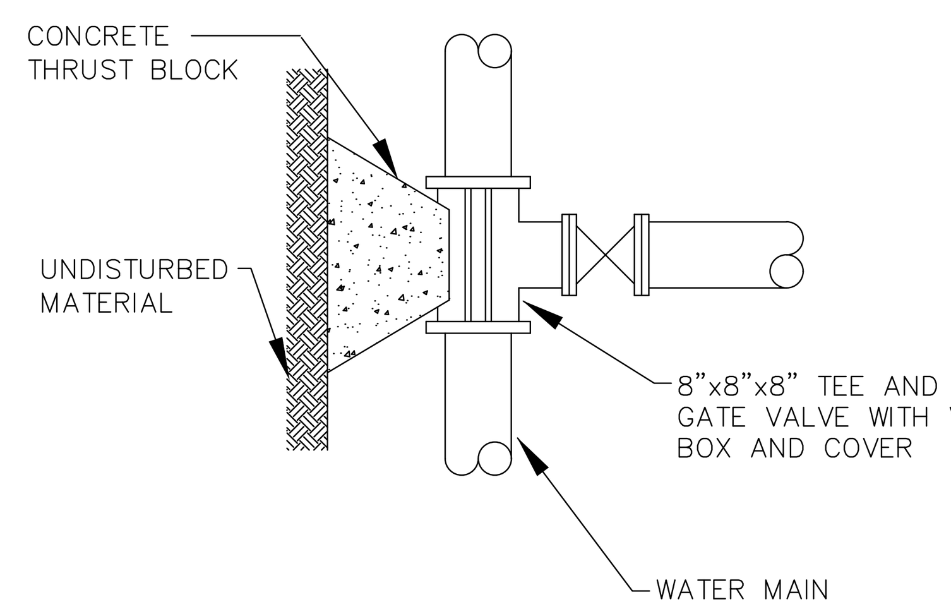
No.	Date	Description	By
1	10-21-22	Preliminary NRT Revision	C.P.H.
2	10-23-22	Preliminary R.I.S.C.	C.P.H.
3	11-14-22	Preliminary Plan Submission	C.P.H.

Design By: R.B.S.

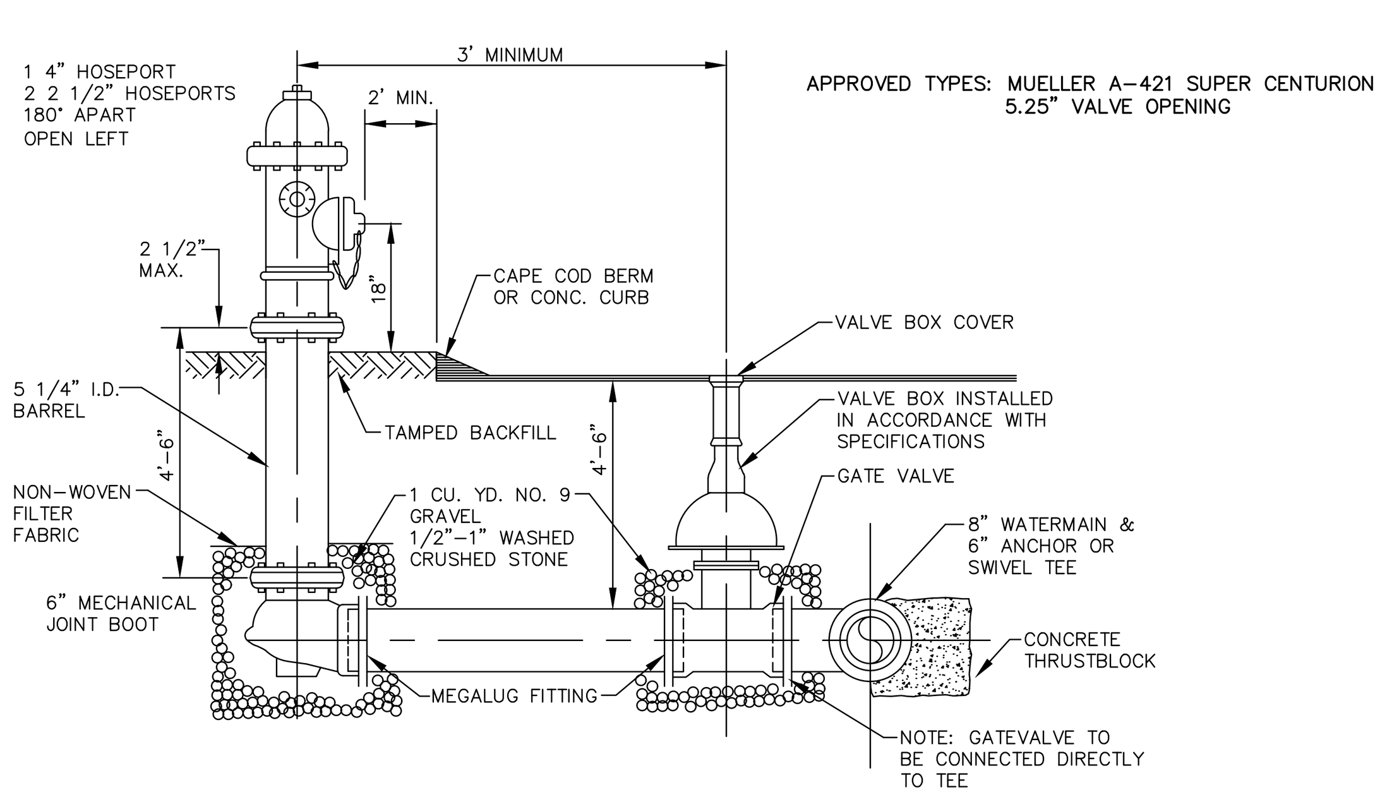
Detail Sheet - 2
Fieldstone Farms
Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island
Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886



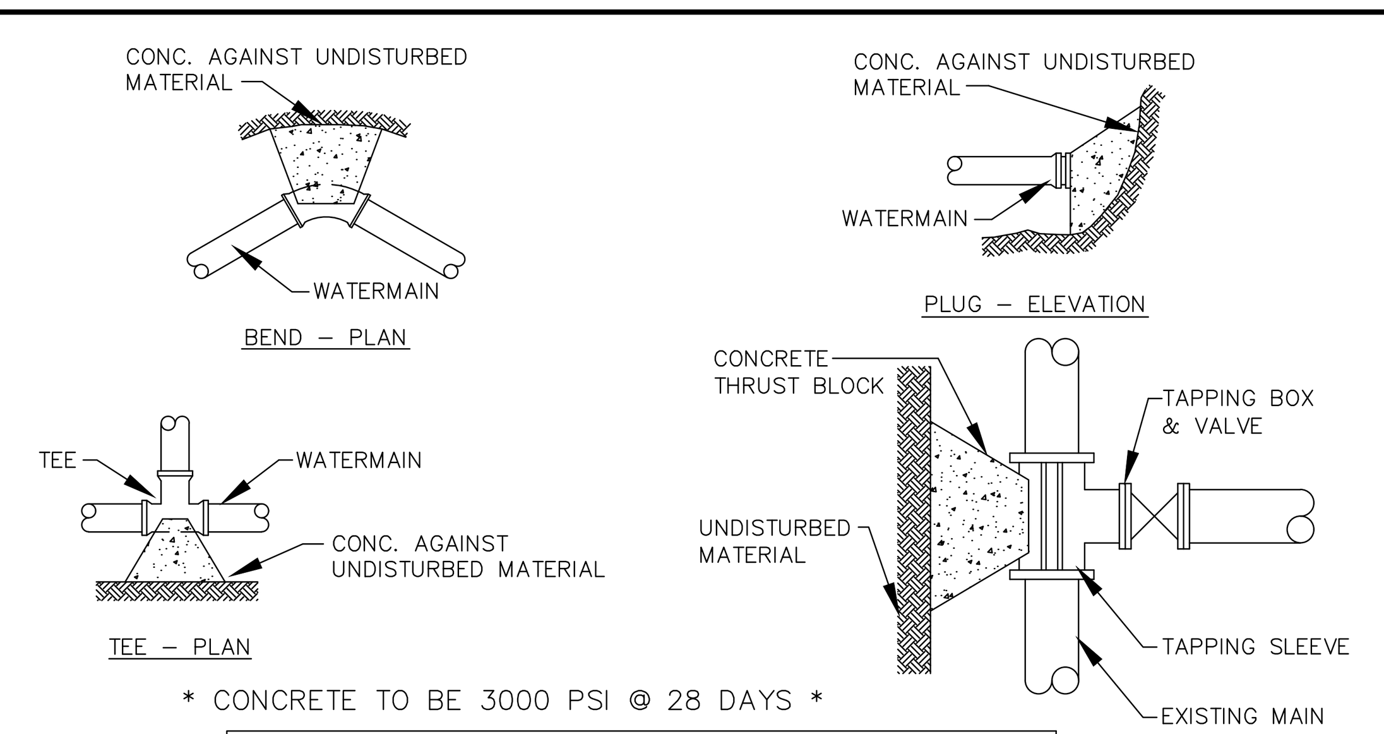
TYPICAL 2" OR SMALLER WATER SERVICE N.T.S.



TYPICAL 4" OR GREATER WATER SERVICE N.T.S.



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



* CONCRETE TO BE 3000 PSI @ 28 DAYS *

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 DETAILS

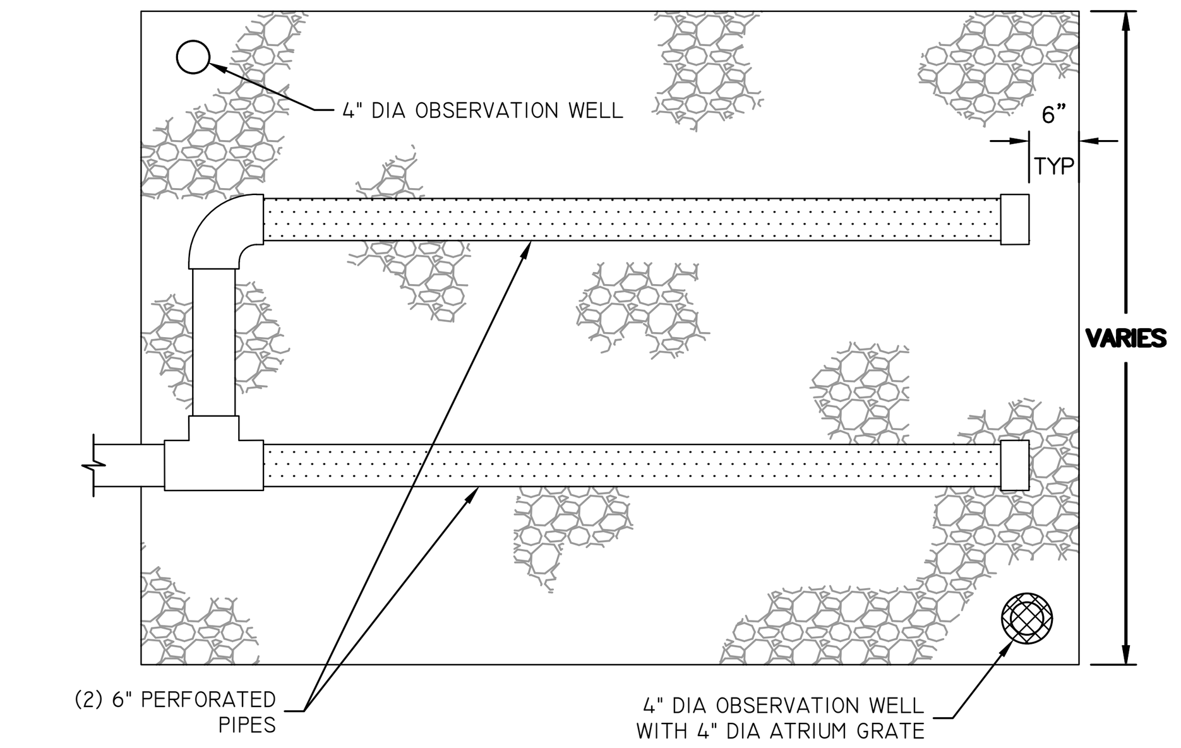
1. ALL WORK AND MATERIAL OF WATER LINE SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS SET FORTH BY THE TOWN OF SOUTH KINGSTOWN AND KINGSTON WATER DISTRICT. INSTALLATION AND MATERIALS TO CONFORM TO AWWA SPECIFICATIONS AND ART. III OF THE SOUTH KINGSTOWN TOWN ORDINANCES. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO ORDER OF MATERIALS AND WATER MAIN INSTALLATION.
2. WATER MAIN INSTALLATION SHALL BE INSPECTED BY THE TOWN OF SOUTH KINGSTOWN PRIOR TO BACKFILLING THE TRENCH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF SOUTH KINGSTOWN FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.
4. CHLORINATION OF SYSTEM AND SAMPLING SHALL CONFORM TO AWWA REQUIREMENTS FOR SERVICE AND MAIN INSTALLATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF WATER SUPPLY AT LEAST TWO WORKING DAYS IN ADVANCE FOR FINAL INSPECTION.
6. 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.
7. ALL PIPE, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA AND ANSI STANDARDS AND THE MANUFACTURER'S SUGGESTED RECOMMENDATIONS FOR INSTALLATIONS.
8. 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.
9. ALL BENDS, CROSSES, TEES, END CAPS AND PLUGS, VALVES AND ANY OTHER APPURTENANCES SHALL BE RESTRAINED WITH THRUST BLOCKS, STRAPPING OR ANCHORS.
10. JOINTING OF MECHANICAL AND PUSH ON TYPE JOINTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH AWWA STANDARD C-600, AND THE TOWN OF 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.
11. ALL FITTINGS USED FOR SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH AWWA C-800 AND SOUTH KINGSTOWN SPECIFICATIONS.
12. VALVES USED SHALL BE IN ACCORDANCE WITH AWWA C-500 SERIES, AND THE TOWN OF SOUTH KINGSTOWN REGULATIONS. VALVES SHALL BE MECHANICAL JOINT, DOUBLE DISC PARALLEL SEAT OR RESILIENT SEAT GATE STYLES AS FOLLOWS:
    a. MUELLER CORPORATION STOP DOUBLE DISC PARALLEL SEAT.
    b. AMERICAN DARLING VALVE RESILENT MODEL CRS-80.
13. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-800 SERIES, AND THE TOWN OF SOUTH KINGSTOWN.
14. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH MUELLER A421, AWWA C-502 "DRY BARREL FIRE HYDRANTS" AND THE TOWN OF SOUTH KINGSTOWN SPECIFICATIONS.
15. HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED PIPELINE IN ACCORDANCE WITH AWWA C-600, AND TOWN SPECIFICATIONS.
16. ALL PIPE SHALL BE DISINFECTED PRIOR TO BEING ACTIVATED IN ACCORDANCE WITH AWWA B-300, AWWA C-601 AND TOWN SPECIFICATIONS.
17. 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.
18. 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.
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL STATE AND TOWN PERMITS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS RELATED TO INSTALLATION OF THE WATER MAIN.
21. 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 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.
22. CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO DIGGING ANY TRECHES.
23. 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.
24. DIPRETE ENGINEERING DOES NOT CERTIFY AS TO THE WATER FLOW RATE OR RESIDUAL PRESSURE OF THIS WATER MAIN EXTENSION.

LEAKAGE AND PRESSURE TESTING FOR WATERMAINS

1. 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.
2. 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. WATERMAINS – DISINFECTION STEP

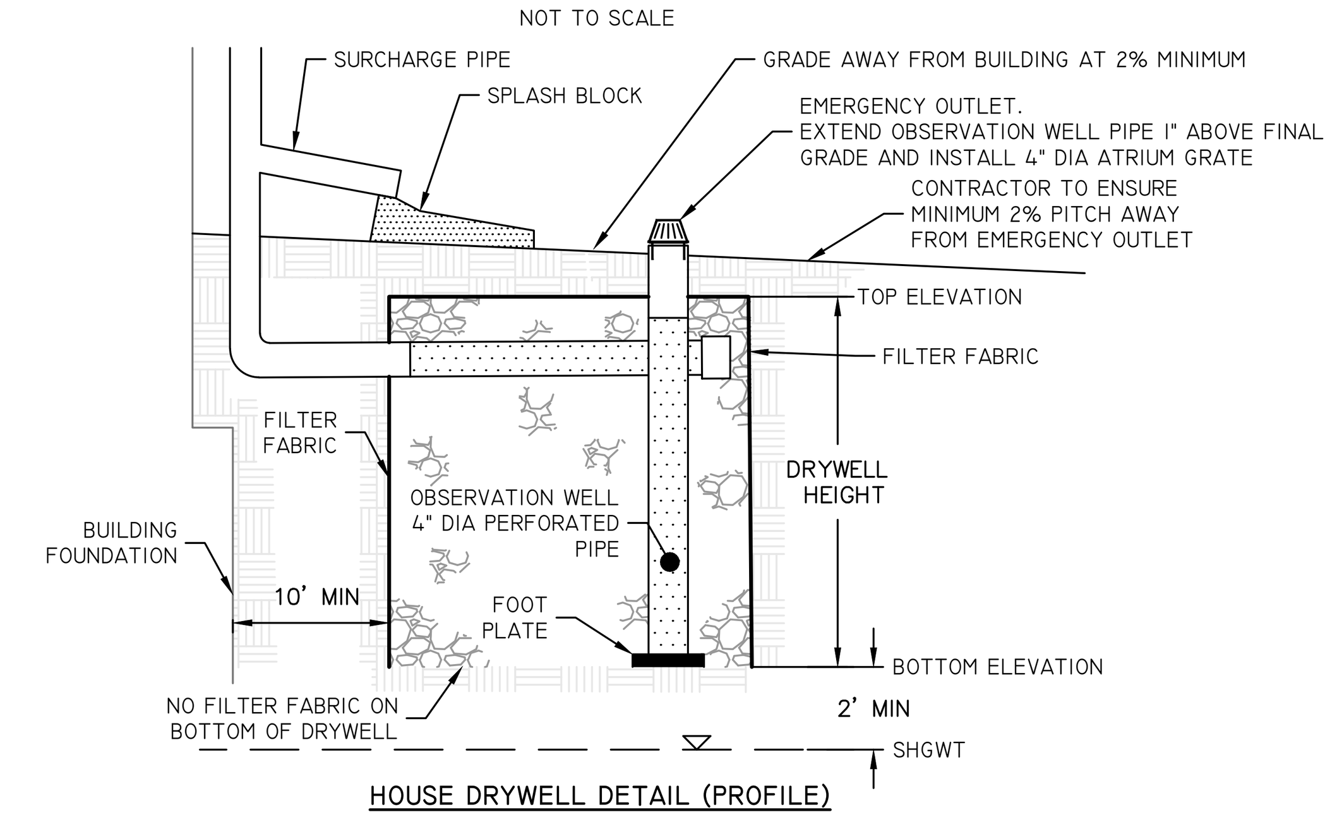
CONSTRUCTION, MAINTENANCE & INSPECTION NOTES:

1. ROOF LEADERS ARE TO TIE INTO PROPOSED DRYWELLS.
2. DRYWELL AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
3. DRYWELLS TO BE LOCATED DOWNGRADIENT OF THE BUILDING WITH A MINIMUM OF 10' SEPARATION TO THE FOUNDATION.
4. UNDER NO CIRCUMSTANCES MAY DRYWELLS BE INSTALLED UPGRADIENT OF A BUILDING.
5. PLACE FILTER FABRIC ON SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
6. OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
7. MONITORING OF WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, SYSTEM FAILURE HAS OCCURRED AND WILL REQUIRE FLUSHING MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM.
8. MAINTENANCE OF ALL DRYWELL AND DRAINAGE COMPONENTS IS THE RESPONSIBILITY OF THE OWNER, INCLUDING MONITORING OF WATER LEVELS AS NECESSARY.



HOUSE DRYWELL DETAIL (PLAN)

NOT TO SCALE



HOUSE DRYWELL DETAIL (PROFILE)

NOT TO SCALE

HOUSE DRYWELL DETAIL

NOT TO SCALE

DRYWELL LOT	DEPTH	LENGTH & WIDTH
8	0.50 FT	10 FT X 9 FT
13	0.50 FT	10 FT X 9 FT
14	0.50 FT	13 FT X 13 FT
15	1 FT	8 FT X 8 FT
16	3 FT	7 FT X 7 FT

DRYWELL TABLE

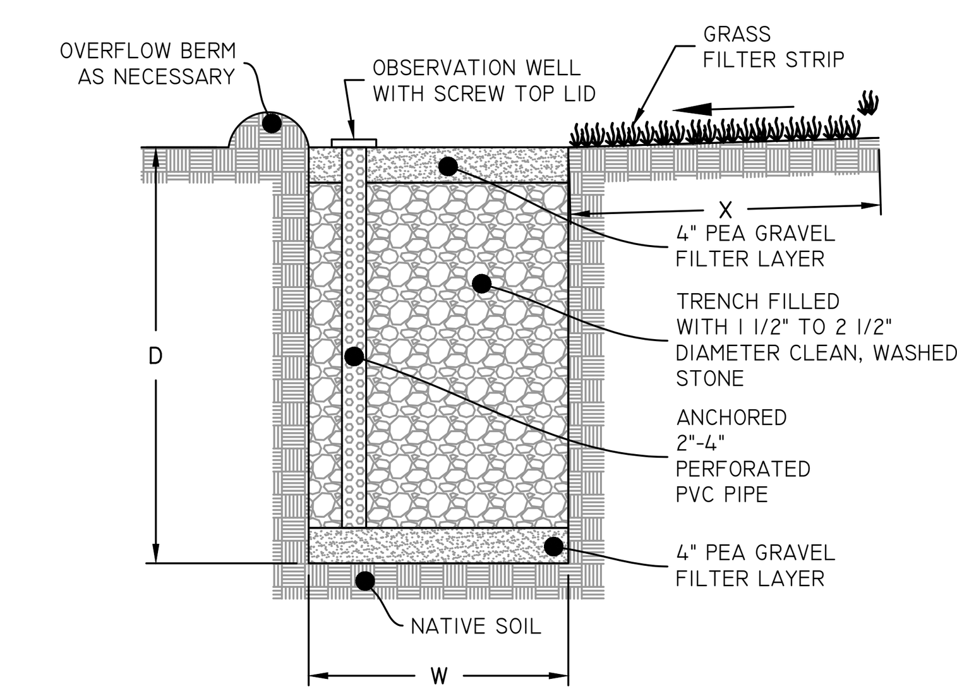
1. THE BIORETENTION FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH APPENDIX B.9.3 OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL AND THE RHODE ISLAND COASTAL PLANT GUIDE, AND PLANTED WITH SPECIES APPROPRIATE FOR THE HYDROLOGIC ZONES PRESENT IN EACH FACILITY AS DESCRIBED IN APPENDIX B, B.4, TABLE B-1.

   TABLE B-1 HYDROLOGIC ZONES
   ZONE 5 - FLOODPLAIN TERRACE
   ZONE 6 - UPLAND SLOPES

2. AFTER THE BIORETENTION FACILITY HAS BEEN CONSTRUCTED, AS DESCRIBED IN THE DETAIL ON THE ENGINEERING PLANS, THE SURFACE SHALL BE RAKED SMOOTH AND THE PLANTS SHALL BE INSTALLED WHERE SHOWN ON THIS PLAN.
3. BEFORE THE PLANTS ARE INSTALLED, 1/2" OF COMPOSTED HARDWOOD MULCH SHALL BE MIXED INTO THE TOP 4" OF PLANTING SOIL. AFTER THE PLANTS ARE INSTALLED, AN ADDITIONAL 1/2" OF MULCH SHALL BE APPLIED. THE MULCH SHALL BE SHREDDED HARDWOOD MULCH THAT IS WELL AGED (STOCKPILED OR STORED FOR AT LEAST SIX (6) MONTHS, UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC. GRASS CLIPPINGS SHALL NOT BE USED.

BIORETENTION AREA—PLANTING NOTES

NOT TO SCALE

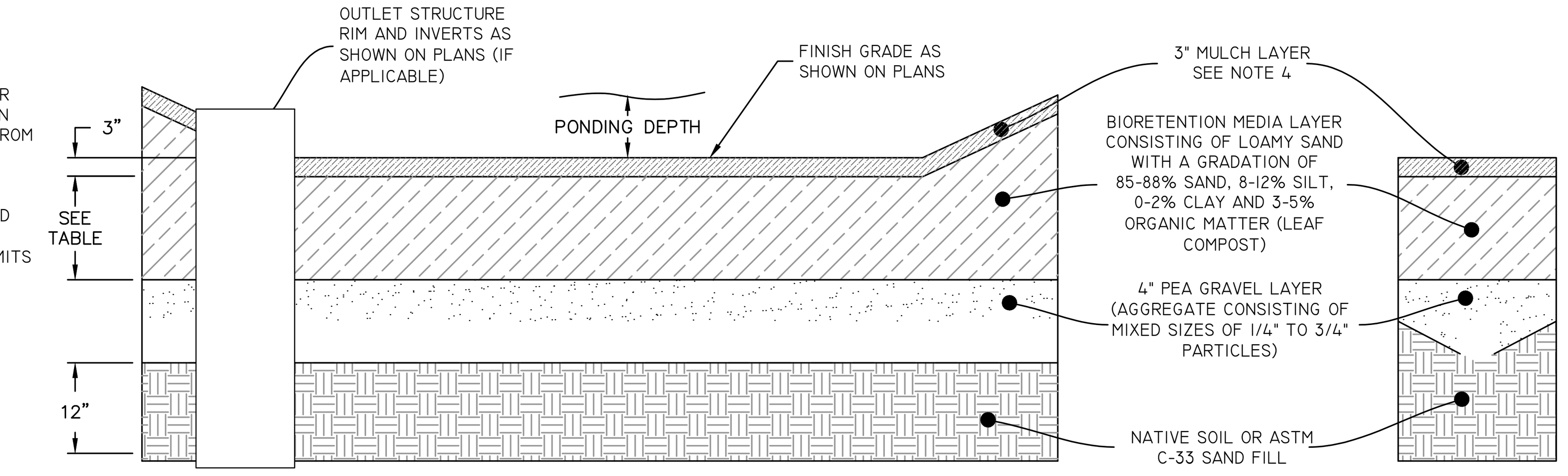


STONE INFILTRATION TRENCH

NOT TO SCALE

NOTES:

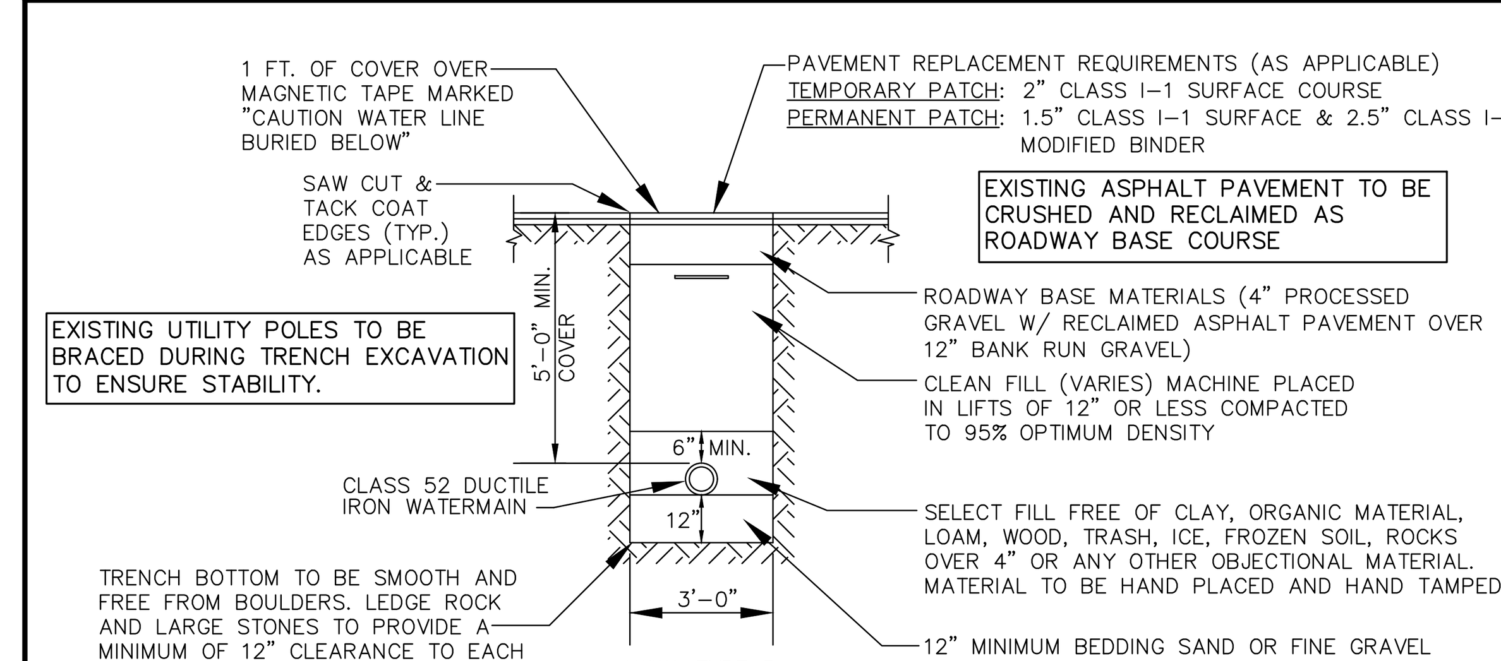
1. BIORETENTION AREAS SHALL BE HAND COMPACTED ONLY. NO MACHINES SHALL BE DRIVEN THROUGH OR OPERATED WITHIN THE BIORETENTION FOOTPRINT.
2. BIORETENTION AREAS SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL ONCE BIORETENTION SOIL HAS BE INSTALLED. AREA IS TO REMAIN PROTECTED UNTIL ALL TRIBUTARY AREAS HAVE BEEN STABILIZED AND APPROVAL FROM THE DESIGN ENGINEER. NO CONSTRUCTION TRAFFIC IS ALLOWED ON BIORETENTION MEDIA.
3. BIORETENTION AREAS DESIGNED AS AN INFILTRATION SYSTEM SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT THE START OF CONSTRUCTION. NO CONSTRUCTION TRAFFIC IS ALLOWED WITHIN BIORETENTION LIMITS THROUGHOUT CONSTRUCTION.
4. THE MULCH LAYER SHALL BE SHREDDED HARDWOOD MULCH THAT IS WELL (AGED STOCKPILED/STORED FOR AT LEAST 6 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS (WEED SEEDS, SOIL, ROOTS ETC.).



*SEPARATION TO SEASONAL HIGH GROUNDWATER PROVIDED BY LINER.

BIORETENTION (INFILTRATION) CROSS SECTION

NOT TO SCALE



WATER TRENCH DETAIL N.T.S.

BIORETENTION AREA—PLANTING MIX

BOTANICAL NAME	COMMON NAME	SIZE	SPACING/NOTES
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL*	12" O.C. PLANT ON UPPER SLOPES ONLY
ASTER NOVAE ANGLAEI	NEW ENGLAND ASTER	1 GAL*	12" O.C.
BAPTISIA TINCTORIA	WILD INDIGO	1 GAL*	18" O.C. PLANT ON UPPER SLOPES ONLY
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	1 GAL*	12" O.C. PLANT ON UPPER & SIDE SLOPES ONLY
VERONICA NOVEBORACENSIS	NEW YORK IRONWEED	1 GAL*	18" O.C. PLANT ON BOTTOM OF BASIN
ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL*	12" O.C. PLANT ON UPPER SLOPES ONLY
EUPATORIUM PURPUREUM	JOE PYE WEED	1 GAL*	18" O.C.
IRIS VERSICOLOR	BLUE FLAG IRIS	1 GAL*	18" O.C.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL*	12" O.C. PLANT ON UPPER SLOPES ONLY
SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	1 GAL*	12" O.C. PLANT ON TOP & SIDE SLOPES ONLY

NOTE: THIS BIORETENTION PLANTING MIX SHALL BE PLANTED IN CLUSTERS AT THE SPACE SPECIFIED UNDER THE 'SPACING/NOTES' IN THE PLANT SCHEDULE. THE PLANT CLUSTERS SHALL BE DISTRIBUTED SO THAT APPROXIMATELY ⅓ OF THE BOTTOM AND SIDES SLOPES ARE COVERED WITH PLANTS.

* RATHER THAN PLANTING CONTAINER PLANTS, THE CONTRACTOR MAY HYDROSEED USING AN EQUIVALENT SEED MIX. THE HYDROSEED SHALL BE APPLIED IN A BONDED 100% WOOD FIBER MATRIX. AN 8' STRIP OF NORTH AMERICAN GREEN SC150 BLANKET SHALL BE STAPLED DOWN THE MIDDLE OF THE BOTTOM OF THE POND. PRIOR TO HYDROSEEDING, THE CONTRACTOR SHALL VERIFY THE HYDROSEED MIX AND METHOD OF APPLICATION WITH THE LANDSCAPE ARCHITECT.

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No. 8662
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
2	09-12-23	Preliminary RETC Revision	C.R.H.
1	05-23-23	Preliminary RETC	C.R.H.
0	8-14-22	Preliminary Plan Submission	S.P.B.

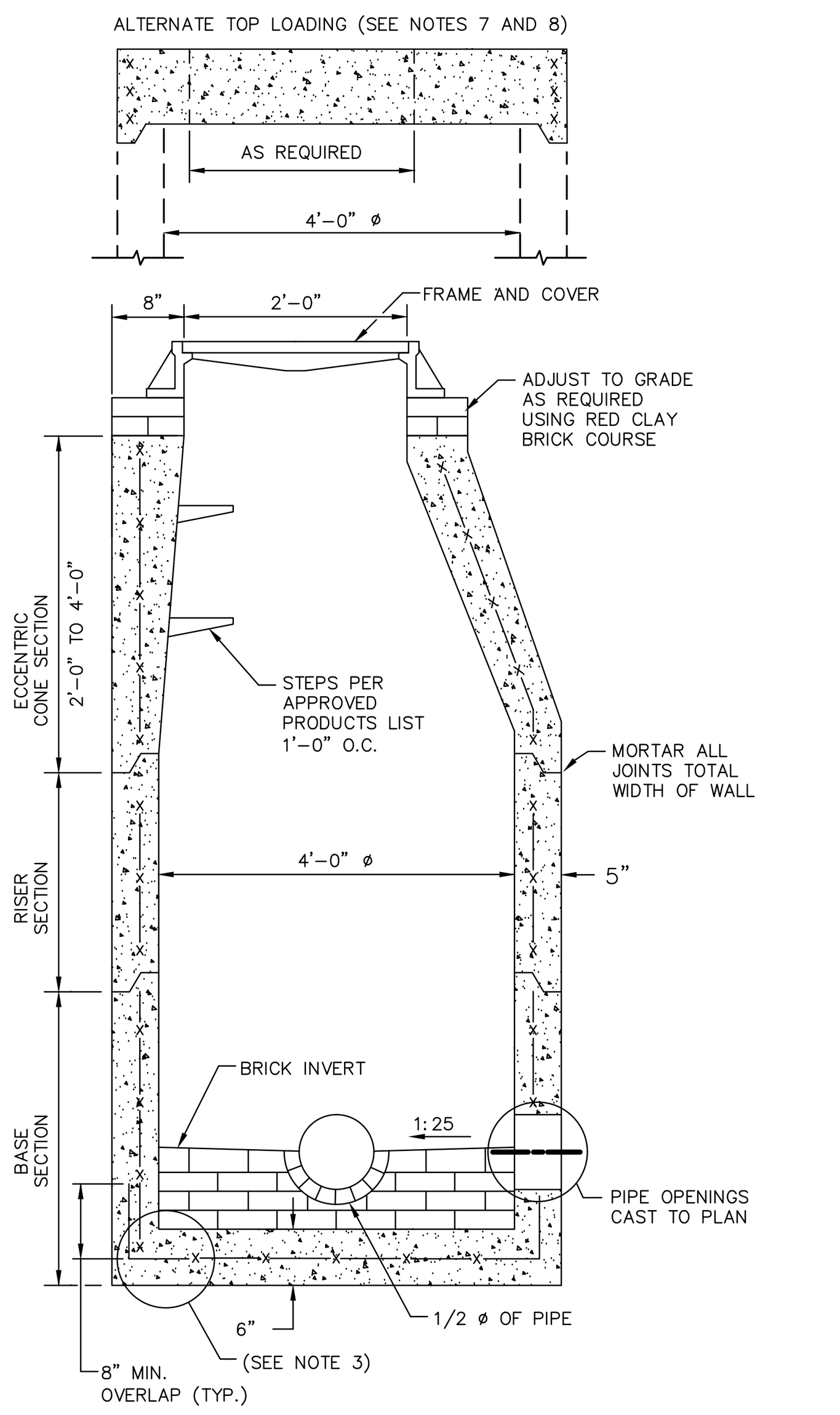
Design By: R.B.S.

Detail Sheet - 3

Fieldstone Farms

Assessor's Plat 16-4, Lot 9
South Kingstown, Rhode Island

Prepared For
Old North Land Investments LLC
75 Lambert Lind Highway
Warwick, Rhode Island 02886

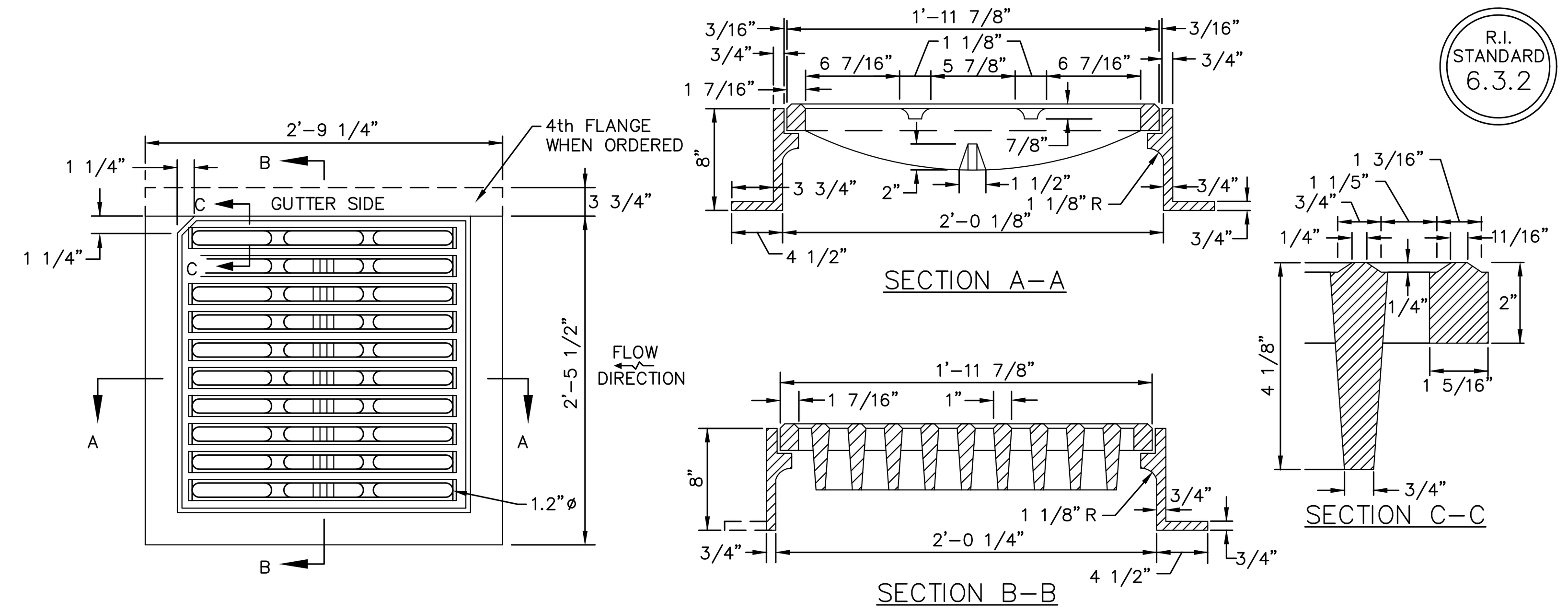


NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN/LIN. FT. (BOTH WAYS).
4. ONE POUR MONOLITHIC BASE SECTION.
5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 4'-0" ROUND MANHOLE

NOT TO SCALE

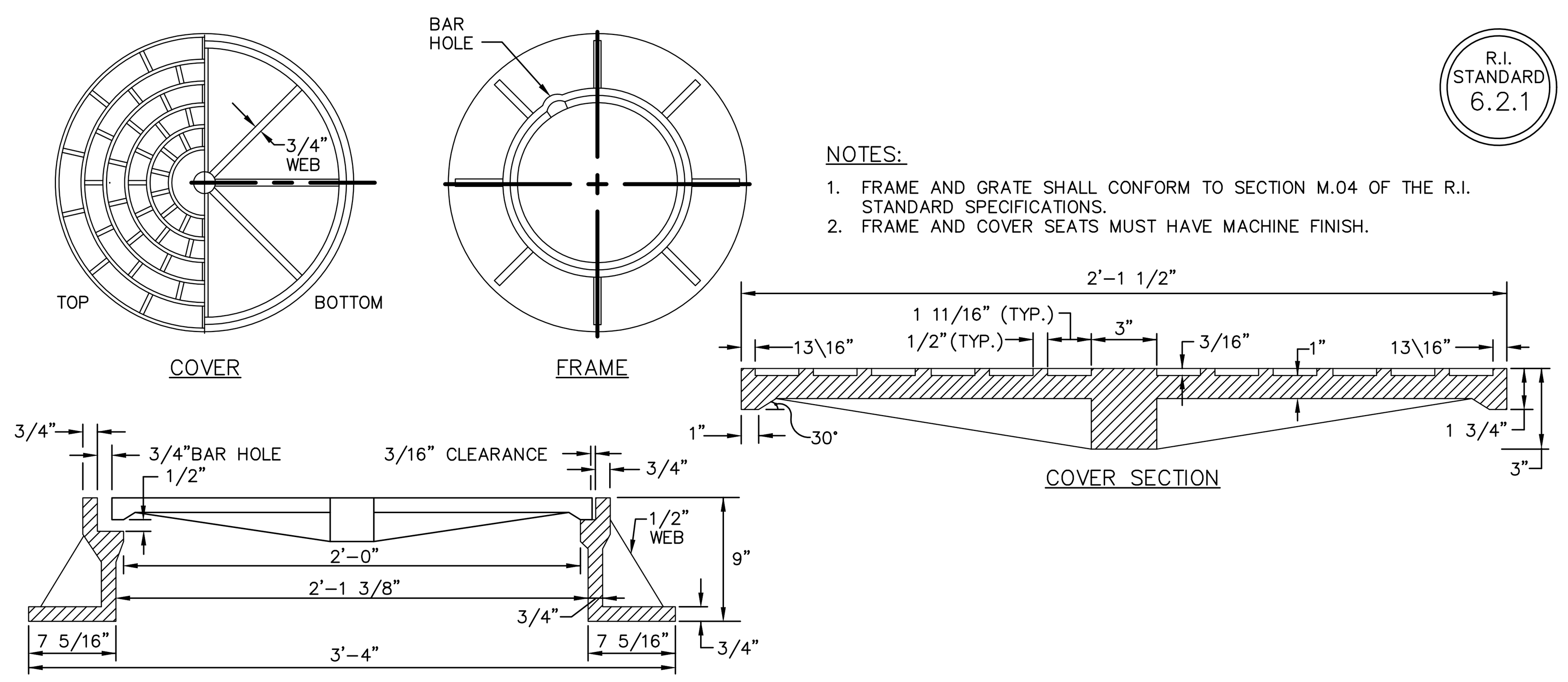
R.I. STANDARD 4.2.0



SQUARE FRAME AND GRATE (BICYCLE SAFE)

NOT TO SCALE

R.I. STANDARD 6.3.2

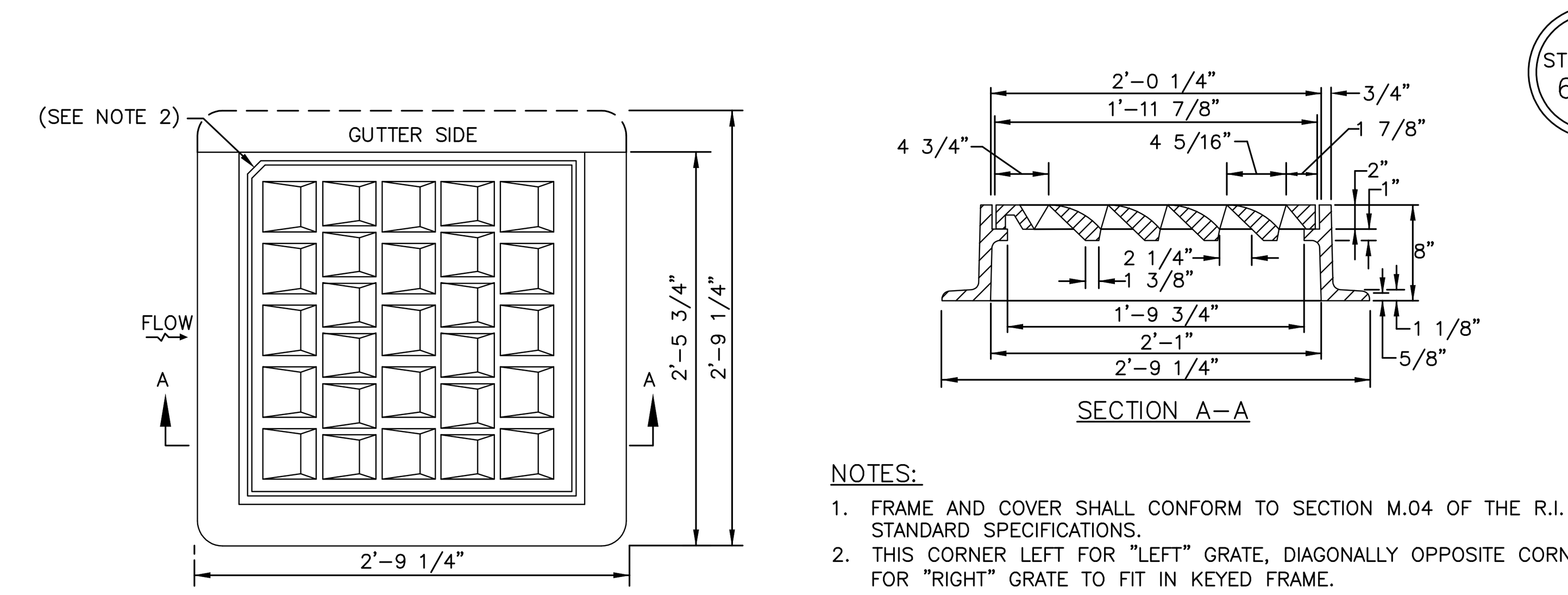


NOTES:
1. FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.

HEAVY-DUTY ROUND FRAME AND COVER

NOT TO SCALE

R.I. STANDARD 6.2.1

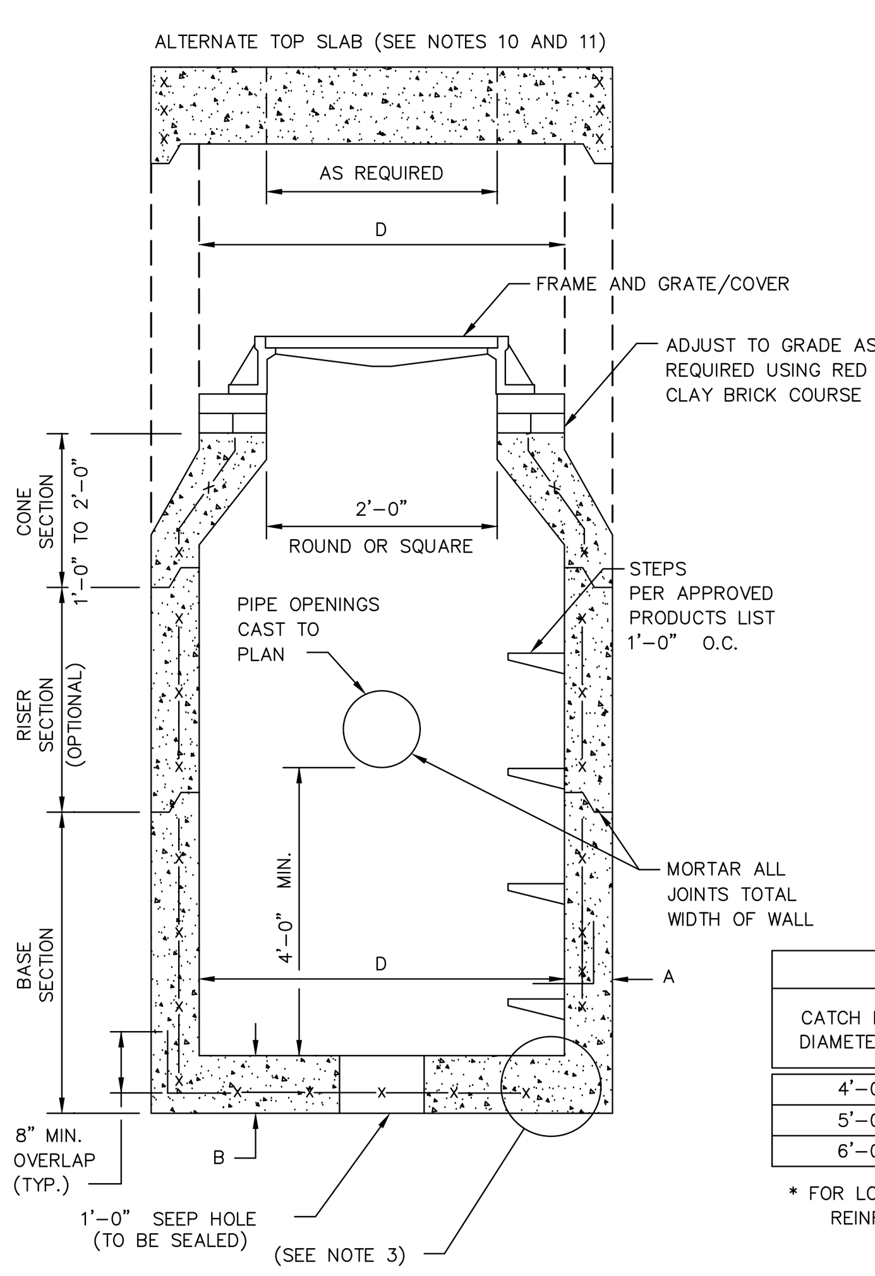


NOTES:
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYED FRAME.

HIGH CAPACITY FRAME AND GRATE (BICYCLE SAFE)

NOT TO SCALE

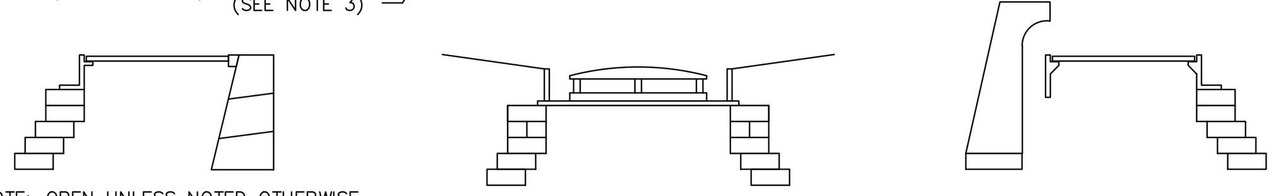
R.I. STANDARD 6.3.4



NOTE:
ALL CATCHBASINS TO BE 4' UNLESS OTHERWISE NOTED.

TABLE 1			
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED *
4'-0"	5"	6"	0.12 SQ. IN./LIN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LIN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LIN. FT.

* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2



NOTE: OPEN UNLESS NOTED OTHERWISE

TYPE "D" TYPE "R" TYPE "F"

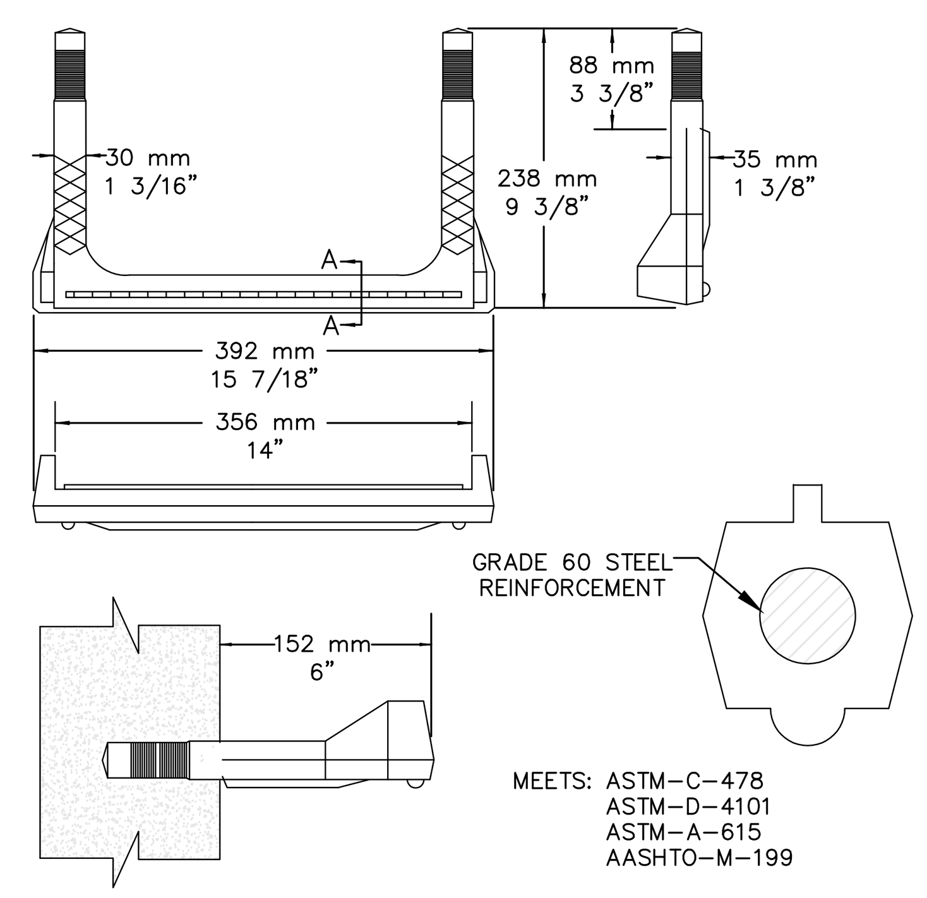
TYPE CATCH BASIN AS REQUIRED

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
5. ONE POUR MONOLITHIC BASE SECTION.
6. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
7. CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN

NOT TO SCALE

R.I. STANDARD 4.4.0

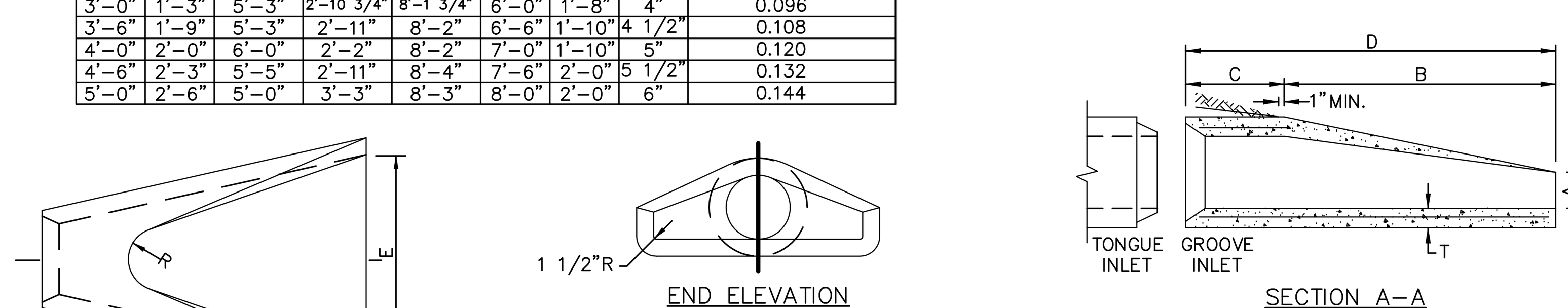


MANHOLE STEP

NOT TO SCALE

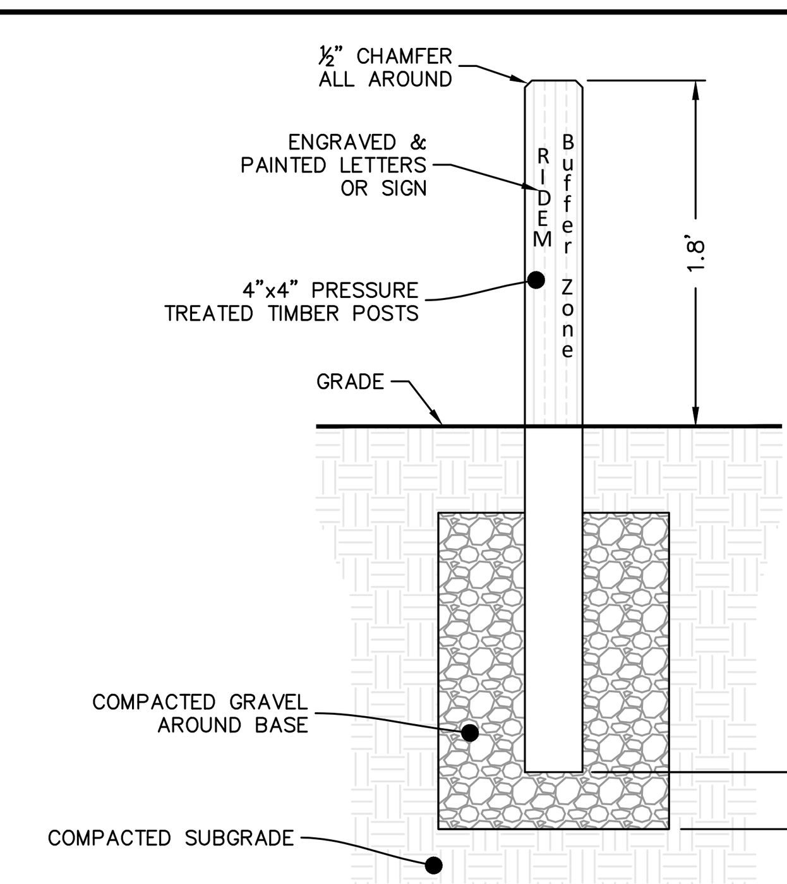
DIMENSIONS								REINFORCEMENT
DIA.	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL — MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'-0"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	1'-3"	3 1/2"	0.084
3'-0"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	1'-8"	4"	0.096
3'-6"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	2'-0"	6"	0.144

R.I. STANDARD 2.3.0



PRECAST CONCRETE FLARED END SECTION

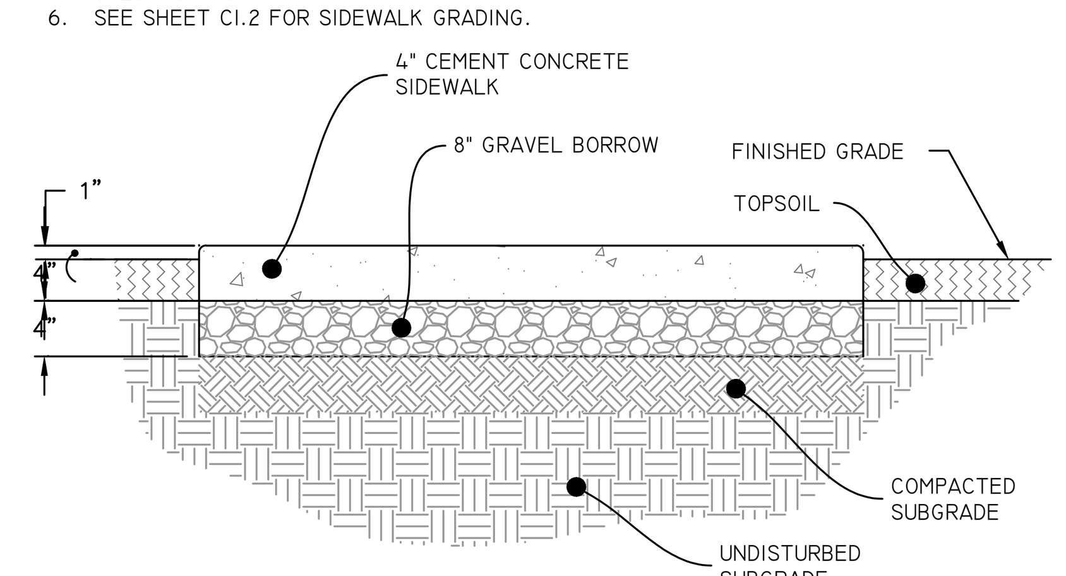
NOT TO SCALE



BUFFER MARKER DETAIL

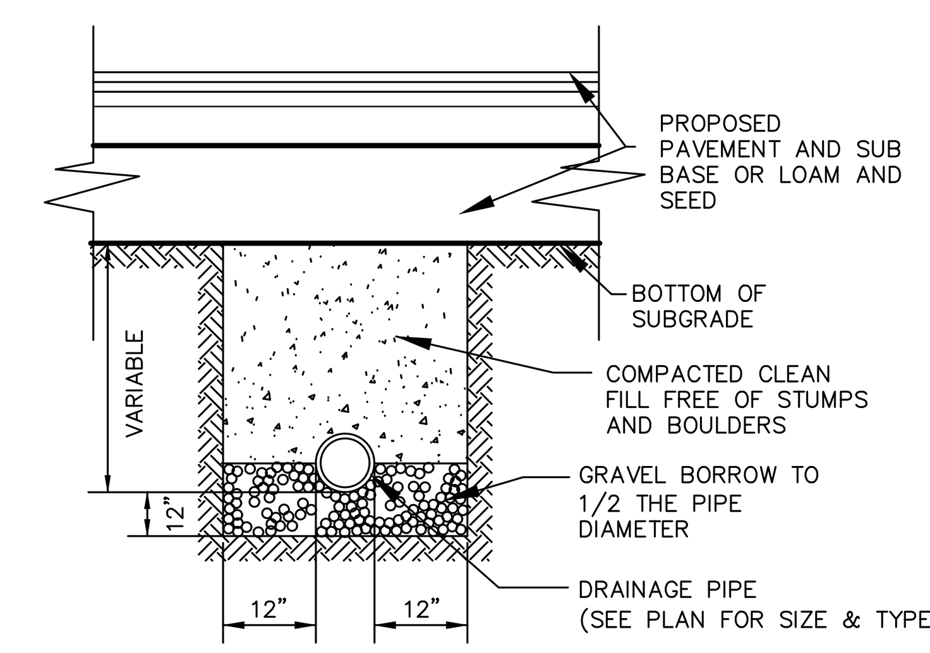
NOT TO SCALE

NOTES:
1. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
2. CONTRACTION JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6' WITHOUT REINFORCING.
3. EXPANSION JOINTS SHALL BE SPACED AT A MINIMUM OF 25' OR WHEN ABUTTING A FIXED OBJECT.
4. SUBGRADE MATERIAL IS TO BE FREE OF ALL ORGANICS.
5. MATERIALS USED SHALL BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATION.
6. SEE SHEET CI.2 FOR SIDEWALK GRADING.



TYPICAL SIDEWALK/SLAB CONSTRUCTION (AS SPECIFIED ON PLANS)

NOT TO SCALE



NOTE:
DRAINAGE PIPE TO BE RCP CLASS III UNLESS OTHERWISE NOTED

DRAINAGE TRENCH DETAIL

NOT TO SCALE

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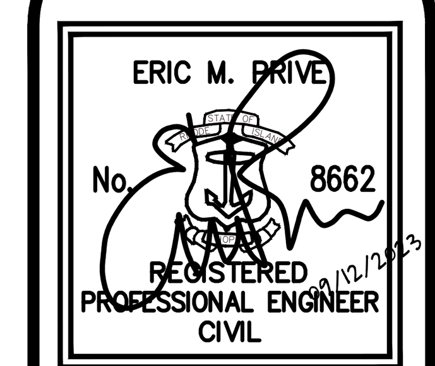

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Design By: R.B.S.

Detail Sheet - 4
Fieldstone Farms

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