

DEVELOPMENT PLAN REVIEW

FOR

446 HIGH STREET

A.P. 48-3 LOT 180

IN

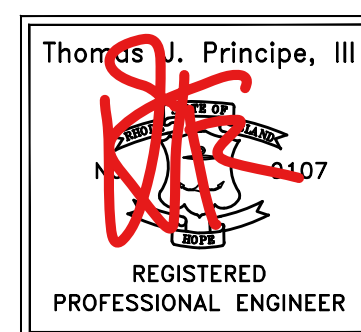
SOUTH KINGSTOWN, RHODE ISLAND

OWNER:

UNION FIRE DISTRICT
OF SOUTH KINGSTOWN
131 ASA POND RD
WAKEFIELD, RI 02879

APPLICANT:

PAUL MASSE CHEVROLET SOUTH
339 MAIN STREET
WAKEFIELD, RI 02879



PREPARED BY:

PRINCIPE COMPANY, INC.

ENGINEERING DIVISION

PO BOX 298
TIVERTON, RHODE ISLAND 02878
401.816.5385

DECEMBER 18, 2020

PROJECT DATA:

EXISTING: PLAT: 48-3 LOT: 180

LOT AREA : 21,793 SF, 0.52 ACRES
EXISTING COMMERCIAL/RESIDENTIAL BUILDING (TWO STORY): 2,830 SF
EXISTING GARAGE/SHED: 471 SF
EXISTING PARKING AND SIDEWALK SURFACE: 10,168 SF
TOTAL BUILDING COVERAGE: 15.1 %
TOTAL EXISTING IMPERVIOUS COVERAGE: 61.8 %

PROPOSED:

PROPERTY RE-DEVELOPMENT- DEMO EXISTING BUILDINGS (3,301 SF ±)
PROPOSED 54 SPACE SURPLUS VEHICLE PARKING AREA: 14,065 SF AREA

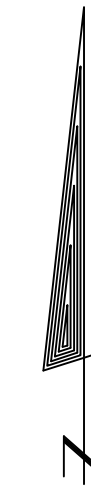
PROPOSED BUILDING COVERAGE: 0.0%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 64.51%

RIDOT NOTES:

- 1) THERE IS NO NET INCREASE OF RUNOFF TO THE STATE HIGHWAY AS A RESULT OF THE PROPOSED DEVELOPMENT.
- 2) ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) SHALL CONFORM TO THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS JUNE 2019 EDITION WITH ALL REVISIONS.
- 3) ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

ZONING DESIGNATION:

ZONING DISTRICT: CD
MINIMUM LOT AREA 5,000 SQ. FT.
MINIMUM LOT FRONTAGE 0'
FRONT YARD SETBACK 0'
MINIMUM SIDE YARD SETBACK 0'
MINIMUM REAR YARD SETBACK 0'
MAXIMUM BUILDING COVERAGE 50%
MAXIMUM BUILDING HEIGHT 40'



STREET INDEX

HIGH STREET (PUBLIC- STATE HIGHWAY)

SHAEFFER STREET (PUBLIC- TOWN)

LOCUS MAP

NOT TO SCALE

PLAN SET LEGEND

EXISTING PROPOSED

PERIMETER LINE	—————	—————
ABUTTER LINE	—————	—————
ROADWAY STATION	2+00	
FENCE (CHAINLINK)	—x—x—x—x—	
FENCE (WOOD)	—o—o—o—o—	—o—o—o—o—
EASEMENT	-----	
CONTOUR	----- 122 -----	----- 122 -----
SURVEY BOUND	● □	
UTILITY POLE	⊕	
SIGN	⊥	⊥
SAWCUT	//////	
LIGHT POLE	☆	
OVERHEAD WIRE	—DHW—	—DHW—
CATCH BASIN	□	□
DRAIN MANHOLE	⊙	⊙
DRAINLINE	—D—D—	—D—D—
WATERLINE	—W—W—	—W—W—
WATER GATE VALVE	⊗	
SEWER MANHOLE	⊙	
SEWERLINE	—S—S—	—S—S—
GAS LINE	—G—G—	—G—G—
GAS VALVE	⊗	
EROSION CONTROL

VCC=VERTICAL CONCRETE CURB
F.G.=FINISHED GRADE
F.F.=FINISHED FLOOR
T.O.C.=TOP OF CURB
B.O.C.=BOTTOM OF CURB
R&D=REMOVE & DISPOSE
R&R=REMOVE & REPLACE
R=X'=CURB/PAVEMENT RADIUS
DS=DOWNSPOUT

STREET INDEX

HIGH STREET (PUBLIC- STATE HIGHWAY)

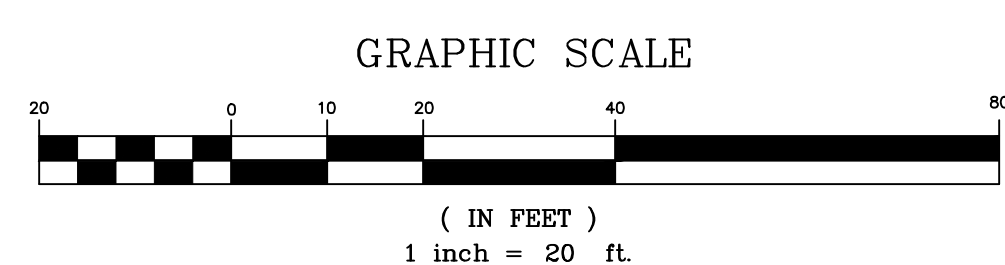
SHAEFFER STREET (PUBLIC- TOWN)



GENERAL NOTES:

1. DEED REFERENCE: BK 1686, PAGE 584.
2. THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0184K DATED 4/3/2020.
3. SOIL ON SITE IS CLASSIFIED AS CANTON-URBAN LAND COMPLEX (CB) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
4. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
5. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
7. THE SUBJECT PARCEL DOES NOT CONTAIN ANY UNIQUE NATURAL FEATURES.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
10. THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
13. THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
14. THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
15. ALTHOUGH NO WATER/SEWER CONNECTION IS REQUIRED FOR THIS PROJECT, TSK SEWER AND SUEZ WATER ARE AVAILABLE IN HIGH STREET.
16. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

ZONING DISTRICT: CD
 MINIMUM LOT AREA 5,000 SQ. FT.
 MINIMUM LOT FRONTAGE 0'
 FRONT YARD SETBACK 0'
 MINIMUM SIDE YARD SETBACK 0'
 MINIMUM REAR YARD SETBACK 0'
 MAXIMUM BUILDING COVERAGE 50%
 MAXIMUM BUILDING HEIGHT 40'

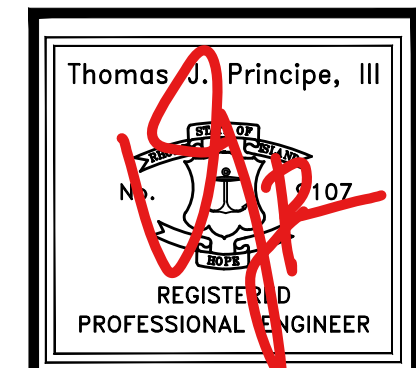


PLAN REFERENCE:
 "SURVEY & LOCATION PLAN" PREPARED FOR PRINCIPE ENGINEERING, LOCATION 446 HIGH STREET A.P. 48-3 / LOT 180 SOUTH KINGSTOWN, RI BY E. GREENWICH SURVEYORS, LLC, DATED 11-25-2020.

OWNER:
 UNION FIRE DISTRICT OF SOUTH KINGSTOWN
 131 ASA POND ROAD
 WAKEFIELD, RI 02879

APPLICANT:
 PAUL MASSE CHEVROLET SOUTH
 339 MAIN STREET
 WAKEFIELD, RI 02879

EXISTING CONDITIONS AND SITE PREPARATION PLAN



PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401-265-1090

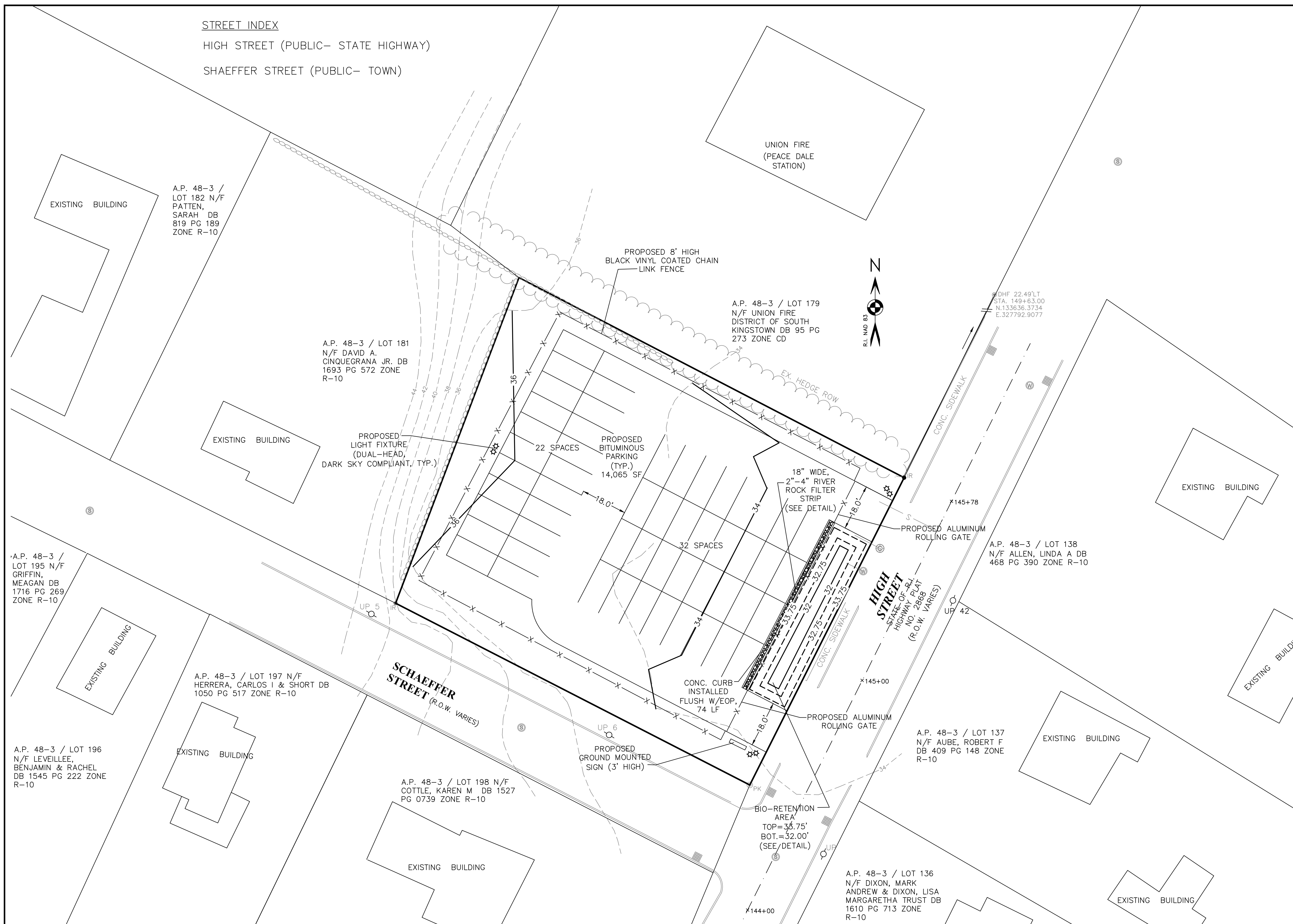
REVISIONS

No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
 for
446 HIGH STREET
AP 48-3, LOT 180
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'	SHEET NO: 2 OF 5	
DRAWN BY: JAR	DESIGN BY: JAR	CHECKED BY: TJP
DATE: 12/18/20	PROJECT NO.: LD_2020-16	

STREET INDEX
 HIGH STREET (PUBLIC- STATE HIGHWAY)
 SHAEFFER STREET (PUBLIC- TOWN)



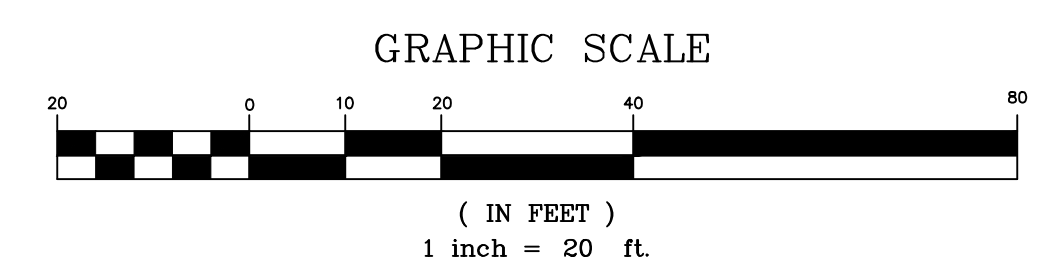
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LOT BUILDING COVERAGE & PARKING NOTES:
 TOTAL LOT AREA: 21,804 SF
 EXISTING RESIDENTIAL BUILDING (TWO STORY): 2,830 SF
 EXISTING GARAGE BUILDING: 471 SF
 EXISTING PARKING AND SIDEWALK SURFACE: 10,168 SF
 TOTAL EXISTING IMPERVIOUS COVERAGE: 13,469 SF, 61.77%

PROPERTY RE-DEVELOPMENT:
 DEMO EXISTING BUILDINGS (3,301 SF)
 REMOVE EXISTING PAVEMENT
 PROPOSED 54 SPACE SURPLUS INVENTORY LOT
 NEW PARKING AREA: 14,065 SF AREA
 PROPOSED IMPERVIOUS COVERAGE: 64.51%

- RIDOT NOTES:**
- 1) THERE IS NO NET INCREASE OF RUNOFF TO THE STATE HIGHWAY AS A RESULT OF THE PROPOSED DEVELOPMENT.
 - 2) IF APPLICABLE, ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) SHALL CONFORM TO THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS JUNE 2019 EDITION WITH ALL REVISIONS.
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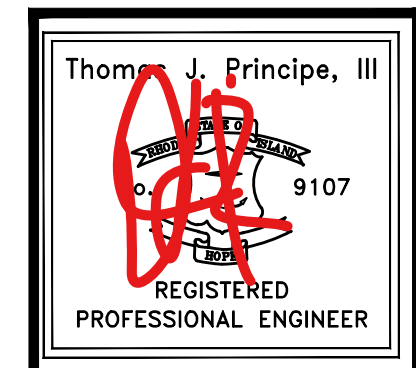
ZONING DISTRICT: CD
 MINIMUM LOT AREA: 5,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 0'
 FRONT YARD SETBACK: 0'
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 MINIMUM REAR YARD SETBACK: 0'
 MAXIMUM BUILDING COVERAGE: 50%
 MAXIMUM BUILDING HEIGHT: 40'



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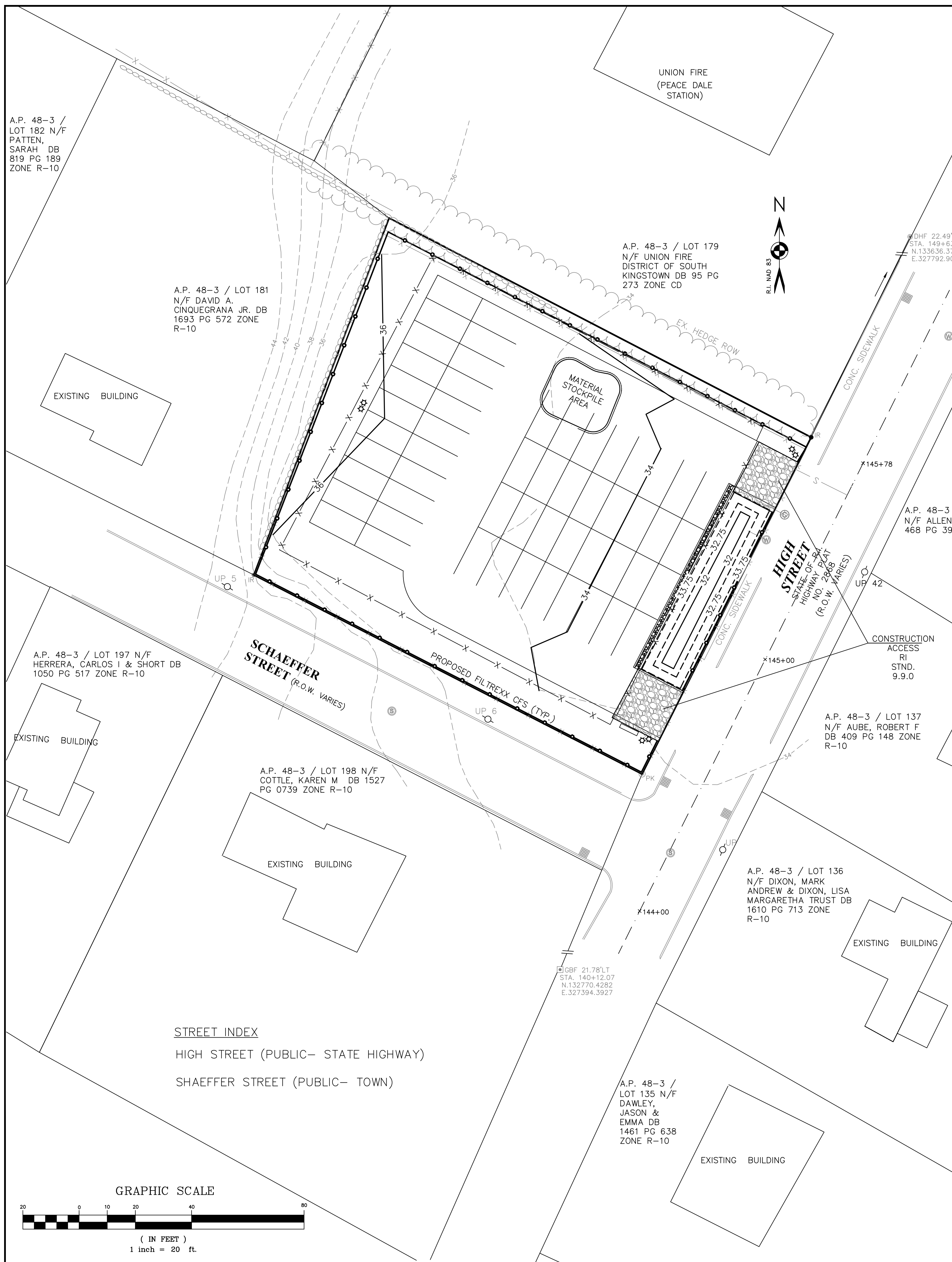


PRINCIPE COMPANY, INC.
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 PO BOX 298
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REVISIONS			
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
 for
446 HIGH STREET
AP 48-3, LOT 180
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'	SHEET NO: 3 OF 5
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 12/18/20	CHECKED BY: TJP
PROJECT NO.: LD_2020-16	



EROSION CONTROL AND SEDIMENT CONTROL PLAN:

1. 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.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY 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.
4. 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.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY, 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.
6. 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.
7. 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.
8. 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.
9. 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 HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDE SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. 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.
12. 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.
13. 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.
14. 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.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.

ORDER OF PROCEDURE:

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY HAYBALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY HAYBALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. 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.

SOIL STABILIZATION PROGRAM

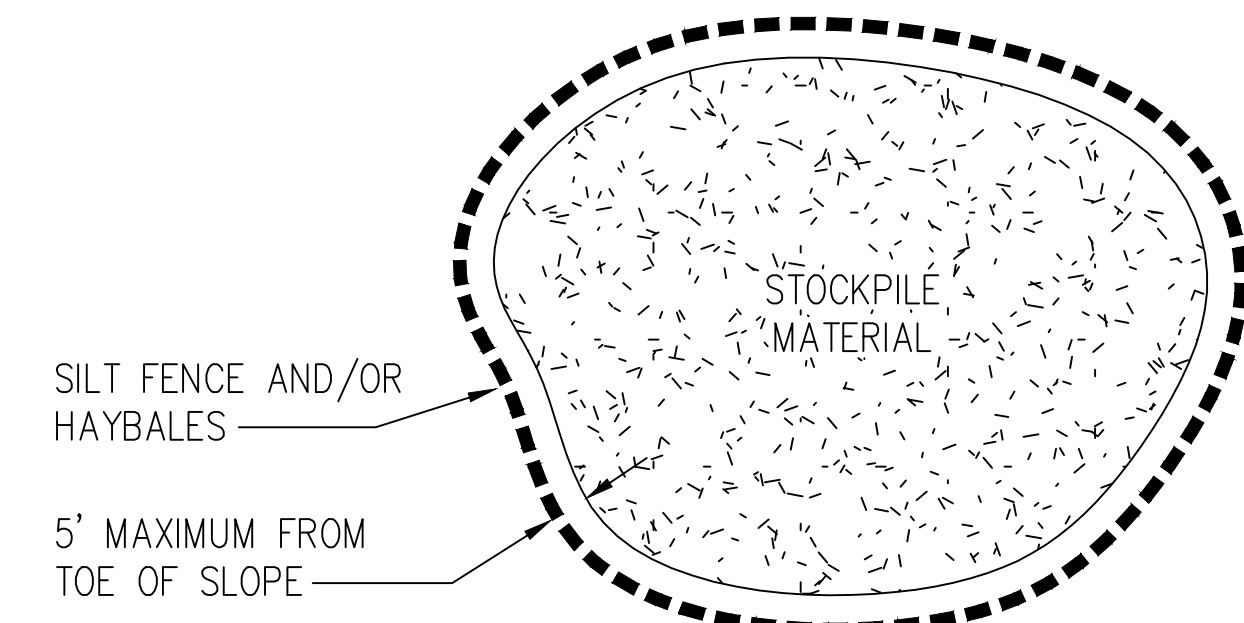
1. DENUDE SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. THE TOPSOIL 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.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. 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:
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
TOTAL:	100 lbs/Ac.
 - B. UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
BIRDSFOOT TREFLOIL	15
TOTAL:	100 lbs/Ac.
6. 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.
7. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs/Ac.
8. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR SEEDING GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY APPROVED GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.
ANNUAL RYEGRASS	1.0 - 1.5
PERENNIAL RYEGRASS	1.0 - 1.5
SUDAN GRASS	0.7 - 1.0
MILLET	0.7 - 1.0
WINTER RYE	3.0
OATS	0.5 - 5.0
WEEPING COVER GRASS	0.5 - 5.0

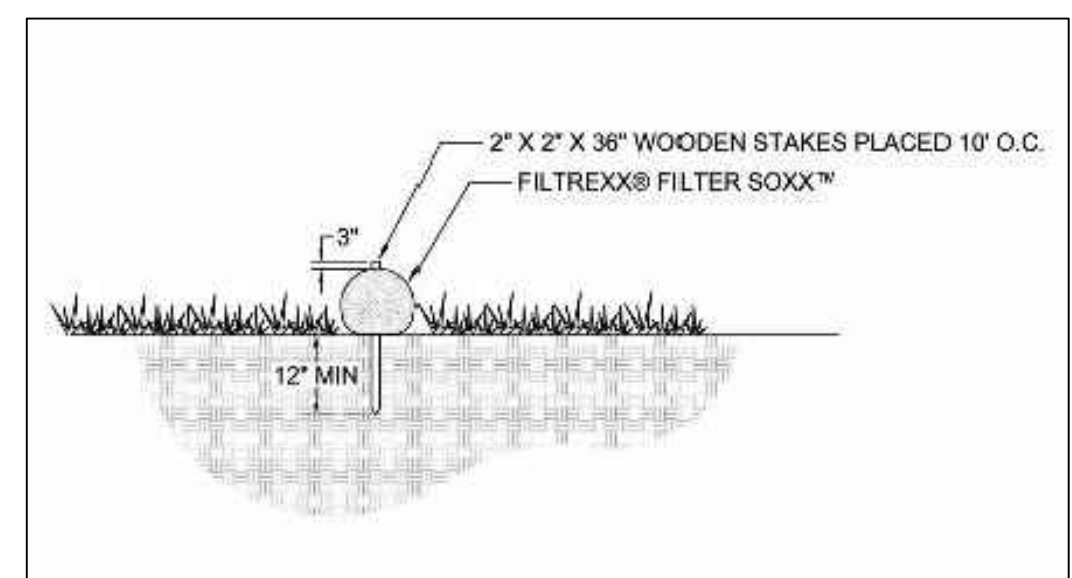
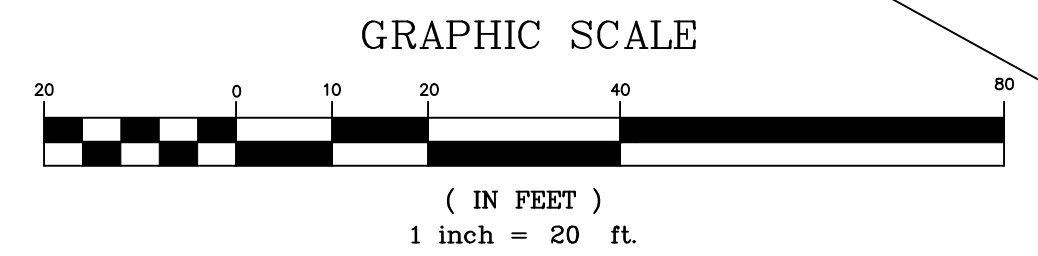
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. 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.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. 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.



STOCKPILE DETAIL
NOT TO SCALE

PLAN REFERENCE:
"SURVEY & LOCATION PLAN" PREPARED FOR PRINCEPI ENGINEERING, LOCATION 446 HIGH STREET A.P. 48-3 / LOT 180 SOUTH KINGSTOWN, RI BY E. GREENWICH SURVEYORS, LLC, DATED 11-25-2020.

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SHAEFFER STREET (PUBLIC- TOWN)



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131 ASA POND ROAD
WAKEFIELD, RI 02879

APPLICANT:
PAUL MASSE CHEVROLET SOUTH
339 MAIN STREET
WAKEFIELD, RI 02879

SOIL EROSION, RUNOFF & SEDIMENTATION CONTROL PLAN

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCEPI COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401-265-1090

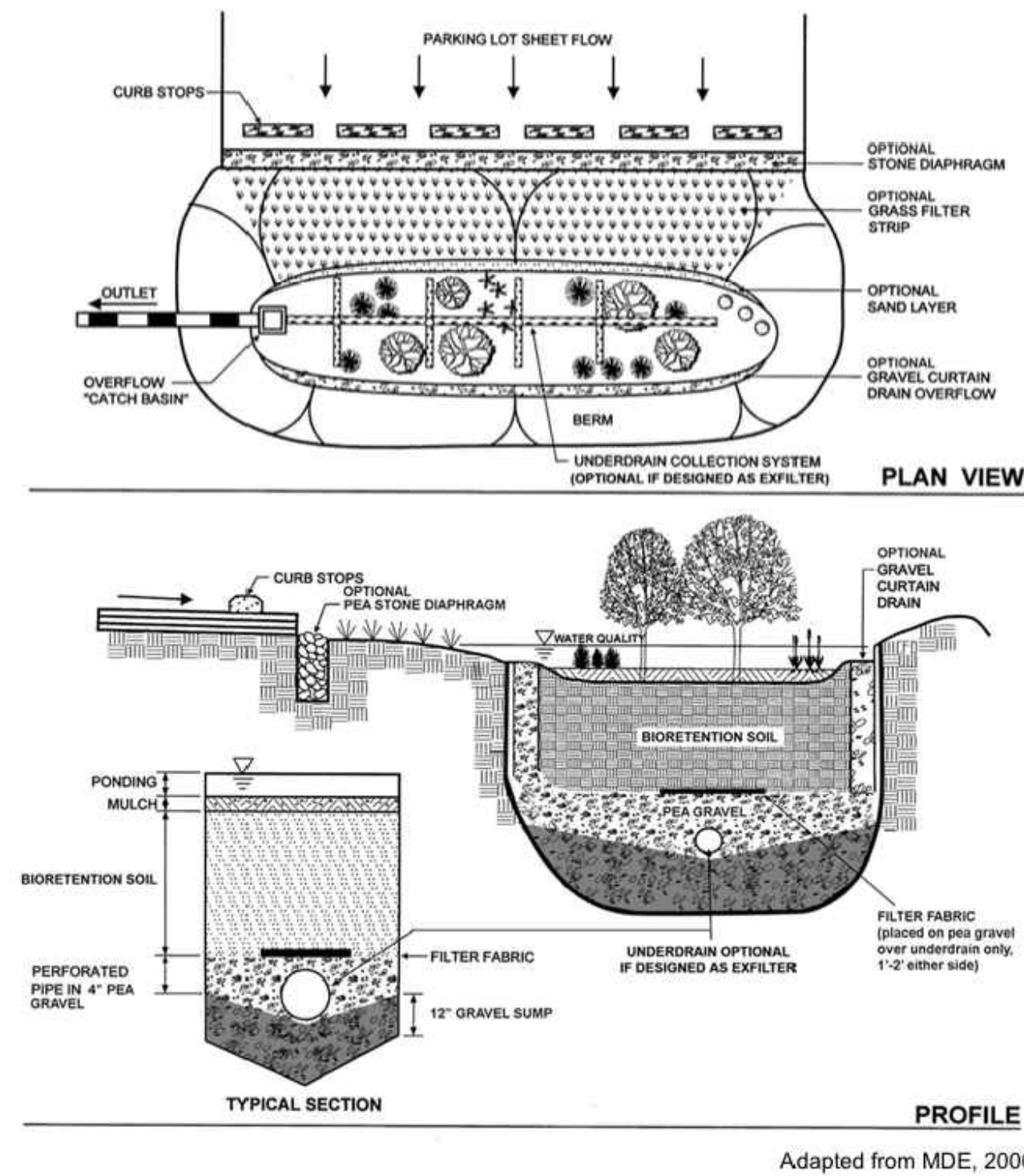
REVISIONS

No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
for
446 HIGH STREET
AP 48-3, LOT 180
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'	SHEET NO: 4 OF 5
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 12/18/20	CHECKED BY: TJP
PROJECT NO.: LD_2020-16	

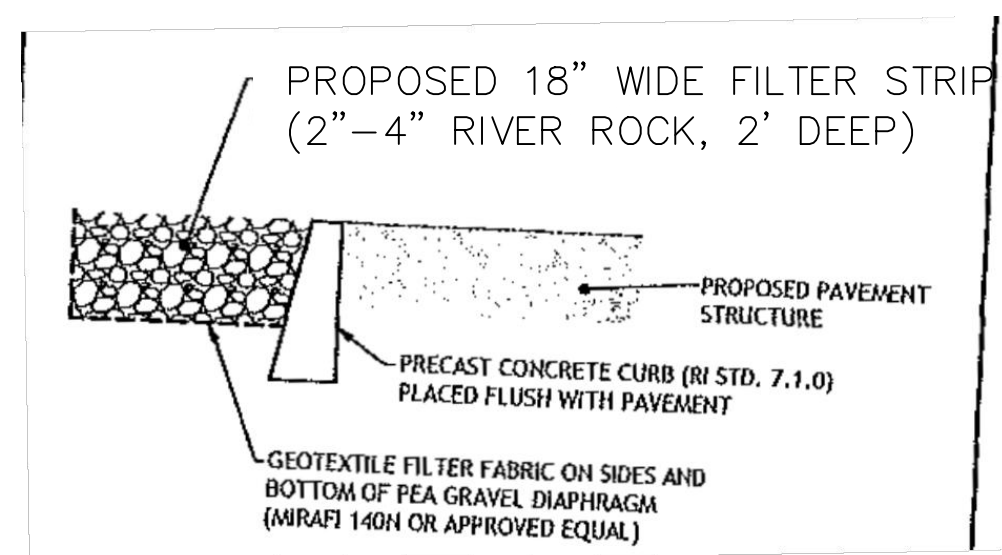
Figure 5-14 Bioretention



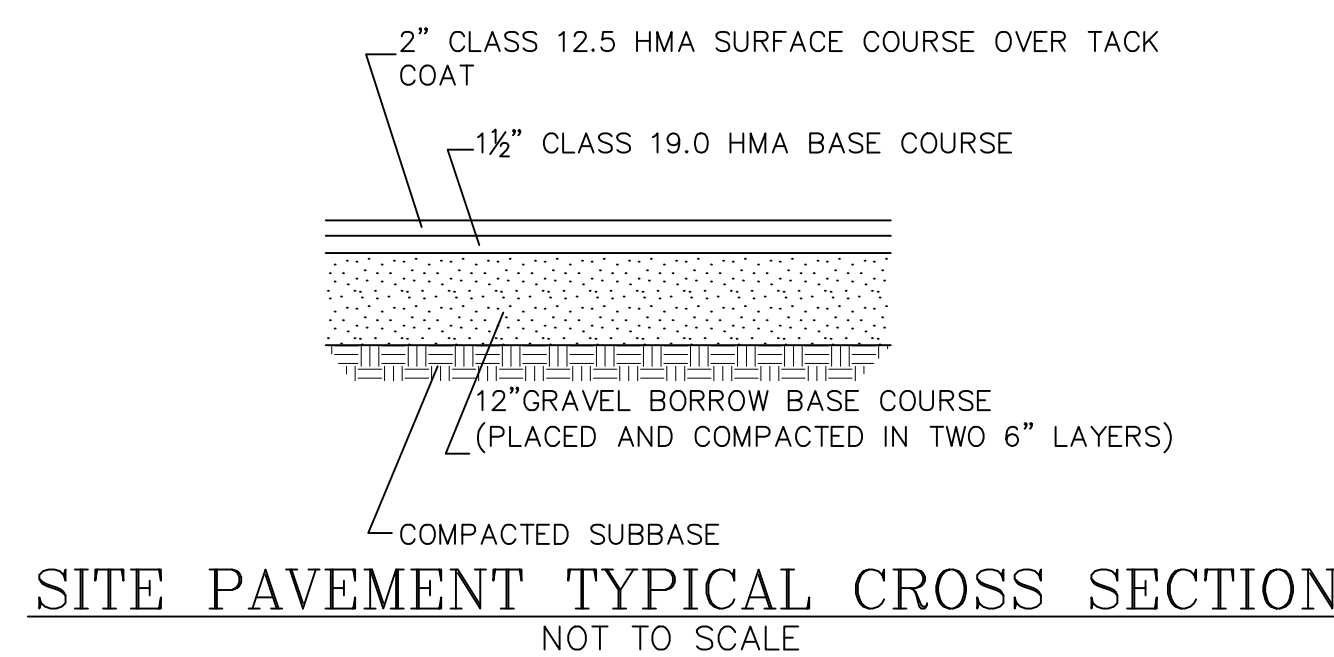
Adapted from MDE, 2000

BIO-RETENTION NOTES:

- 1) UNDERDRAIN NOT UTILIZED FOR THIS APPLICATION.
- 2) Bio-retention soils shall consist of USDA loamy sand to sandy loam classification and meet the following gradation: sand 85-88%, silt 8-12%, clay 0-2%, and organic matter (in the form of leaf compost) 3-5%.
- 3) FOR PLANTINGS WITHIN THE BIO-RETENTION AREAS REFERENCE SHEET 6 OF 8.



FILTER STRIP DETAIL
NOT TO SCALE



5.5.6 Maintenance

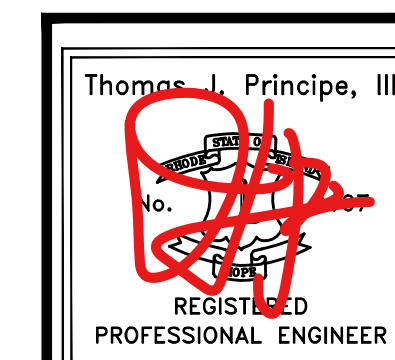
Required Elements

- A legally binding and enforceable maintenance agreement shall be executed between the facility owner and the responsible authority to ensure the following:
 - Sediment shall be cleaned out of the sediment forebay when it accumulates to a depth of more than 1/2 the design depth. Vegetation within the sediment forebay shall be limited to a height of 18 inches. The sediment chamber outlet devices shall be cleaned/repared when drawdown times exceed 36 hours. Trash and debris shall be removed as necessary.
 - Silt/sediment shall be removed from the filter bed when the accumulation exceeds one inch. When the filtering capacity of the filter diminishes substantially (i.e., when water ponds on the surface of the filter bed for more than 48 hours), the top few inches of discolored material shall be removed and shall be replaced with fresh material. The removed sediments shall be disposed in an acceptable manner at an approved and permitted location.
- For unique installations in extremely tight sites or redevelopment/infill projects where pretreatment strips have been downsized, enhanced maintenance shall be required through more frequent inspections, more frequent sediment removal, and enhanced landscape maintenance.
- During the six months immediately after construction, filter practices shall 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, inspections shall be conducted on an annual basis and after storm events of greater than or equal the 1-year, 24-hour Type III precipitation event.

Design Guidance

- Organic filters or sand filters that have a grass cover should be mowed a minimum of three times per growing season to maintain maximum grass heights less than 12".
- For bioretention areas, pruning or replacement of woody vegetation should occur when dead or dying vegetation is observed. Separation of herbaceous vegetation rootstock should occur when over-crowding is observed, or approximately once every 3 years. If at least 50 percent vegetation coverage is not established after two years, a reinforcement planting should be performed. The mulch layer should be replenished (to the original design depth) every other year, as directed by inspection reports. The previous mulch layer should be removed, and properly disposed of, or roto-tilled into the soil surface.
- Sediment testing may be required prior to sediment disposal when a LUHPPL is present.
- Minor soil erosion gullies should be repaired when they occur.

CONSTRUCTION DETAILS



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401-265-1090
ESTABLISHED IN 1981

REVISIONS			
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
for
446 HIGH STREET
AP 48-3, LOT 180
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'	SHEET NO: 5 OF 5
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 12/18/20	CHECKED BY: TJP
PROJECT NO.: LD_2020-16	

OWNER:
UNION FIRE DISTRICT OF SOUTH KINGSTOWN
131 ASA POND ROAD
WAKEFIELD, RI 02879

APPLICANT:
PAUL MASSE CHEVROLET SOUTH
339 MAIN STREET
WAKEFIELD, RI 02879

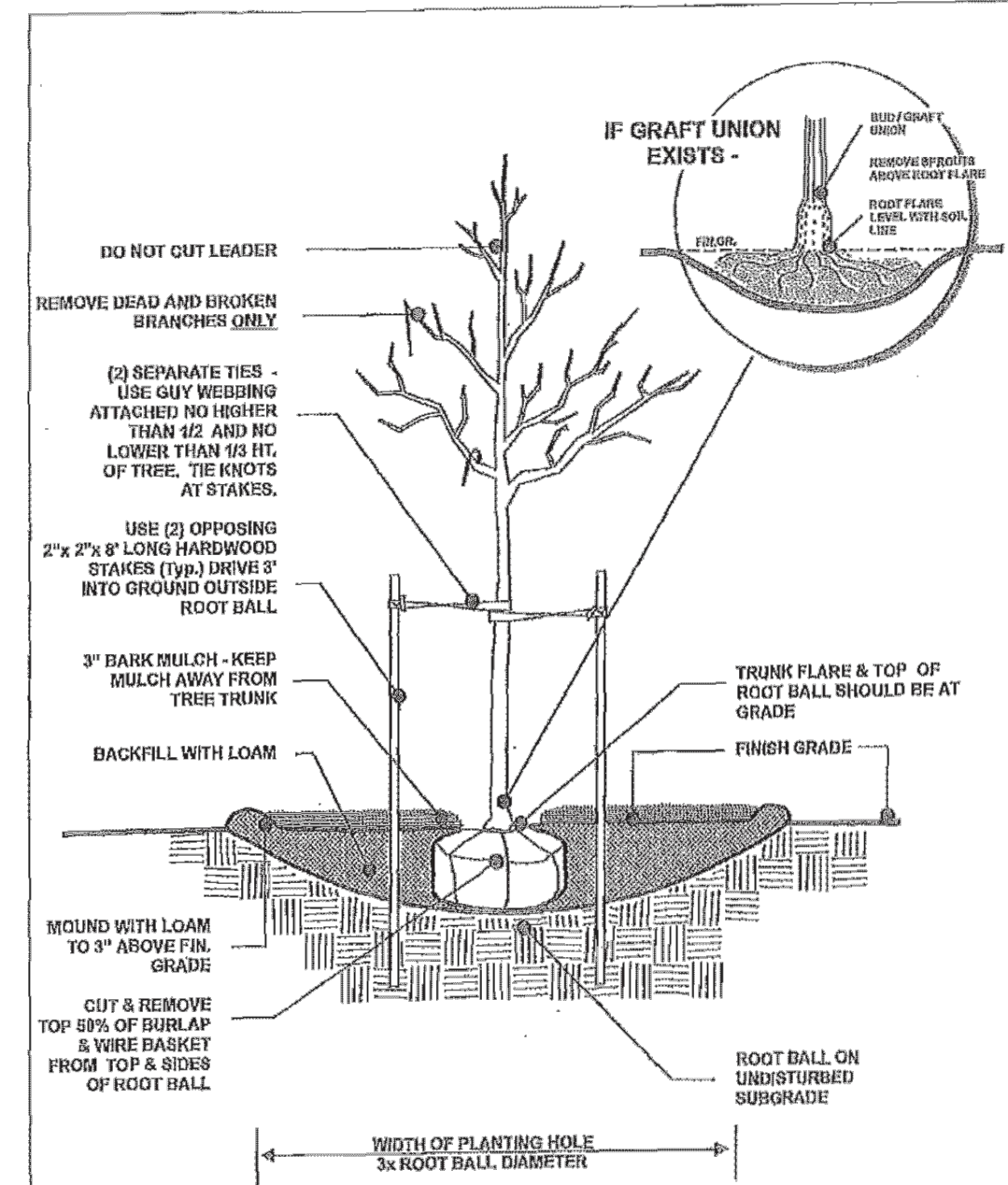
GENERAL NOTES

Planting – The subdivider shall engage a Rhode Island Licensed Arborist to be on site during planting to ensure that the following standards and procedures are observed during planting:

1. The top 50% of burlap and wire basket shall be removed.
2. Enough soil from the top of the root ball shall be removed to expose trunk/root flare.
3. Torn or ragged roots shall be pruned to make a clean termination.
4. Trees shall be planted in bowl-shaped hole three (3) times the width of the root ball.
5. The soil at the bottom of the hole shall be compacted to resist settling of the tree.
6. Soil that is nutrient deficient shall be amended by the addition of compost prior to backfilling the hole.
7. Trees shall be planted at a depth that allows full exposure of trunk/root flare.
8. Trees shall be staked and guyed, using arbor tape that is not pulled taut.
9. Soil from the planting hole shall be built up along the perimeter, to act as a dam to retain water.
10. Trees shall be mulched with 2 (two) to 3 (three) inches of mulch, keeping mulch 3 (three) inches away from trunk

MAINTENANCE & WARRANTY

1. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. ANY PLANT WHICH IS NOT HEALTHY SHALL BE REPLANTED BY THE CONTRACTOR.
2. AFTER PLANTING IS COMPLETED THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER AND ENSURE HEALTHY AND VIGOROUS GROWTH.

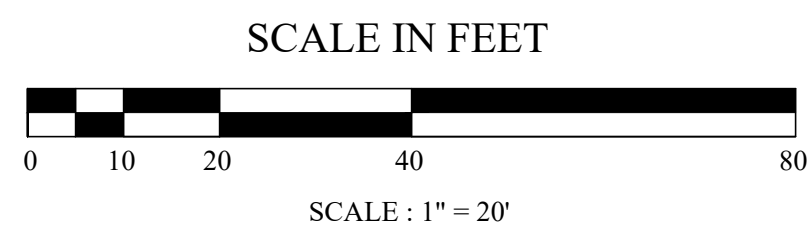
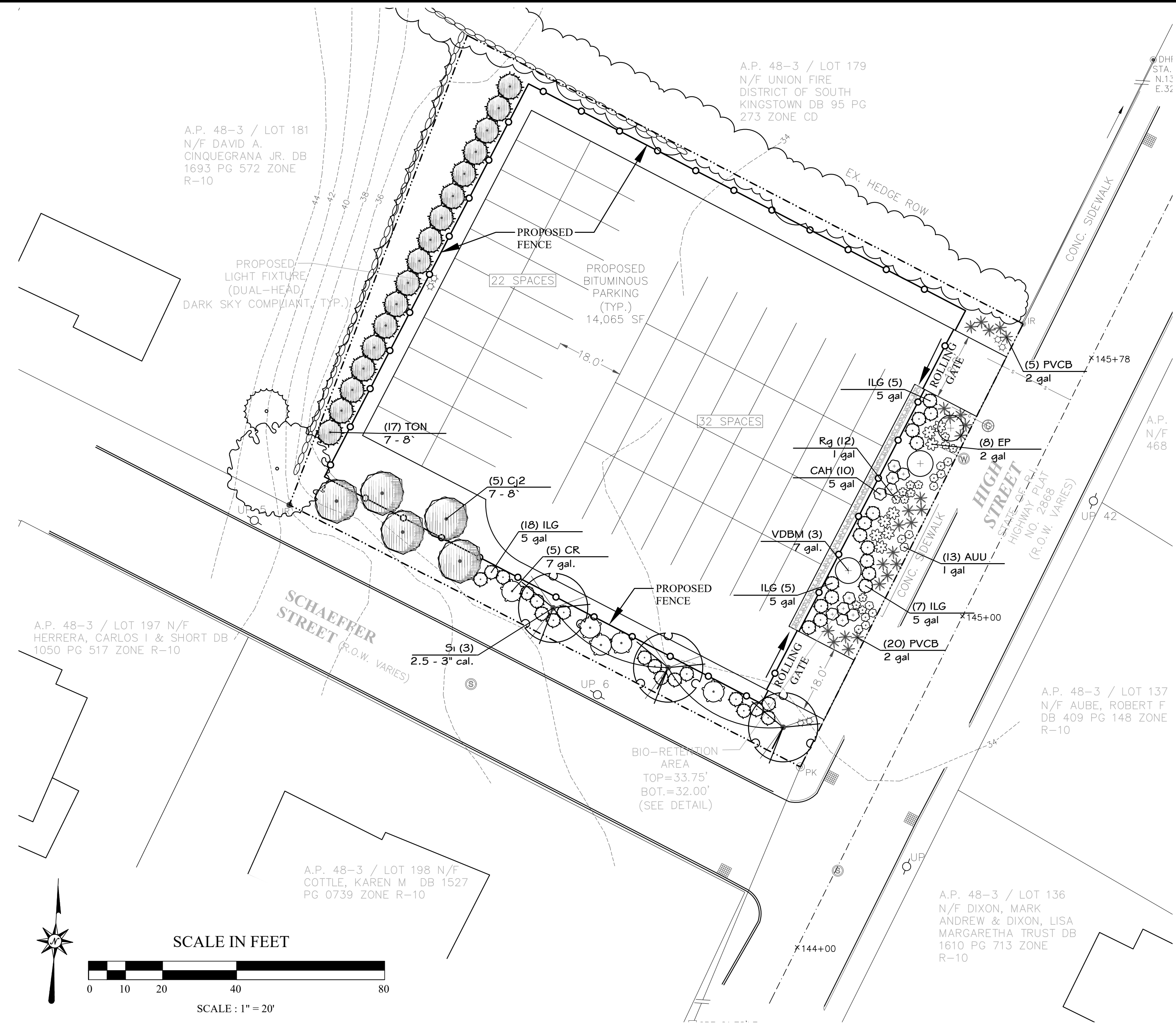


TREE PLANTING DETAIL - TYPICAL

TOWN OF SOUTH KINGSTOWN, RI

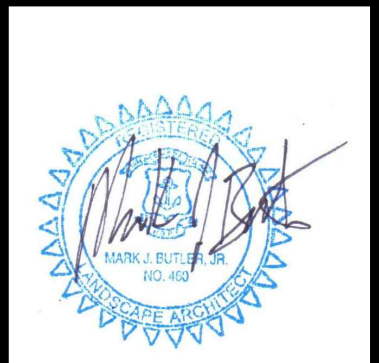
FIGURE 11

120



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	Cj2	5	Cryptomeria japonica	Japanese Cedar	7 - 8'	Cont.	
	Si	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5 - 3" cal.	B&B	
	TON	17	Thuja occidentalis 'Nigra'	Nigra Cedar	7 - 8'	B&B	Dark American Arb
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AUU	13	Arctostaphylos uva-ursi	Bearberry	1 gal	Cont.	
	CAH	10	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal	Cont.	
	CR	5	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	7 gal.	Cont.	
	ILG	35	Ilex glabra	Inkberry Holly	5 gal	Cont.	
	VDBM	3	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	7 gal.	B&B	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	EP	8	Eupatorium purpureum	Savannah Joe-Pye Weed	2 gal	Cont.	
	Rg	12	Rudbeckia fulgida 'Goldstrum'	Coneflower	1 gal	Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	PVCB	25	Panicum virgatum 'Cape Breeze'	Switch Grass	2 gal	Cont.	



NOT Issued For Construction

Revisions:

Job No: C-2020-15
 Dwg No:
 Drawn: MB
 Checked: MB
 Issued: 12.18.20

MDG
 MATUNICK & DIXON GROUP, INC.
 LANDSCAPE ARCHITECTURE
 P.O. Box 125 Wakefield, RI 02880
 401-664-6522 www.MatunickDesignGroup.com

Paul Masse South Landscape Plan

Development Plan Review

Approved: **Paul Masse South**
 300 Main Street
 Wakefield, RI 02879

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