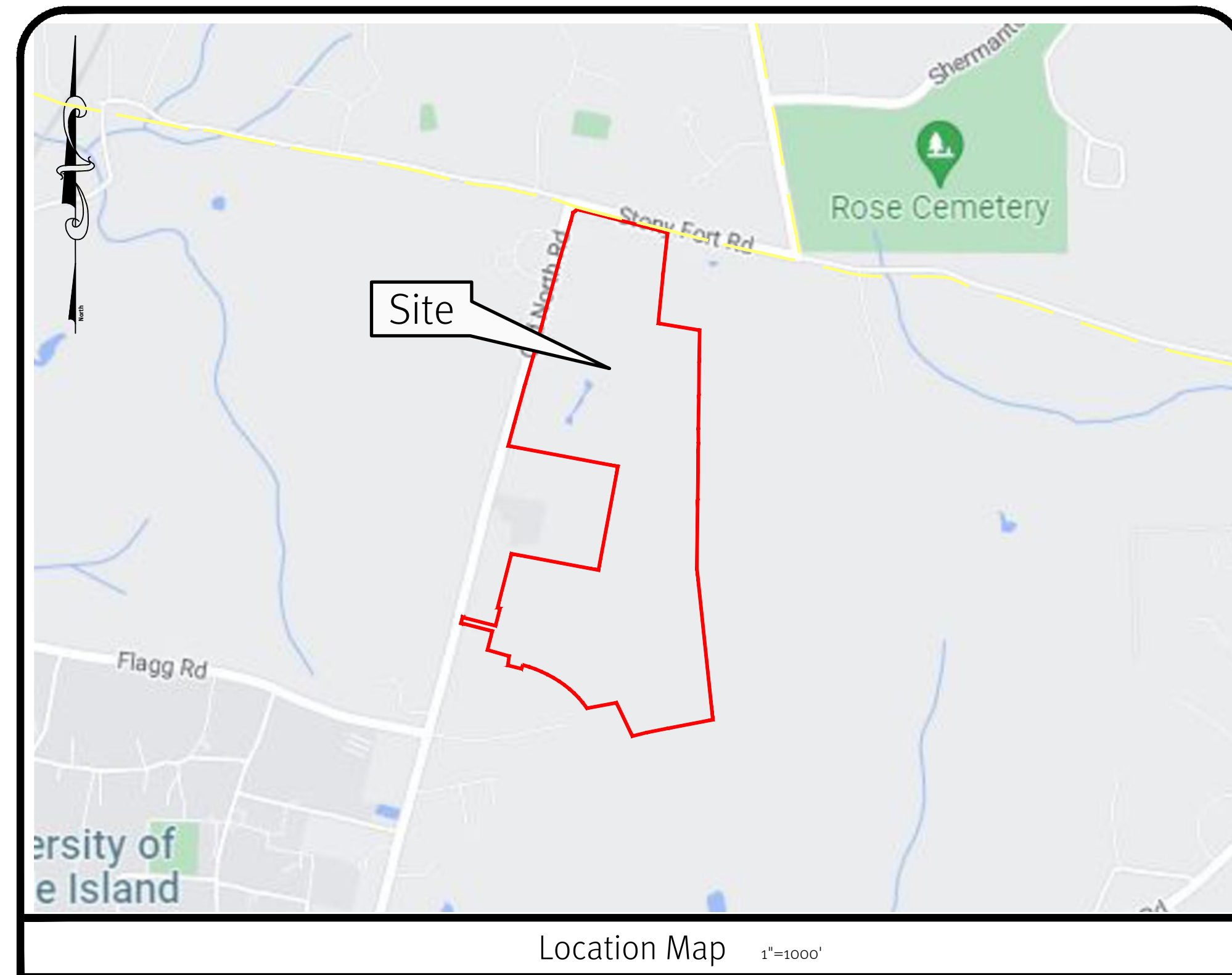


# Preliminary Plan Submission

# Fieldstone Farms

South Kingstown, Rhode Island

Assessor's Plat 16-4, Lot 9



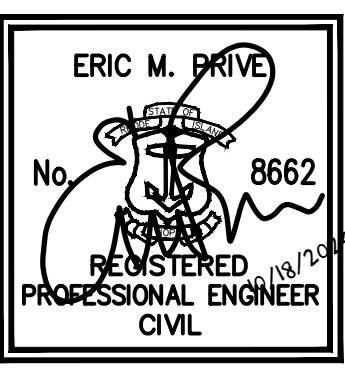
## Sheet Index

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
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11. Plan & Profile - 1
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13. Detail Sheet - 1
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15. Detail Sheet - 3
16. Detail Sheet - 4

RIDEM PERMITS:  
• FRESHWATER WETLANDS #13-0034  
• RIPDES FILE #RIR01025  
• 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

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No.	Date	Description	By
1	02-23-24	PROPOSED PRELIMINARY SUBMISSION	DiPrete
2	02-23-24	PROPOSED PRELIMINARY SUBMISSION	DiPrete
3	02-23-24	PROPOSED PRELIMINARY SUBMISSION	DiPrete

**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  
DE Job No. 0161384 Copyright 2024 by DiPrete Engineering Associates, Inc.

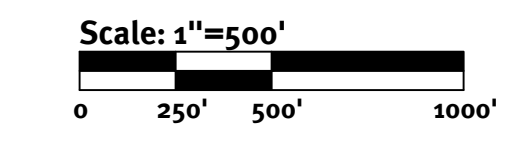
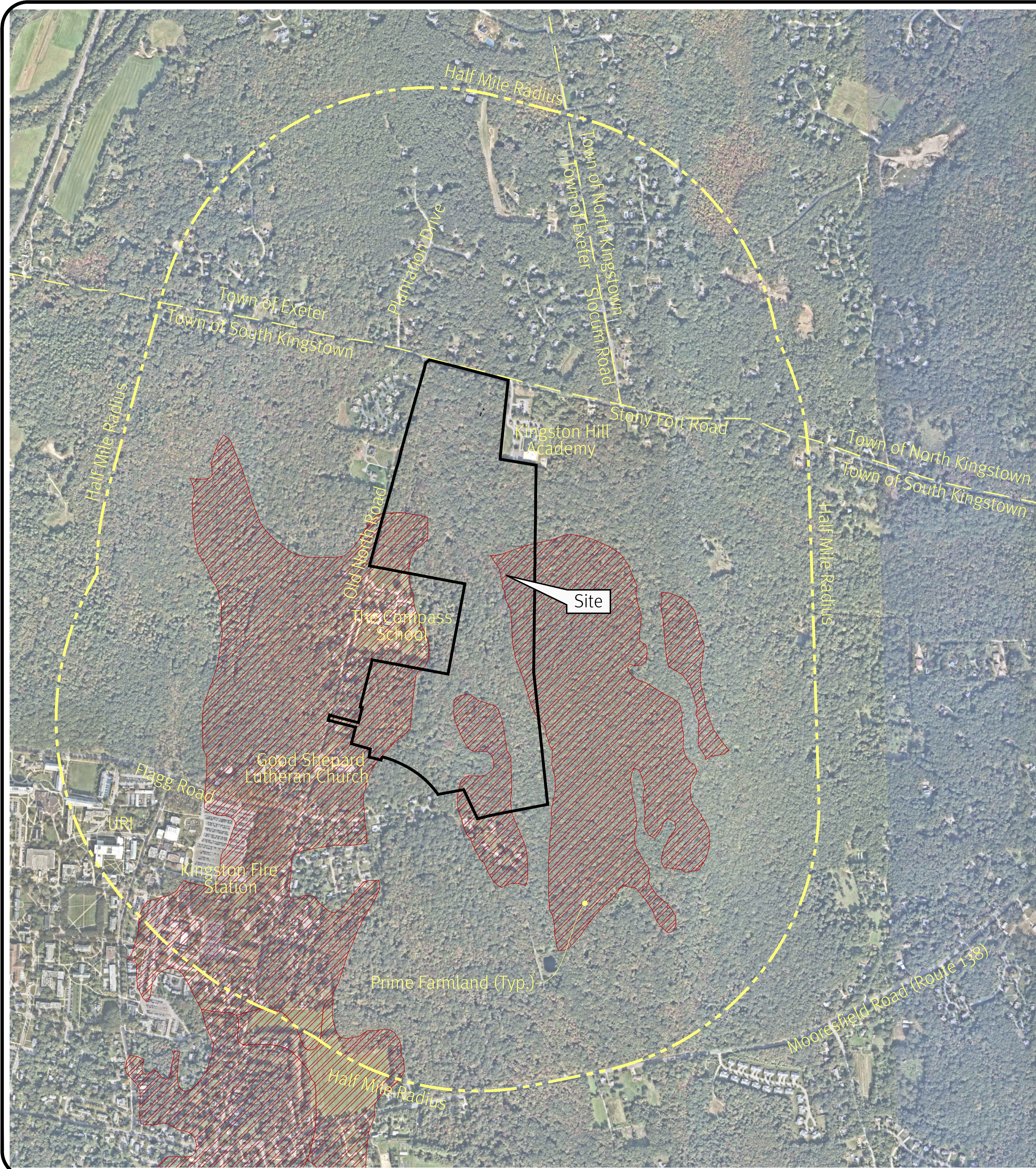
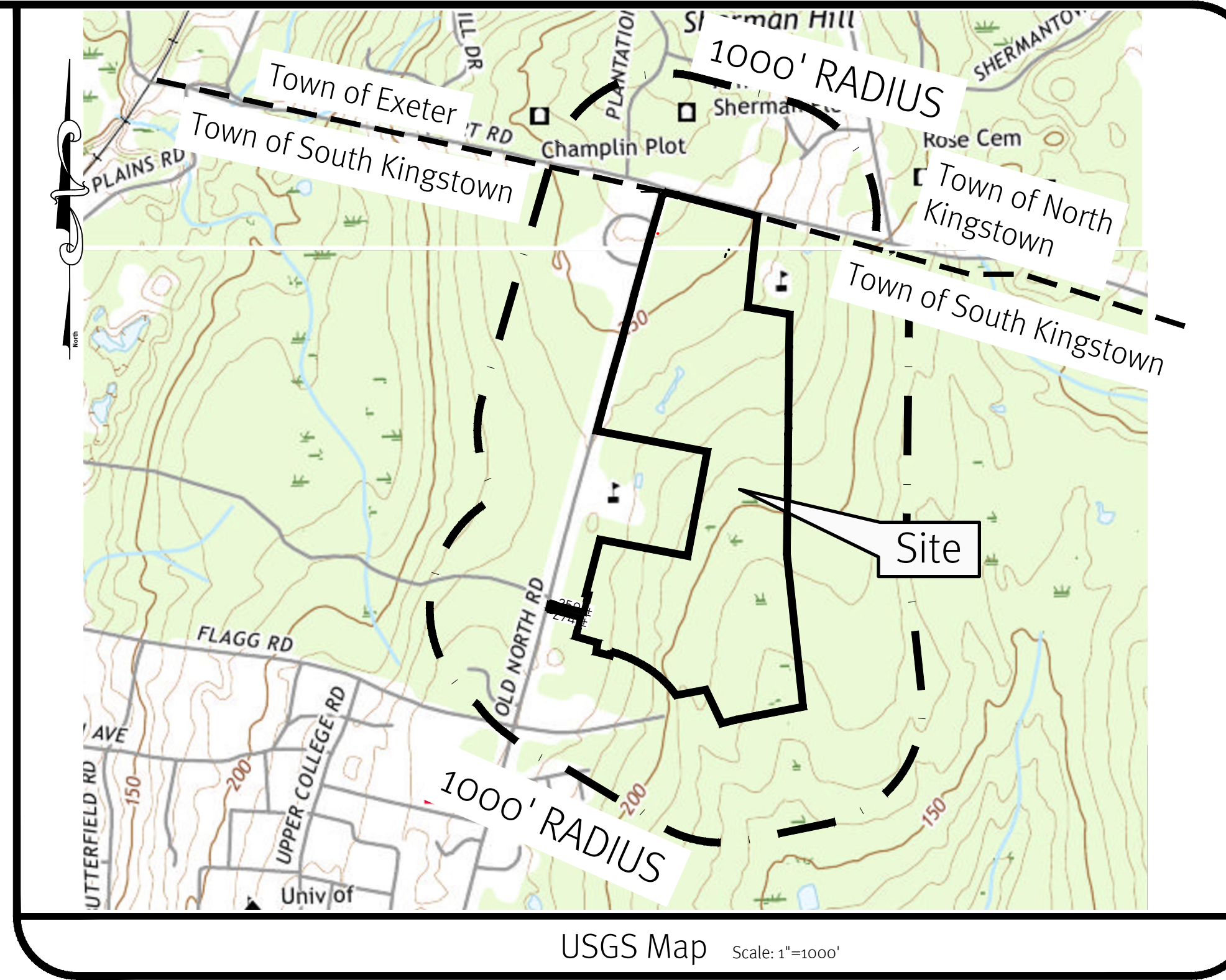


Photo obtained from the RI-GIS of 2011 Digital Orthophotography Southern Urban Areas of Rhode Island.

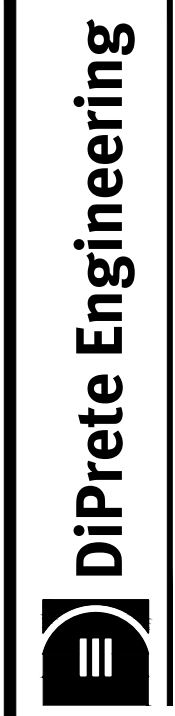
**Note:**  
1. THERE ARE NO FARMLAND SOILS OF STATEWIDE IMPORTANCE ON-SITE.



USGS Map Scale: 1"=1000'

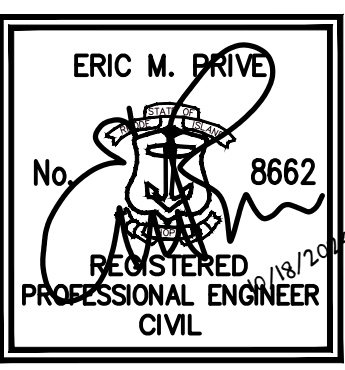
**Half Mile Radius Map**  
**Fieldstone Farms**

Assessor's Plat: 64, Lot 9  
South Kingstown, Rhode Island  
Prepared For:  
**Old North Land Investments LLC**  
75 Lambert Lind Highway  
Warwick, Rhode Island 02886



Two Stafford Court Cranston, RI 02920  
tel: 401-943-1000 fax: 401-464-6006 www.DIPrete-Eng.com

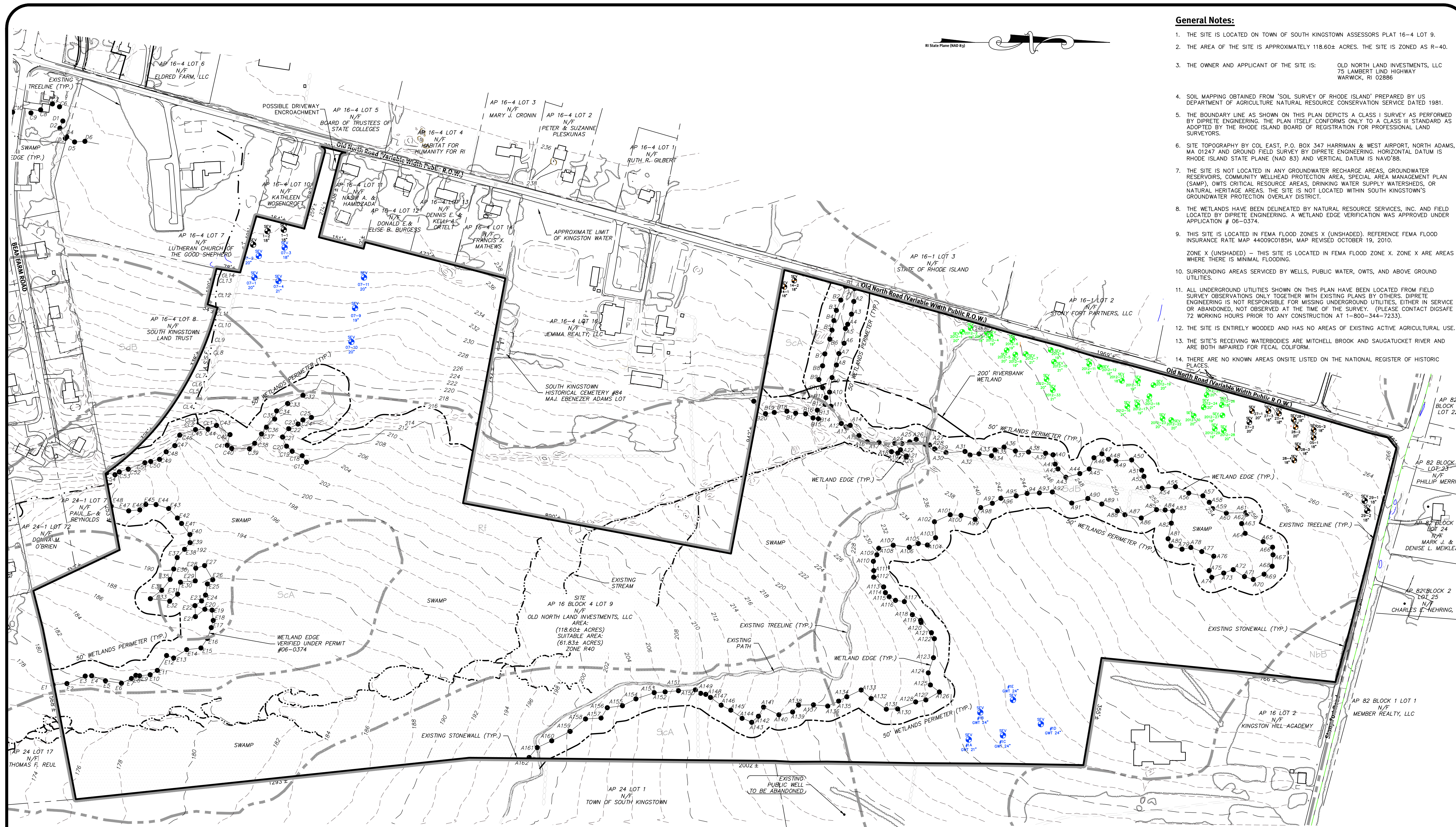
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No.	Date	Description	By
1	05-23-24	PROVISIONAL SUBMISSION	EBH
2	05-23-24	PROVISIONAL SUBMISSION	EBH
3	05-23-24	PROVISIONAL SUBMISSION	EBH
4	05-23-24	PROVISIONAL SUBMISSION	EBH
5	05-23-24	PROVISIONAL SUBMISSION	EBH

Design By: R.B.S.

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- General Notes:**
- THE SITE IS LOCATED ON TOWN OF SOUTH KINGSTOWN ASSESSORS PLAT 16-4 LOT 9.
  - THE AREA OF THE SITE IS APPROXIMATELY 118.60± ACRES. THE SITE IS ZONED AS R-40.
  - THE OWNER AND APPLICANT OF THE SITE IS: OLD NORTH LAND INVESTMENTS, LLC  
75 LAMBERT LIND HIGHWAY  
WARWICK, RI 02886
  - SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY US DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE DATED 1981.
  - 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.
  - 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 NAVD83.
  - THE SITE IS NOT LOCATED IN ANY GROUNDWATER RECHARGE AREAS, GROUNDWATER RESERVOIRS, COMMUNITY WELHEAD 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.
  - 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.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0185H, 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.
  - SURROUNDING AREAS SERVICED BY WELLS, PUBLIC WATER, OWTS, AND ABOVE GROUND UTILITIES.
  - 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).
  - THE SITE IS ENTIRELY WOODED AND HAS NO AREAS OF EXISTING ACTIVE AGRICULTURAL USE.
  - THE SITE'S RECEIVING WATERBODIES ARE MITCHELL BROOK AND SAUGATUCKET RIVER AND ARE BOTH IMPAIRED FOR FECAL COLIFORM.
  - THERE ARE NO KNOWN AREAS ONSITE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

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MICHAEL E. GAWITT  
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
1	05-23-2024	PROVISIONAL SUBMISSION	MB
2	05-23-2024	PROVISIONAL REC'D	MB
3	05-23-2024	PROVISIONAL REC'D	MB
4	05-23-2024	PROVISIONAL SUBMISSION	MB
5	05-23-2024	PROVISIONAL SUBMISSION	MB

Design By: R.B.S.

**Legend:**

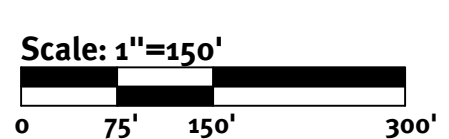
ASSESSOR'S LINES	---	SOIL IDENTIFICATION	BoC	SOIL EVALUATIONS 2009 RIDEM VERIFIED	45-1 18"
PROPERTY LINE	---	EXISTING STONEWALL	-----	SOIL EVALUATIONS 2007 RIDEM VERIFIED	45-3 18"
SOIL BOUNDARY LINE	---	EXISTING BUILDING	▭	SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED	45-1 18"
WETLAND EDGE	---	EXISTING UTILITY POLE	○		
100' RIVERBANK WETLAND	---	EXISTING MAJOR CONTOUR	---		
50' PERIMETER WETLAND	---	EXISTING MINOR CONTOUR	---		
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 Information:**  
(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

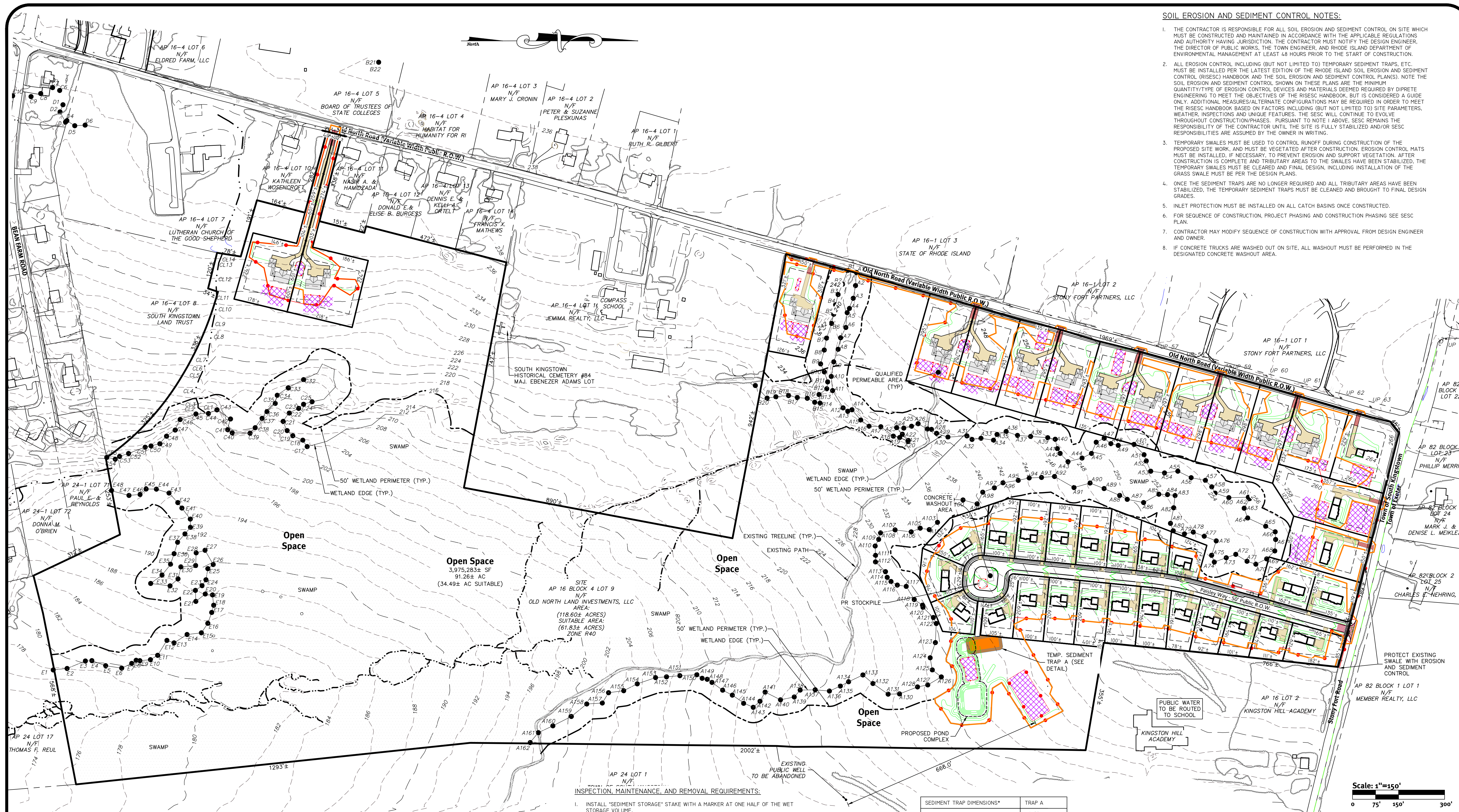
SOIL NAME	DESCRIPTION
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
ScA	SCIO SILT LOAM, 0 TO 3 PERCENT SLOPES
SdB	SCIO VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES

**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%



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  
DE Reg. No. 0161-1384. Copyright 2024 by Diprete Engineering Associates, Inc.



**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 PLANS. 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 PHASE 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
- 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 RISESC.
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.

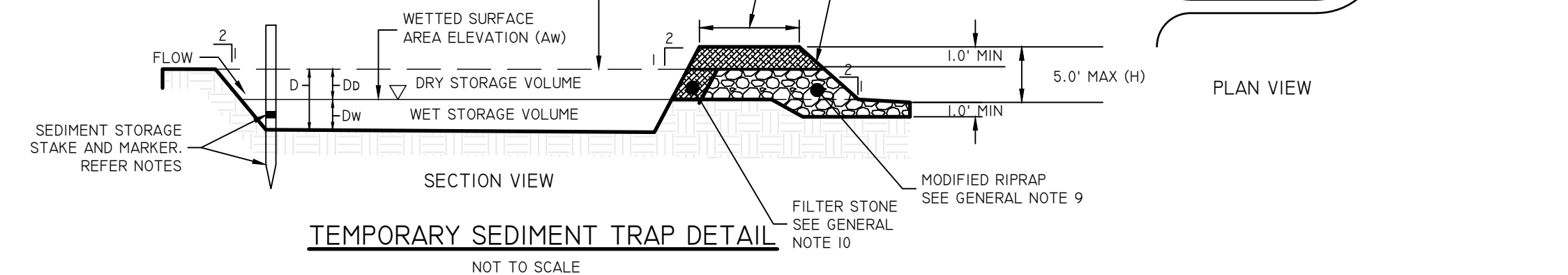
**INSTALLATION NOTES:**

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 (Aa)	5,387 SQ.FT

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

MINIMUM TOP WIDTH VS HEIGHT	
H (FT)	W-TOP WIDTH OF EMBANKMENT
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
3.5	4.0
4.0	4.5
4.5	5.0
5.0	5.5



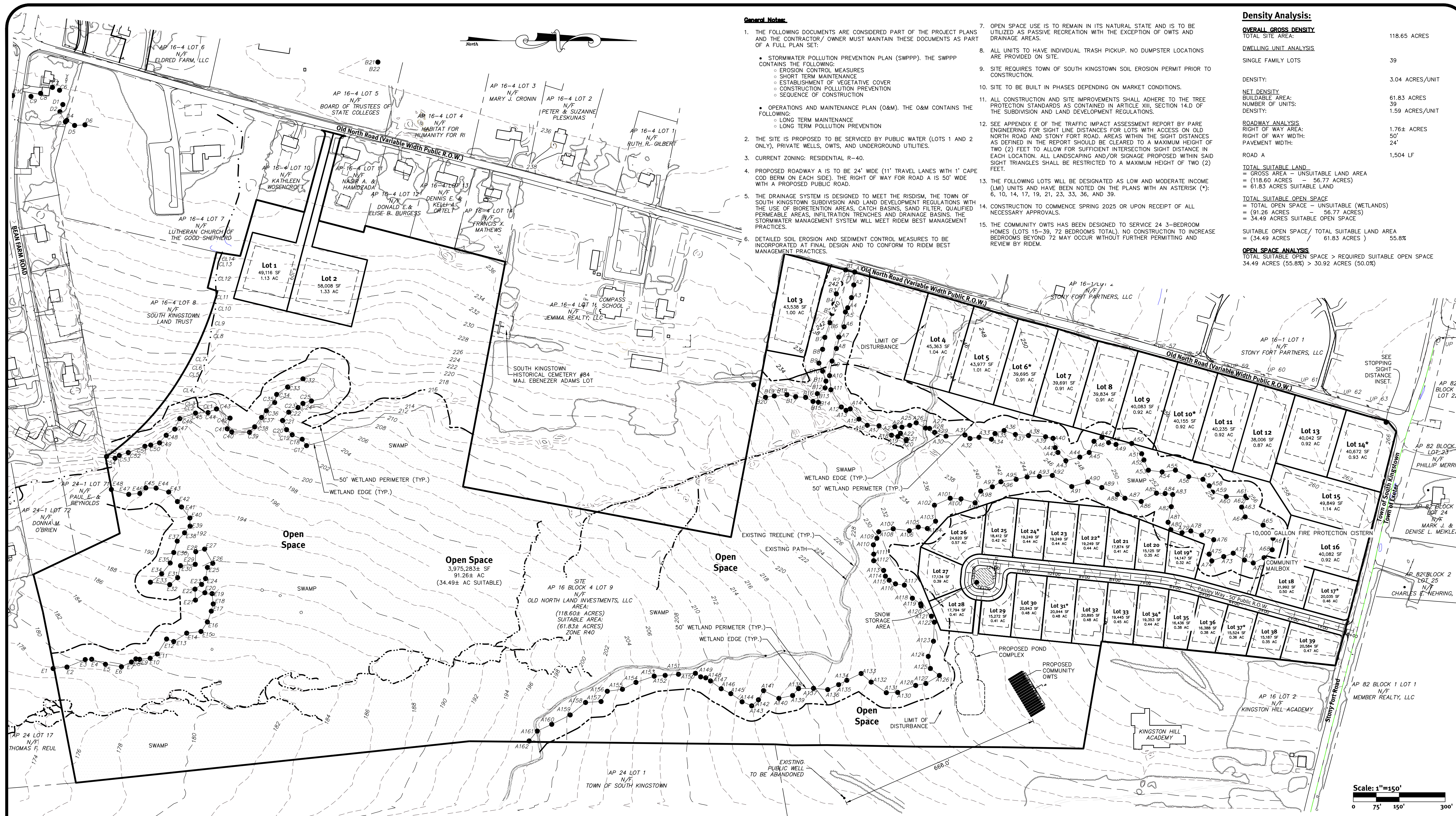
**Diprete Engineering**  
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**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Revised	Description	By
1	05-10-2024	Final Submission	ER
2	05-23-2024	Final Submission	ER
3	05-23-2024	Final Submission	ER
4	05-23-2024	Final Submission	ER

Design By: R.B.S.

**SESC Plan**  
**Fieldstone Farms**  
 Assessor's Plat 164, Lot 9  
 South Kingstown, Rhode Island  
 Prepared For  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886  
 DE Job No. 016-1384 Copyright 2024 by Diprete Engineering Associates, Inc.



**General Notes:**

- 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
- THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER (LOTS 1 AND 2 ONLY), PRIVATE WELLS, OWTS, AND UNDERGROUND UTILITIES.
- CURRENT ZONING: RESIDENTIAL R-40.
- 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.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE RIDEM, THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF BIOTRENTATION AREAS, CATCH BASINS, SAND FILTER, QUALIFIED PERMEABLE AREAS, INFILTRATION TRENCHES AND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT FINAL DESIGN AND TO CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- 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.
- ALL UNITS TO HAVE INDIVIDUAL TRASH PICKUP. NO DUMPSTER LOCATIONS ARE PROVIDED ON SITE.
- SITE REQUIRES TOWN OF SOUTH KINGSTOWN SOIL EROSION PERMIT PRIOR TO CONSTRUCTION.
- SITE TO BE BUILT IN PHASES DEPENDING ON MARKET CONDITIONS.
- ALL CONSTRUCTION AND SITE IMPROVEMENTS SHALL ADHERE TO THE TREE PROTECTION STANDARDS AS CONTAINED IN ARTICLE XII, SECTION 14.D OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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.
- THE FOLLOWING LOTS WILL BE DESIGNATED AS LOW AND MODERATE INCOME (LM) UNITS AND HAVE BEEN NOTED ON THE PLANS WITH AN ASTERISK (\*): 6, 10, 14, 17, 19, 21, 23, 33, 36, AND 39.
- CONSTRUCTION TO COMMENCE SPRING 2025 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- 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:**

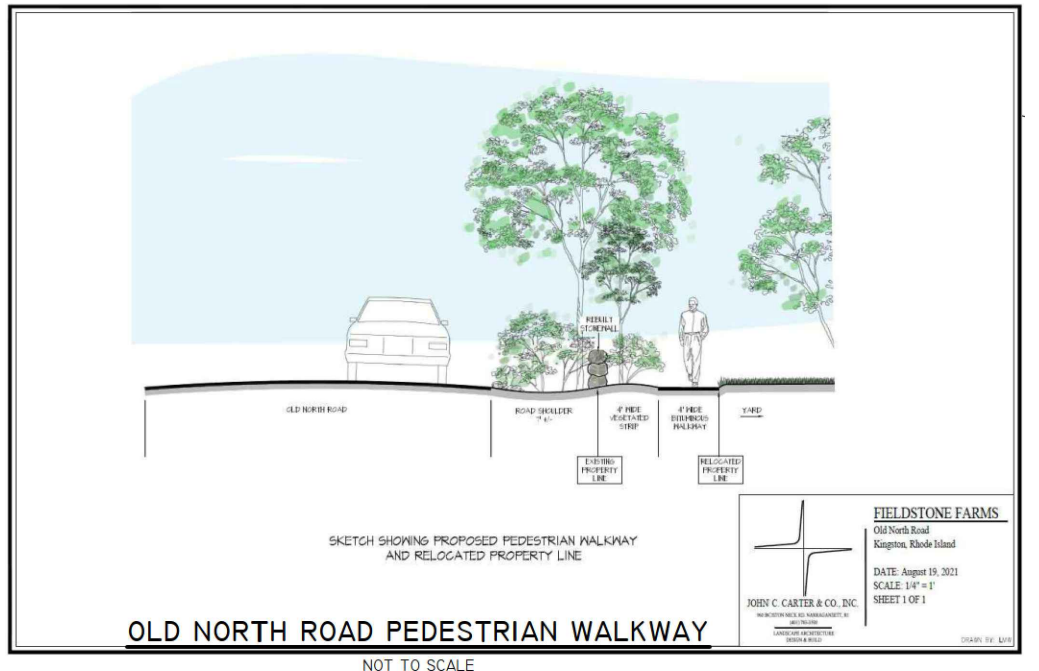
<b>OVERALL GROSS DENSITY</b>	118.65 ACRES
<b>TOTAL SITE AREA:</b>	118.65 ACRES
<b>DWELLING UNIT ANALYSIS</b>	39
<b>SINGLE FAMILY LOTS</b>	39
<b>DENSITY:</b>	3.04 ACRES/UNIT
<b>NET DENSITY:</b>	61.83 ACRES
<b>BUILDABLE AREA:</b>	56.77 ACRES
<b>NUMBER OF UNITS:</b>	39
<b>DENSITY:</b>	1.59 ACRES/UNIT
<b>ROADWAY ANALYSIS</b>	1.76± ACRES
<b>RIGHT OF WAY AREA:</b>	50'
<b>PAVEMENT WIDTH:</b>	24'
<b>ROAD A</b>	1,504 LF
<b>TOTAL SUITABLE LAND</b>	
= GROSS AREA - UNSUITABLE LAND AREA	(118.60 ACRES - 56.77 ACRES)
= 61.83 ACRES SUITABLE LAND	
<b>TOTAL SUITABLE OPEN SPACE</b>	
= TOTAL OPEN SPACE - UNSUITABLE (WETLANDS)	(91.26 ACRES - 56.77 ACRES)
= 34.49 ACRES SUITABLE OPEN SPACE	
<b>SUITABLE OPEN SPACE / TOTAL SUITABLE LAND AREA</b>	55.8%
(34.49 ACRES / 61.83 ACRES)	
<b>OPEN SPACE ANALYSIS</b>	
TOTAL SUITABLE OPEN SPACE > REQUIRED SUITABLE OPEN SPACE	34.49 ACRES (55.8%) > 30.92 ACRES (50.0%)

**Legend:**

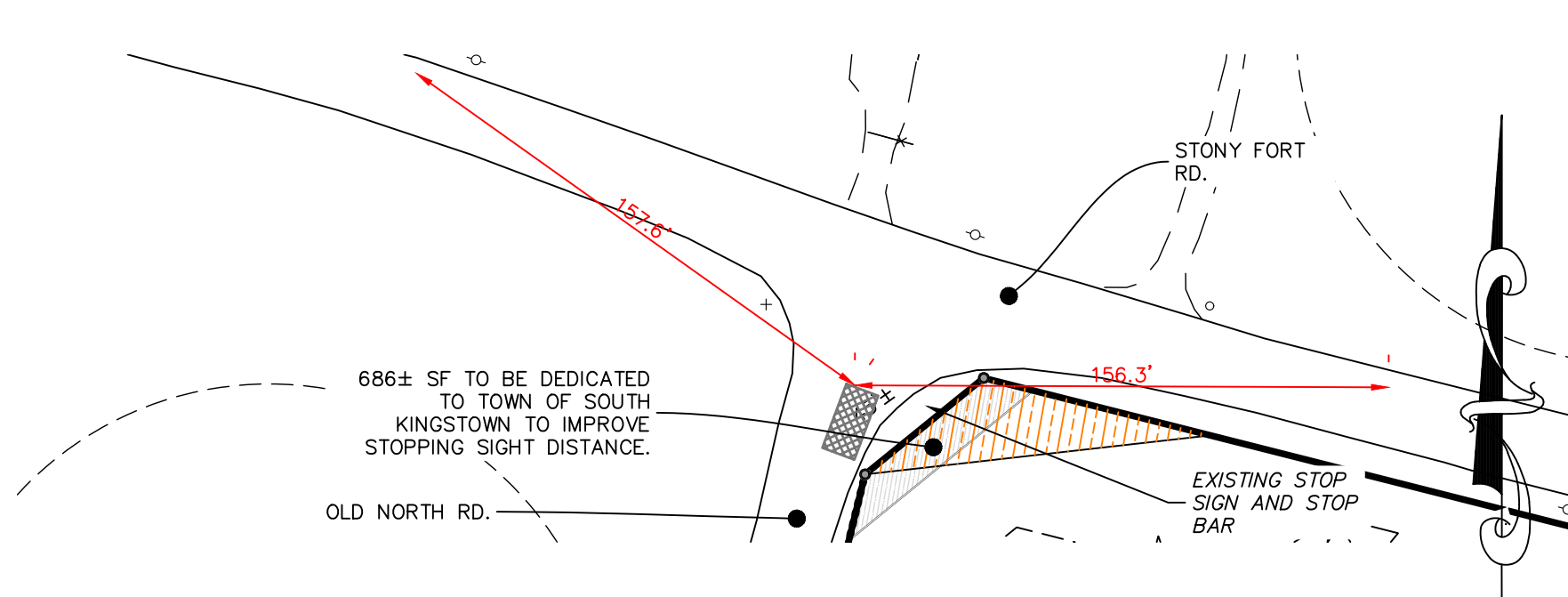
ASSESSOR'S LINES	SOIL IDENTIFICATION	SOIL EVALUATIONS 2009 RIDEM VERIFIED
PROPERTY LINE	EXISTING STONEWALL	SOIL EVALUATIONS 2007 RIDEM VERIFIED
SOIL BOUNDARY LINE	EXISTING BUILDING	SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED
WETLAND EDGE	EXISTING UTILITY POLE	
100' RIVERBANK WETLAND	EXISTING MAJOR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

**Dimensional Regulations:**

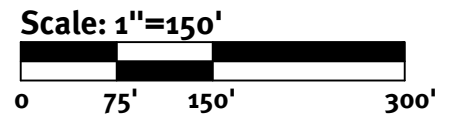
CURRENT ZONING:	RESIDENTIAL R-40
CURRENT SETBACKS	RESIDENTIAL R-10
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	20%



OLD NORTH ROAD PEDESTRIAN WALKWAY



Stopping Sight Distance Inset



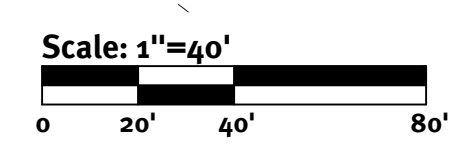
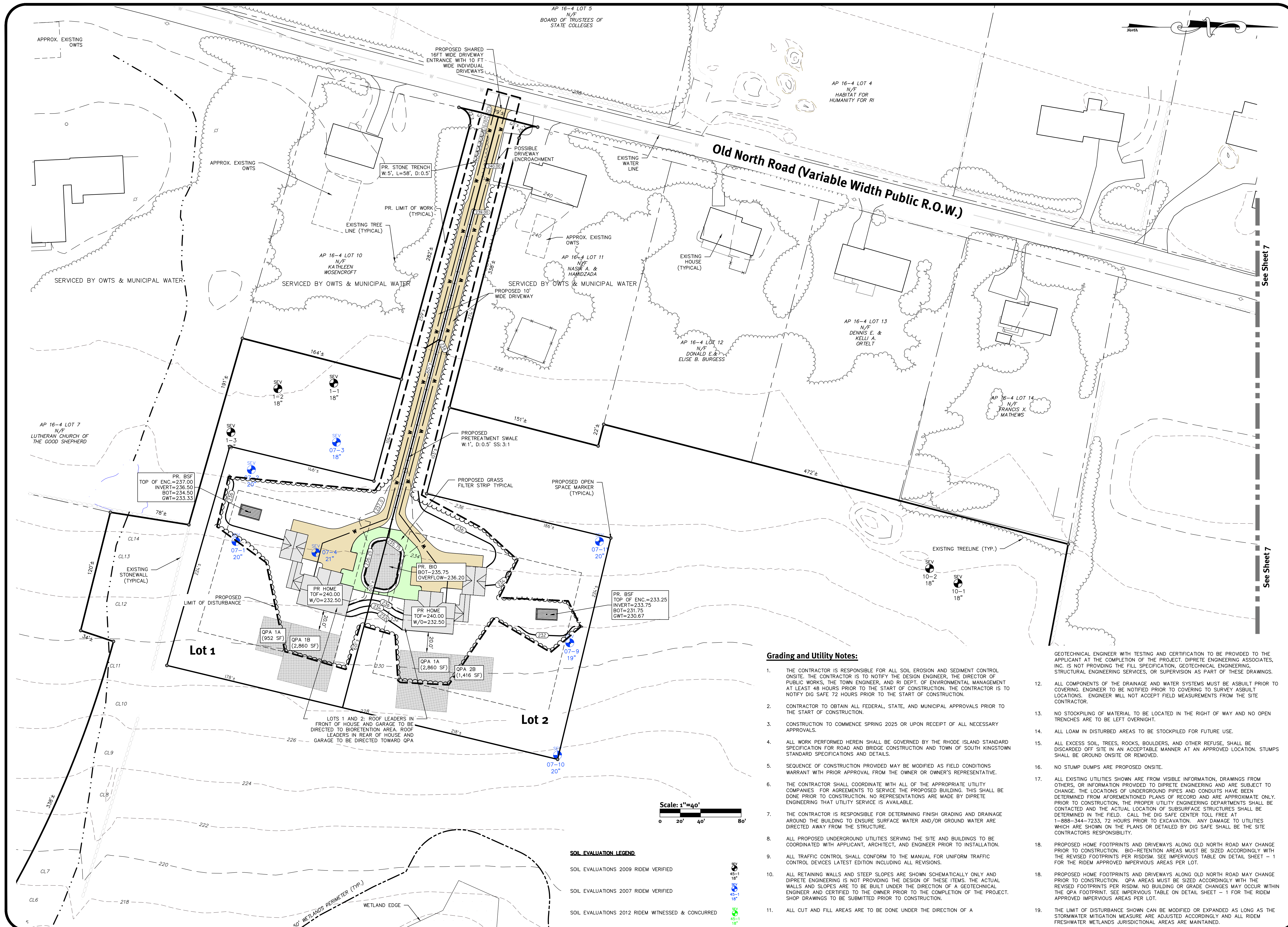
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**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

No.	Date	Description	By
1	05-13-2024	PRELIMINARY SUBMISSION	ER/M
2	05-23-2024	PRELIMINARY SUBMISSION	ER/M
3	05-23-2024	PRELIMINARY SUBMISSION	ER/M
4	05-23-2024	PRELIMINARY SUBMISSION	ER/M

Design By: R.B.S.

**Overall Plan**  
**Fieldstone Farms**  
 Assessor's Plat 164, Lot 9  
 South Kingstown, Rhode Island  
 Prepared For:  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886  
 DE Job No. 016-1384 Copyright 2024 by Diprete Engineering Associates, Inc.



**SOIL EVALUATION LEGEND**

SOIL EVALUATIONS 2009 RIDEM VERIFIED	45-1 15"
SOIL EVALUATIONS 2007 RIDEM VERIFIED	45-1 15"
SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED	45-1 15"

**Grading and Utility Notes:**

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON-SITE. 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.
- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION TO COMMENCE SPRING 2025 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- 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.
- SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- 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.
- 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.
- ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- 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.
- 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.
- 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.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON-SITE OR REMOVED.
- NO STUMP DUMPS ARE PROPOSED ON-SITE.
- 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 CONTRACTOR'S RESPONSIBILITY.
- 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 RISIDM. SEE IMPERVIOUS TABLE ON DETAIL SHEET - 1 FOR THE RIDEM APPROVED IMPERVIOUS AREAS PER LOT.
- 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 RISIDM. 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.
- 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.

**Grading Plan - 1**  
**Fieldstone Farms**  
 Assessor's Plat 164, Lot 9  
 South Kingstown, Rhode Island  
 Prepared For  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886

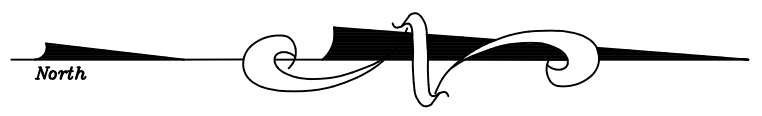
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**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

No.	Date	Description	By	Appr.
1	05-23-2024	PROVISIONAL SUBMISSION	CLB	
2	06-21-2024	PROVISIONAL SUBMISSION	CLB	
3	07-23-2024	PROVISIONAL SUBMISSION	CLB	
4	08-23-2024	PROVISIONAL SUBMISSION	CLB	
5	09-23-2024	PROVISIONAL SUBMISSION	CLB	

No.	Date	Description	By	Appr.
1	05-23-2024	PROVISIONAL SUBMISSION	CLB	
2	06-21-2024	PROVISIONAL SUBMISSION	CLB	
3	07-23-2024	PROVISIONAL SUBMISSION	CLB	
4	08-23-2024	PROVISIONAL SUBMISSION	CLB	
5	09-23-2024	PROVISIONAL SUBMISSION	CLB	

DESIGN BY: R.B.S.  
 DESIGN DATE: 09/23/24  
 PROJECT NO.: 24-001  
 SHEET NO.: 6 OF 16



**SOIL EVALUATION LEGEND**

SOIL EVALUATIONS 2009 RIDEM VERIFIED

SOIL EVALUATIONS 2007 RIDEM VERIFIED

SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED

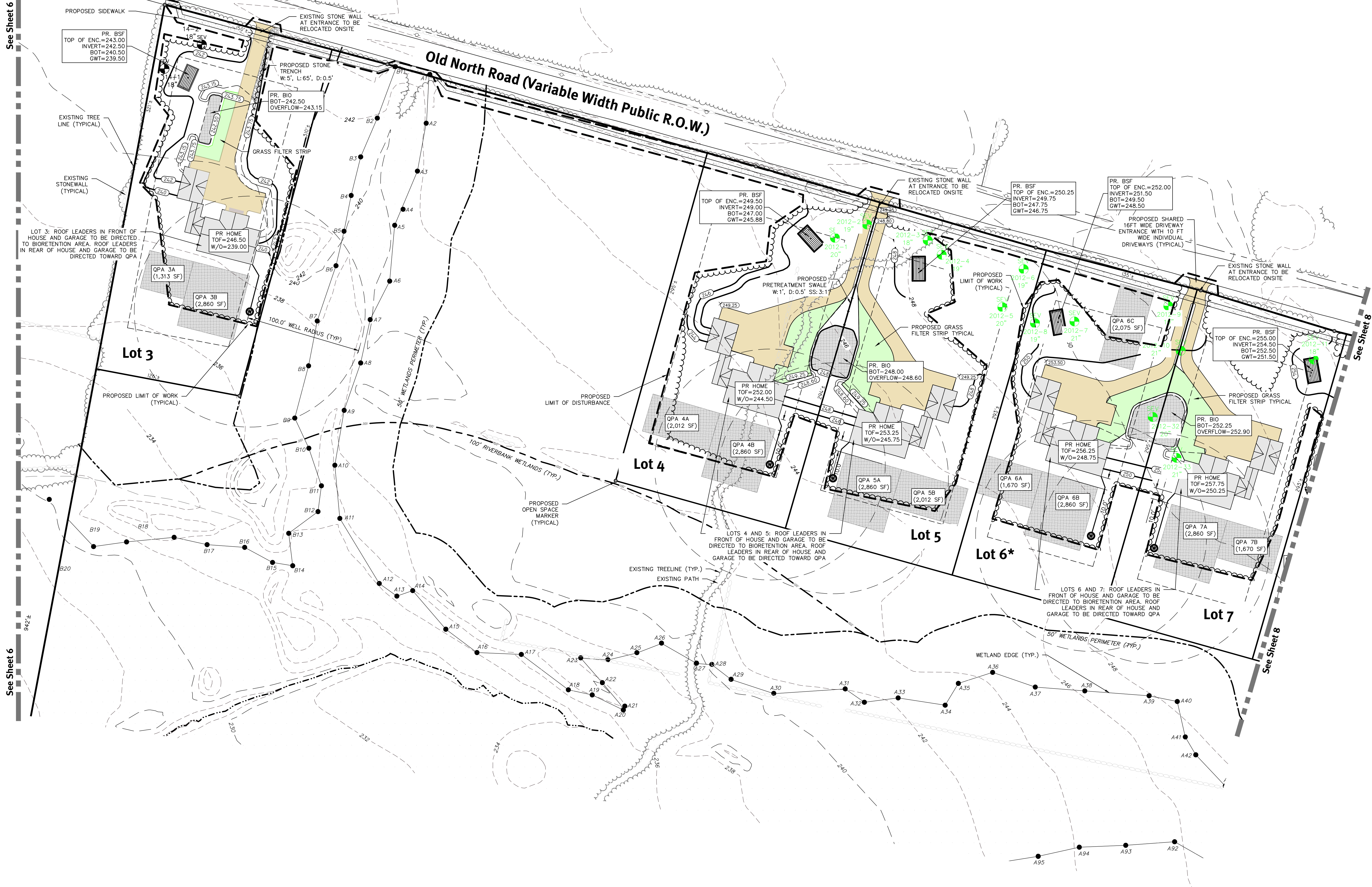


See Sheet 6

See Sheet 6

See Sheet 8

See Sheet 8



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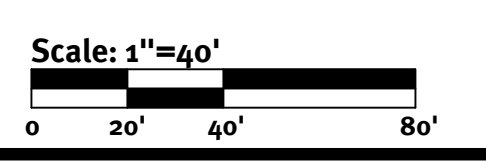
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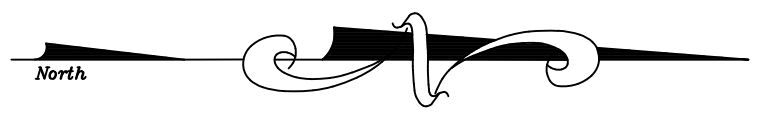
**ERIC M. DIPRETE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By	Appr.
1	05-18-2024	Final Plan Submission	ER	ER
2	05-23-2024	Final Plan Submission	ER	ER
3	05-23-2024	Final Plan Submission	ER	ER
4	05-23-2024	Final Plan Submission	ER	ER

**Grading Plan - 2**  
**Fieldstone Farms**  
 Assessor's Plat 164, 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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**SOIL EVALUATION LEGEND**

- SOIL EVALUATIONS 2009 RIDEM VERIFIED
- SOIL EVALUATIONS 2007 RIDEM VERIFIED
- SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED



LOT 8: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE TO BE DIRECTED TOWARD QPA. ROOF LEADER IN REAR OF GARAGE TO BE PIPED TO DRYWELL.

LOT 9: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA.

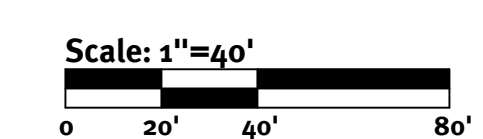
LOTS 10 AND 11: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA.

LOT 12: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA.

LOT 13: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF GARAGE TO BE DIRECTED TOWARD QPA. ROOF LEADER IN REAR OF HOUSE TO BE PIPED TO DRYWELL.

LOT 14: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA.

LOT 15: ROOF LEADERS IN FRONT OF HOUSE AND GARAGE TO BE DIRECTED TO BIORETENTION AREA. ROOF LEADERS IN REAR OF HOUSE AND GARAGE TO BE DIRECTED TOWARD QPA.

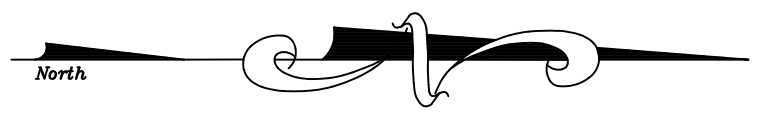


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**ERIC M. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

No.	Date	Description	By	Appr.
1	05-18-2024	PROVISIONAL SUBMISSION	EP	EP
2	05-23-2024	PROVISIONAL RELEASE	EP	EP
3	05-23-2024	PROVISIONAL RELEASE	EP	EP
4	05-23-2024	PROVISIONAL SUBMISSION	EP	EP

**Grading Plan - 3**  
**Fieldstone Farms**  
Assessor's Plat 164, Lot 9  
South Kingstown, Rhode Island  
Provided For  
**Old North Land Investments LLC**  
75 Lambert Lind Highway  
Warwick, Rhode Island 02886  
DE Job No. 016-1384 Copyright 2024 by Diprete Engineering Associates, Inc.



**SOIL EVALUATION LEGEND**

- SOIL EVALUATIONS 2009 RIDEM VERIFIED
- SOIL EVALUATIONS 2007 RIDEM VERIFIED
- SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED

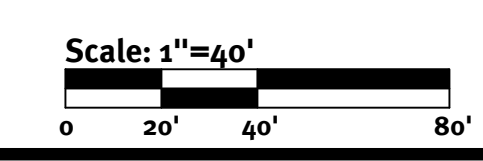


See Sheet 10

See Sheet 8

See Sheet 8

See Sheet 10



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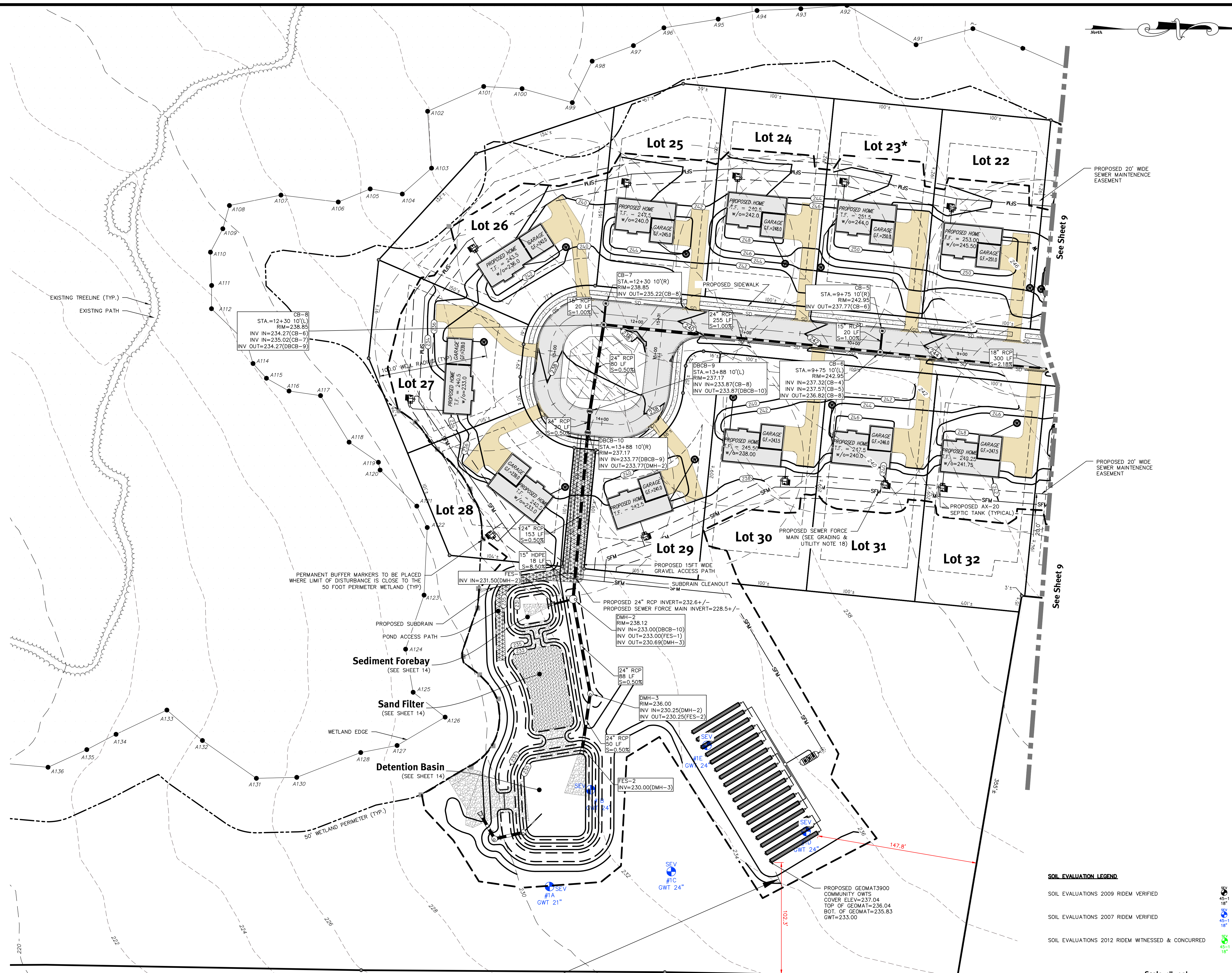
**ERIC M. BRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By
1	05-23-2024	PRELIMINARY SUBMISSION	ERB
2	05-23-2024	PRELIMINARY SUBMISSION	ERB
3	05-23-2024	PRELIMINARY SUBMISSION	ERB
4	05-23-2024	PRELIMINARY SUBMISSION	ERB
5	05-23-2024	PRELIMINARY SUBMISSION	ERB

Design By: ERB

**Grading Plan - 4**  
**Fieldstone Farms**  
 Assessor's Plat 16, Lot 9  
 South Kingston, Rhode Island  
 Provided For  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886

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PROPOSED 20' WIDE SEWER MAINTENANCE EASEMENT

PROPOSED 20' WIDE SEWER MAINTENANCE EASEMENT

See Sheet 9

See Sheet 9

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)

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 24" RCP INVERT=232.6+/-  
PROPOSED SEWER FORCE MAIN INVERT=228.5+/-

DMH-2  
RIM=238.12  
INV IN=233.00(DBCB-10)  
INV OUT=233.00(FES-1)  
INV OUT=230.69(DMH-3)

24" RCP  
88 LF  
S=0.50%

DMH-3  
RIM=236.00  
INV IN=230.25(DMH-2)  
INV OUT=230.25(FES-2)

24" RCP  
50 LF  
S=0.50%

FES-2  
INV=230.00(DMH-3)

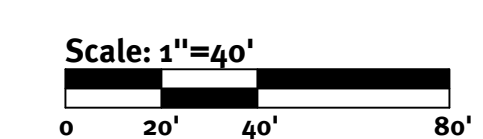
SEV #1A  
GWT 21"

SEV #1C  
GWT 24"

PROPOSED GEOMAT3900  
COMMUNITY CWTs  
COVER ELEV=237.04  
TOP OF GEOMAT=236.04  
BOT. OF GEOMAT=235.83  
GWT=233.00

**SOIL EVALUATION LEGEND**

SOIL EVALUATIONS 2009 RIDEM VERIFIED	
SOIL EVALUATIONS 2007 RIDEM VERIFIED	
SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED	



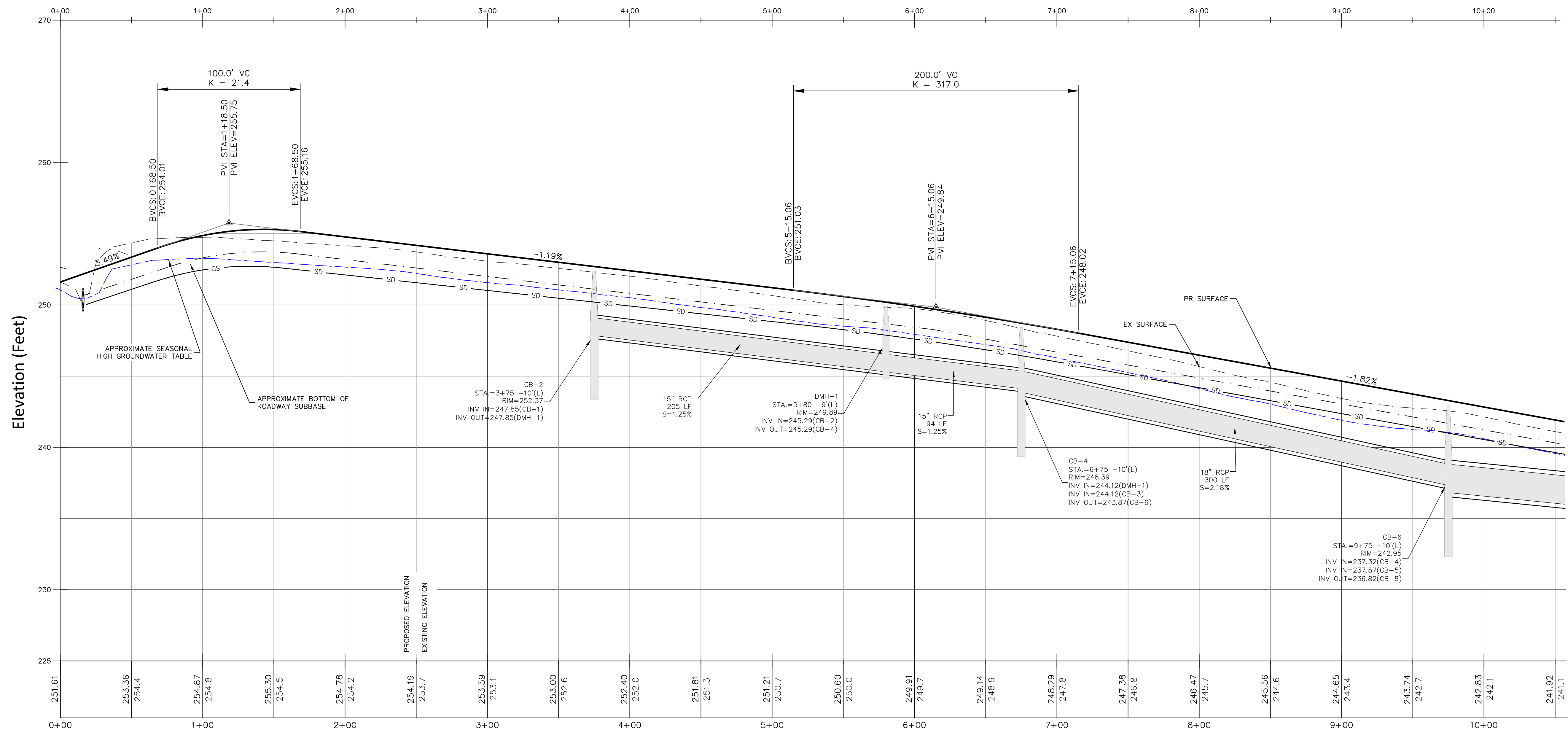
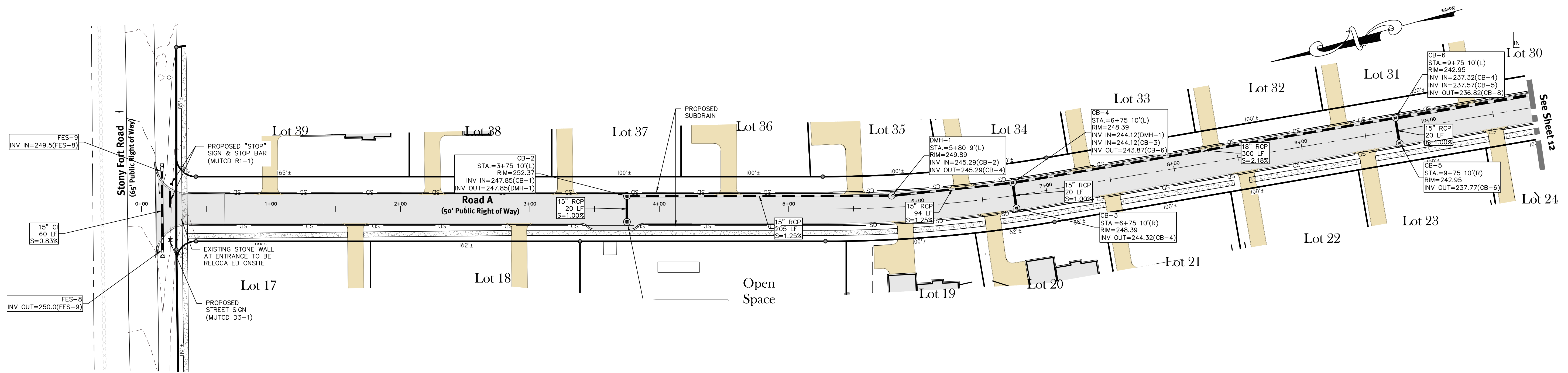
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No. 8662  
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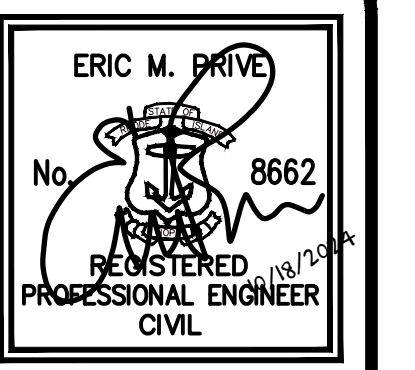
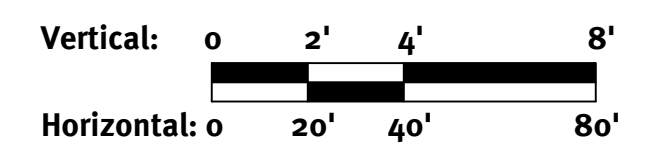
No.	Date	Description	By	Appr.
1	05-13-2024	PRELIMINARY SUBMISSION		
2	05-23-2024	PRELIMINARY SUBMISSION		
3	06-23-2024	PRELIMINARY SUBMISSION		

Design By: R.B.S.

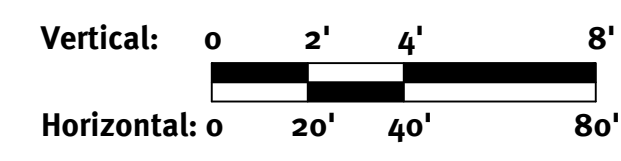
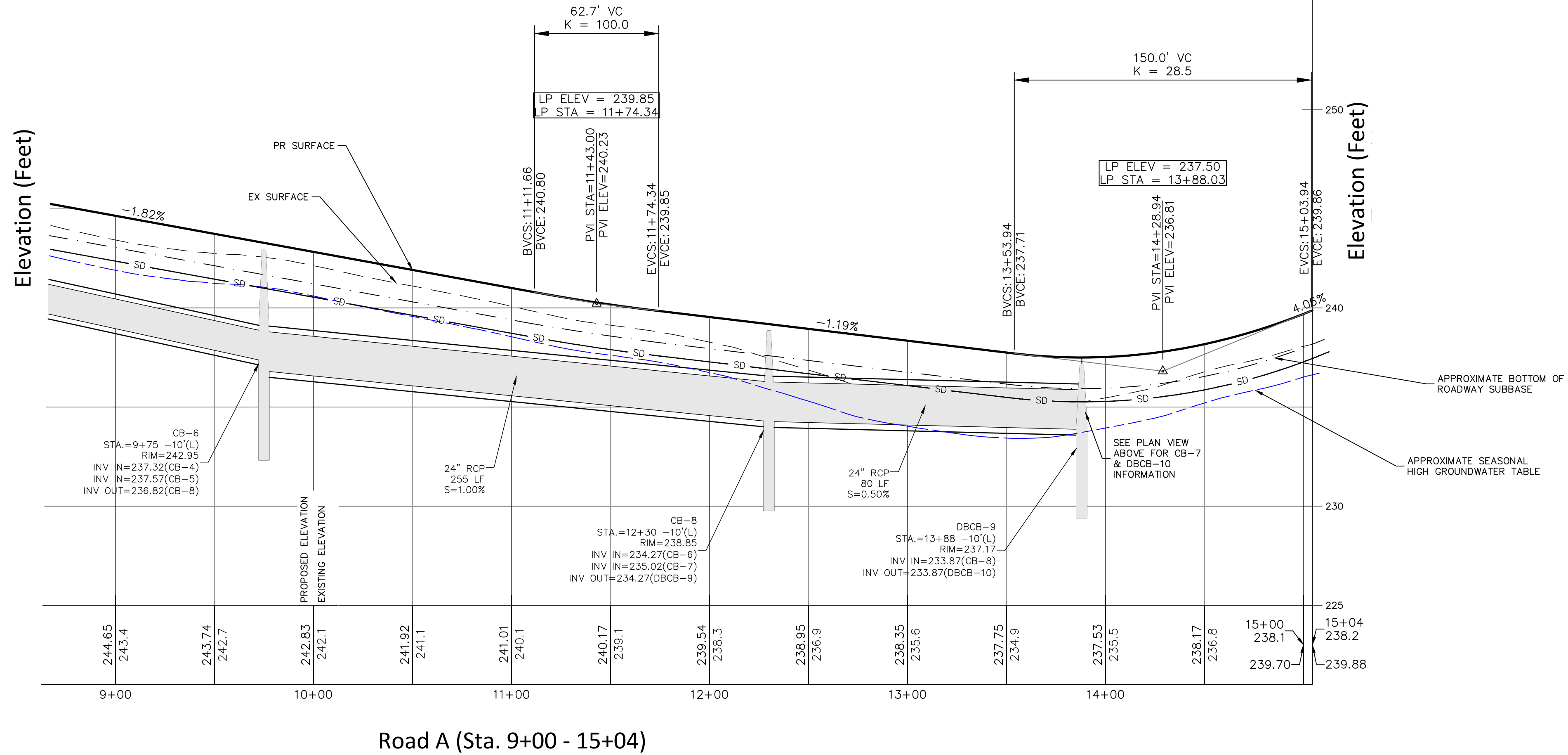
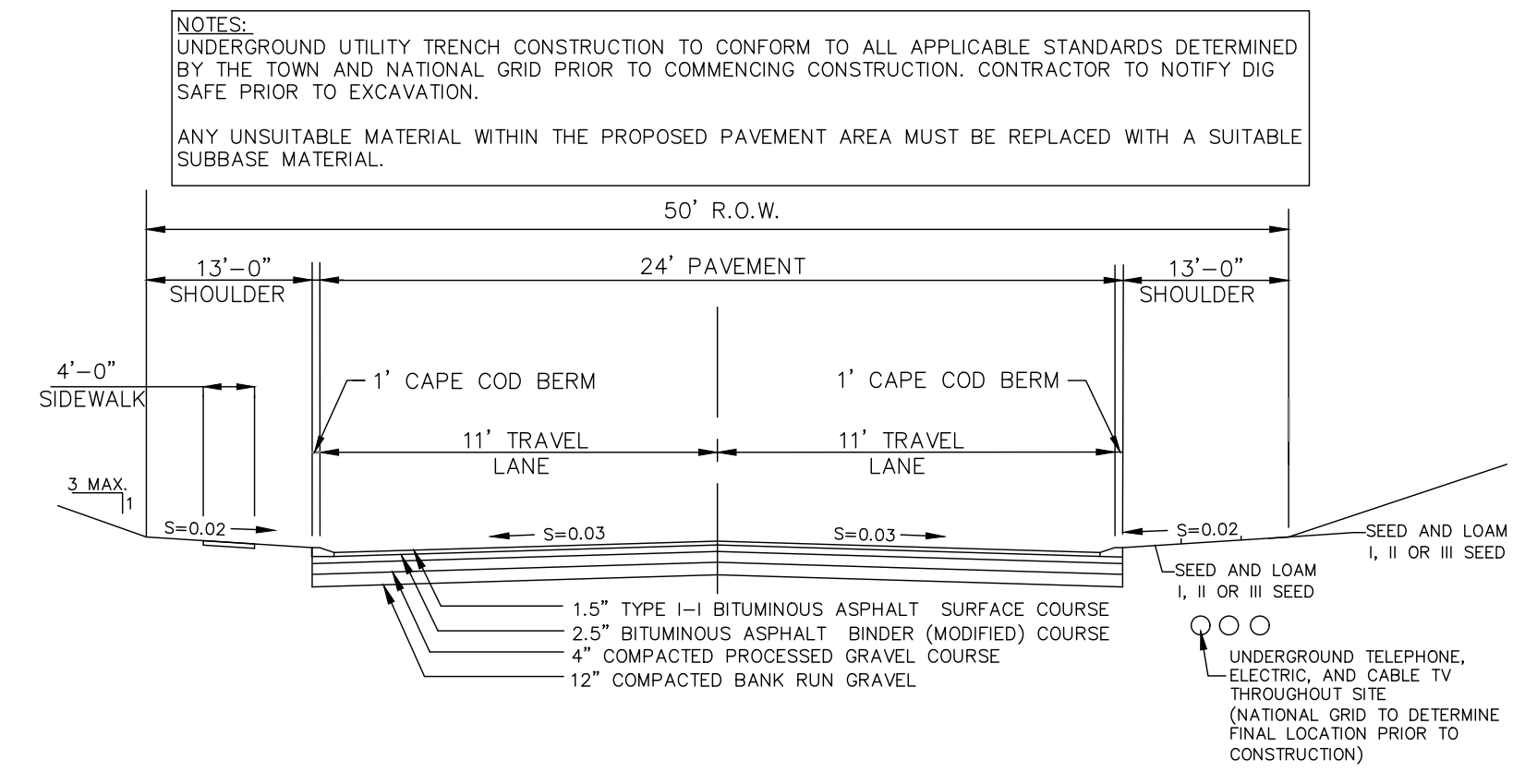
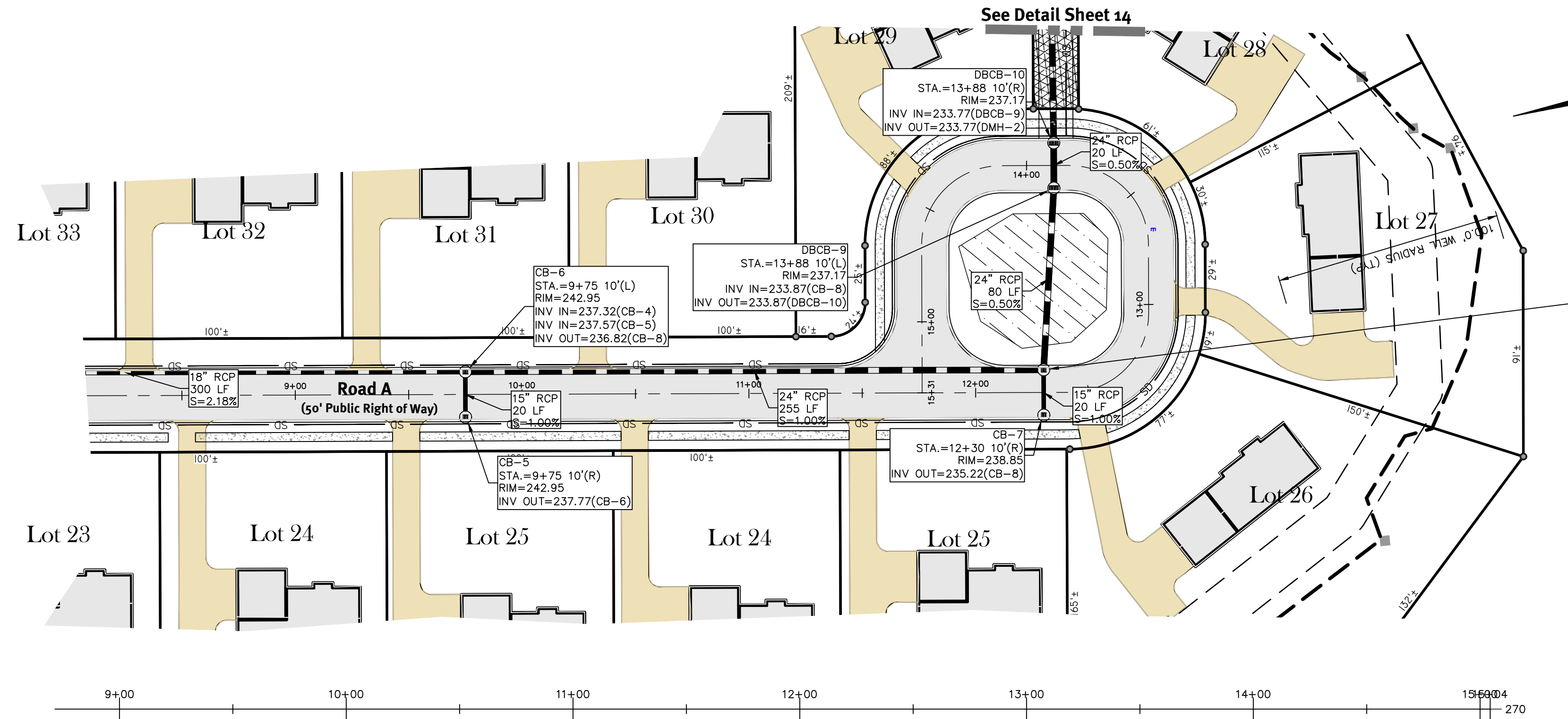
**Grading Plan - 5**  
**Fieldstone Farms**  
Assessor's Plat 164, Lot 9  
South Kingston, Rhode Island  
Prepared For  
**Old North Land Investments LLC**  
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Warwick, Rhode Island 02886  
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Road A (Sta. 0+00 - 10+50)



No.	Date	Description	By
1	05-23-24	Initial Design	EB
2	05-23-24	Proprietary REC Submission	EB
3	05-23-24	Proprietary REC	EB
4	05-23-24	Preliminary Submission	EB
5	05-23-24	Final Submission	EB



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REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By
1	02-23-24	PROVISIONAL SUBMISSION	ER
2	02-23-24	PROVISIONAL SUBMISSION	ER
3	02-23-24	PROVISIONAL SUBMISSION	ER

Design By: R.B.S.

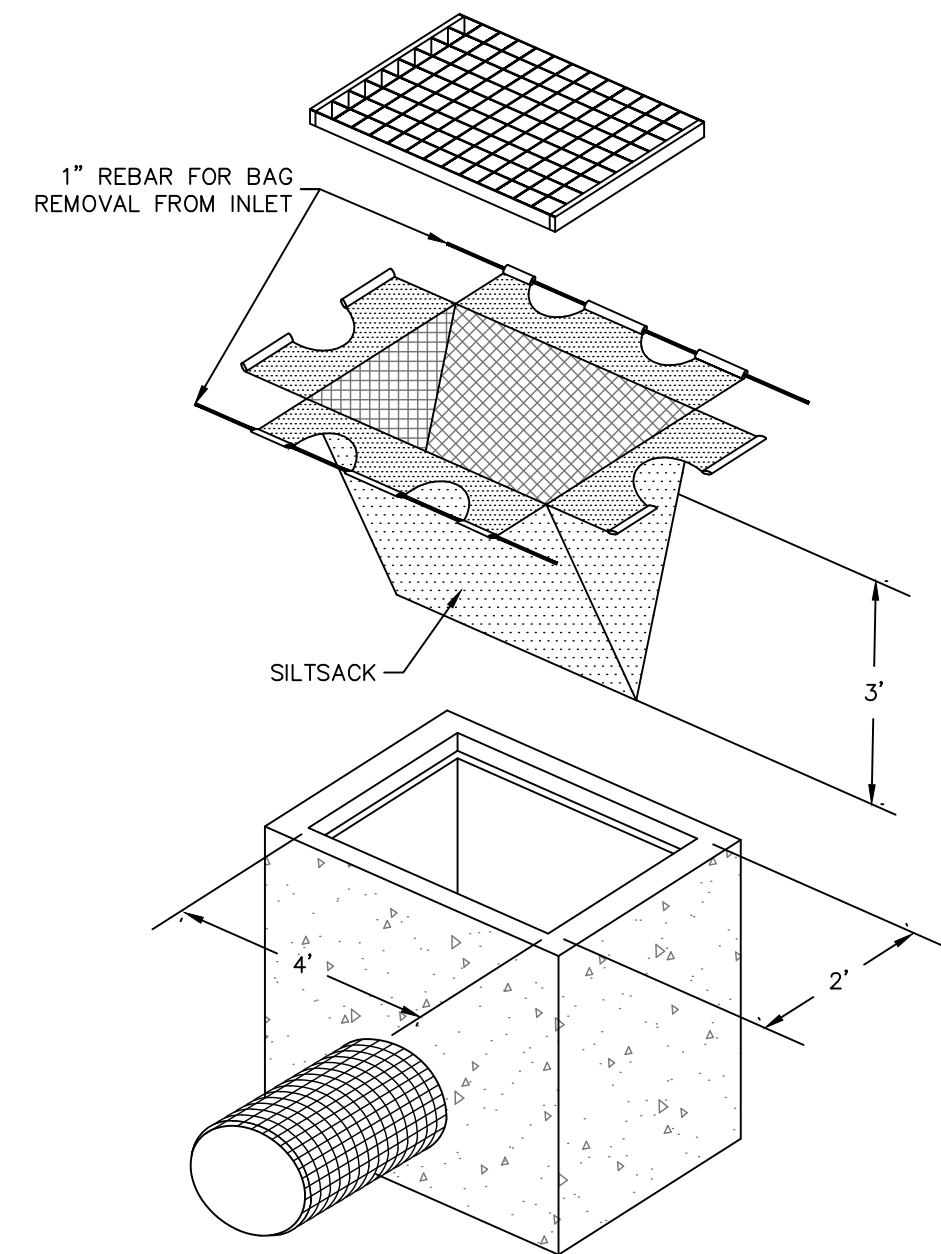
**Plan & Profile - 2**  
**Fieldstone Farms**  
Assessor's Plat 164, Lot 9  
South Kingstown, Rhode Island  
Prepared For  
**Old North Land Investments LLC**  
75 Lambert Lind Highway  
Warwick, Rhode Island 02886

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

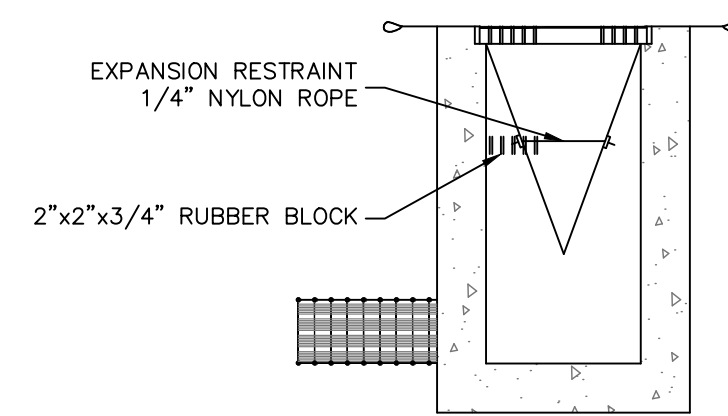
**GROUNDWATER TABLE**

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**



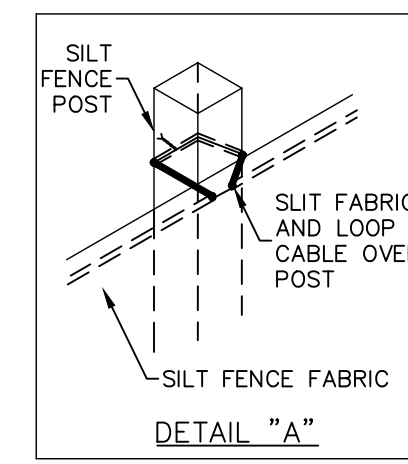
NOTE:  
REGULAR FLOW=40 GAL./MIN./SF  
HIGH FLOW=200 GAL./MIN./SF



**SILT SACK DETAIL**

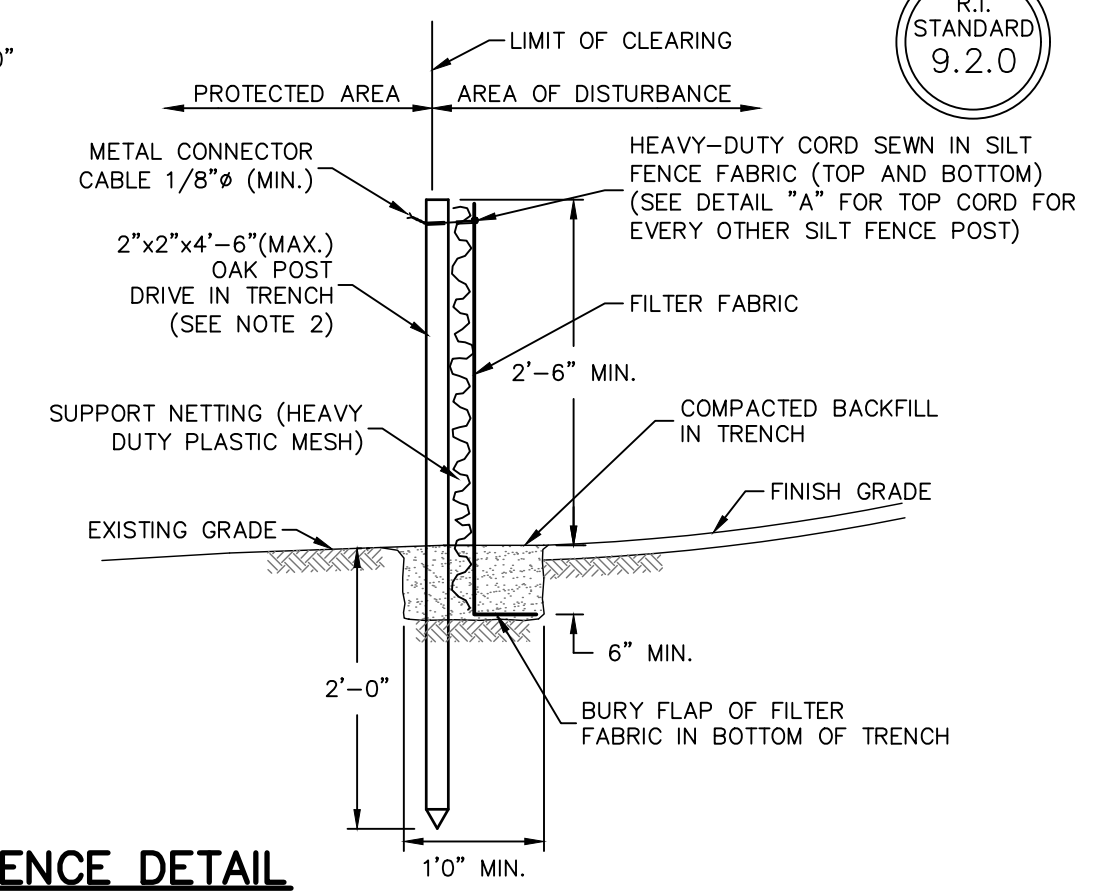
NOT TO SCALE

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

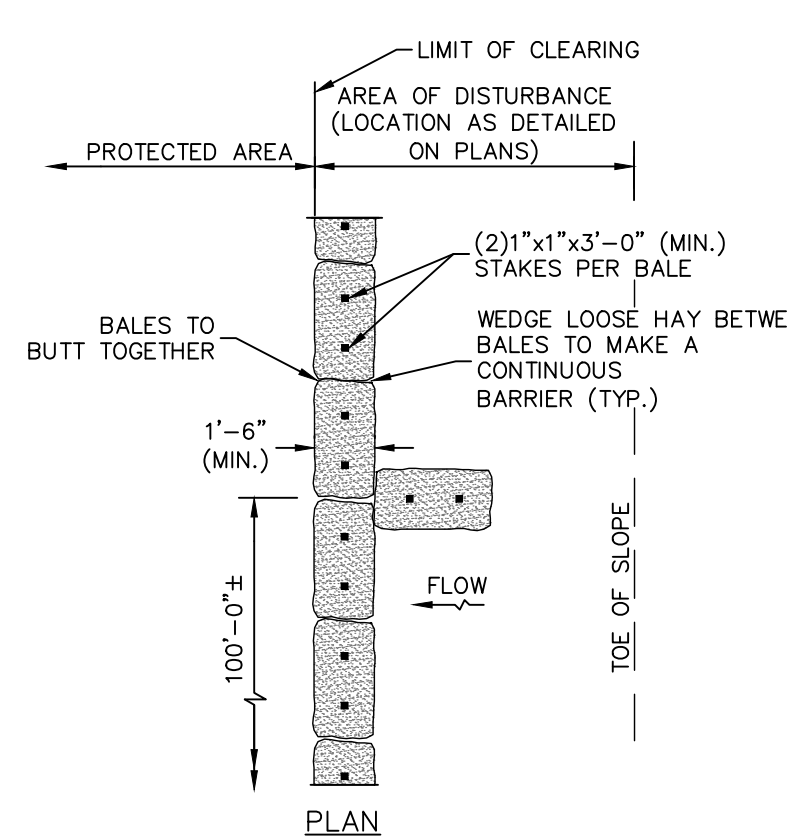


**SILT FENCE DETAIL**

NOT TO SCALE

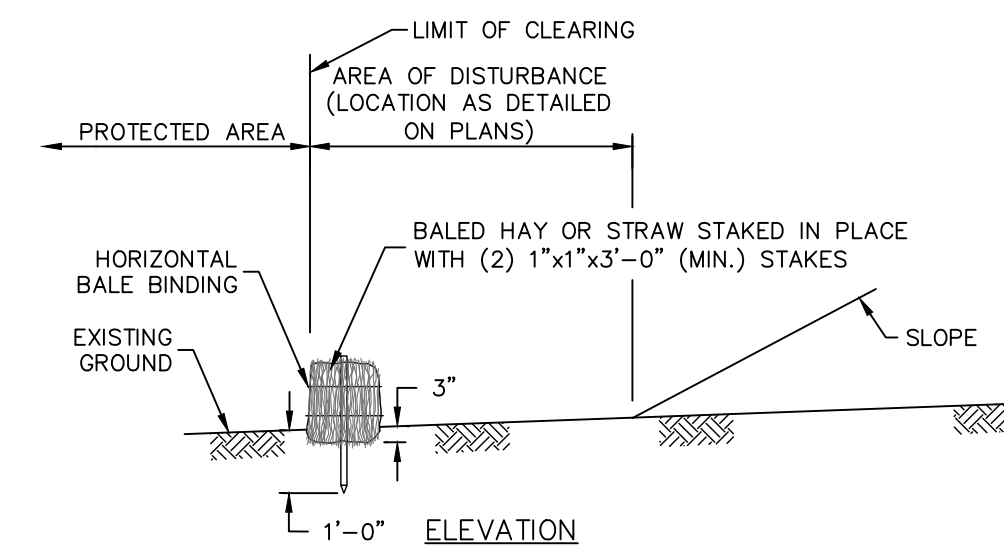


R.I. STANDARD 9.2.0



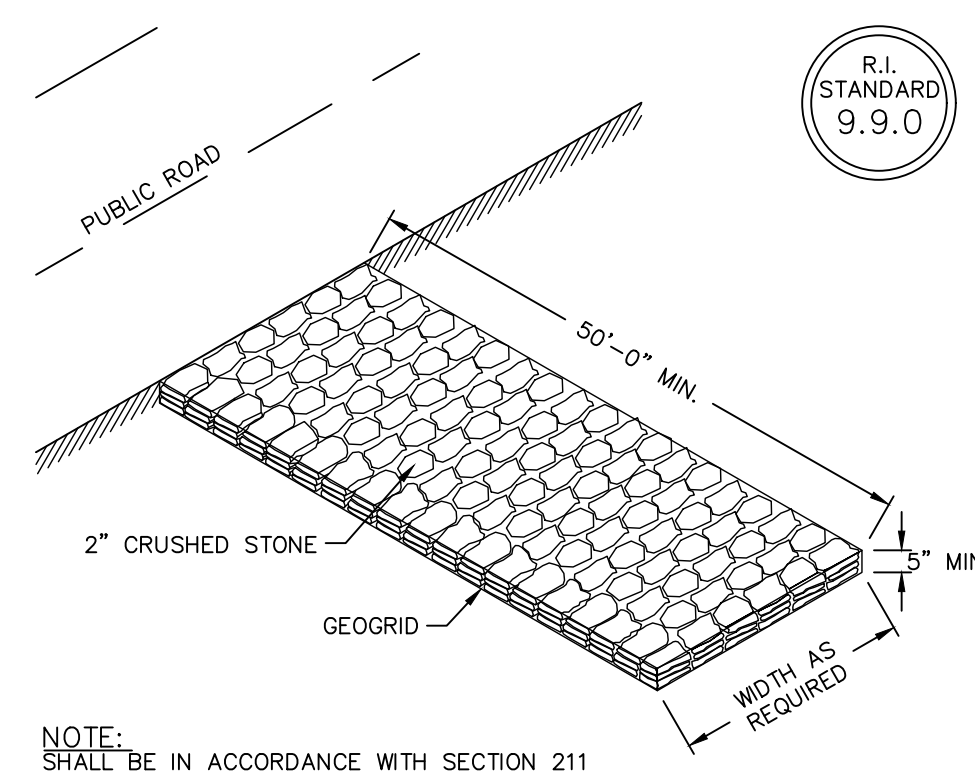
**BALED HAY EROSION CHECK**

NOT TO SCALE



R.I. STANDARD 9.1.0

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

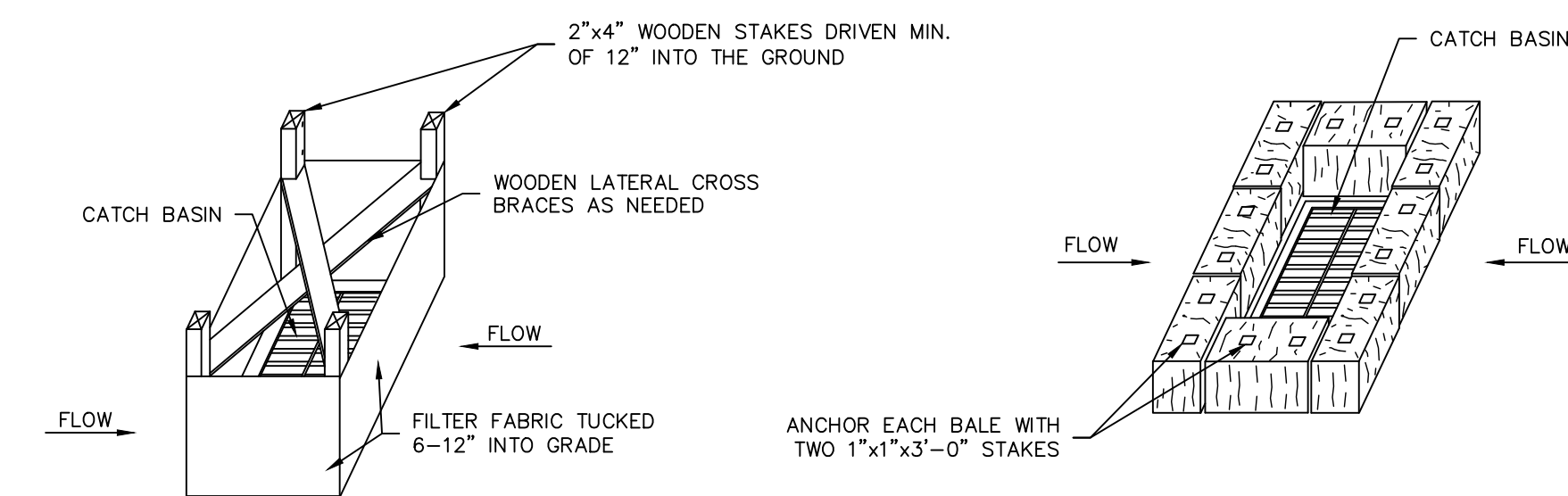


R.I. STANDARD 9.9.0

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

**CONSTRUCTION ACCESS**

NOT TO SCALE

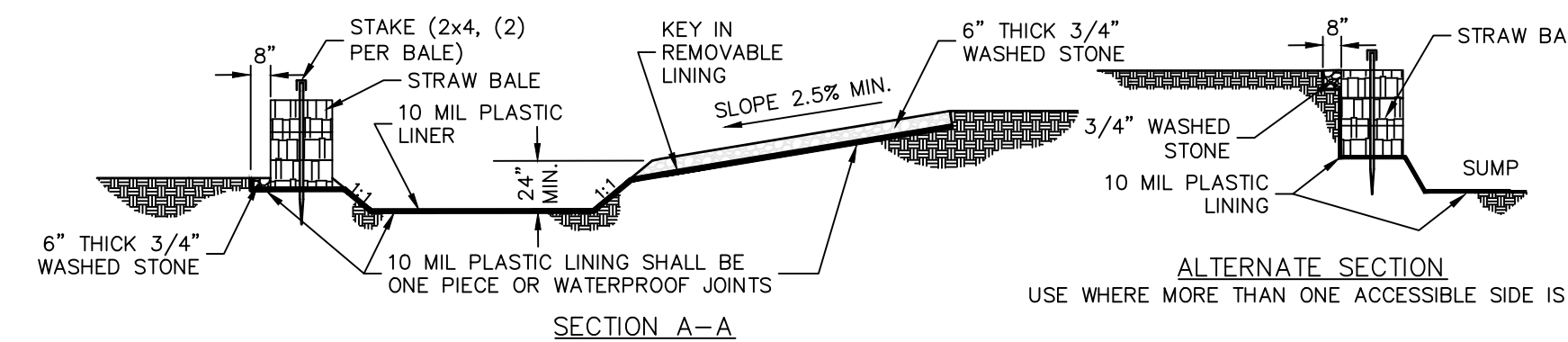


**SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS**

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

**CATCH BASIN EROSION CONTROL**

NOT TO SCALE



NOTES:

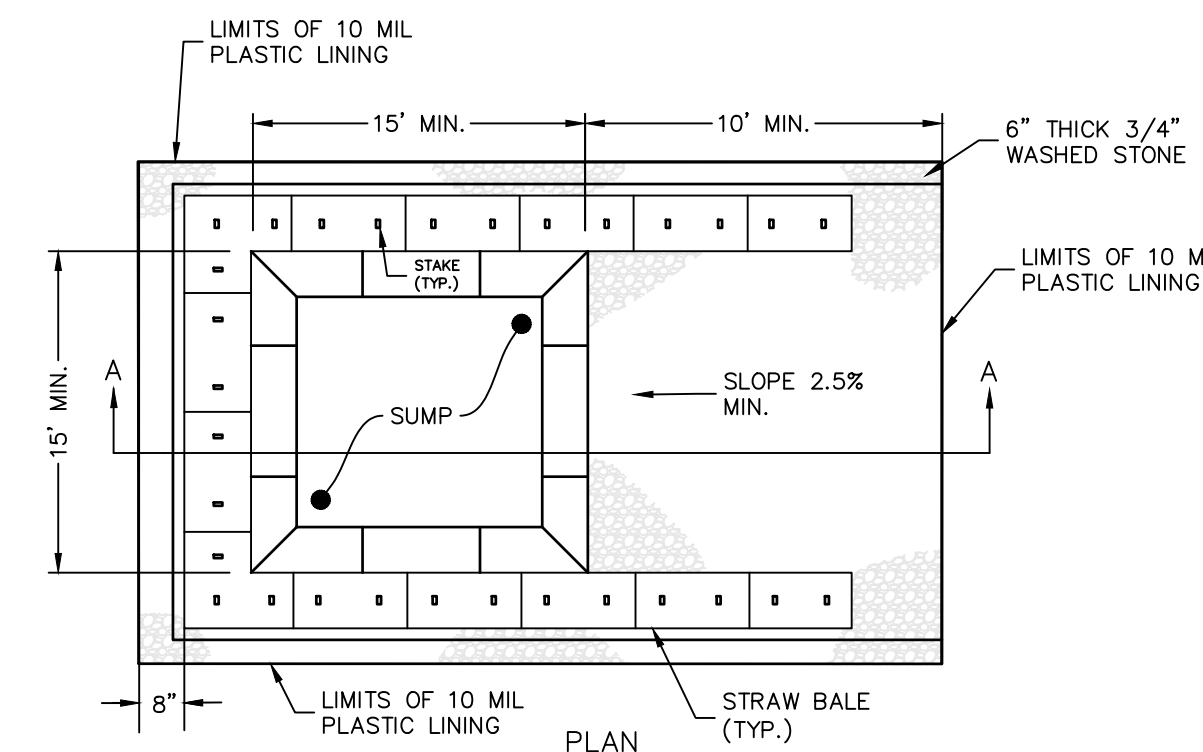
- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
- FACILITY SHALL NOT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



**WASHOUT SIGN**

**CONCRETE WASHOUT AREA**

(NOT TO SCALE)



Detail Sheet - 1  
Fieldstone Farms

Assessor's Plat 164, Lot 9  
South Kingstown, Rhode Island  
Prepared For  
Old North Land Investments LLC  
75 Lambert Lind Highway  
Warwick, Rhode Island 02886

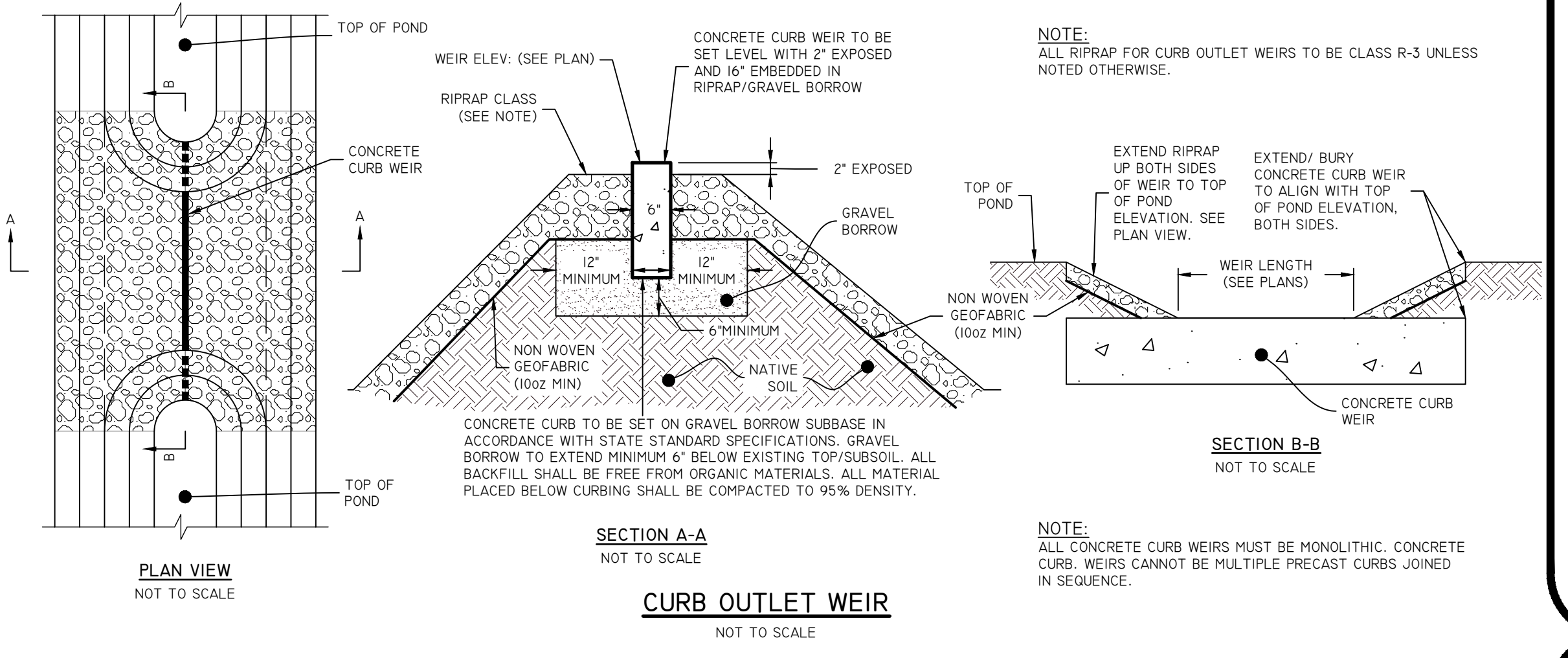
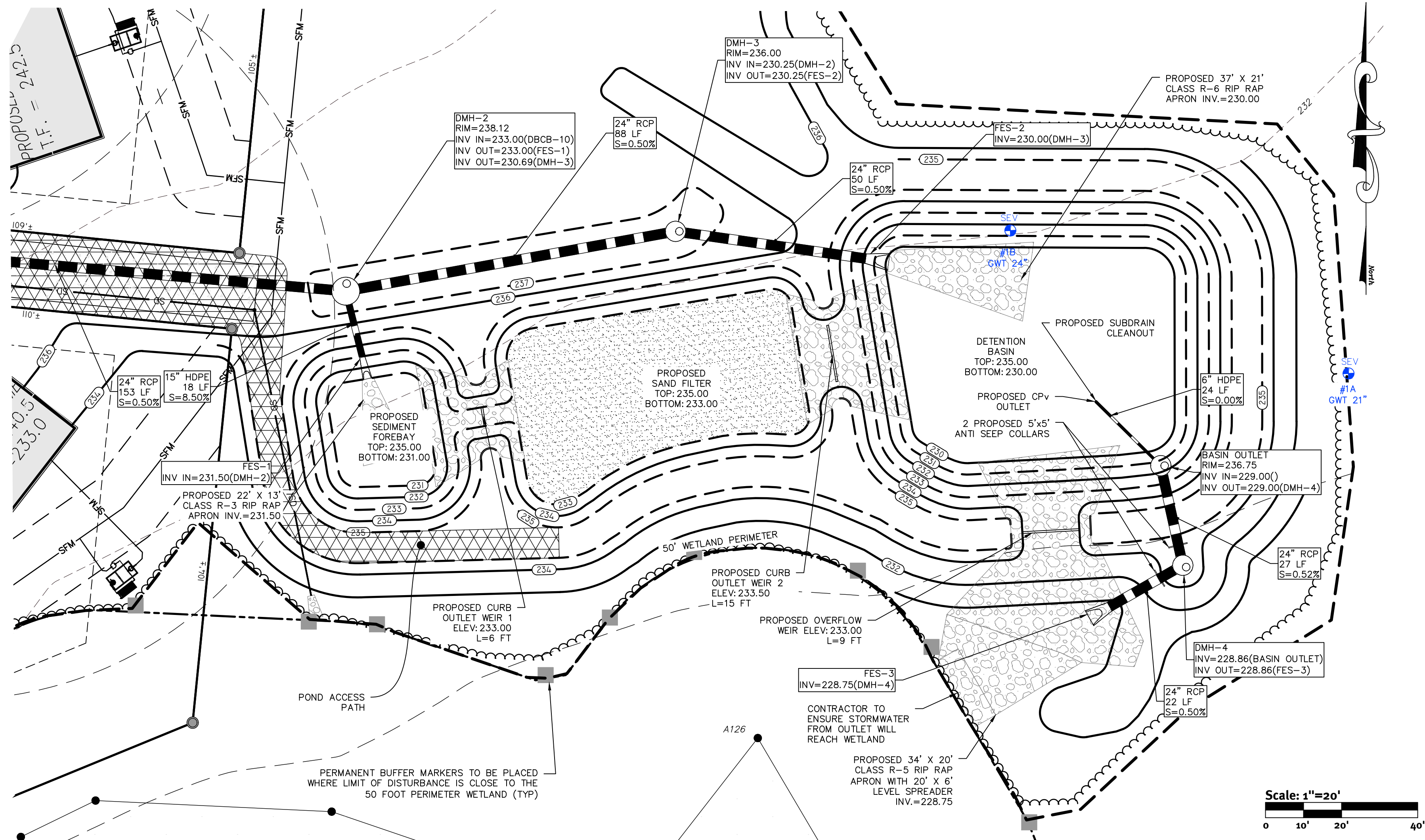
Diprete Engineering

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

ERIC M. DIPRETE  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

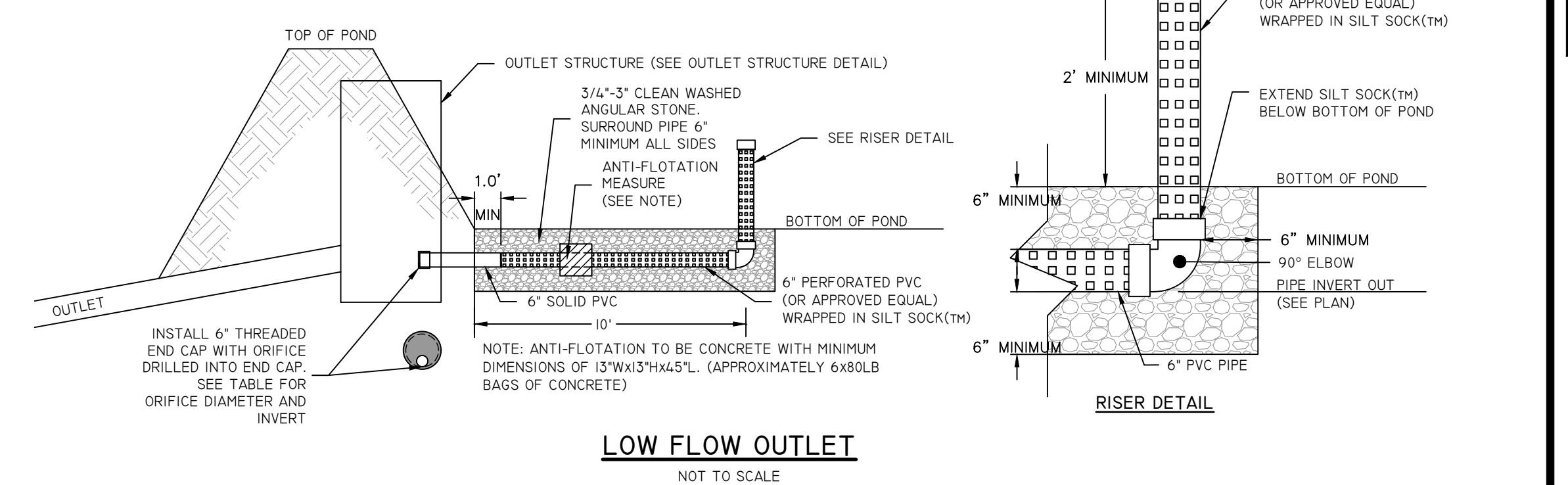
No.	Date	Description	By	Appr.
1	05-23-2024	PRELIMINARY SUBMISSION	ER	ER
2	05-23-2024	PRELIMINARY SUBMISSION	ER	ER
3	05-23-2024	PRELIMINARY SUBMISSION	ER	ER

Design By: R.B.S.



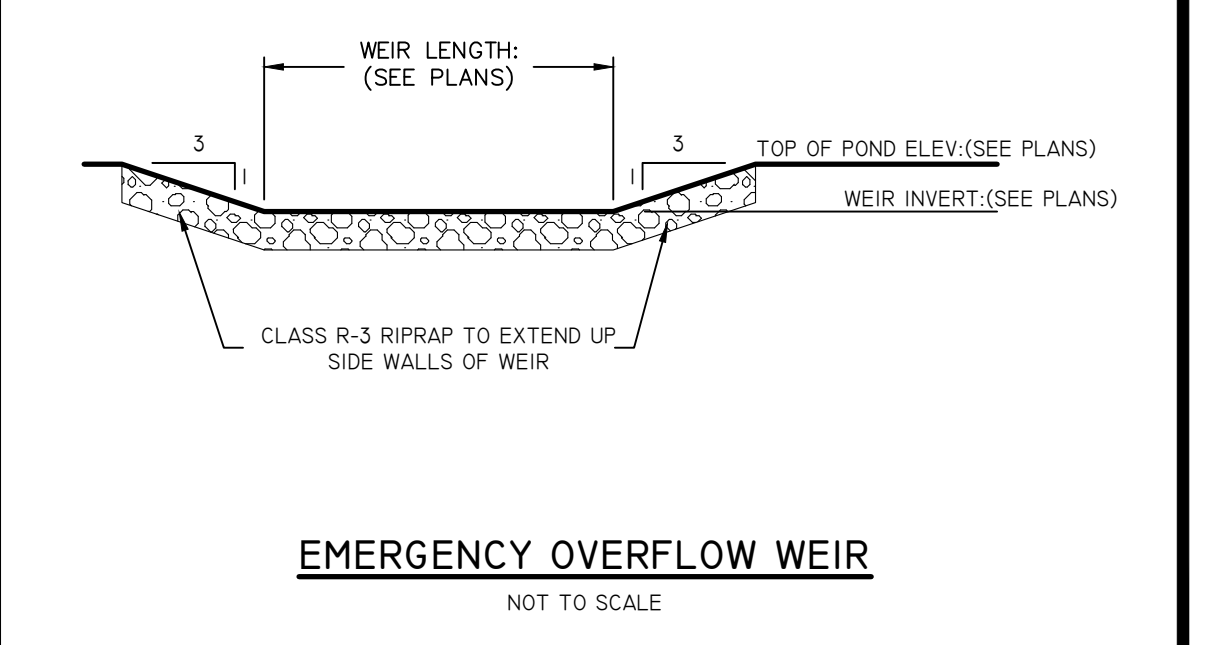
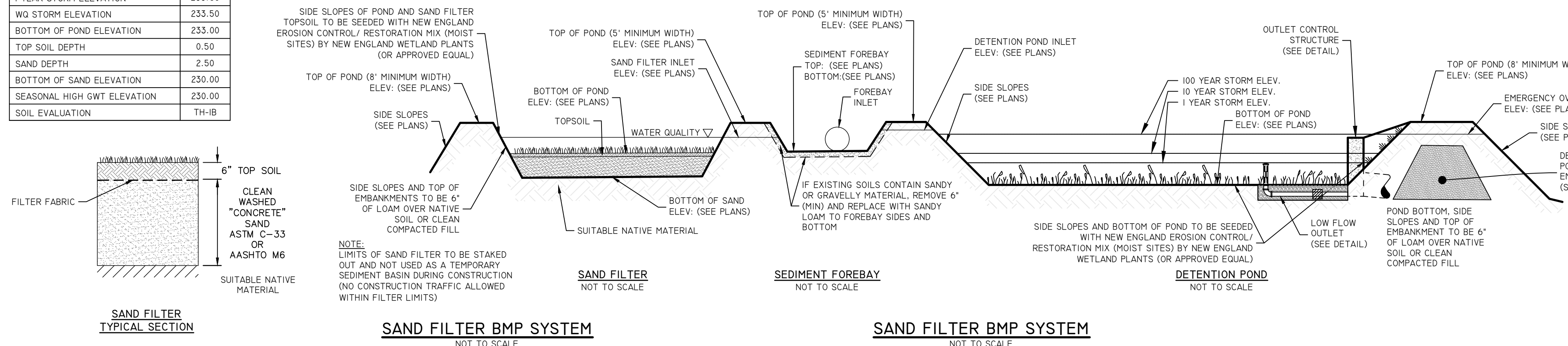
INTERNAL ORIFICE SCHEDULE

LOCATION	DIAMETER	INVERT
POND	2.50'	229.00



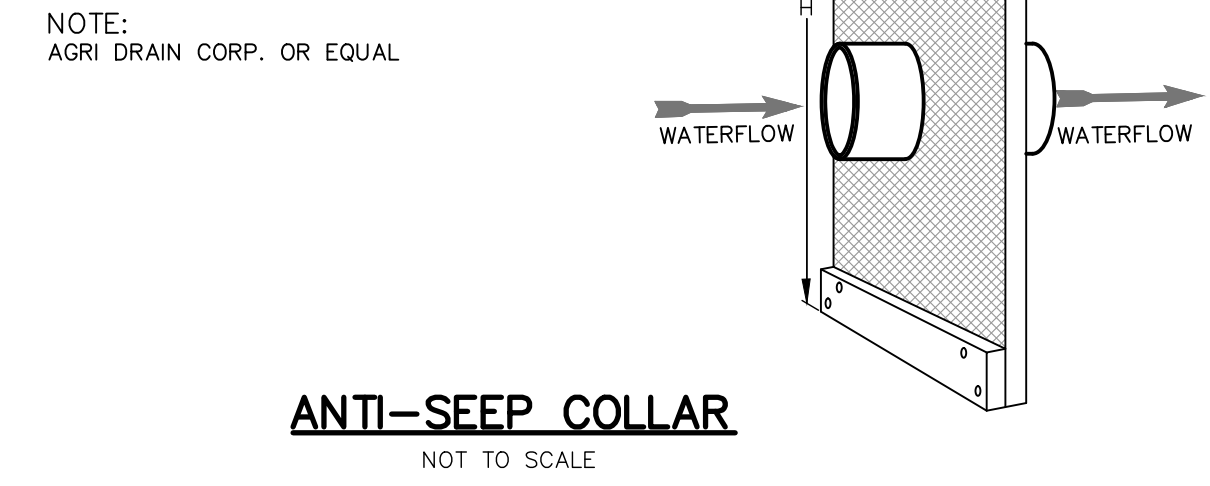
DESCRIPTION	SNF
TOP OF POND ELEVATION	235.00
100 YEAR STORM ELEVATION	234.10
10 YEAR STORM ELEVATION	233.76
1 YEAR STORM ELEVATION	233.65
WG STORM ELEVATION	233.50
BOTTOM OF POND ELEVATION	233.00
TOP SOIL DEPTH	0.50
SAND DEPTH	2.50
BOTTOM OF SAND ELEVATION	230.00
SEASONAL HIGH GWT ELEVATION	230.00
SOIL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

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-B

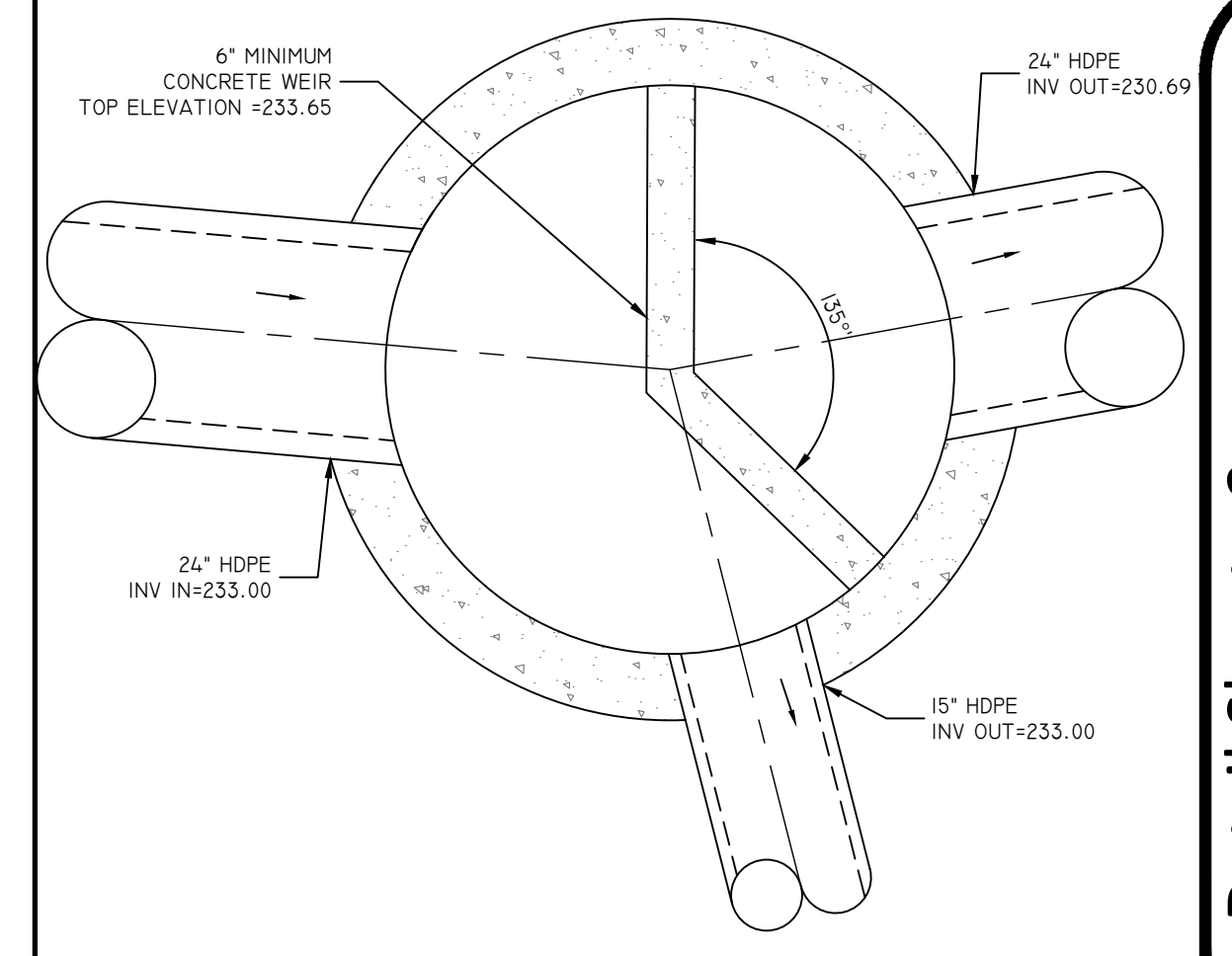
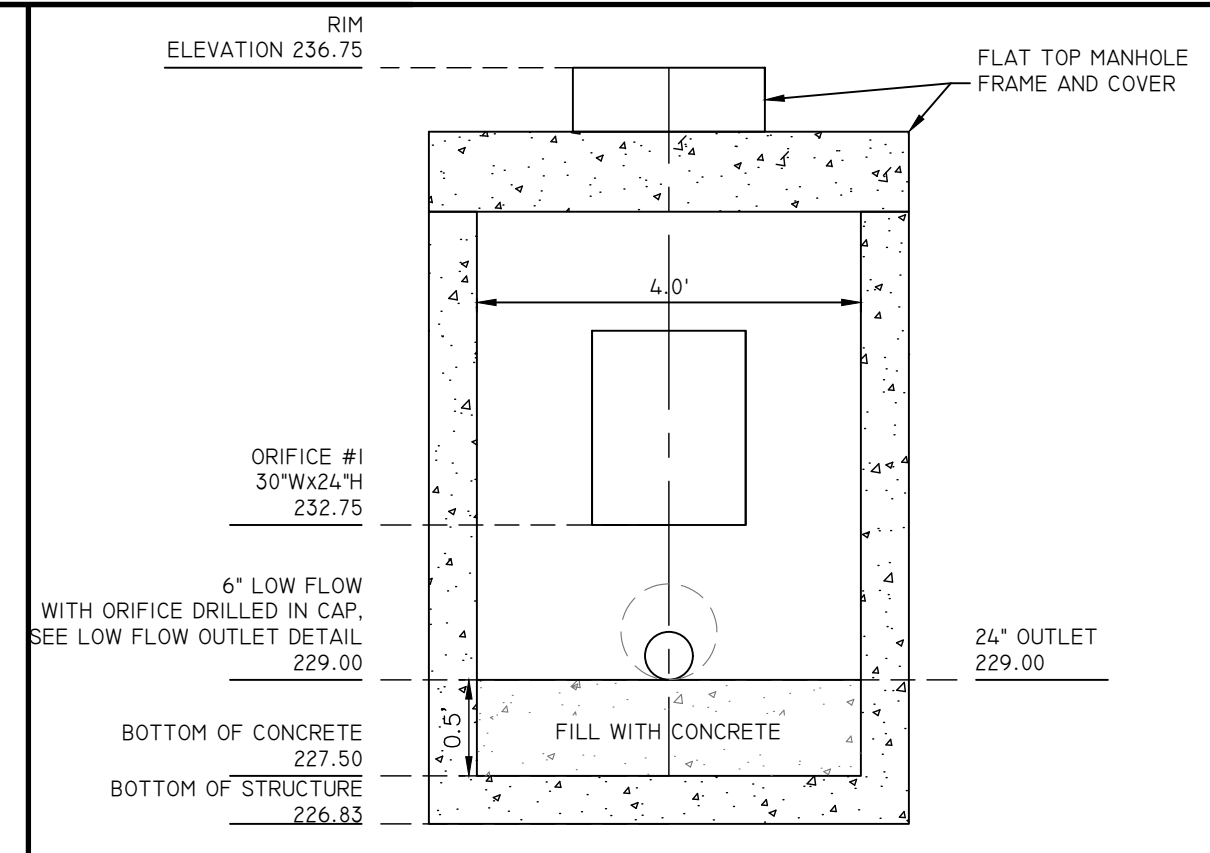
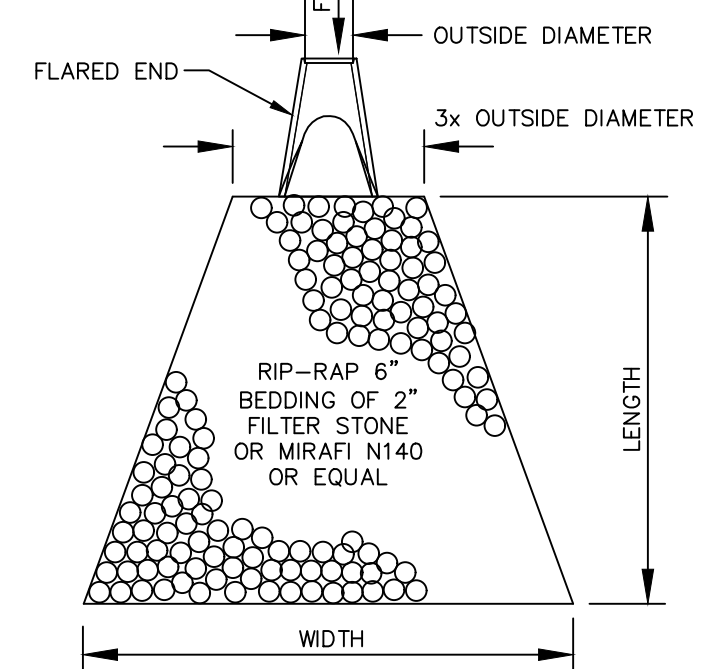


- INSTALLATION NOTES:
- UNROLL THE ANTI-SEEP AND ATTACH THE BOARDS TO THE EDGES TO FORM A SQUARE. (USE THE BOARDS AND NAILS PROVIDED.) (4'x4' & LARGER)
  - CUT A ROUND HOLE IN THE CENTER OF THE RUBBER THAT IS SMALLER THAN THE PIPE SIZE (APPROX. 25% SMALLER). THIS WILL ALLOW THE RUBBER TO STRETCH OVER 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.
  - 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



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



**Diprete Engineering**  
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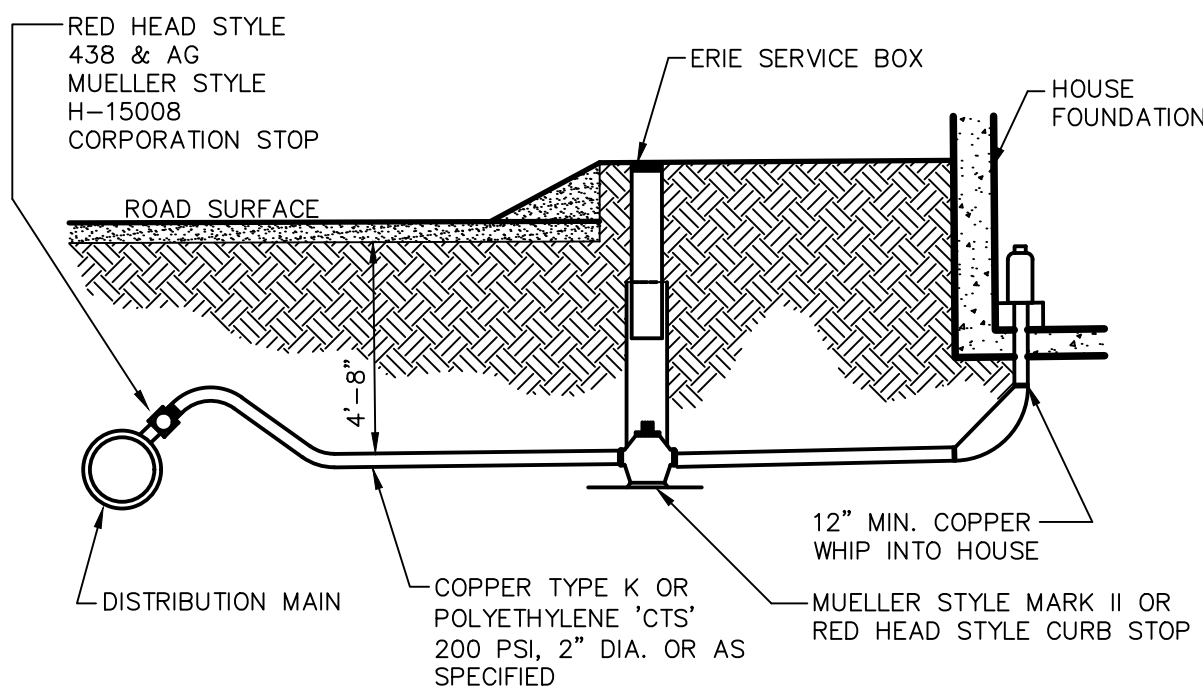
**ERIC M. BRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By
1	05-18-2024	PRELIMINARY SUBMISSION	DR
2	05-23-2024	PRELIMINARY REL.	DR
3	06-23-24	PRELIMINARY SUBMISSION	DR
4	06-23-24	PRELIMINARY SUBMISSION	DR

Design By: R.B.S.

**Detail Sheet - 2**  
**Fieldstone Farms**  
 Assessor's Plat 164, Lot 9  
 South Kingston, Rhode Island  
 Prepared For  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886  
 DE Job No. 016-1384 Copyright 2024 by Diprete Engineering Associates, Inc.

NOTE: FOR LOTS 1 AND 2 ONLY



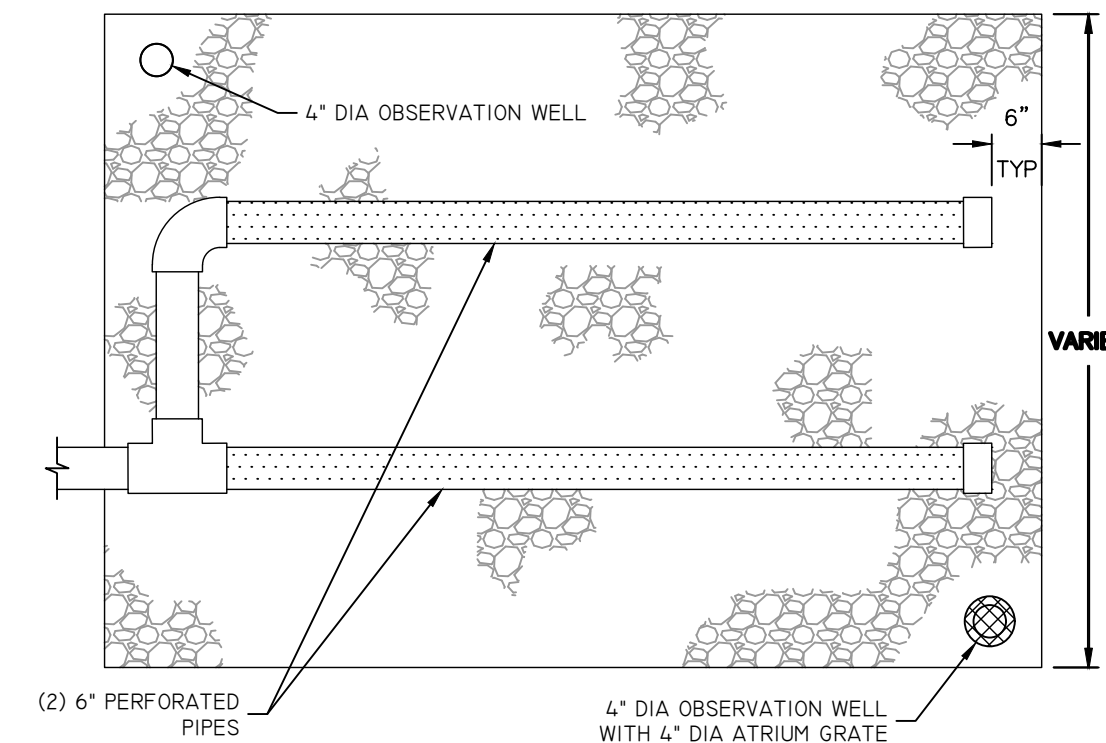
TYPICAL 2" OR SMALLER WATER SERVICE N.T.S.

### WATER DETAILS

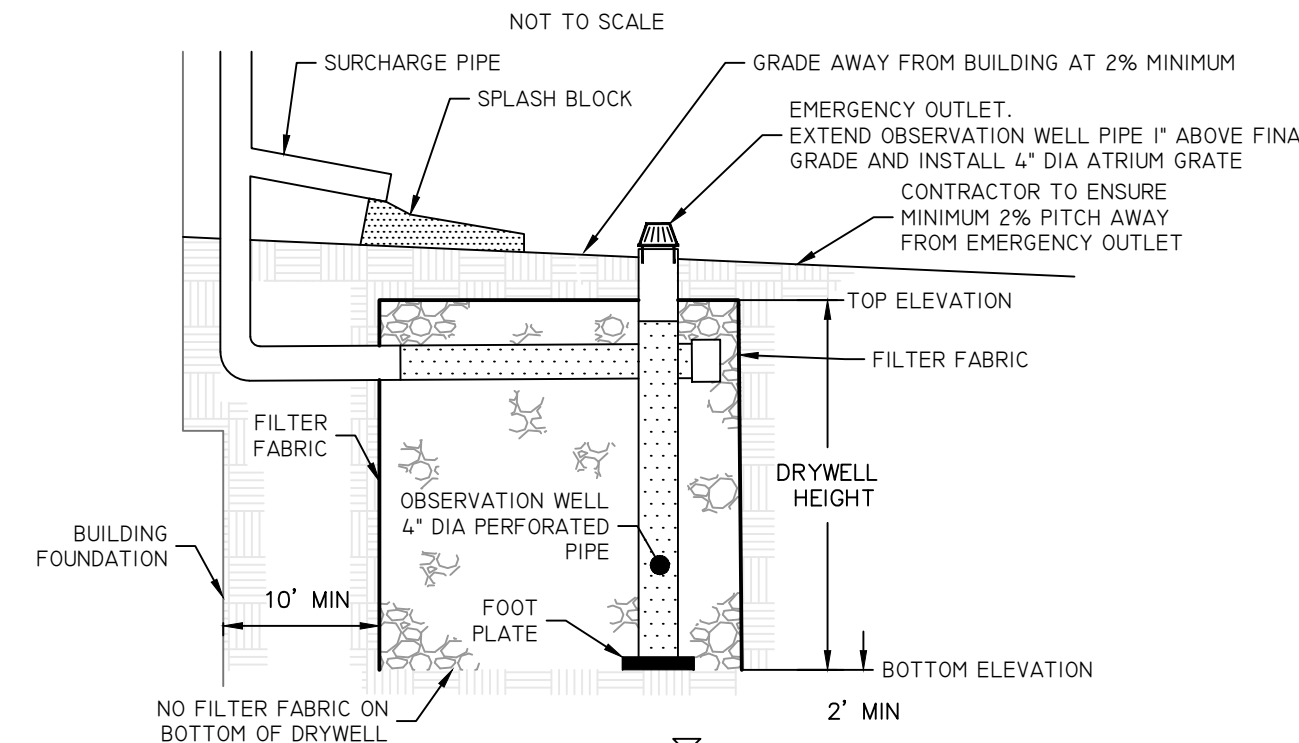
- PUBLIC WATER IS PROPOSED FOR LOTS 1 AND 2 ONLY
- ALL WORK AND MATERIAL OF WATER LINE SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS SET FORTH BY THE TOWN OF SOUTH KINGSTOWN AND KINGSTON WATER DISTRICT. INSTALLATION AND MATERIALS TO CONFORM TO AWWA SPECIFICATIONS AND ART. III OF THE SOUTH KINGSTOWN TOWN ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF SOUTH KINGSTOWN FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.
- CHLORINATION OF SYSTEM AND SAMPLING SHALL CONFORM TO AWWA REQUIREMENTS FOR SERVICE INSTALLATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF WATER SUPPLY AT LEAST TWO WORKING DAYS IN ADVANCE FOR FINAL INSPECTION.
- WHENEVER, IN THESE SPECIFICATIONS, REFERENCE IS MADE TO THE REQUIREMENTS OF AWWA, ANSI, ASTM OR ANY OTHER STANDARD SPECIFICATION, THE REFERENCE IS MADE TO THE LATEST REVISIONS OR MODIFICATIONS OF SUCH REQUIREMENTS AND SPECIFICATIONS.
- ALL PIPE, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA AND ANSI STANDARDS AND THE MANUFACTURER'S SUGGESTED RECOMMENDATIONS FOR INSTALLATIONS.
- PIPELINES SHALL BE CONSTRUCTED IN DRY TRENCHES AND LAID TO THE LINE GRADE. WHENEVER PIPE IS TO BE INSTALLED IN SATURATED SOIL CONDITIONS A BEDDING OF PROCESSED GRANULAR FILTER MATERIAL SHALL BE PROVIDED.
- ALL BENDS, CROSSES, TEES, END CAPS AND PLUGS, VALVES AND ANY OTHER APPURTENANCES SHALL BE RESTRAINED WITH THRUST BLOCKS, STRAPPING OR ANCHORS.
- JOINTING OF MECHANICAL AND PUSH ON TYPE JOINTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH AWWA STANDARD C-600, 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.
- ALL FITTINGS USED FOR SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH AWWA C-800 AND SOUTH KINGSTOWN SPECIFICATIONS.
- 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:
  - MUELLER CORPORATION STOP DOUBLE DISC PARALLEL SEAT.
  - AMERICAN DARLING VALVE RESILIENT MODEL CRS-80.
- ALL PIPE SHALL BE DISINFECTED PRIOR TO BEING ACTIVATED IN ACCORDANCE WITH AWWA B-300, AWWA C-601 AND TOWN SPECIFICATIONS.
- DISTRIBUTION PIPING SHALL BE CL 52 DUCTILE IRON, DOUBLE CEMENT LINED, WITH PUSH ON JOINTS. PIPE SHALL MEET ANSI/AWWA C151 A21.51. JOINTS SHALL MEET ANSI/AWWA /C111/A21.11. AMERICAN MANUFACTURER ONLY.
- FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CL350 CEMENT MORTAR LINED AND MEET ANSI/AWWA/C153/A21.53. MECHANICAL JOINTS SHALL MEET ANSI/AWWA/C111/A21.11 AMERICAN MANUFACTURER ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL STATE AND TOWN PERMITS PRIOR TO CONSTRUCTION.
- 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.
- CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO DIGGING ANY TRENCHES.
- WHEN WORK IS NOT IN PROGRESS AND AT THE END OF EACH DAY, ALL OPEN ENDS OF THE PIPE AND FITTINGS SHALL BE SECURELY CLOSED.

### CONSTRUCTION, MAINTENANCE & INSPECTION NOTES:

- ROOF LEADERS ARE TO BE TIE INTO PROPOSED DRYWELLS.
- 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.
- DRYWELLS TO BE LOCATED DOWNGRADIANT OF THE BUILDING WITH A MINIMUM OF 10' SEPARATION TO THE FOUNDATION.
- UNDER NO CIRCUMSTANCES MAY DRYWELLS BE INSTALLED UPGRADIANT OF A BUILDING.
- PLACE FILTER FABRIC ON SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
- OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
- 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.
- MAINTENANCE OF ALL DRYWELL AND DRAINAGE COMPONENTS IS THE RESPONSIBILITY OF THE OWNER, INCLUDING MONITORING OF WATER LEVELS AS NECESSARY.



HOUSE DRYWELL DETAIL (PLAN)

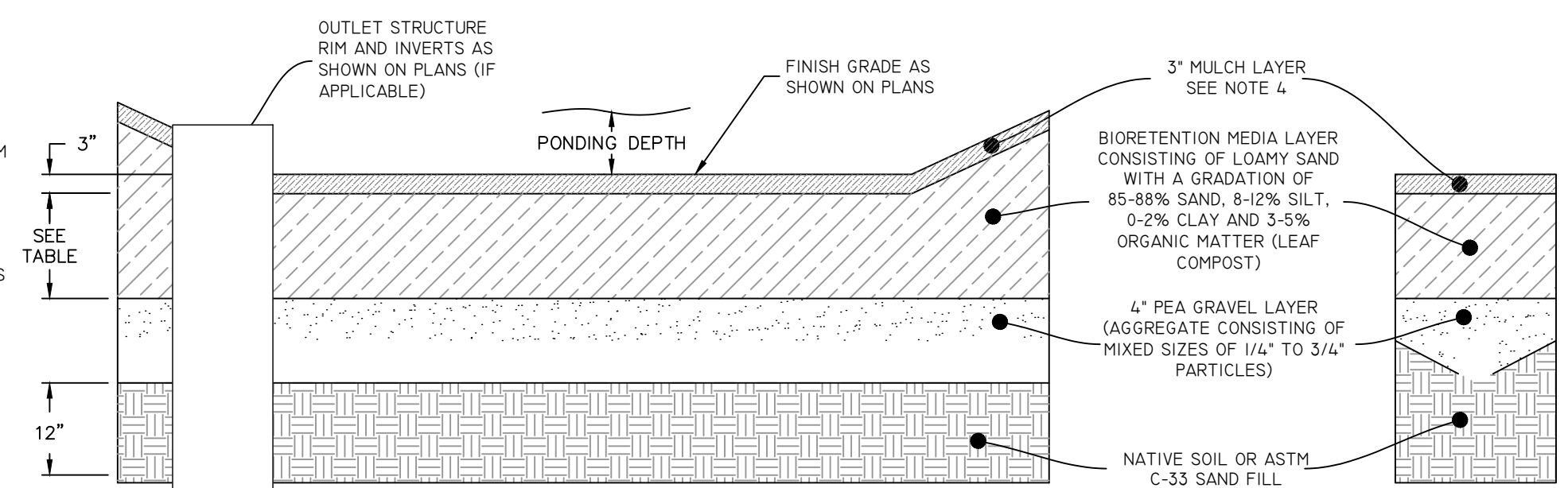


HOUSE DRYWELL DETAIL (PROFILE)

HOUSE DRYWELL DETAIL

### NOTES:

- BIORETENTION AREAS SHALL BE HAND COMPACTED ONLY. NO MACHINES SHALL BE DRIVEN THROUGH OR OPERATED WITHIN THE BIORETENTION FOOTPRINT.
- BIORETENTION AREAS SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL ONCE BIORETENTION SOIL HAS BEEN 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.
- 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.
- THE MULCH LAYER SHALL BE SHREDDED HARDWOOD MULCH THAT IS WELL AGED (AGED STOCKPILED/STORED FOR AT LEAST 6 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS (WEED SEEDS, SOIL, ROOTS ETC.).



BIORETENTION (INFILTRATION) CROSS SECTION

\*SEPARATION TO SEASONAL HIGH GROUNDWATER PROVIDED BY LINER.

### 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 ANGLIAE	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*	18" 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 1/3 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.

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

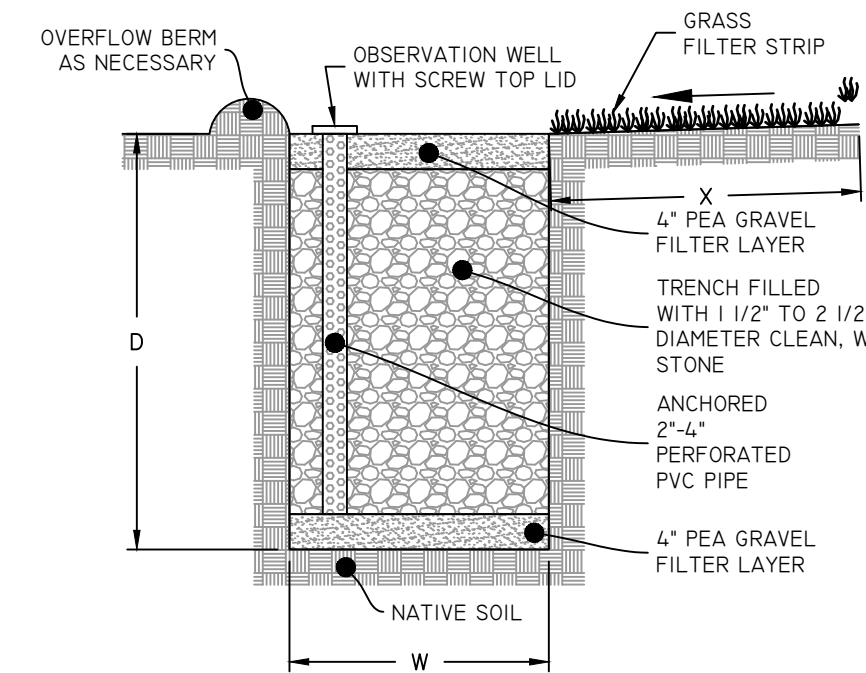
- THE BIORETENTION FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH APPENDIX B.9.3 OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL AND THE RHODE ISLAND COASTAL PLANT GUIDE, AND PLANTED WITH SPECIES APPROPRIATE FOR THE HYDROLOGIC ZONES PRESENT IN EACH FACILITY AS DESCRIBED IN APPENDIX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

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

- 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.
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### BIORETENTION AREA-PLANTING NOTES

NOT TO SCALE



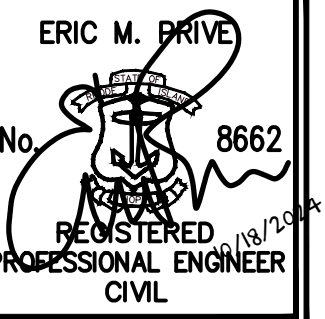
STONE INFILTRATION TRENCH

NOT TO SCALE

**DiPrete Engineering**

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No.	Rev.	Description	Date	By	Appr.
1	05-18-2024	Final	05-18-2024	ER	ER
2	05-23-2024	Revised	05-23-2024	ER	ER
3	05-23-2024	Revised	05-23-2024	ER	ER
4	05-23-2024	Revised	05-23-2024	ER	ER
5	05-23-2024	Revised	05-23-2024	ER	ER

Detail Sheet - 3  
**Fieldstone Farms**

Assessor's Plat 164, 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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No.	Date	Description	By
1	10-18-2024	Private Well Ladders	By: R.B.S.
2	09-23-23	Preliminary B.C. Inspection	
3	08-16-22	Preliminary Plan Submission	

