

# CONCEPTUAL MASTER/PRELIMINARY PLAN SUBMISSION FOR HIGH STREET MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

**A.P. 48-3 LOT 150  
507-509 HIGH STREET**

**IN  
SOUTH KINGSTOWN, RHODE ISLAND**

OWNER/APPLICANT:  
GLENN & GRETEL McCRORY  
200 LAVAN STREET  
WARWICK, RI 02888

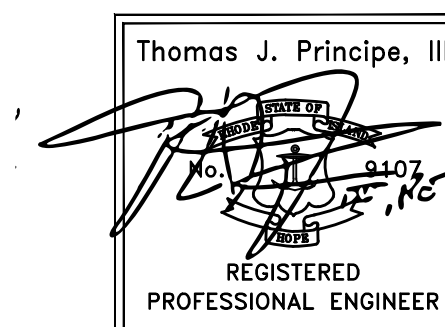


PREPARED BY:  
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385

WWW.PRINCIPECOMPANY.COM

MARCH 7, 2024



DRAWING ISSUE:

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR  
CONSTRUCTION SHALL BE USED FOR  
CONSTRUCTION



AERIAL LOCUS MAP

SCALE 1"=80'

PROJECT DATA:

EXISTING: PLAT: 48-3 LOT: 150  
LOT AREA : 15,678 SF (0.36 Ac.)

STREET INDEX  
HIGH STREET

ZONING DESIGNATION: CD (Commercial Downtown)

MIN. LOT AREA 12,200 SF (8 DU)  
MIN. FRONTAGE/LOT WIDTH 50 FT  
MIN. FRONT YARD -0- FT  
MIN. SIDE YARD -0- FT  
MIN. REAR YARD -0- FT  
MIN. CORNER SIDE YARD -0- FT

PROPOSED:  
EIGHT (8) RESIDENTIAL UNITS:  
THREE (3) EXISTING + FIVE (5) PROPOSED

PARKING (CD ZONE):  
8 UNITS/10 SPACES PROVIDED

WAIVERS REQUESTED:

1. PAVING (GRAVEL SURFACE)
2. REAR YARD TRANSITION

LOT COVERAGE:

TOTAL LOT AREA 15,678 SF  
UNSUITABLE AREA (WETLANDS) 390 SF  
SUITABLE AREA 15,288 SF  
EXISTING STRUCTURE 1,443 SF  
PROP. STRUCTURE (WITH OVERHANGS) 2,554 SF  
LOT COVERAGE 26%

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED LAYOUT PLAN
- 4) PROPOSED CONDITIONS PLAN
- 5) PROPOSED LANDSCAPE PLAN
- 6) DETAIL-1
- 7) DETAIL-2

PLAN REFERENCES:

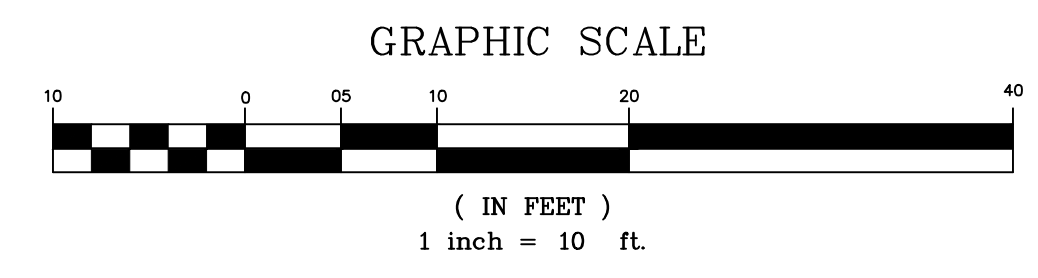
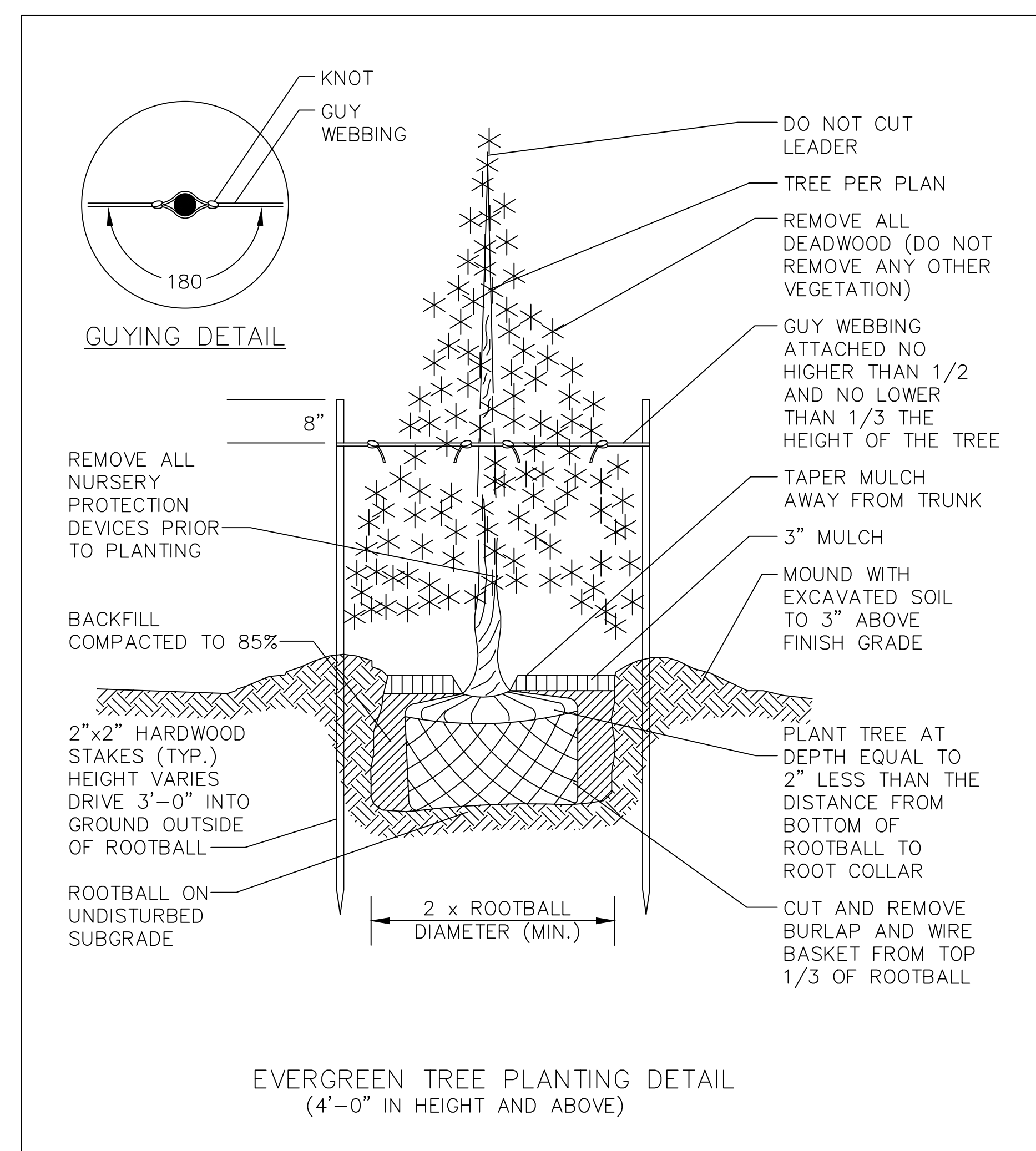
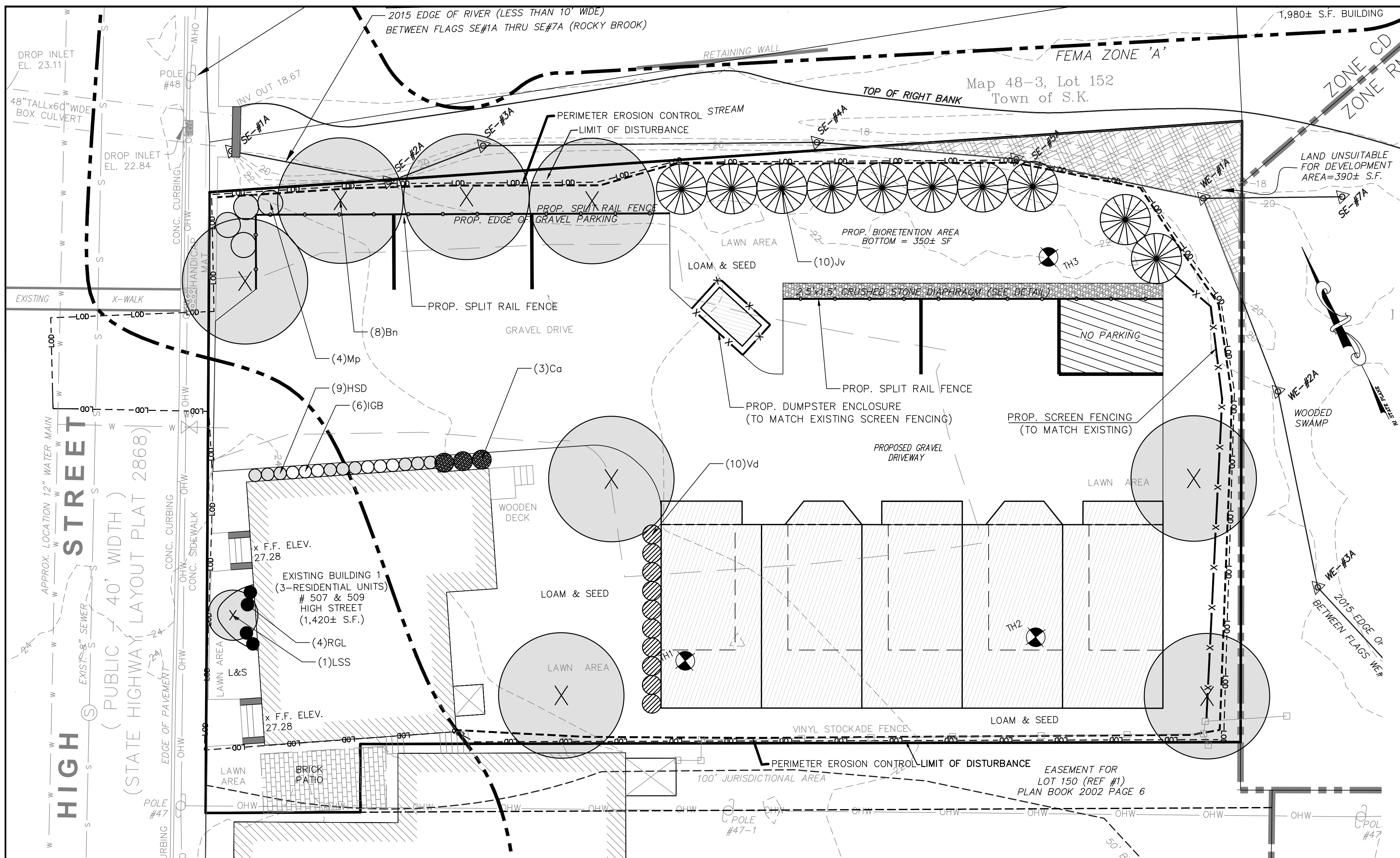
1) RIDEM FRESHWATER WETLANDS APPROVAL 19-0346 DATED  
FEBRUARY 22, 2021

2) CLASS 1 LIMITED CONTENT BOUNDARY SURVEY DATED SEPTEMBER  
2023 BY STEPHEN T. LONG, P.L.S. No. 1930 EXISTING CONDITIONS  
PLAN PREPARED BY PRINCIPE COMPANY, INC. SURVEYING DIVISION  
PREPARED FOR GLENN & GRETEL A. MCCRORY A.P. 48-3 LOT 150  
507-509 HIGH STREET SOUTH KINGSTOWN, RHODE ISLAND







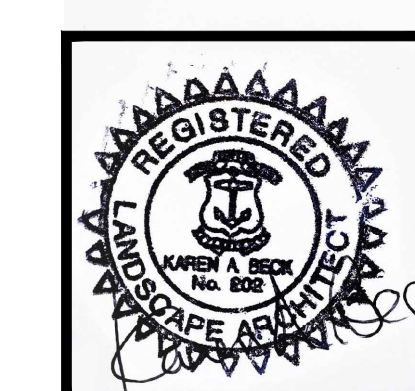
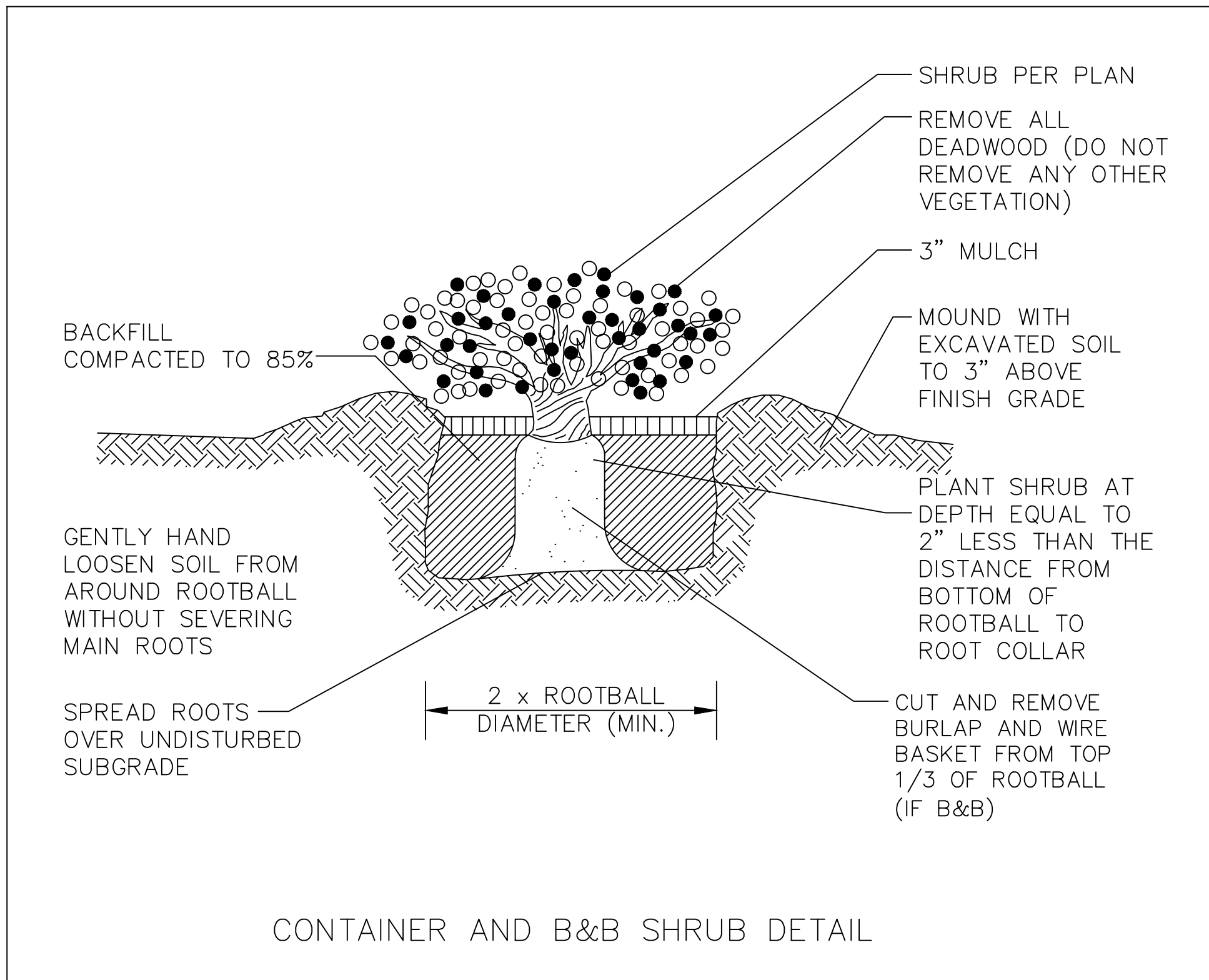


- DRAWING ISSUE:**
- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

**OWNER/APPLICANT:**  
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 200 LAVAN STREET  
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MASTER PLANT SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Bn	8	Betula nigra	River birch	8-10'	B&B	CLUMP
Ca	3	Clethra alnifolia	Summersweet	#3	CAN	3' O.C.
HSD	9	Hydrangea quercifolia 'Sikes Dwarf'	Sikes dwarf oakleaf hydrangea	#2	CAN	2' o.c.
IGB	6	Ilex glabra 'Gem Box'	Gem Box inkberry	#2	CAN	2' o.c.
Jv	10	Juniperus virginiana	Eastern red cedar	5-6'	B&B	8' o.c.
LSS	1	Liquidambar styraciflua 'Slender Silhouette'	Columnar sweetgum	1.5-2" cal.	B&B	SPECIMEN
Mp	4	Myrica pensylvanica	Bayberry	3-4'	B&B	4' o.c.
RGL	4	Rhus aromatica 'Gro-Low'	Gro-low fragrant sumac	#2	CAN	2' o.c.
Vd	10	Viburnum dentatum	Arrowwood	5-6'	B&B	3' o.c.

- LANDSCAPE NOTES:**
- 1) ALL PLANT MATERIAL TO CONFORM TO AAN STANDARDS.
  - 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
  - 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  - 4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
  - 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
  - 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDDED.



**PRINCIPE COMPANY, INC.**  
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REVISIONS			
No.	DATE	DRWN	CHKD

**PRELIMINARY PLAN SUBMISSION**  
 for  
**HIGH STREET MULTI-HOUSEHOLD  
 LAND DEVELOPMENT PROJECT**  
 AT  
**AP 48-3 LOT 150  
 507-509 HIGH STREET**  
 in  
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10'  
 SHEET NO: 5 OF 7  
 DRAWN BY: KAB    DESIGN BY: KAB    CHECKED BY: TJP  
 DATE: 3/7/2024    PROJECT NO.: LD-2023-8

**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR'S SOLE 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 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.
- BEFORE STARTING ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY HYDRANTS, WATER MAINS, BLOWOFF ASSEMBLIES, FITTINGS, AND VALVES WITH THE LOCAL WATER DEPARTMENT AS TO TYPE AND MANUFACTURER.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY COMPANY. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
- ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 1997)" WITH ALL CORRECTIONS AND ADDENDA AND THE 1974 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE TOWN OF WARREN STANDARD SPECIFICATIONS AND DETAILS.
- 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 SEEDED, SEE EROSION CONTROL PROGRAM.
- UNLESS OTHERWISE SPECIFIED, ALL STORM DRAINS SHALL BE REINFORCED CONCRETE CLASS III PIPE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO SITE, ANY REPAIRS, ANY TRENCHING REQUIRED, HYDRANTS, ANY AND ALL CONSTRUCTION FOR ACCEPTANCE OF ROADS AND EASEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
- IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- ALL WATER MAINS SHALL BE DEFLECTED ALONG A CURVE WITH A MINIMUM RADIUS OF 250' AT ANY LOCATION WHERE THIS IS NOT POSSIBLE, PROPER BENDS AND FITTINGS SHALL BE USED.
- ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

**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 SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- 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. STD SPECIFICATION M 18.
- 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 FLATS OR SLOPES LESS THAN 3:1)**

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
<b>TOTAL:</b>	<b>100 lbs/Ac.</b>	

**B. UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)**

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 - JUNE 15
COLONIAL BENTGRASS	5	AUGUST 15 - OCTOBER 15
PERENNIAL RYEGRASS	5	
BIRDFOOT TREFLOIL	15	
<b>TOTAL:</b>	<b>100 lbs/Ac.</b>	

- TEMPORARY TREATMENTS SHALL CONSIST OF A 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.
  - STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs/Ac.
  - ALL STRAW BALES OR COMPOST FILTER SOCK SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:
- | MIXTURE:            | lbs./1,000 S.F. | lbs/Ac.  | SEEDING DATES: |
|---------------------|-----------------|----------|----------------|
| ANNUAL RYEGRASS     | 1.0 - 1.5       | 40 - 60  | 3/1 - 6/1      |
| PERENNIAL RYEGRASS  | 1.0 - 1.5       | 40 - 60  | 3/1 - 6/1      |
| SUDAN GRASS         | 0.7 - 1.0       | 30 - 40  | 5/15 - 8/15    |
| MILLET              | 0.7 - 1.0       | 30 - 40  | 5/15 - 8/15    |
| WINTER RYE          | 3.0             | 120      | 4/15 - 6/15    |
| OATS                | 0.5 - 5.0       | 86 - 120 | 3/1 - 6/15     |
| WEEPING COVER GRASS | 0.5 - 5.0       | 5 - 20   | 5/1 - 7/1      |
- 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.
  - ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
  - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
  - STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
  - ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
  - REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
  - THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER. SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

**ORDER OF PROCEDURE:**

- PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES OR COMPOST FILTER SOCK SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
- ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
- IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
- TEMPORARY STRAW BALES OR COMPOST FILTER SOCK ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
- HAYBALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

**SEDIMENTATION CONTROL PROGRAM:**

- RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
- ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHOULD 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 STORM WATER FLOW.
- ADDITIONAL STRAW BALES OF COMPOST FILTER SOCK SHALL BE LOCATED AS CONDITIONS WARRANT.
- ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND INFILTRATION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE INFILTRATION BASIN MAINTENANCE, THIS SHEET).
- REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

**INFILTRATION BASIN MAINTENANCE SCHEDULE:**

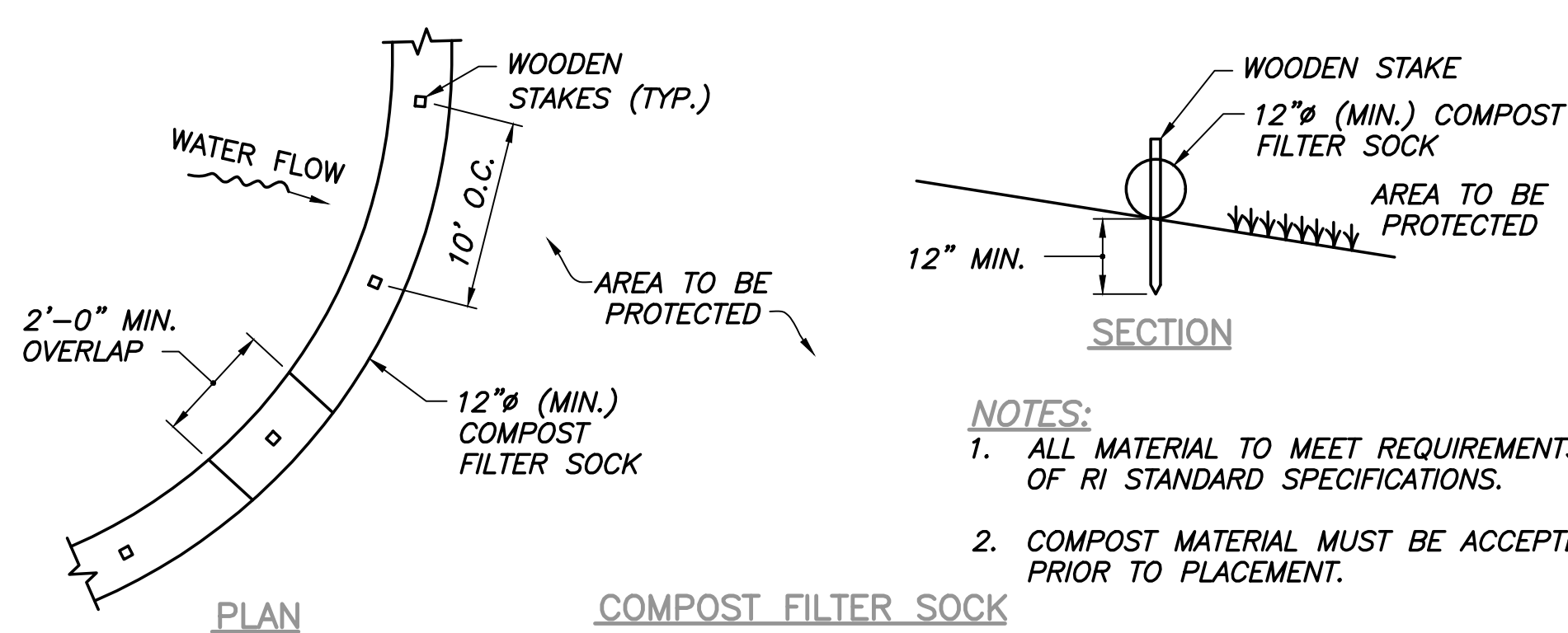
- Side-slopes, embankments, and the basin floor will be mowed at least once per growing season, to prevent unwanted woody growth. This storm water facility is to be managed for wildlife habitat; therefore, mowings will be conducted after mid August to prevent mortality to ground nesting birds and animals.
- All trash and litter and other debris will be removed from the storm water facility including inlet and outlet structures. This will be accomplished at least twice per year, preferably spring and fall.
- Sediments will be removed from the basin immediately following site stabilization and every year thereafter. Accumulated sediments may have to be removed more frequently if the sediment storage capacity of the forebays or sediment storage areas are within the last 10 percent of available capacity. Sediment removal within the basin will restore the original capacity and design depth.
- If blockage of a basin outlet structure occurs it may be necessary to dewater the pond for access to the blockage. The dewatering flow must be adequately filtered prior to discharge into a receiving water body to remove suspended solids.
- Pools of stagnant water in the infiltration basin indicates failure due to erosion and scouring of the basin bottom, particularly near an inlet device. This deficiency will be corrected immediately to prevent a nuisance habitat for insects, especially mosquitoes.
- All outlet structures and outflow channels will be inspected annually. Inspections will be accomplished several times during the first six months of operation, especially after rainfall events to check for clogging or, conversely, too rapid of a release.
- The grassed areas of the basin will be inspected at least twice per year to check for erosion problems. Problem areas must be reseeded immediately to stabilize exposed soils, thereby preventing erosion and potential clogging of outflow devices.
- Repairs or replacement of inlet/outlet structures, rip-rap channels, fences, or other elements of the facility will be done within 30 days of deficiency reports. If an emergency situation is imminent then repair/replacement must be done immediately to avert failure or danger to nearby residents.
- All sediment generated during construction and as a result of maintenance of the drainage system must be disposed of properly. Sediment shall not be disposed of in or near State or Federal regulated waters.
- Records of the first two years of maintenance following construction shall be submitted to RIDEM Division of Water Resources. Maintenance records for subsequent years shall be kept on file and submitted to RIDEM, Division of Water Resources, upon request.
- All drainage facilities will be maintained by a Homeowner's Association.

**VEGETATIVE COVER AND PLANTING**

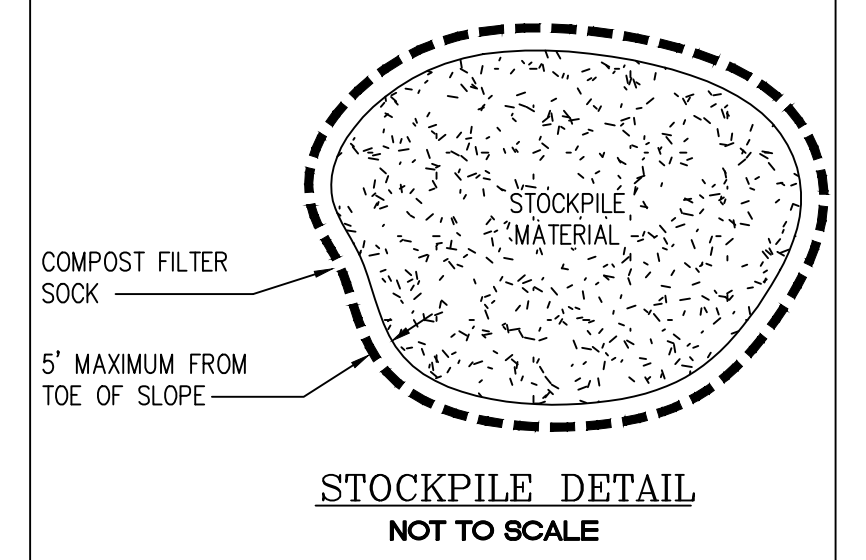
- THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
  - TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.
  - THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE                | % BY WEIGHT | SEEDING DATE      |
|---------------------|-------------|-------------------|
| CREeping RED FESCUE | 70          |                   |
| ASTORIA BENTGRASS   | 5           | APRIL 1 - JUNE 15 |
| BIRDFOOT TREFLOIL   | 15          | AUG. 15 - OCT. 15 |
| PERENNIAL RYE GRASS | 10          |                   |
- APPLICATION RATE - 100 LBS PER ACRE
- SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
- IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
  - THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

**EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN**

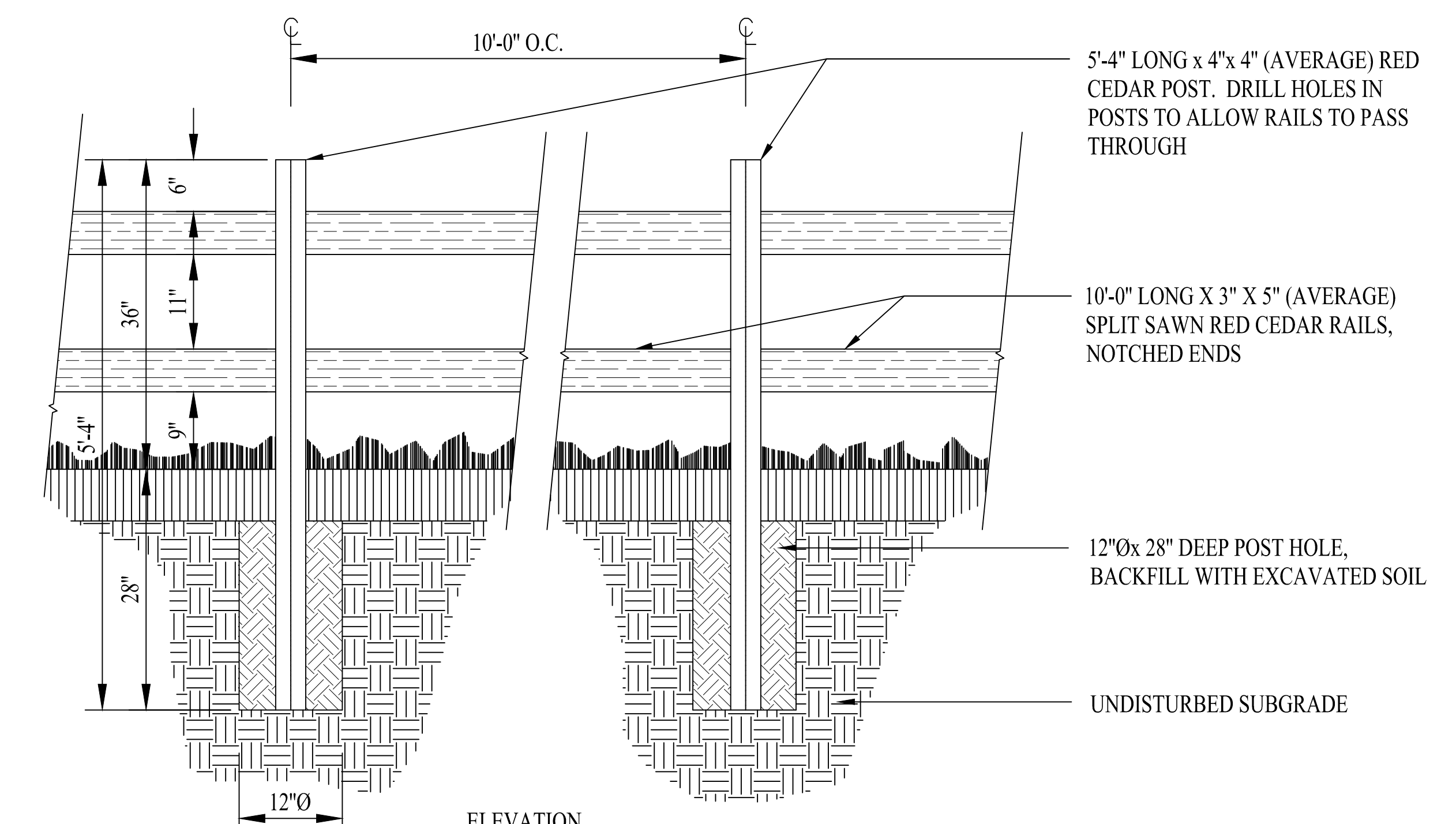
- PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
- EXISTING CATCH BASINS ARE TO BE PROTECTED WITH STRAW BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
- THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
- TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
- STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
- THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
- TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
- IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
- SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



**COMPOST FILTER SOCK PERIMETER EROSION CONTROLS NOT TO SCALE**



- NOTES:**
- ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
  - COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.



**ELEVATION SPLIT RAIL FENCE DETAIL NOT TO SCALE**

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

**OWNER/APPLICANT:**  
GLENN & GRETEL McCORRY  
200 LAVAN STREET  
WARWICK, RI 02888

**DETAILS-1**

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

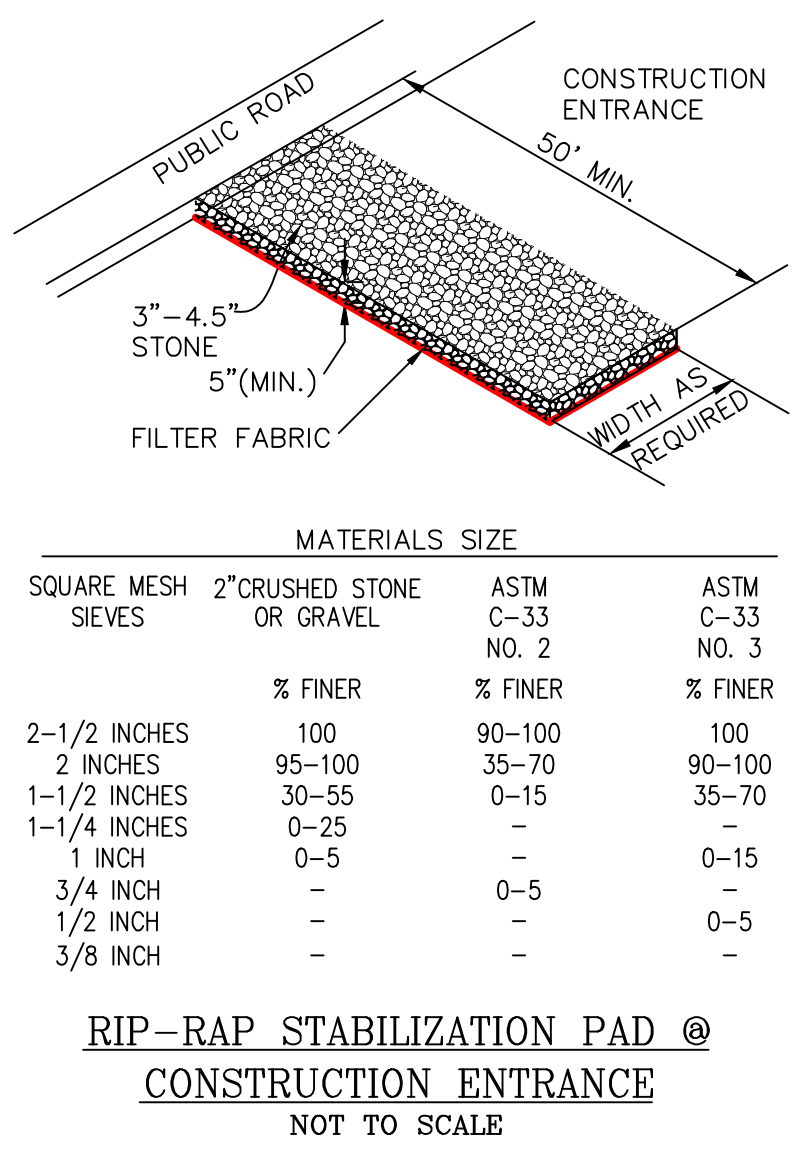
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPCECOMPANY.COM

**REVISIONS**

No.	DATE	DRWN	CHKD

**PRELIMINARY PLAN SUBMISSION**  
for  
**HIGH STREET MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT**  
AT  
**AP 48-3 LOT 150**  
**507-509 HIGH STREET**  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 6 OF 7
DRAWN BY: KAB	DESIGN BY: ---
DATE: 3/7/2024	CHECKED BY: TJP
PROJECT NO.: LD-2023-8	



**RIP-RAP STABILIZATION PAD @ CONSTRUCTION ENTRANCE NOT TO SCALE**

MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

SUGGESTED BIORETENTION AREA PLANT LIST

SPECIES	COMMON NAME	PLANT TYPE
Amelanchier canadensis	SHADBUSH	SHRUB
Asclepias tuberosa	BUTTERFLY MILKWEEED	PERENNIAL
Carex stricta	TUSSOCK SEDGE	GRASS
Clethra alnifolia	SWEET PEPPERBUSH	SHRUB
Comptonia peregrina	SWEET FERN	SHRUB
Cornus amomum	SILKY DOGWOOD	SHRUB
Cornus racemosa	GRAY DOGWOOD	SHRUB
Cornus sericea	REDSIER DOGWOOD	SHRUB
Eupatorium purpureum	JOE PYE WEED	PERENNIAL
Ilex glabra	INKBERRY HOLLY	SHRUB
Ilex verticillata	WINTERBERRY HOLLY	SHRUB
Panicum virgatum	SWITHGRASS	GRASS
Photinia melanocarpa	BLACK CHOKEBERRY	SHRUB
Photinia pyrifolia	RED CHOKEBERRY	SHRUB
Symphytotrichum novae-angliae	NEW ENGLAND ASTER	PERENNIAL
Vaccinium corymbosum	HIGHBUSH BLUEBERRY	SHRUB
Vernonia noveboracensis	NEW YORK IRONWEED	PERENNIAL
Viburnum dentatum	ARROWOOD	SHRUB

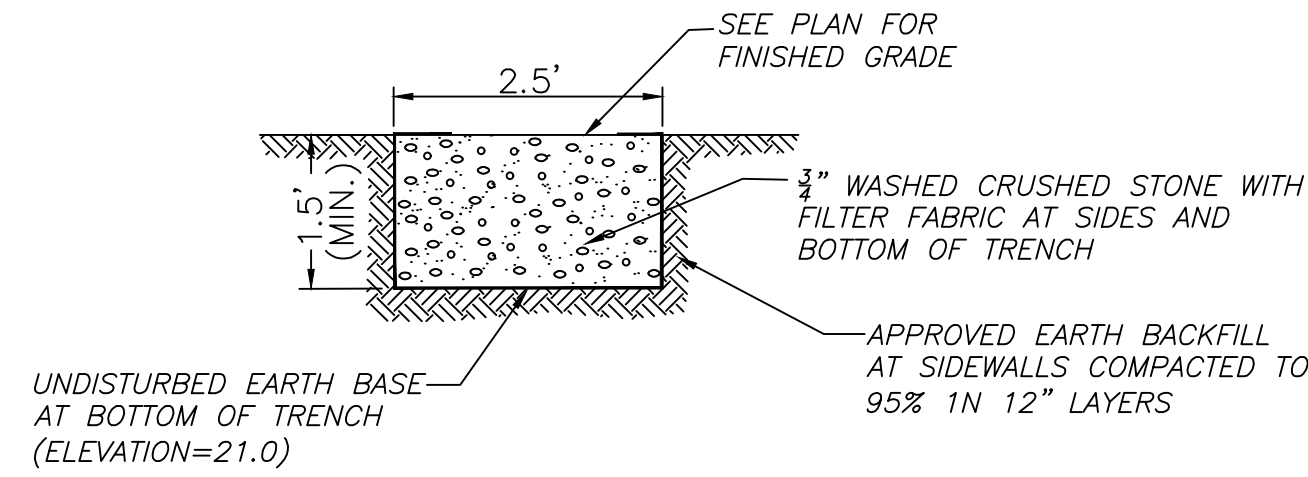
PLANT SPECIES WERE SELECTED FROM THE RHODE ISLAND COASTAL PLANT GUIDE PREPARED BY THE URI CELS AND RI CRMC. ONLY THOSE NATIVE PLANTS THAT ARE SUITABLE FOR RAIN GARDENS AND ARE TOLERANT OF FULL SUN AND DROUGHT ARE SHOWN HERE.

TREES SHALL BE PLANTED WITH A DENSITY OF NO MORE THAN ONE PER 250 SF, SPACED 15 FT ON CENTER. SHRUBS SHALL BE PLANTED 5-10 FT ON CENTER AND HERBACEOUS VEGETATION PLANTED 2.5 FT ON-CENTER.

NOTE: BIORETENTION AREA LOCATED AT LEAST 15 FT FROM OWTs AND 25 FT FROM ANY WELL OR WATER SUPPLY.

ROOF GUTTER DOWNSPOUTS SHALL DIRECT WATER TO BIORETENTION VIA UNDERGROUND PIPING OR OVERLAND WHERE UNDERGROUND PIPING IS UNFEASIBLE OR NOT PERMISSIBLE.

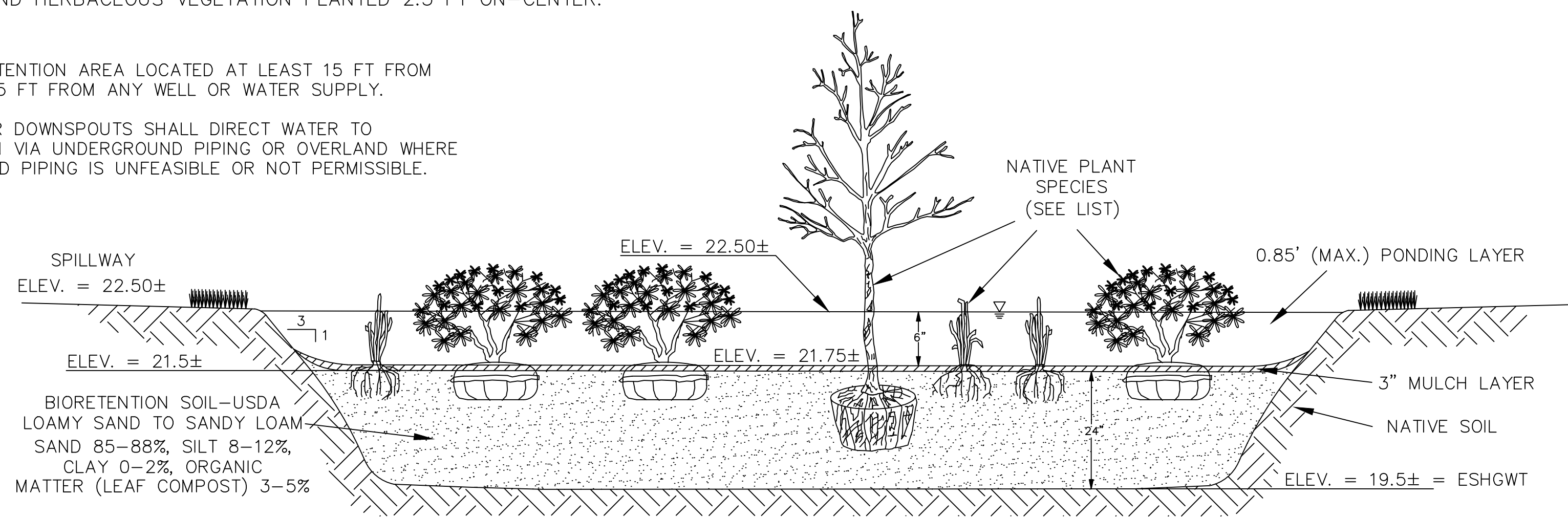
Type	Elevation 21.50 (CF)	Elevation 22.00 (CF)	Elevation 23.00 (CF)
In Cut:	339.00	354.00	362.00
In Fill:	-0-	6,533.00	3,481.00
Total/Elevation:	-339.00	+6,199.00	+3,119.00
Total:		+8,979.00	



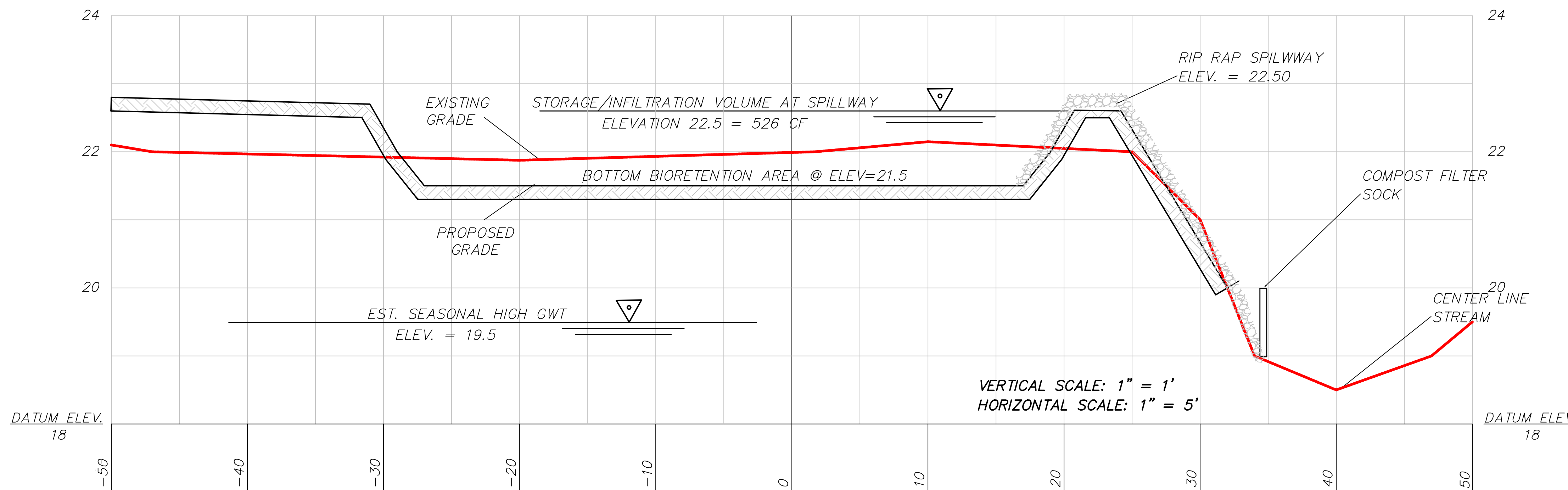
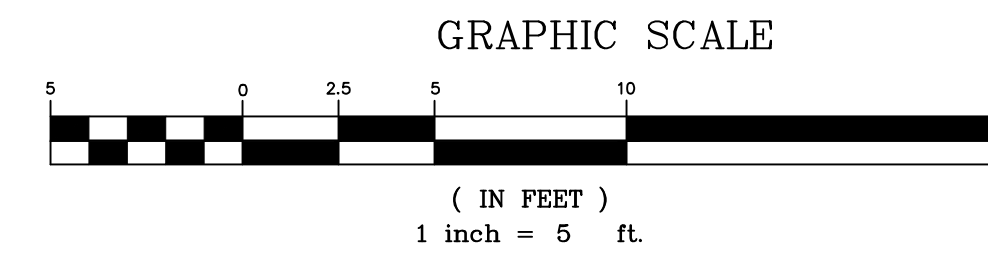
**BIORETENTION DIAPHRAGM DETAIL**  
BETWEEN PARKING AREA AND BIORETENTION AREA  
NOT TO SCALE



**COBBLE SET IN CONCRETE (PARKING SPACE DELINEATION)**  
(SEE PLAN FOR LOCATION/LAYOUT)  
NOT TO SCALE



**BIORETENTION AREA - TYPICAL CROSS-SECTION**  
NOT TO SCALE



**SECTION A-A**

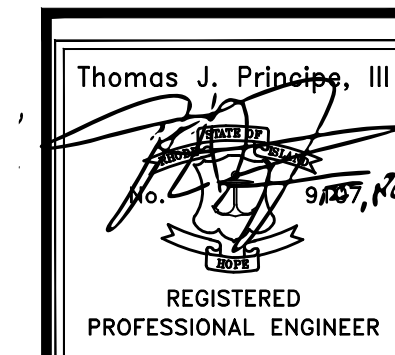
SCALE: 1"=5' HORIZONTAL / 1"=1' VERTICAL

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

**OWNER/APPLICANT:**  
GLENN & GRETEL McCRORY  
200 LAVAN STREET  
WARWICK, RI 02888

**DETAILS-2**



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SCALE: AS NOTED	SHEET NO: 7 OF 7
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