



LOCUS MAP
NOT TO SCALE

BEING A.P. 48-3, LOT 147
AREA OF LOT = 17,150 S.F.

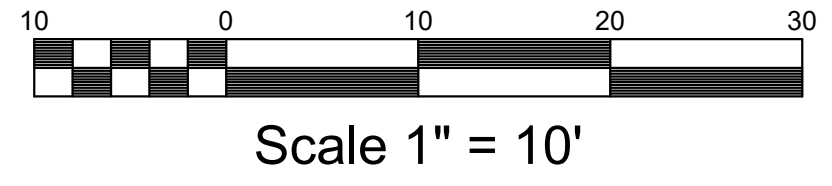
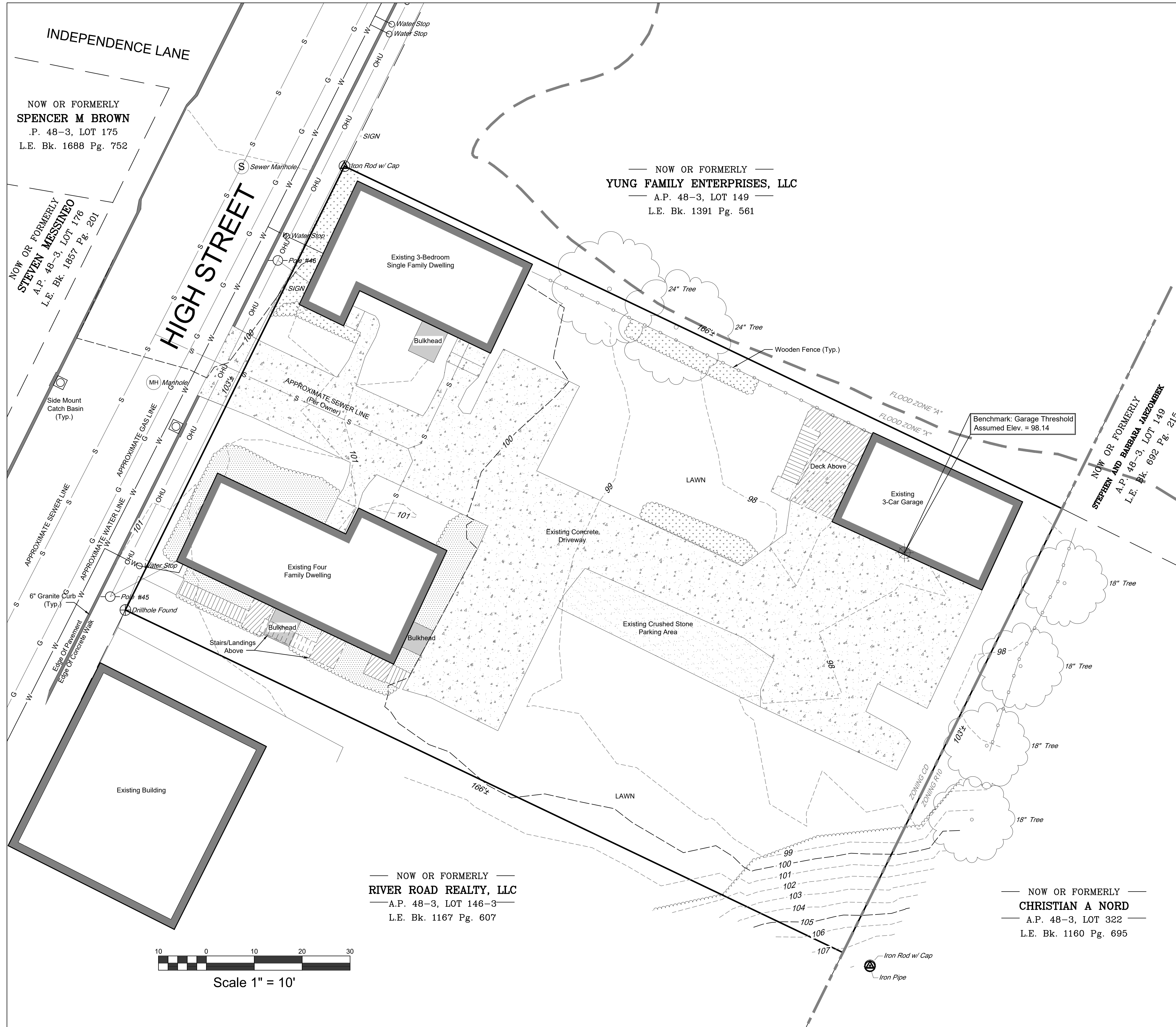
FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44009C0184K
EFFECTIVE - APRIL 3, 2020

PARCEL ZONING CD
MINIMUM LOT AREA = 8,600 S.F. (5 D.U. EX.)
MINIMUM FRONTAGE = 50'
FRONT SETBACK = 0'
SIDE SETBACK = 0'
REAR SETBACK = 0'
MAX. COVERAGE = 50%

NOTES:

1. ABUTTING BUILDINGS TAKEN FROM AERIAL PHOTOGRAPHY.
2. SITE IS LOCATED ENTIRELY IN SOIL GROUP CB OTHERWISE KNOWN AS CANTON URBAN LAND COMPLEX.
3. NO AREA OF EXISTING ACTIVE AGRICULTURAL USE LOCATED ON SITE.
4. NO AREAS CONTAINING PRIME AGRICULTURAL SOILS LOCATED ON OR ADJACENT TO THE SITE.
5. ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE.
6. NO HISTORIC FEATURES WERE FOUND ON SITE.
7. NO HISTORIC CEMETERIES ARE LOCATED ON SITE.
8. NO UNIQUE NATURAL FEATURES WERE FOUND ON SITE.
9. THE SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA.
10. THE SITE IS NOT LOCATED UNDER JURISDICTION OF ANY SPECIAL AREA MANAGEMENT PLAN (SAMP).
11. THE SITE IS NOT LOCATED IN THE SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
12. LOT IS LOCATED IN THE SAUGATUCKET RIVER WATERSHED WHICH HAS A (TDML) FOR FECAL CHOLOROFORM.
13. THE SITE IS NOT LOCATED IN AN OWTS CRITICAL RESOURCE AREA.
14. THE SITE IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED.
15. NO BUILDING LOCATED ON SITE IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

NOTE
THIS PLAN DOES NOT CONSTITUTE A SURVEY



NOW OR FORMERLY
SPENCER M BROWN
P. 48-3, LOT 175
L.E. Bk. 1688 Pg. 752

NOW OR FORMERLY
YUNG FAMILY ENTERPRISES, LLC
A.P. 48-3, LOT 149
L.E. Bk. 1391 Pg. 561

NOW OR FORMERLY
RIVER ROAD REALTY, LLC
A.P. 48-3, LOT 146-3
L.E. Bk. 1167 Pg. 607

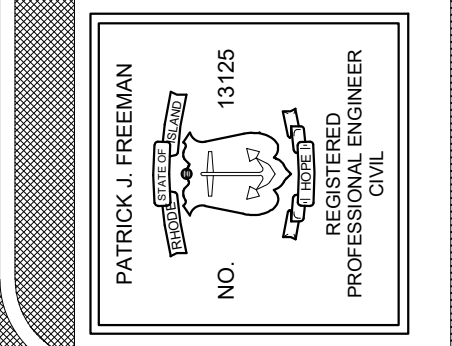
NOW OR FORMERLY
CHRISTIAN A NORD
A.P. 48-3, LOT 322
L.E. Bk. 1160 Pg. 695

NOW OR FORMERLY
STEVEN MESSINGBO
A.P. 48-3, LOT 176
L.E. Bk. 1857 Pg. 201

NOW OR FORMERLY
STEPHEN AND BARBARA MARZOUK
A.P. 48-3, LOT 149
L.E. Bk. 692 Pg. 215

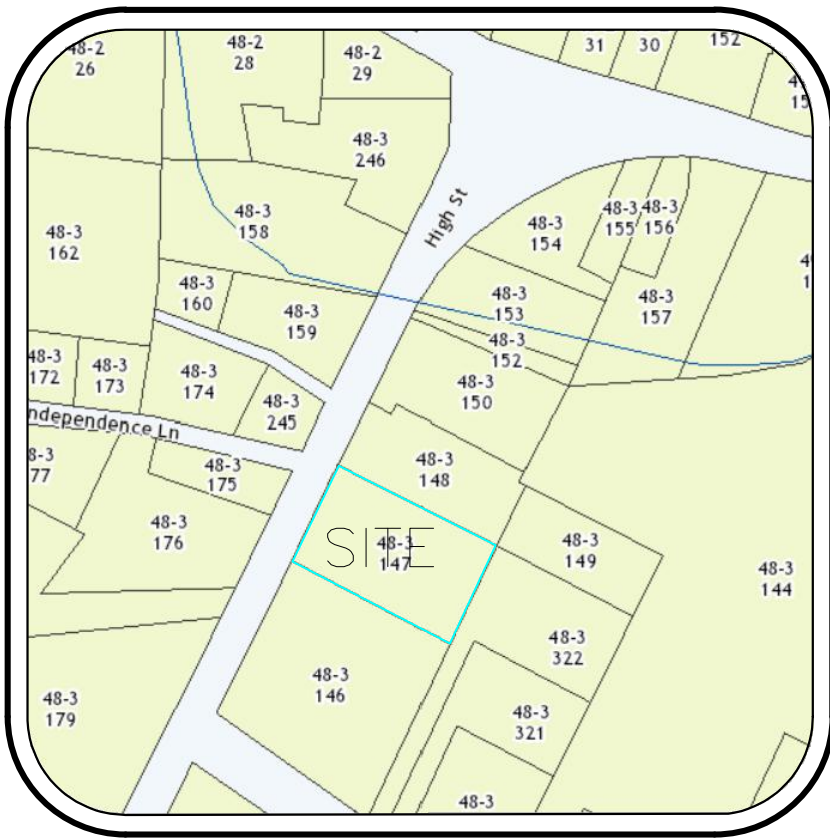
EXISTING CONDITIONS PLAN
FOR
ERIC BELL
LOCATED AT
ASSESSOR'S PLAT 48-3, LOT 147
485 HIGH STREET
SOUTH KINGSTOWN, R.I.

Drawn By: KLG	Checked By: PJF
Scale: 1" = 10'	Date: 12/20/2023
REVISIONS	
NO.	REVISION
BY	DATE



AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCoffa@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of **3** sheets
Drawing No. 123151



LOCUS MAP
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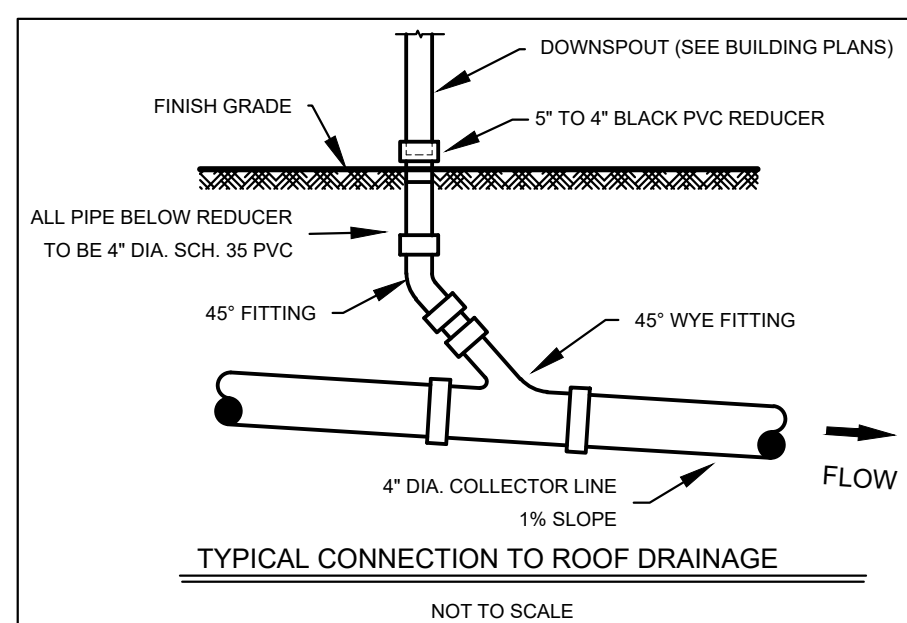
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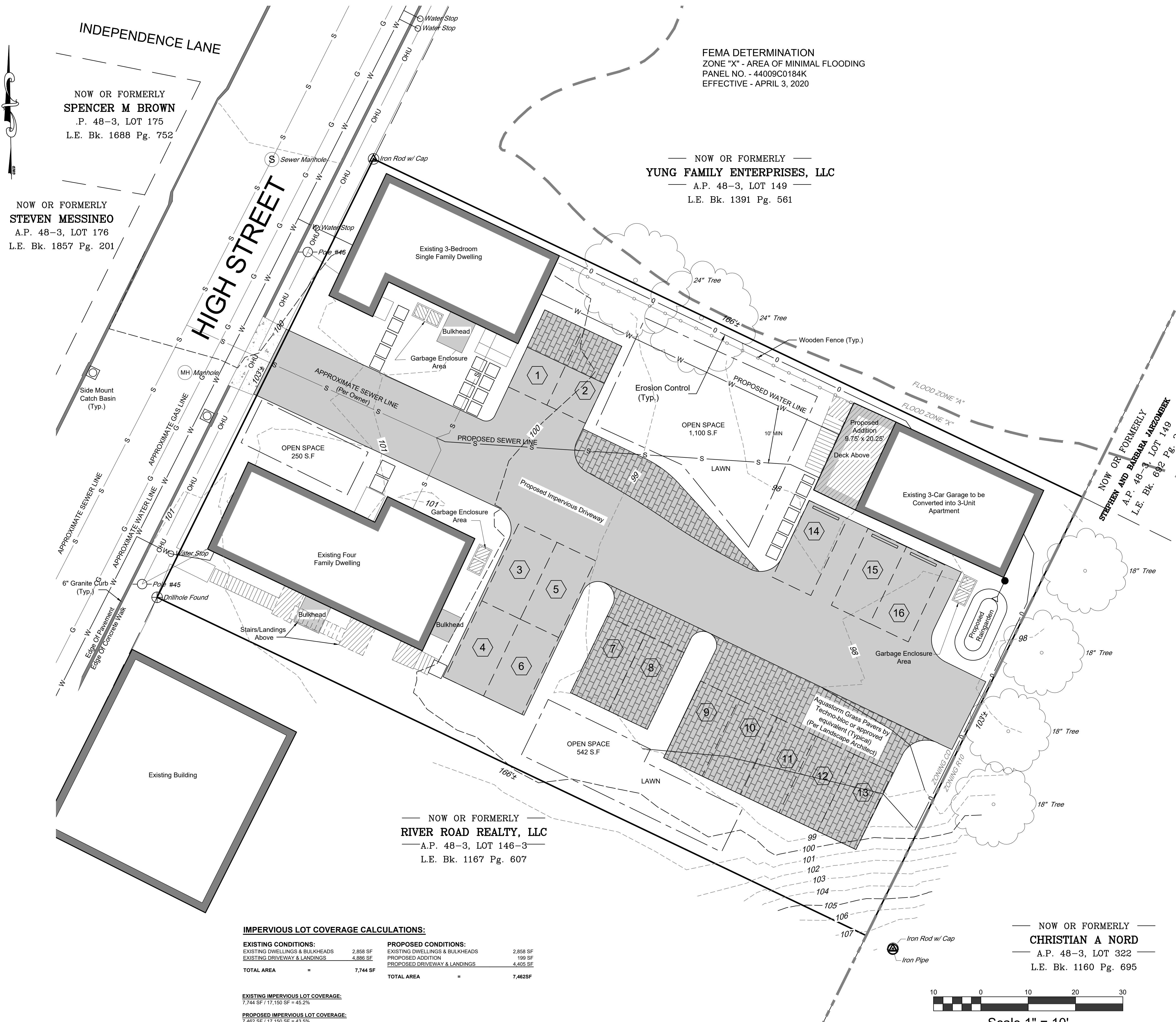
NOTE:
(16) 9' X 18' PARKING SPACES PROVIDED

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16. SITE CONTAINS 1,892 S.F. (11%) OF OPEN SPACE.
17. PROPOSED OPEN SPACE AREAS TO BE PRIVATE.



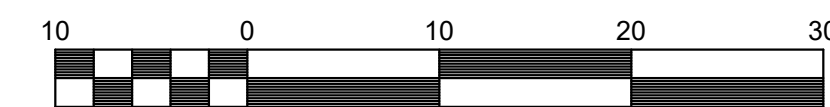
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IMPERVIOUS LOT COVERAGE CALCULATIONS:

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
EXISTING DWELLINGS & BULKHEADS	2,858 SF	EXISTING DWELLINGS & BULKHEADS	2,858 SF
EXISTING DRIVEWAY & LANDINGS	4,886 SF	PROPOSED ADDITION	199 SF
		PROPOSED DRIVEWAY & LANDINGS	4,405 SF
TOTAL AREA	7,744 SF	TOTAL AREA	7,462 SF

EXISTING IMPERVIOUS LOT COVERAGE:
7,744 SF / 17,150 SF = 45.2%
PROPOSED IMPERVIOUS LOT COVERAGE:
7,462 SF / 17,150 SF = 43.5%



Scale 1" = 10'

PROPOSED CONDITIONS PLAN

Checked By: PJF
Date: 12/20/2023

Scale: 1" = 10'

Drawn By: ADM

Sheet
of 3 sheets
Drawing No. 123151

FOR
ERIC BELL
LOCATED AT
ASSESSOR'S PLAT 48-3, LOT 147
485 HIGH STREET
SOUTH KINGSTOWN, R.I.

NO.	REVISION	BY	DATE

PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
CIVIL

AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCoffa@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3825

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A.P. 48-3, LOT 322
L.E. Bk. 1160 Pg. 695

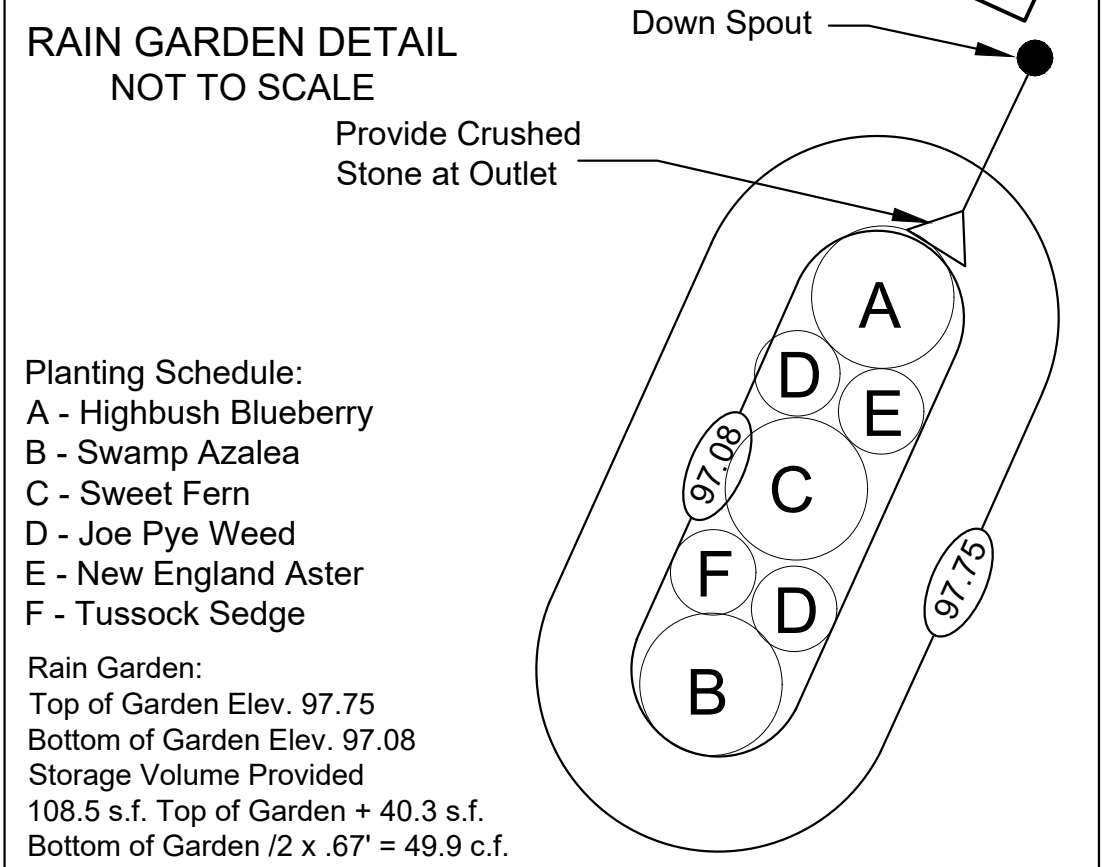
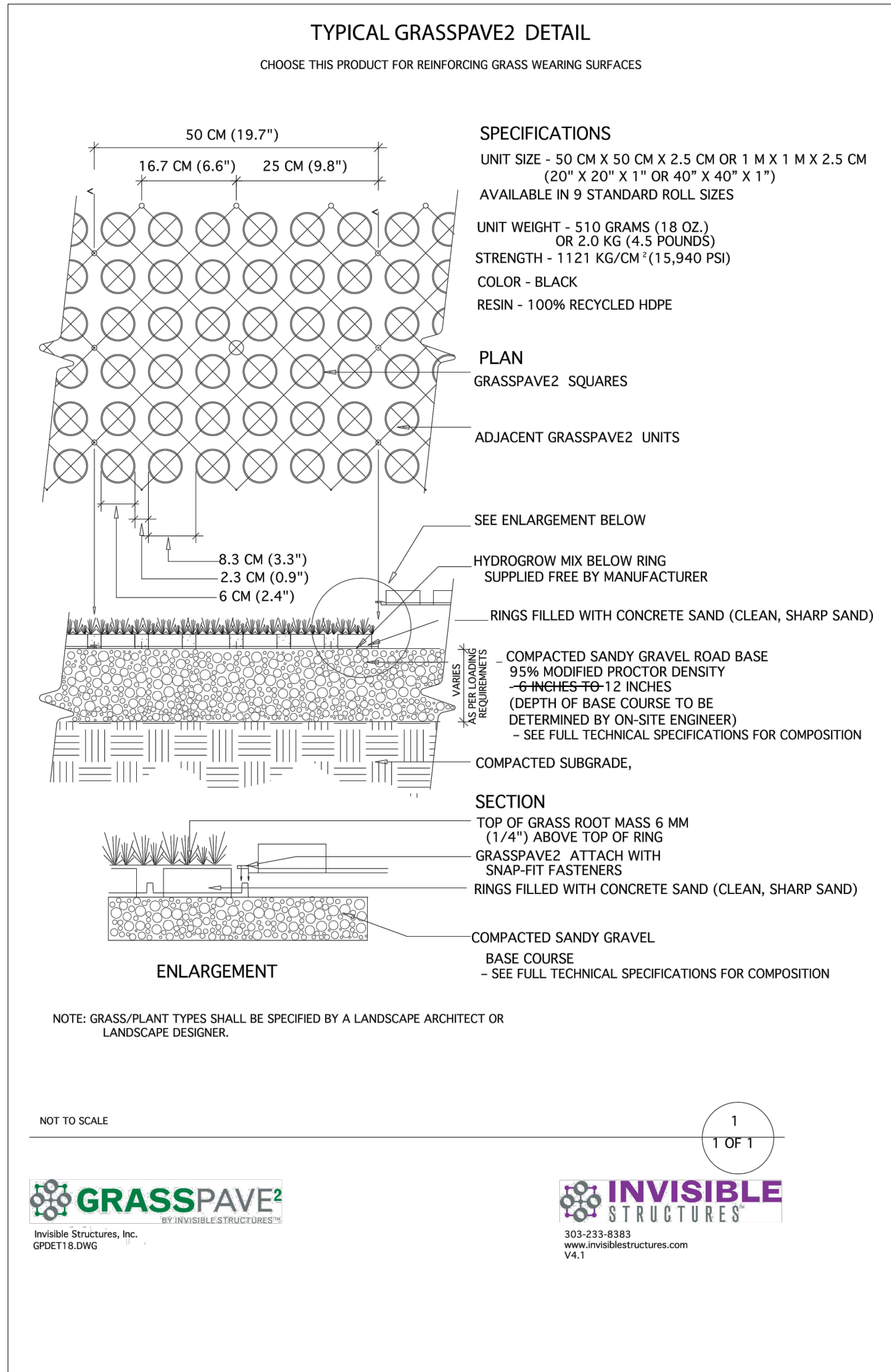
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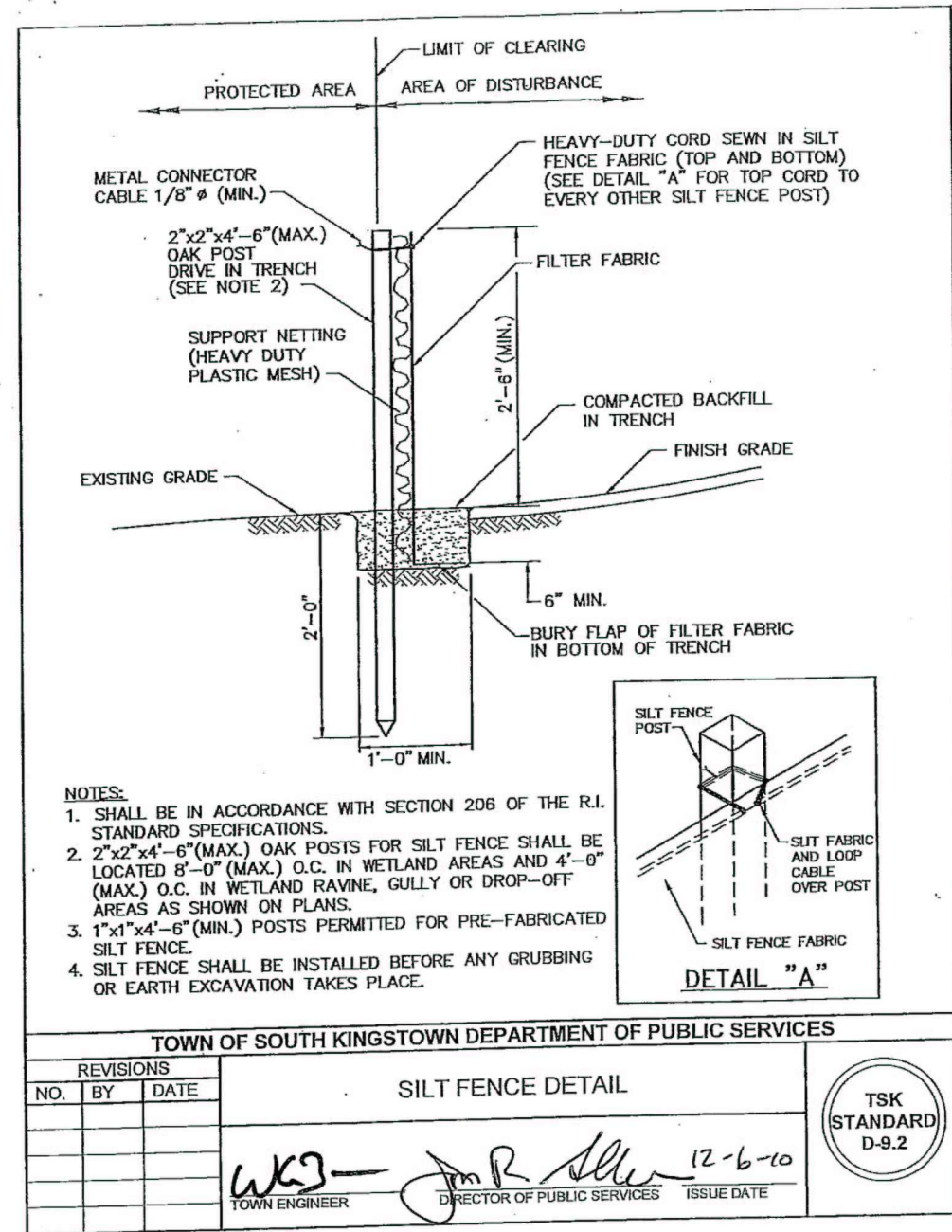
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P. 48-3, LOT 175
L.E. Bk. 1688 Pg. 752



Rain Garden Notes:

- The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity.
- The rain gardens should have a 2-4 inch amended soil layer and a 2-3 inch layer of non-dyed aged shredded hardwood mulch. The mulch should be removed and replenished to original depth every year.
- The amended soil layer should be a 50/50 mixture of the excavated native soil and mature organic compost.
- A crushed stone entrance should be installed at the inflow to prevent channeling.
- A berm to detain stormwater should be constructed along the downhill side perpendicular to the slope.
- Be sure that the soil within the rain gardens does not become compacted by construction activity. If soil becomes severely compacted it may need to be tilled and amended to maintain proper drainage.
- Rain gardens should be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained by the property owner or designee to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
- Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.
- Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.
- Soil erosion gullies shall be repaired when they occur.
- Fertilizer or pesticides shall not be applied to plants within the rain garden.
- Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover.
- All roof leaders are to be diverted into the proposed rain gardens.
- The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if needed.



MAINTENANCE AND RESPONSIBILITY

- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR REPLACED AS NECESSARY.
- REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

- ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
- CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
- THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
- FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
- CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

ORDER OF PROCEDURE

- IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILT FENCE OR SANDBAGS SHALL BE PLACED INSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION.
- IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
- ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 AMENDED AUGUST 2013 AND STANDARD DETAILS, JUNE 15, 1998 AS AMENDED BY REVISION.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIS-SAFE 1(888)344-7233.
- IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 212.
- ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- DENuded SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
- 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 R.I. STANDARD SPECIFICATION M. 20.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

PERMANENT SEEDING MIXTURES:

A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	

TOTAL 100#/ACRE

PERMANENT SEEDING MIXTURES:

B - UNMOWED AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
PERENNIAL RYEGRASS	5	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
BIRDSFOOT TREFOL	15	

TOTAL 100#/ACRE

- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS./AC.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

SPECIES	LBS./ACRE	LBS/1,000 SQ. FT.	SEEDING DATES
ANNUAL RYEGRASS	60	1.5	MAR. 15 - JUNE 15
PERENNIAL SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
MILLET	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	120	3.0	AUGUST 15 - JUNE 15
OATS	120	3.0	MAR. 15 - JUNE 15
WEEPING LOVEGRASS	20	0.5	MAY 1 - JUNE 30

- THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEED OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

- ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
- 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 SUBJECT TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, WITH ANY AMENDMENTS OR REVISIONS, AS A GUIDE.

GENERAL NOTES AND DETAILS

Checked By: PJF

Drawn By: ADM

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Date: 12/20/2023

REVISIONS

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