

Permitting Submission Set

Matunuck Beach Condos

Matunuck Beach Road
 South Kingstown, Rhode Island
 Assessor's Plat 92-2 Lot 56



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Applicable State Permits:

1. RIDEM QWTS APPLICATION #2032-1432, 2132-0908, 2132-0909, 2132-0910, 2132-0911, 2132-0912.
2. CRMC ASSENT - TO BE SUBMITTED
3. HISTORICAL PRESERVATION & HERITAGE COMMISSION CRMC FILE NO. 2019-03-087 (DATED: APRIL 15, 2019)
4. CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)

DiPrete Engineering
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The plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering. DiPrete Engineering shall be held responsible for the accuracy of the information provided in this plan set. DiPrete Engineering does not warrant plans by any other party. The contractor is responsible for all of the means, methods, safety and implementation of this plan and design. Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

NO.	DATE	DESCRIPTION	DESIGN BY
1	09-20-2021	Work Submission	A.C.
2	08-11-2021	Initial Submission	S.F.
3	07-20-2021	REDEM Submission	N.D.K.
4	07-20-2021	REDEM Submission	D.P.
Drawn By: N.D.K.			Design By: N.D.K.

Cover Sheet
Matunuck Beach Condos
 Assessor's Plat 92-2 Lot 56
 South Kingstown, Rhode Island
Client/Owner
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880

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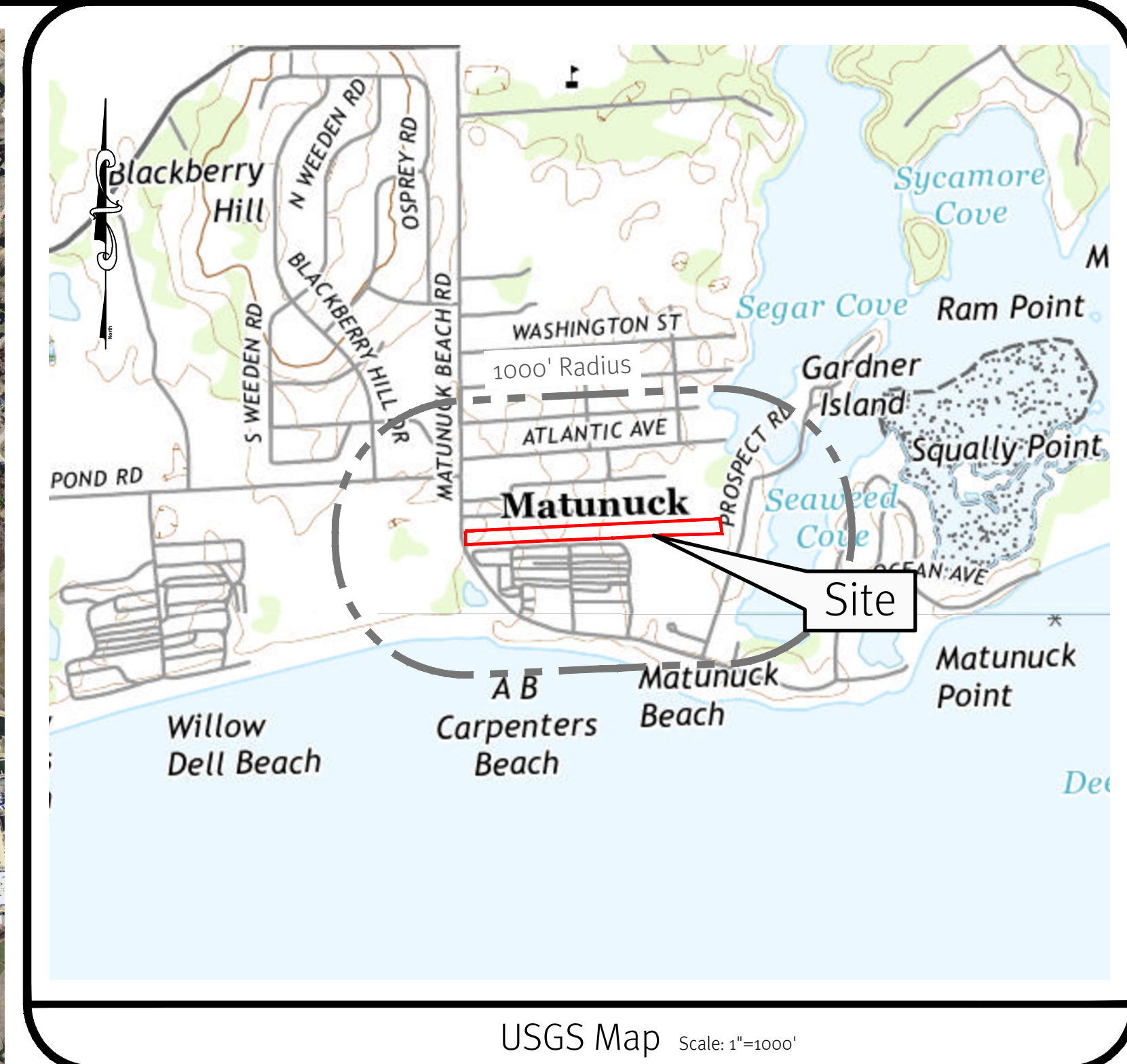
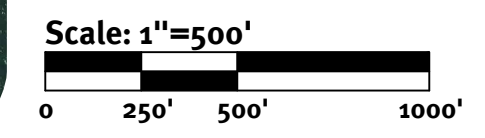


Photo obtained from the RI-GIS.



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 Engineer assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

1	09-20-2021	Work Submission	A.C.
2	08-11-2021	Initial Review	S.F.
3	07-20-2021	REBID Submission	R.D.K.
4		Design	D.P.
Drawn By: N.D.K.			Design By: N.D.K.

Aerial Half Mile Radius
Matunuck Beach Condos
 Assessors: BRG 027, Lot 66
 South Kingstown, Rhode Island
Client/Owner
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880
 DE JOB No: 2389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

General Notes:

- 1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 92-2 LOT 56.
2. THE SITE IS APPROXIMATELY 4.77± ACRES AND IS ZONED R20 AND CN.
3. THE OWNER OF AP 92-2 LOT 56 IS: EILEEN R. BIANCUZZO 12 LISTER DRIVE BARRINGTON, RI 02806
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE, X (SHADED) AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0193J, DATED OCTOBER 16, 2013. (FLOOD PLAN DESCRIPTIONS SHOWN BELOW)
ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNADATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN A: SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC) NARROW RIVER LAND TRUST (TOWN) STATEWIDE IMPORTANCE FARMLAND SOILS COASTAL RESILIENCY OVERLAY DISTRICT (TOWN) SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (TOWN)
9. THE SITE IS NOT WITHIN A: HISTORIC CEMETERY UNIQUE HISTORIC FEATURES UNIQUE NATURAL FEATURES NATURAL HERITAGE AREAS GROUNDWATER PROTECTION AREA TMDL WATERSHED DRINKING WATER SUPPLY WATERSHED (RIDEM) NATURAL REGISTER OF HISTORIC PLACES
10. 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:
• SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
o EROSION CONTROL MEASURES
o SHORT TERM MAINTENANCE
o ESTABLISHMENT OF VEGETATION COVER
o CONSTRUCTION POLLUTION PREVENTION
o SEQUENCE OF CONSTRUCTION
• STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
o LONG TERM MAINTENANCE
o LONG TERM POLLUTION PREVENTION
11. THE SITE IS TO BE SERVED BY PUBLIC WATER AND PRIVATE OWTS.
12. PROPOSED RIGHTS OF WAY ARE TO BE 21'-0" WIDE WITH 20' WIDE PAVEMENT (10' TRAVEL LANES AND 6" CURB ON BOTH SIDES IN SOME AREAS).
13. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
15. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON 02/20/2019 AND 11/09/2020.
16. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND LOCATED BY DIPRETE ENGINEERING USING SUBMETER GPS ON FEBRUARY 20, 2019.
17. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/ DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
18. THIS PLAN SET MAY REFERENCE AND/ OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/ OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION/ SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/ DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/ DETAIL BY OTHERS OR ITS DESIGN.

Soil Information:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

Table with 2 columns: SOIL NAME, DESCRIPTION. Rows include BbB**, F1A, M4, MU.

NOTE: *PRIME FARMLAND **FARMLAND OF STATEWIDE IMPORTANCE

Soil Erosion and Sedimentation 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 JURISDICTION. THE CONTRACTOR IS TO 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. TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/ TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAPS TO BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
4. INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
7. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

- 1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
7. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Layout and Materials:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING TO BE CONCRETE OR AS LABELED ON THE PLANS.
3. SIDEWALK TO BE CONCRETE OR AS LABELED ON THE PLANS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE THE DESIGN ENGINEER. THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.

Americans with Disabilities Act Notes:

- 1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/ PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

Grading and Utility Notes:

- 1. CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDINGS. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDINGS TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURES.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE FUTURE OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING. THE CONTRACTOR TO INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE PROPOSED ON SITE.

DRAINAGE

ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS.
DRAINAGE STRUCTURES TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
• MANHOLES TO BE RIDOT STD. 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
• DRAINAGE MANHOLE COVERS TO BE RIDOT STD 6.2.1
• DROP INLETS TO BE RIDOT STD. 4.5.0, 4.5.1 OR 4.5.2.
• APRON STONE, WHERE REQUIRED, TO BE RIDOT STD 7.1.7 OR 7.1.8.

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS & PIPE SLOPES TO TIE INTO MAIN TRUNK LINE TO BE FIELD FIT BY CONTRACTOR.

ONSITE WASTEWATER TREATMENT SYSTEM

MULTIPLE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) ARE PROPOSED TO SERVICE THE SITE. INDIVIDUAL APPROVALS WILL BE REQUIRED FOR EACH OWTS.

WATER

ALL WATER MAINS TO BE CONCRETE LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE SOUTH KINGSTOWN WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOWS. ALL COMPONENTS OF THE WATER SYSTEM TO BE ASBUILT PER SOUTH KINGSTOWN WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM TO BE INSPECTED BY SOUTH KINGSTOWN WATER. CONTRACTOR TO COORDINATE ALL IMPROVEMENTS WITH SOUTH KINGSTOWN WATER TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER & CONTRACTOR TO COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK TO BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND WILL BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLE TO BE COORDINATED WITH OTHER UTILITIES AND TO BE LOCATED WITHIN THE STREET RIGHTS OF WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

Abbreviations Legend

Table with 2 columns: Abbreviation, Description. Includes ADA, AHJ, AP, BC, BT, BIT, BIO, BS, BW, CB, (C), (E), (CA), CLDIP, CO, CONC, (D), DCB, DI, DMH, DP, ELEV, EOP, ESC, EX, FES, FFE, GS, GWT, HW, HC, HOPE, ID, INV, IP, LF, LOD, LP, (M), N/F.

Table with 2 columns: Abbreviation, Description. Includes OHW, PE, P, PR, PVC, R, R&D, RCP, RIHB, RADIUS, RL, ROW, S, SD, SED, SF, SFL, SPM, SG, SHL, SMH, SNDF, SS, STA, TC, TD, TF, TRANS, TW, TYP, UDS, UIS, UP, WQ.

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

Table with 2 columns: Symbol, Description. Includes PROPERTY LINE, ASSESSORS LINE, BUILDING, BRUSHLINE, TREE LINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, WATER LINE, SEWER LINE, SEWER FORCE MAIN, GAS LINE, ELECTRIC LINE, OVERHEAD WIRES, DRAINAGE LINE, SOILS LINES, 50' PERIMETER WETLAND, 100' RIVERBANK WETLAND, 200' RIVERBANK WETLAND, FEMA BOUNDARY, STREAM, WETLAND LINE & FLAG, STATE HIGHWAY LINE, STATE FREEWAY LINE.

Proposed Legend

NOT ALL ITEMS SHOWN WILL

Table with 2 columns: Symbol, Description. Includes PROPERTY LINE, BUILDING SETBACKS, CHAINLINK FENCE, GUARDRAIL SEE LAYOUT AND MATERIALS NOTE B., RETAINING WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, SPOUT ELEVATION, EDGE OF PAVEMENT, BITUMINOUS BERM, CONCRETE CURB (RIDOT STD 7.1.0), BUILDING FOOTPRINT, BUILDING OVERHANG, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, HEAVY DUTY CONCRETE, CONCRETE, ASPHALT SIDEWALK, SAWCUT LINE, SIGN (RIDOT STD 24.6.2 AS APPLICABLE), SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT, ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/ LIMIT OF CLEARING, SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL, SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES), UNDERGROUND INFILTRATION OUTLINE, POND ACCESS, RIPRAP, SAND FILTER, BIO RETENTION, CATCH BASIN, DOUBLE CATCH BASIN, MANHOLE, FLARED END SECTION, HEADWALL.

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

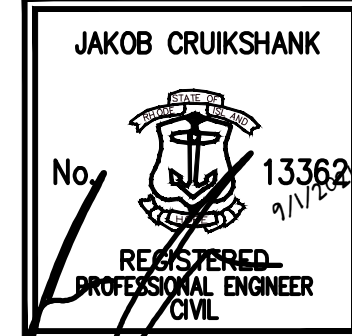
PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES. DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

Diprete Engineering



Two Stafford Court, Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com



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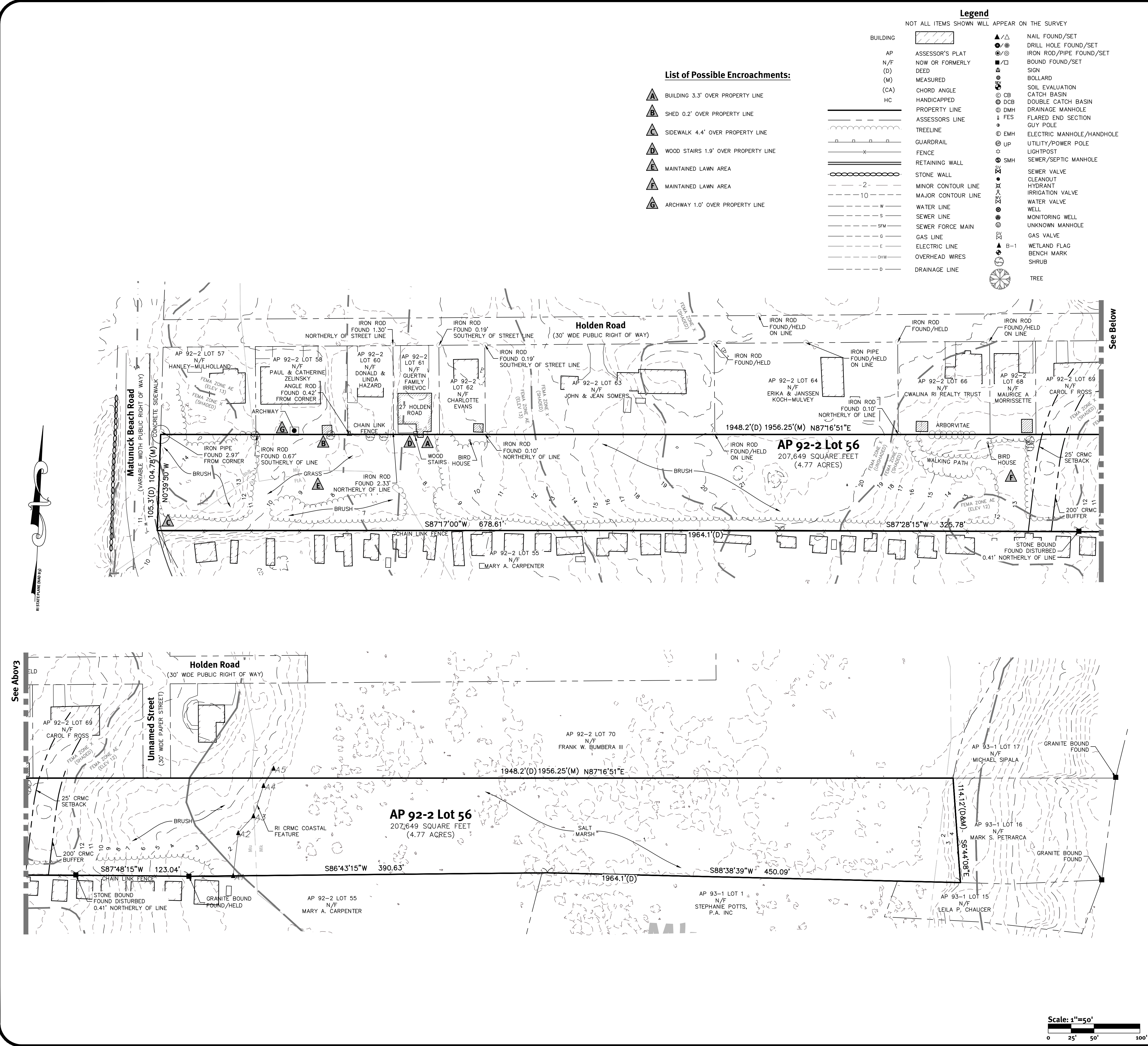
Table with 3 columns: A.C., S.C., D.P. Includes dates and names for approval.

General Notes & Legend

Matunuck Beach Condos

Matunuck Beach Road Partners, LLC
Applicant/Owner
South Kingstown, Rhode Island
Assessors: B18-027, Lot 66
P.O. Box 395
Waketield, RI 02880

2:blmmain\projects\2389-002\matunuck\beach\condos\matunuck.dwg 12/23/2021 9:17:29 AM



List of Possible Encroachments:

- BUILDING 3.3' OVER PROPERTY LINE
- SHED 0.2' OVER PROPERTY LINE
- SIDEWALK 4.4' OVER PROPERTY LINE
- WOOD STAIRS 1.9' OVER PROPERTY LINE
- MAINTAINED LAWN AREA
- MAINTAINED LAWN AREA
- ARCHWAY 1.0' OVER PROPERTY LINE

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	AP ASSESSOR'S PLAT		DRILL HOLE FOUND/SET
	N/F NOW OR FORMERLY		IRON ROD/PIPE FOUND/SET
	(D) DEED		BOUND FOUND/SET
	(M) MEASURED		SIGN
	(CA) CHORD ANGLE		BOLLARD
	HC HANDICAPPED		SOIL EVALUATION
	PROPERTY LINE		CB CATCH BASIN
	ASSESSOR'S LINE		DCB DOUBLE CATCH BASIN
	TREELINE		DMH DRAINAGE MANHOLE
	GUARDRAIL		FES FLARED END SECTION
	FENCE		GUY POLE
	RETAINING WALL		EMH ELECTRIC MANHOLE/HANDHOLE
	STONE WALL		UP UTILITY/POWER POLE
	MINOR CONTOUR LINE		LP LIGHTPOST
	MAJOR CONTOUR LINE		SMH SEWER/SEPTIC MANHOLE
	WATER LINE		SEWER VALVE
	SEWER LINE		CLEANOUT
	SEWER FORCE MAIN		HYDRANT
	GAS LINE		IRRIGATION VALVE
	ELECTRIC LINE		WATER VALVE
	OVERHEAD WIRES		WELL
	DRAINAGE LINE		MONITORING WELL
			UNKNOWN MANHOLE
			GAS VALVE
			B-1 WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE



General Notes:

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 92-2, LOT 56 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1060, PAGE 711 IS EILEEN R. BIANCUZZO.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE AE (ELEV.=12'), ZONE X, AND ZONE VE (ELEV.=16') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4409C0193J, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R20 AND CN BASED ON THE TOWN OF SOUTH KINGSTOWN GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 7, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

Plan References:

- PLAN OF LAND AT MATUNUCK IN THE TOWN OF SOUTH KINGSTOWN, R.I. CONVEYED BY S. LEROY CARPENTER TO JOHN W. MILLER AND ELLIE C. MILLER. SCALE 1"=40'. DATED MAY, 1934. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN DEED BOOK 48, PAGE 568-569.
- MAP OF TUCKER ROAD SUBDIVISION OF PALMER ESTATE TOWN OF SOUTH KINGSTOWN, R.I. HENRY A. HOLDEN, OWNER. SCALE 1"=60'. DATED SEPTEMBER, 1925. PLAN BY EARL WHALEY AND LATHROP HOLDEN. RECORDED IN BOOK 47, PAGE 230-231.
- ADMINISTRATIVE SUBDIVISION PLAN SHOWING A REDIVISION OF CERTAIN LAND OF MARY A. CARPENTER MAP NO. 92-2 LOTS 52, 53 & MAP NO. 93-1 LOT 1 AND DAVID VAN PELT YALE MAP NO. 93-1 LOT NO. 12 ON MATUNUCK BEACH ROAD AND PROSPECT STREET ROAD IN THE TOWN OF SOUTH KINGSTOWN, R.I. SCALE 1"=50'. DATED OCTOBER, 2000. PLAN BY LLOYD L. WHALEY. RECORDED ON CARD C2000-55.
- PLAT OF CAMPGROUND AT MATUNUCK BEACH PROPERTY OF THE ESTATE OF ARTHUR B. CARPENTER SURVEYED AND PLATTED. SCALE 1"=80'. DATED 1949-1950. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN BOOK 12 PAGE 699.
- DIANA TUTALO ET AL 106 SYCAMORE LANE, WAKEFIELD, RI 02879 SUBDIVISION A.P. 92-2 LOT 71 SOUTH KINGSTOWN, RHODE ISLAND. SCALE 1"=40'. DATED JUNE 28, 1994. PLAN BY RAYMOND W. SCHWAB ASSOCIATES, INC. RECORDED IN BOOK PL 24, PAGE 55.

Datum Note:

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**This Plan Should Be Indexed
By The Following Streets:**

- Matunuck Beach Road

Certification:

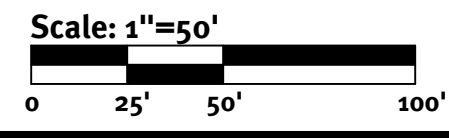
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHIC SURVEY	CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

9/1/21
ROBERT G. BABCOCK, RPLS #2504, COA #S.000A160



Diprete Engineering
Two Stafford Court Cranston, RI 02920
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JAKOB CRUIKSHANK
No. 13362
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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NO.	DATE	DESCRIPTION	BY
1	08-11-2021	Water Submission	N.D.K.
2	08-12-2021	Water Submission	N.D.K.
3	09-20-2021	BEEM Submission	N.D.K.
4	09-20-2021	BEEM Submission	N.D.K.

Drawn By: N.D.K. Design By: N.D.K.

Existing Conditions Plan
Matunuck Beach Condos
South Kingstown, Rhode Island
Asessor's Plat 92-2 Lot 56
Matunuck Beach Road Partners, LLC
P.O. Box 395
Wakefield, RI 02880

DE JOB NO: 2389-002 Copyright: 2021 by Diprete Engineering Associates, Inc.

Soil Erosion Control Legend:

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

Soil Erosion Control Implementation Phasing

- Phase IA** - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- Phase IB** - INSTALL TEMPORARY SEDIMENTATION TRAP, CONSTRUCT CLEAN WATER DIVERSIONS
- Phase IIA** - CLEAR AND GRUB IMPERVIOUS AREAS, CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS, INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK, INSTALL ASPHALT PAVING.
- Phase IIB** - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.
11. THE SITE IS WITHIN A:
 - SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC) STATEWIDE IMPORTANCE FARMLAND SOILS
 - NARROW RIVER LAND TRUST (TOWN)
 - COASTAL RESILIENCY OVERLAY DISTRICT (TOWN)
 - SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (TOWN)
 - OWTS CRITICAL RESOURCE AREA
12. THE SITE IS NOT WITHIN A:
 - LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
 - HISTORIC CEMETERY
 - NATURAL HERITAGE AREAS
 - GROUNDWATER PROTECTION AREA
 - TMDL WATERSHED
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
13. THERE ARE NO STONE WALLS ON SITE.
14. THERE ARE NO HISTORIC BUILDINGS ON SITE.
15. THERE ARE NO AGRICULTURAL USES ON SITE.
16. THERE ARE NO UNIQUE NATURAL FEATURES ON SITE.

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

INSTALLATION NOTES:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS, SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

BhB**	BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES
FIA	FORTRESS SAND
Mk	MATUNUCK MUCKY PEAT
MU	MERRIMAC-URBAN LAND COMPLEX

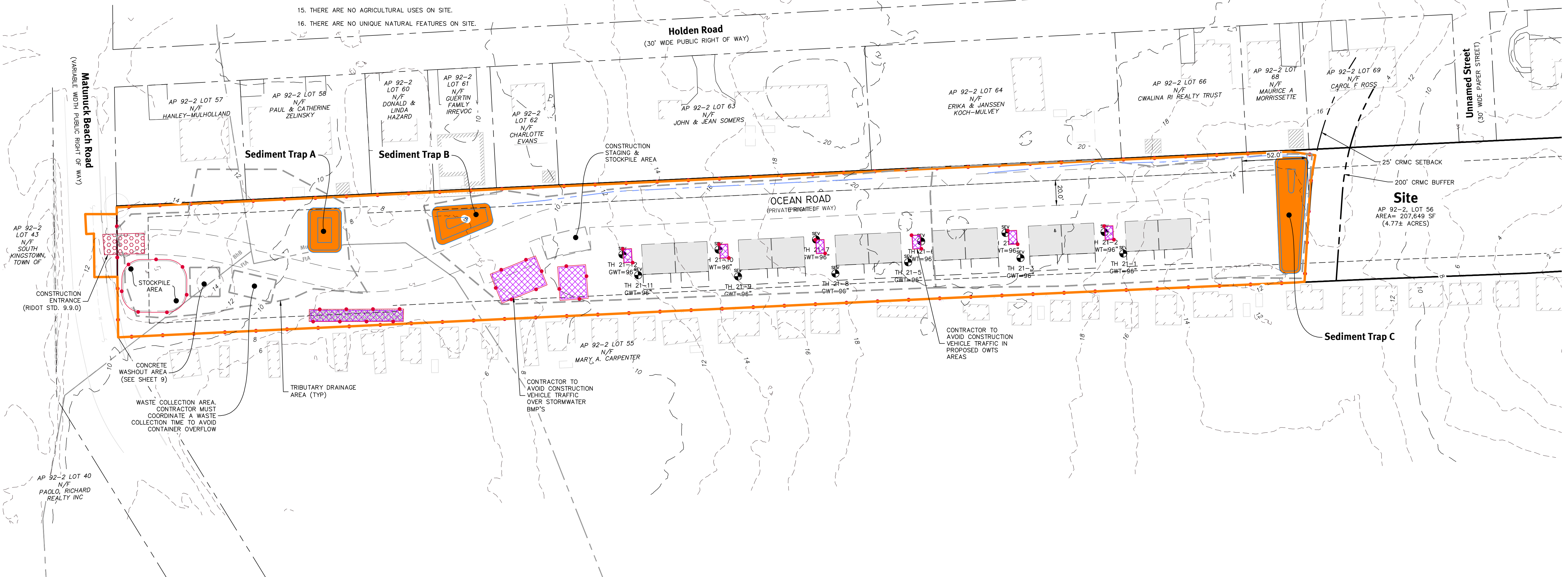
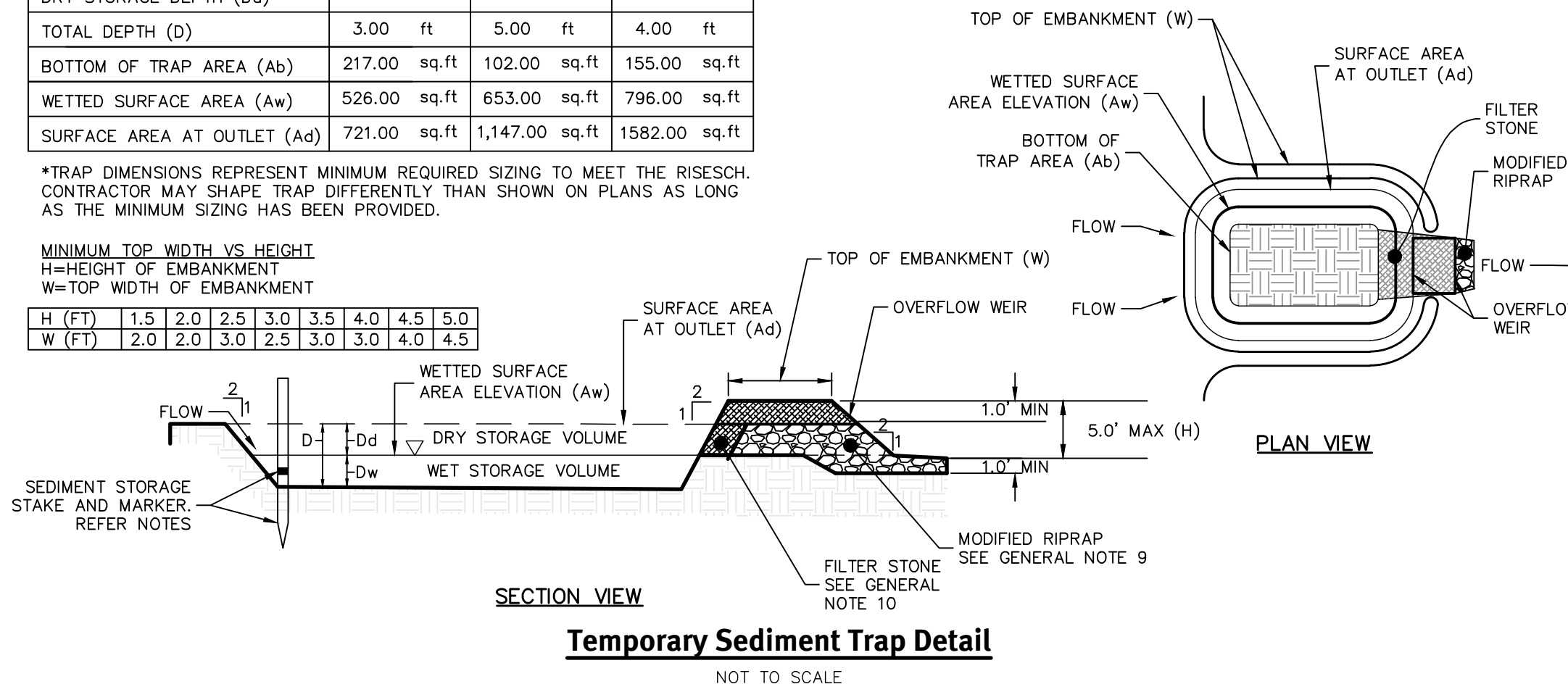
NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B	TRAP C
TRIBUTARY DRAINAGE AREA	0.39 ac	0.80 ac	0.67 ac
WET STORAGE DEPTH (Dw)	2.00 ft	3.00 ft	2.00 ft
DRY STORAGE DEPTH (Dd)	1.00 ft	2.00 ft	2.00 ft
TOTAL DEPTH (D)	3.00 ft	5.00 ft	4.00 ft
BOTTOM OF TRAP AREA (Ab)	217.00 sq.ft	102.00 sq.ft	155.00 sq.ft
WETTED SURFACE AREA (Aw)	526.00 sq.ft	653.00 sq.ft	796.00 sq.ft
SURFACE AREA AT OUTLET (Ad)	721.00 sq.ft	1,147.00 sq.ft	1582.00 sq.ft

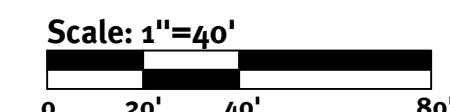
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT

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



Note: This Plan Must Be Reproduced In Color



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 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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NO.	DATE	DESCRIPTION	BY	CHK.
1	09-20-2021	Issue for Submittal	JAC	
2	08-12-2021	Issue for Submittal	S.F.	
3	07-20-2021	Issue for Submittal	R.D.K.	

Drawn By: N.D.K. Design By: N.D.K.

Soil Erosion & Sediment Control Plan
Matunuck Beach Condos
 Assessor's Plat 92-2, Lot 56, South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
 P.O. Box 395, Wakefield, RI 02880
 DE Job No: 2389-002. Copyright 2021 by DiPrete Engineering Associates, Inc.

Dimensional Regulations:

CURRENT ZONING: R-20 (DUPEX WITH OUT PUBLIC SEWER)
 MINIMUM LOT AREA: 40,000 SF
 MINIMUM FRONTAGE AND LOT WIDTH: 100'
 MINIMUM FRONT YARD: 35'
 MINIMUM CORNER SIDE YARD: 25'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 35'
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM LOT BUILDING COVERAGE: 25%

CURRENT ZONING: CN - MULTI HOUSEHOLD STRUCTURES UP TO 12 UNITS
 MINIMUM LOT AREA: 15,000 SF FOR FIRST 2 D.U. + 5,000 SF PER EACH ADDITIONAL D.U.
 MINIMUM FRONTAGE AND LOT WIDTH: 100'
 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: 30%

Development Data:

TOTAL SITE AREA: 4.77± ACRES
 UPLAND AREA: 2.9± ACRES
 TOTAL NUMBER OF BUILDINGS: 6
 TOTAL NUMBER OF UNITS: 12
 AFFORDABLE UNITS: 12 UNITS (25% AFFORDABLE = 3 UNITS)
 LENGTH OF ROAD: 975'±
 PAVEMENT WIDTH: 20' (TWO 10' TRAVEL LANES)

Parking Regulations:

PARKING USE: APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
 PARKING REQUIREMENT: 2 SPACES PER UNIT
 UNITS PROPOSED: 12 UNITS
 PARKING CALCULATION: 2 * 12 = 24 SPACES
 REQUIRED PARKING SPACES: 24 SPACES
 PARKING SPACES PROVIDED: 44 TOTAL SPACES
 32 STANDARD SPACES (INCLUDING 2 ADA SPACES)
 12 OVERFLOW SPACES

Density Calculation:

TOTAL SITE AREA: 4.77± ACRES
 NUMBER OF UNITS*: 12 UNITS
 MAXIMUM LOTS ALLOWED*: 6 LOTS

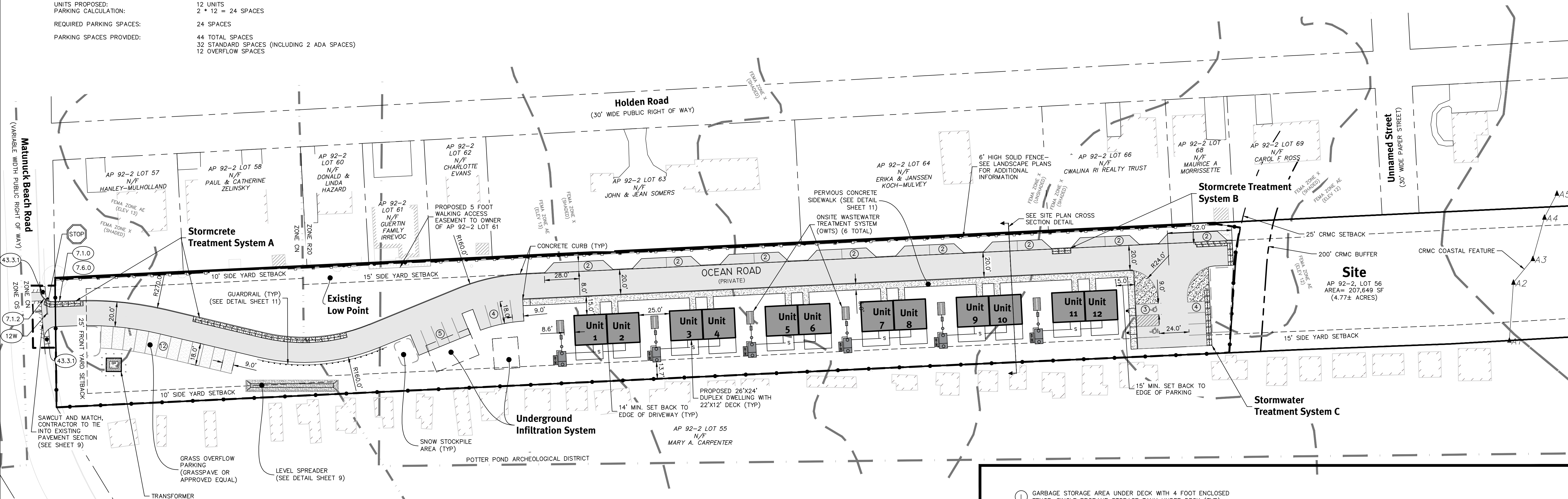
*RELIEF GRANTED ON 2/8/2020 FOR MASTER PLAN BY SOUTH KINGSTOWN PLANNING BOARD.

State Permits Received:

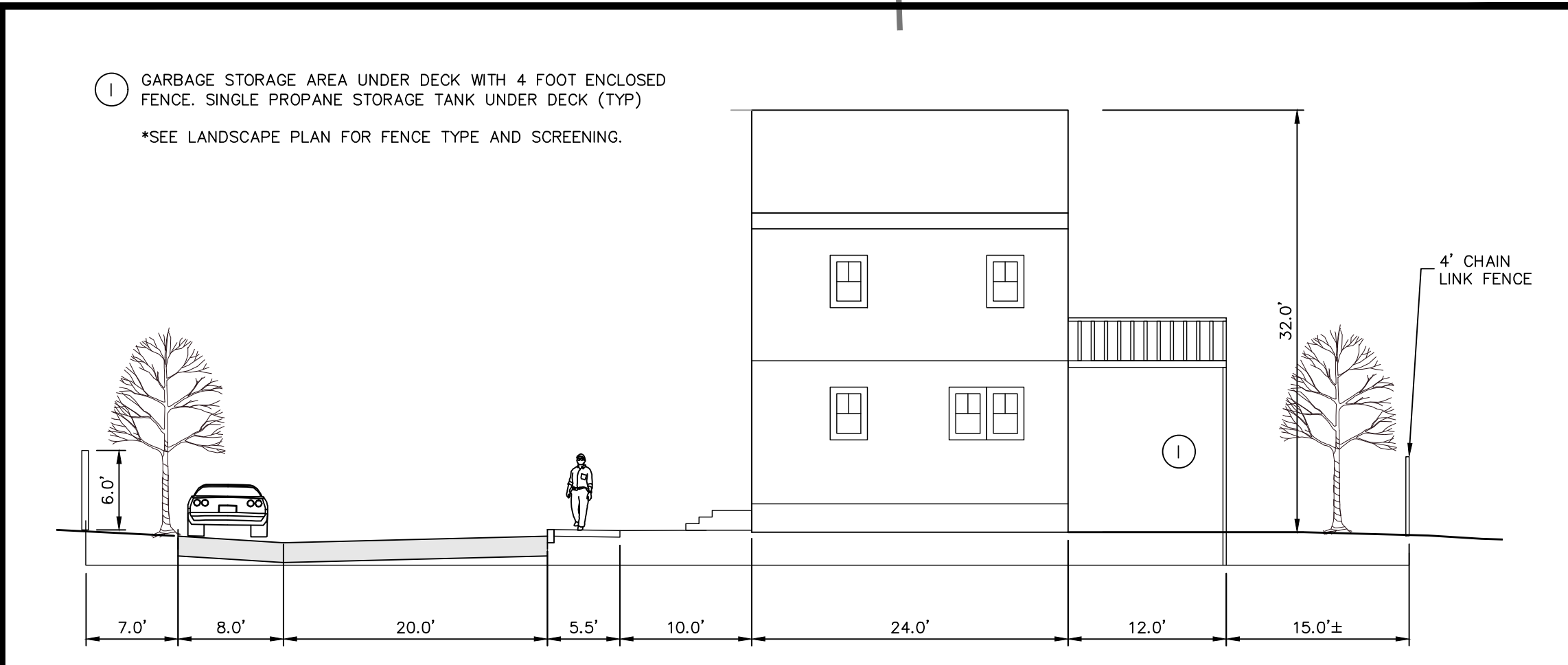
HISTORICAL PRESERVATION & HERITAGE COMMISSION CRMC FILE NO. 2019-03-087 (DATED: APRIL 15, 2019)
 CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)
 RIDEM OWTS APPLICATION #2032-1432, 2132-0908, 2132-0909, 2132-0910, 2132-0911, 2132-0912.
 CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)

Zoning Relief Approved

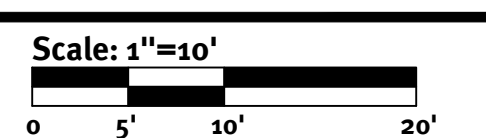
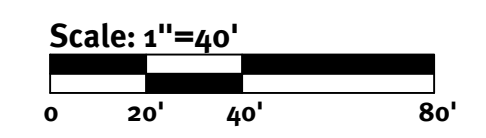
- ZONING ORDINANCE SECTION 301 - SCHEDULE OF USE REGULATIONS TABLE, USE CODE 12.1 - MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
- ZONING ORDINANCE SECTION 401 - SCHEDULE OF DIMENSIONAL REGULATIONS, DENSITY
- SUBDIVISION & LAND DEVELOPMENT REGULATIONS - ARTICLE IV, SECTION H(9), MULTI HOUSEHOLD DWELLINGS, SUPPLEMENTARY STANDARDS.



Low and Moderate Income Housing Note:
 1. UNITS 1, 5 AND 9 ARE DESIGNATED FOR LOW AND MODERATE INCOME DEED RESTRICTIONS.



Site Plan Cross Section



Site Layout Plan
Matunuck Beach Condos
 Accessory: BR 92-2 Lot 56
 South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880

JAKOB CRUIKSHANK
 No. 13382
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

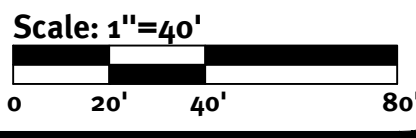
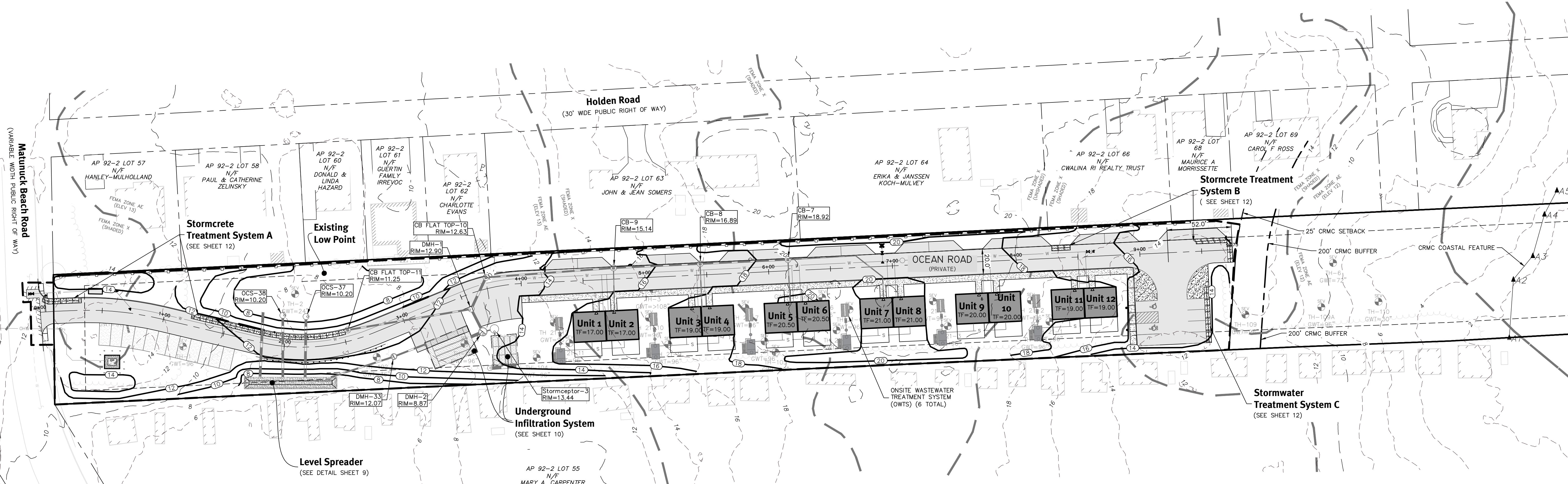
This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DPRETE Engineering, Inc.
 The contractor is responsible for all of the means, methods, safety and quality of the work shown on this plan and is responsible for the implementation of this plan and design.
 DPRETE Engineering, Inc. assumes no responsibility for damages incurred due to the use of this plan set for any other purpose.
 Design By: N.D.K.

No.	Date	Description	By
1	09-20-2021	Final Submission	N.D.K.
2	08-11-2021	Preliminary Plan Submission	N.D.K.
3	07-20-2021	REDEM Submission	N.D.K.
4	07-20-2021	REDEM Submission	N.D.K.

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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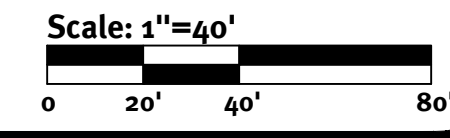
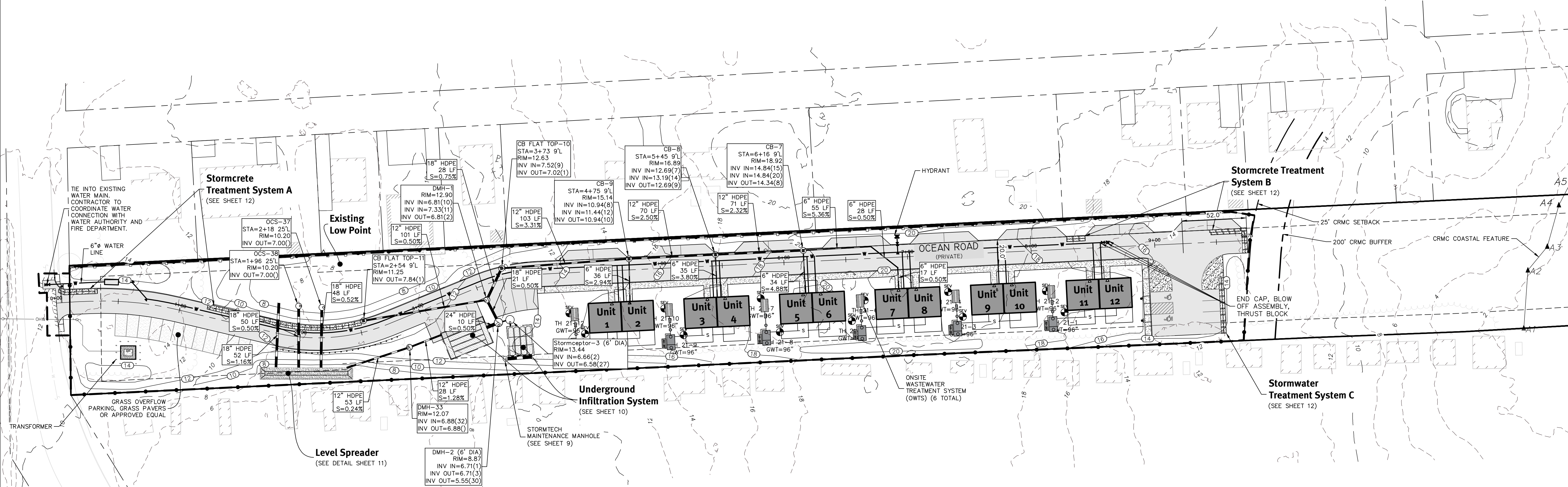
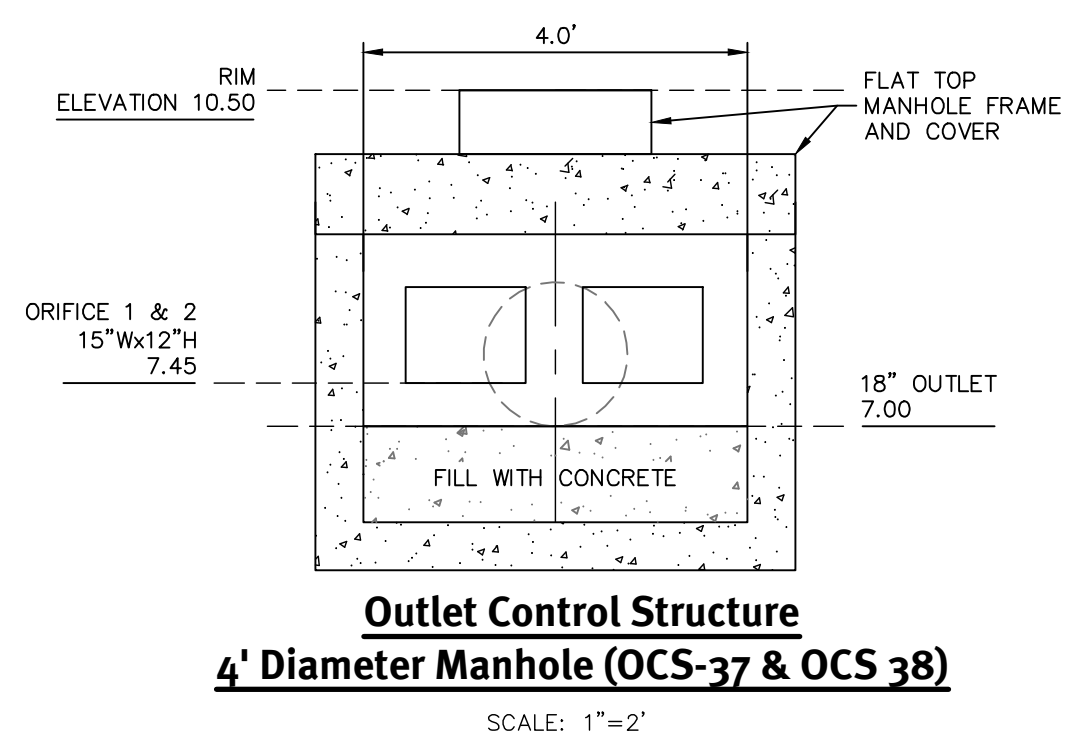
Grading Plan
Matunuck Beach Condos
 Assessors: Blk 92-2 Lot 66
 South Kingstown, Rhode Island
Project Owner
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880

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 The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.
 Existing utilities shown on this plan are approximate only. DPRETE Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

No.	Date	Description	Design By: N.D.K.
1	09-20-2021	Work Submission	A.C.
2	09-20-2021	Work Submission	A.C.
3	08-11-2021	Revised Plan Submission	S.F.
4	07-20-2021	REBID Submission	N.D.K.
5	07-20-2021	REBID Submission	N.D.K.
6	07-20-2021	REBID Submission	N.D.K.
7	07-20-2021	REBID Submission	N.D.K.
8	07-20-2021	REBID Submission	N.D.K.
9	07-20-2021	REBID Submission	N.D.K.
10	07-20-2021	REBID Submission	N.D.K.
11	07-20-2021	REBID Submission	N.D.K.
12	07-20-2021	REBID Submission	N.D.K.
13	07-20-2021	REBID Submission	N.D.K.
14	07-20-2021	REBID Submission	N.D.K.
15	07-20-2021	REBID Submission	N.D.K.
16	07-20-2021	REBID Submission	N.D.K.
17	07-20-2021	REBID Submission	N.D.K.
18	07-20-2021	REBID Submission	N.D.K.
19	07-20-2021	REBID Submission	N.D.K.
20	07-20-2021	REBID Submission	N.D.K.

JAKOB CRUIKSHANK
 No. 13382
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com



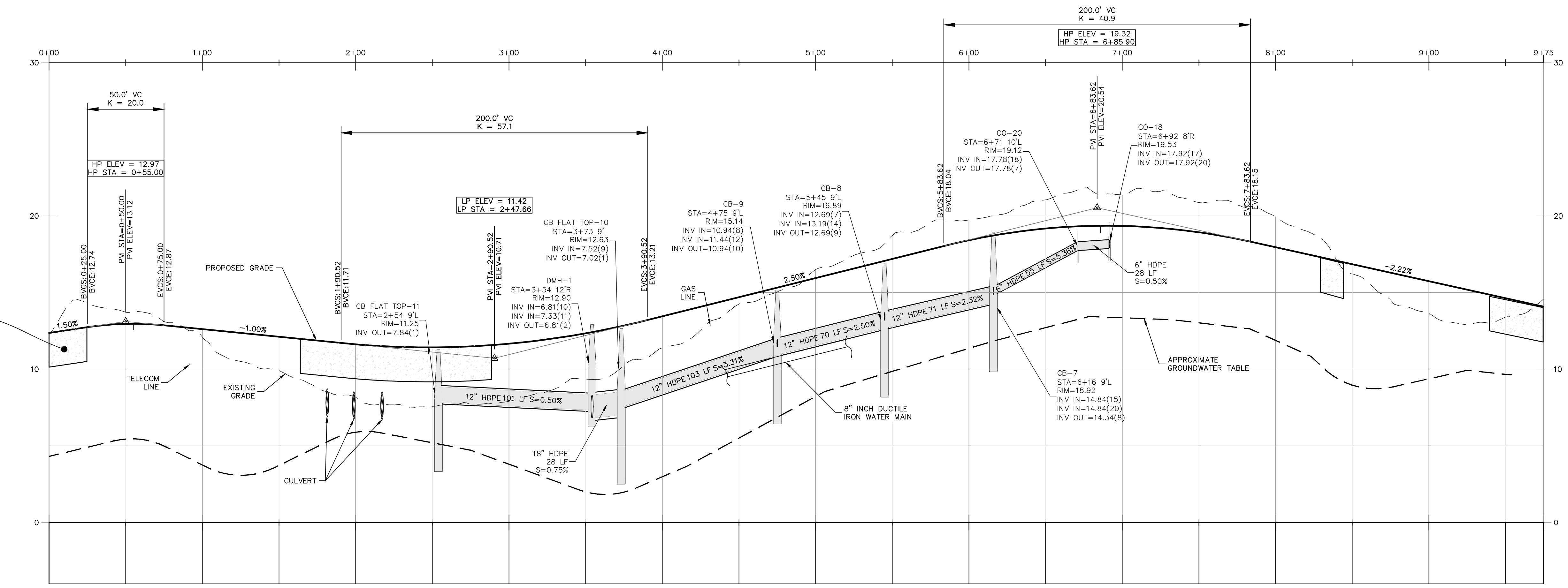
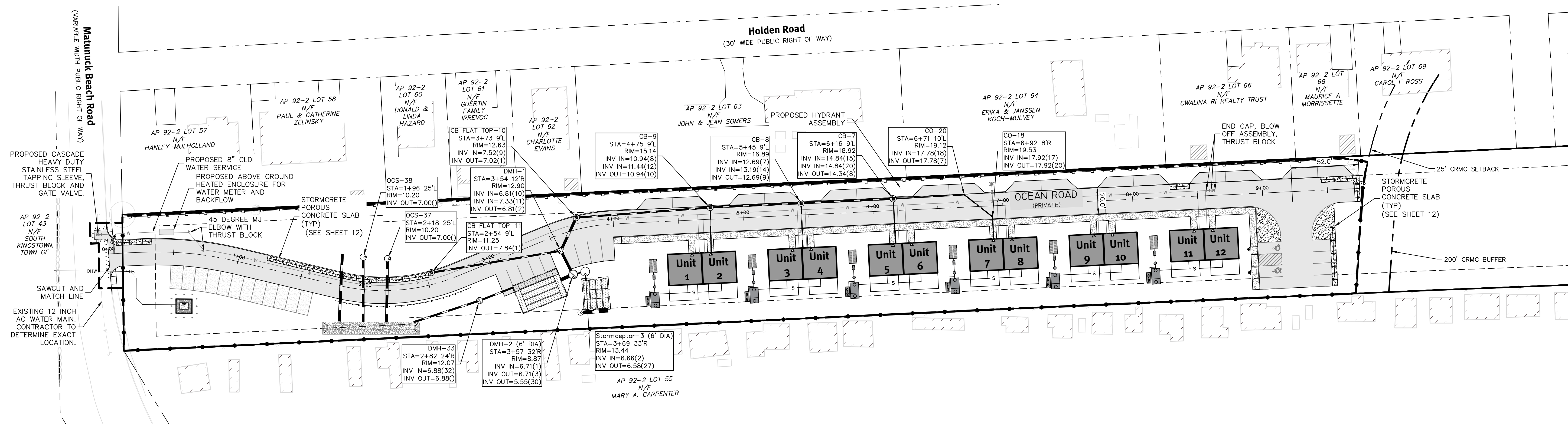
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No. 13382
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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No.	Date	Description	Drawn By	Checked By
1	09-20-2021	Initial Submittal	N.D.K.	
2	08-11-2021	Revised Submittal	N.D.K.	
3	07-20-2021	Revised Submittal	N.D.K.	
4	07-20-2021	Revised Submittal	N.D.K.	

Drainage and Utilities Plan
Matunuck Beach Condos
Assessors: Blt 02-7, Lot 66
South Kingstown, Rhode Island
Project Owner:
Matunuck Beach Road Partners, LLC
P.O. Box 395
Waketield, RI 02880
DE JOB No: 2389-002 Copyright 2021 by Dipe Engineering Associates, Inc.

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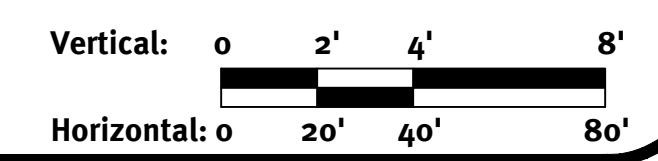
DiPrete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

JAKOB CRUIKSHANK
 No. 13382
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 CIVIL

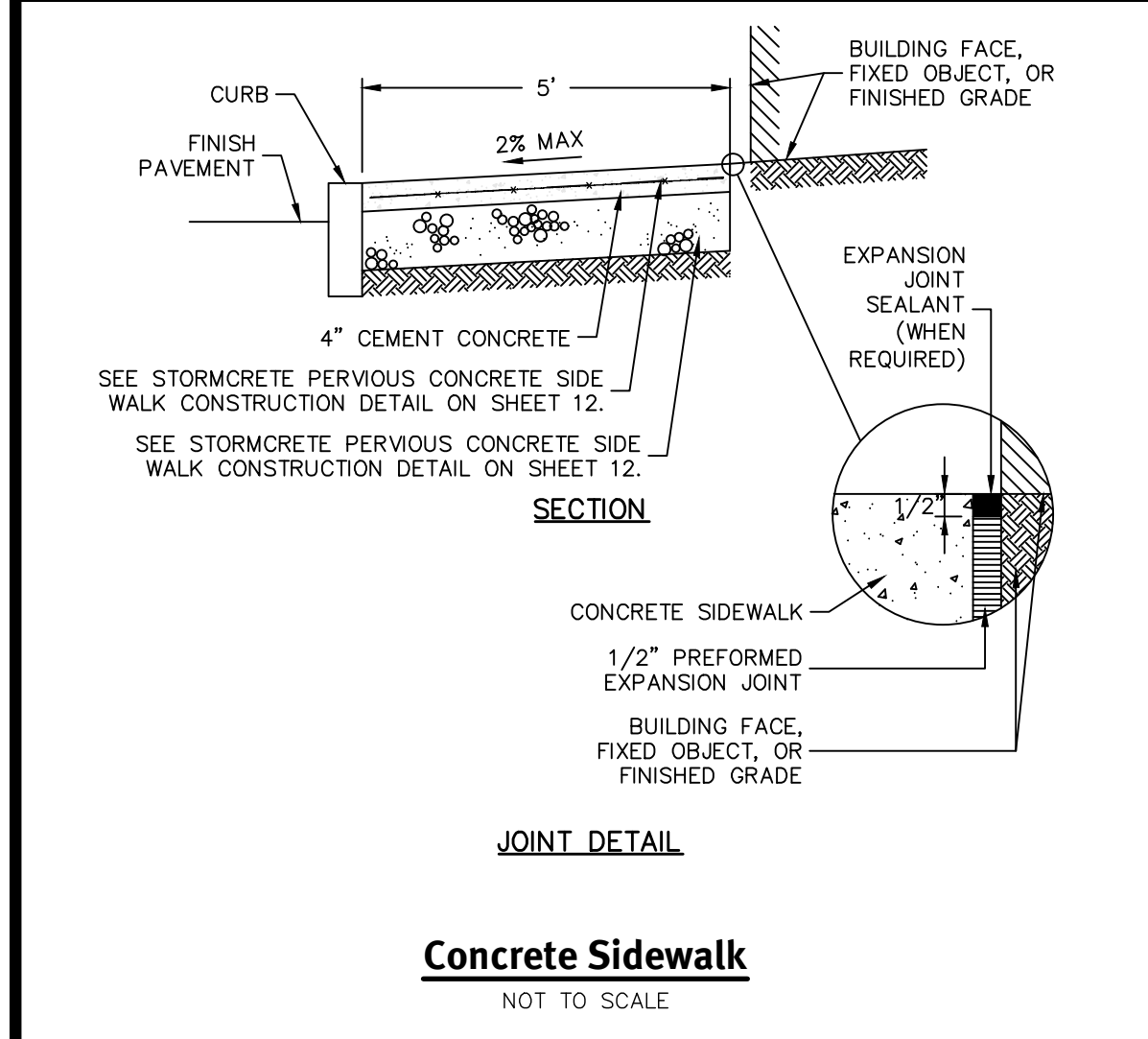
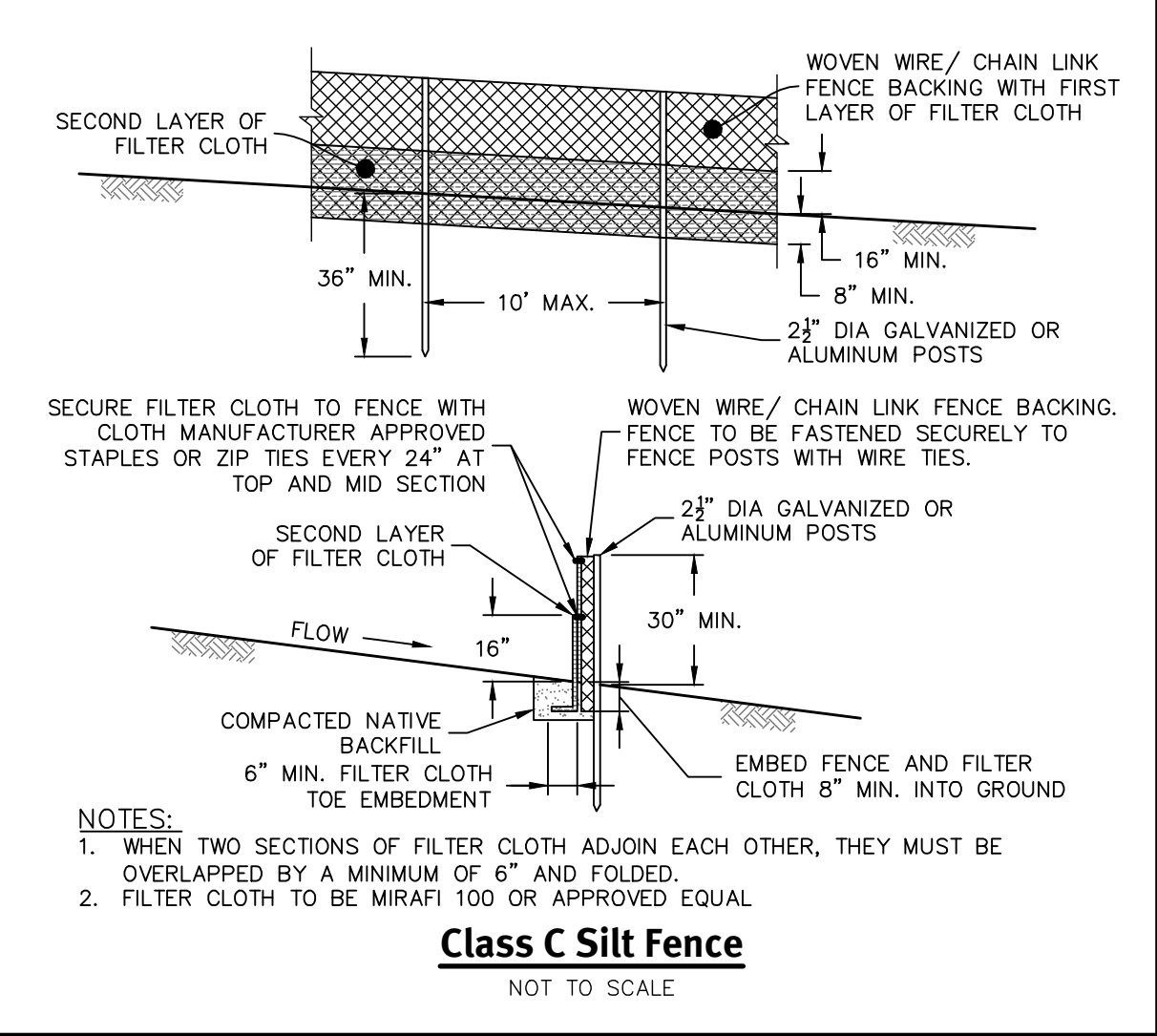
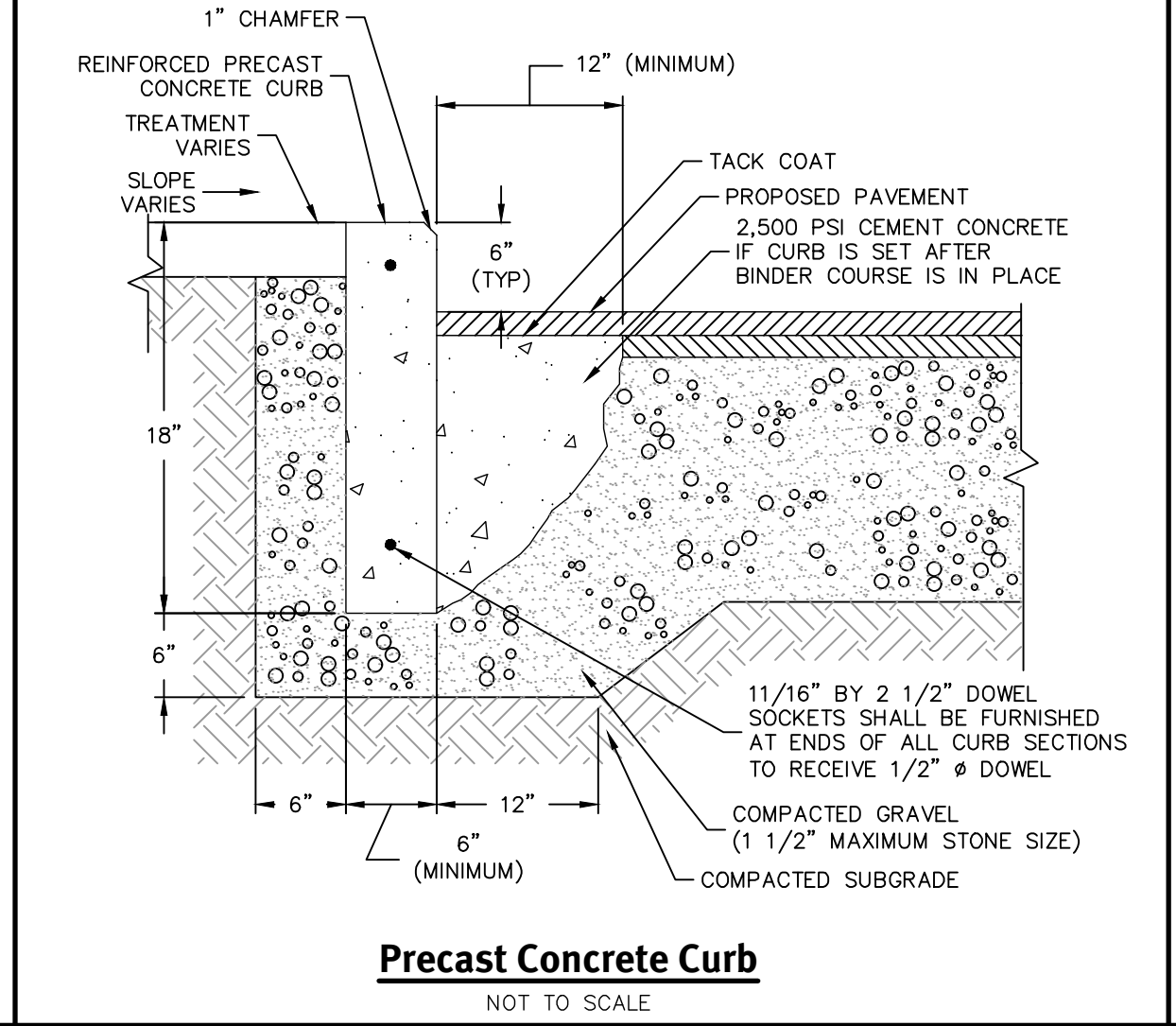
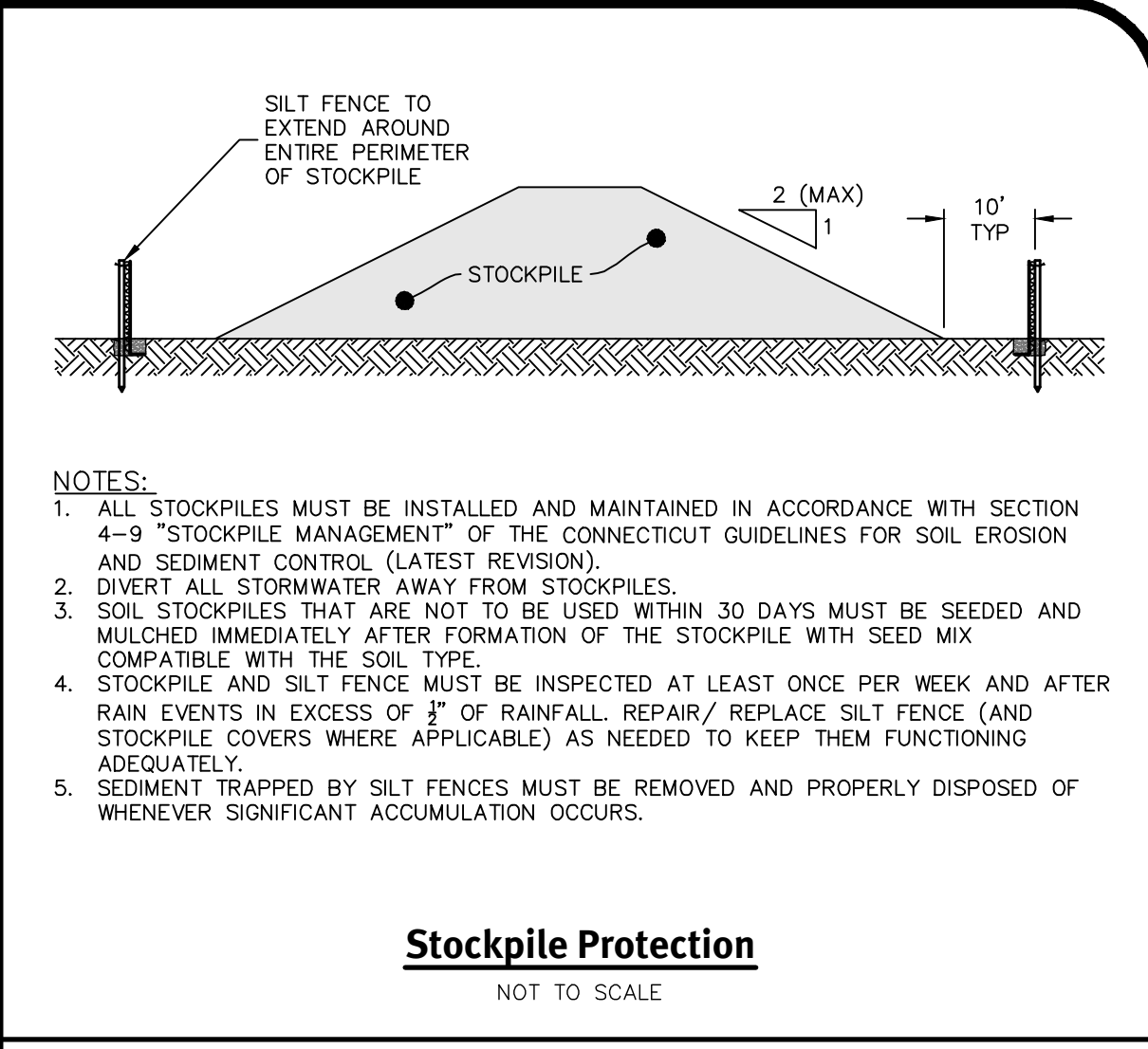
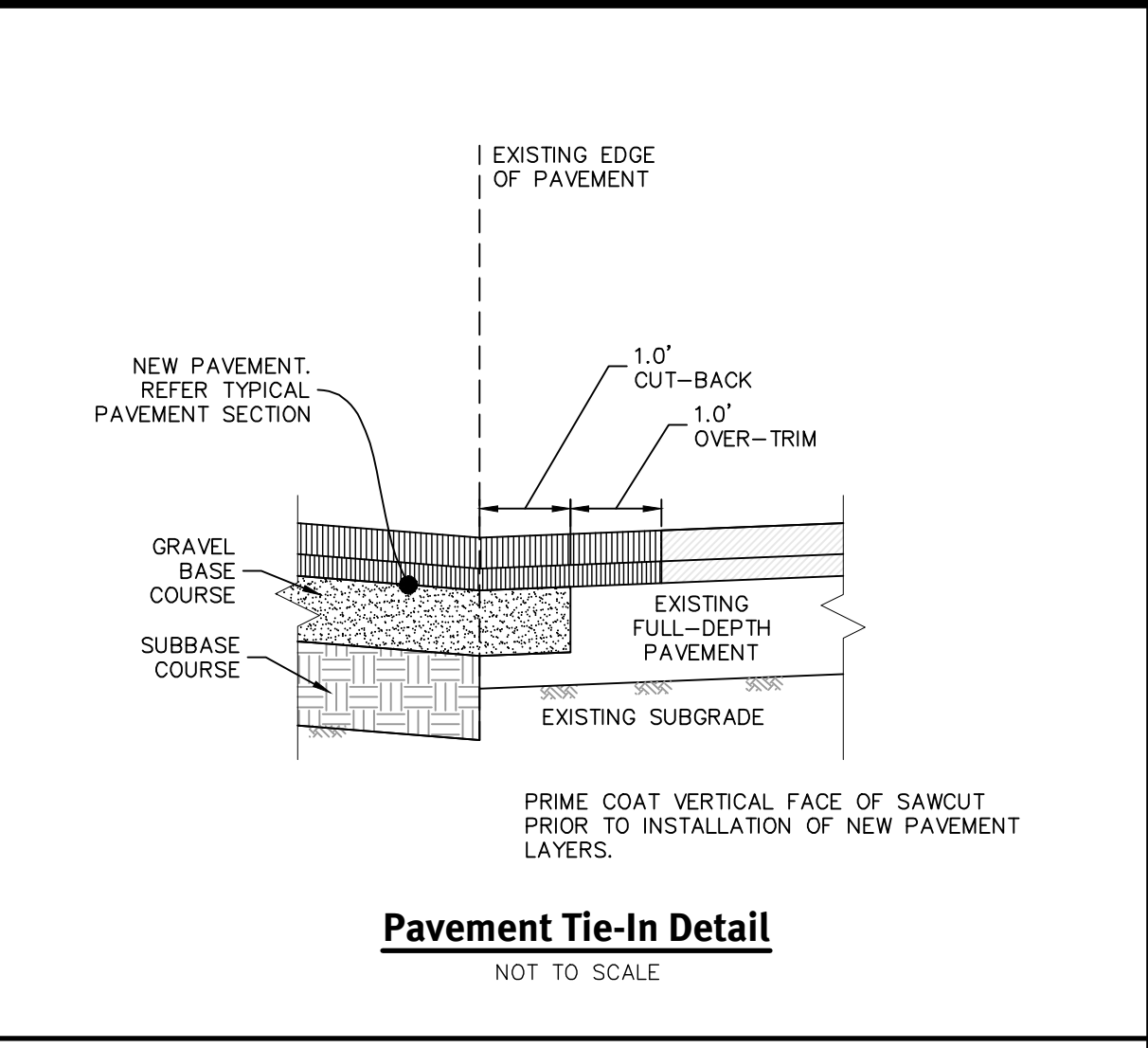
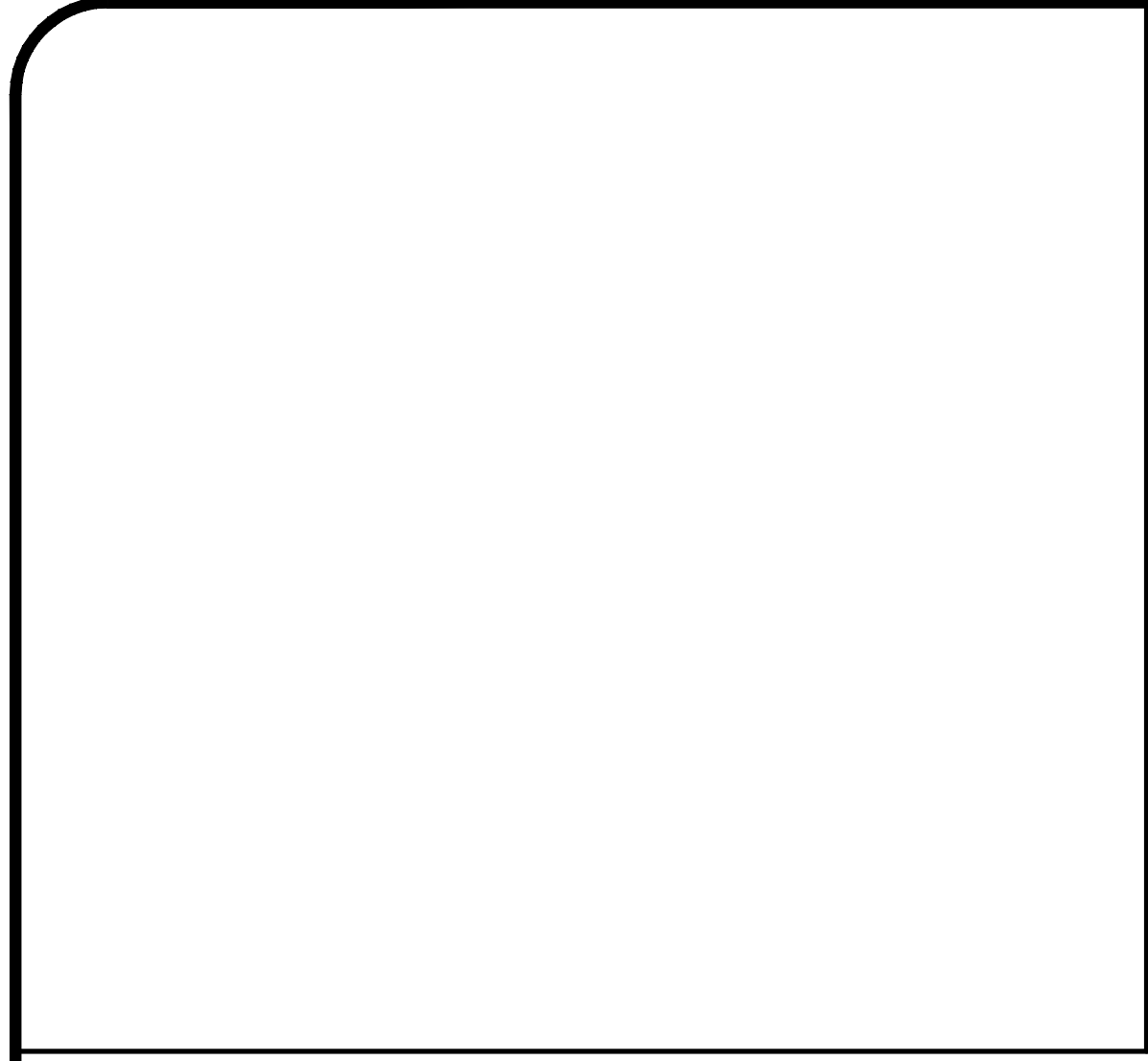
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No.	Date	Description	By	Design By: N.D.K.
1	08-12-2021	Initial Plan Submission	N.D.K.	
2	09-20-2021	Revised Plan Submission	N.D.K.	
3	08-12-2021	Final Plan Submission	N.D.K.	
4	07-20-2021	Revised Plan Submission	N.D.K.	

Plan & Profile
Matunuck Beach Condos
 Assessors: Blk 02-2 Lot 66
 South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880
 DE JOB No: 2389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

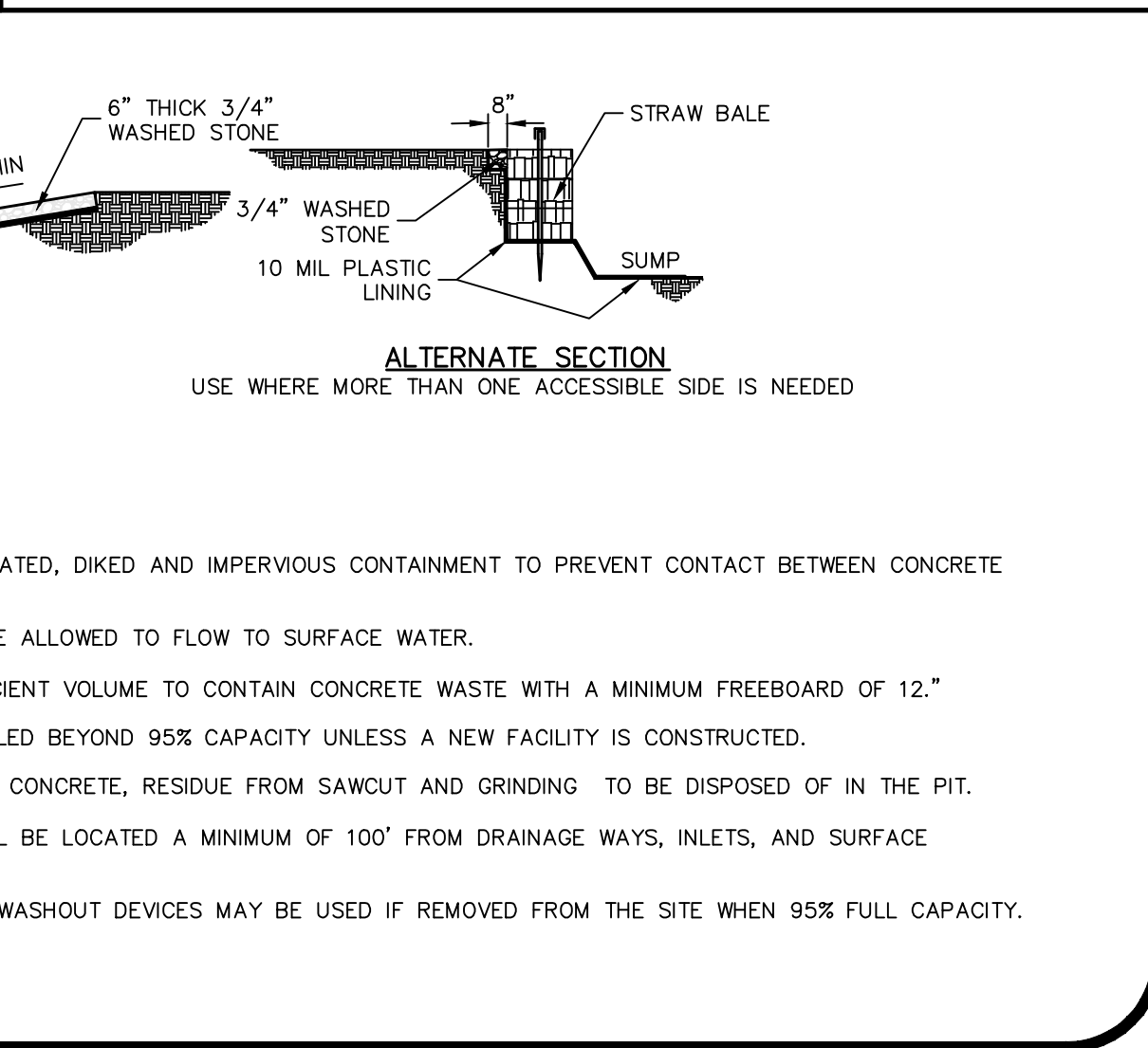
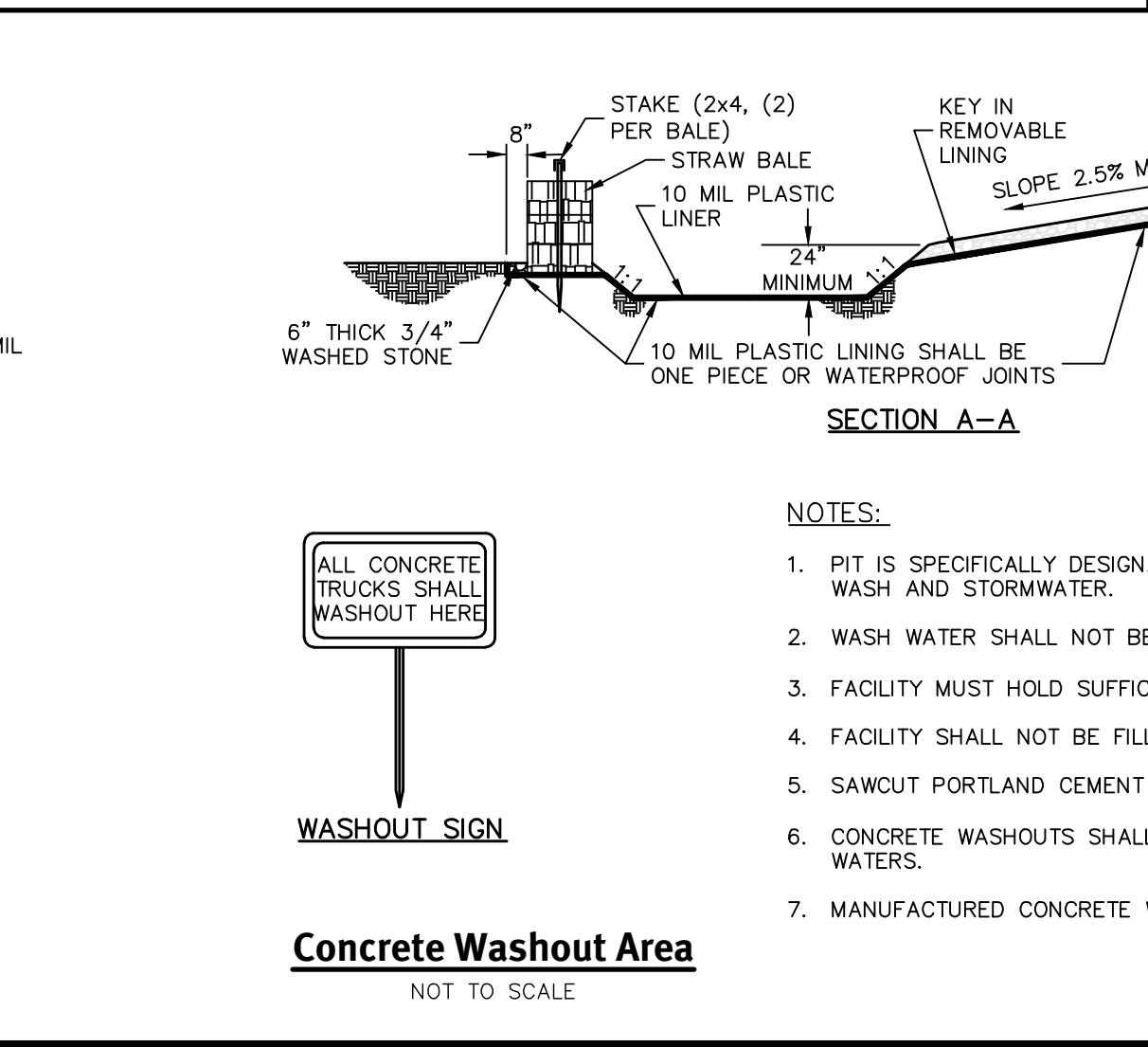
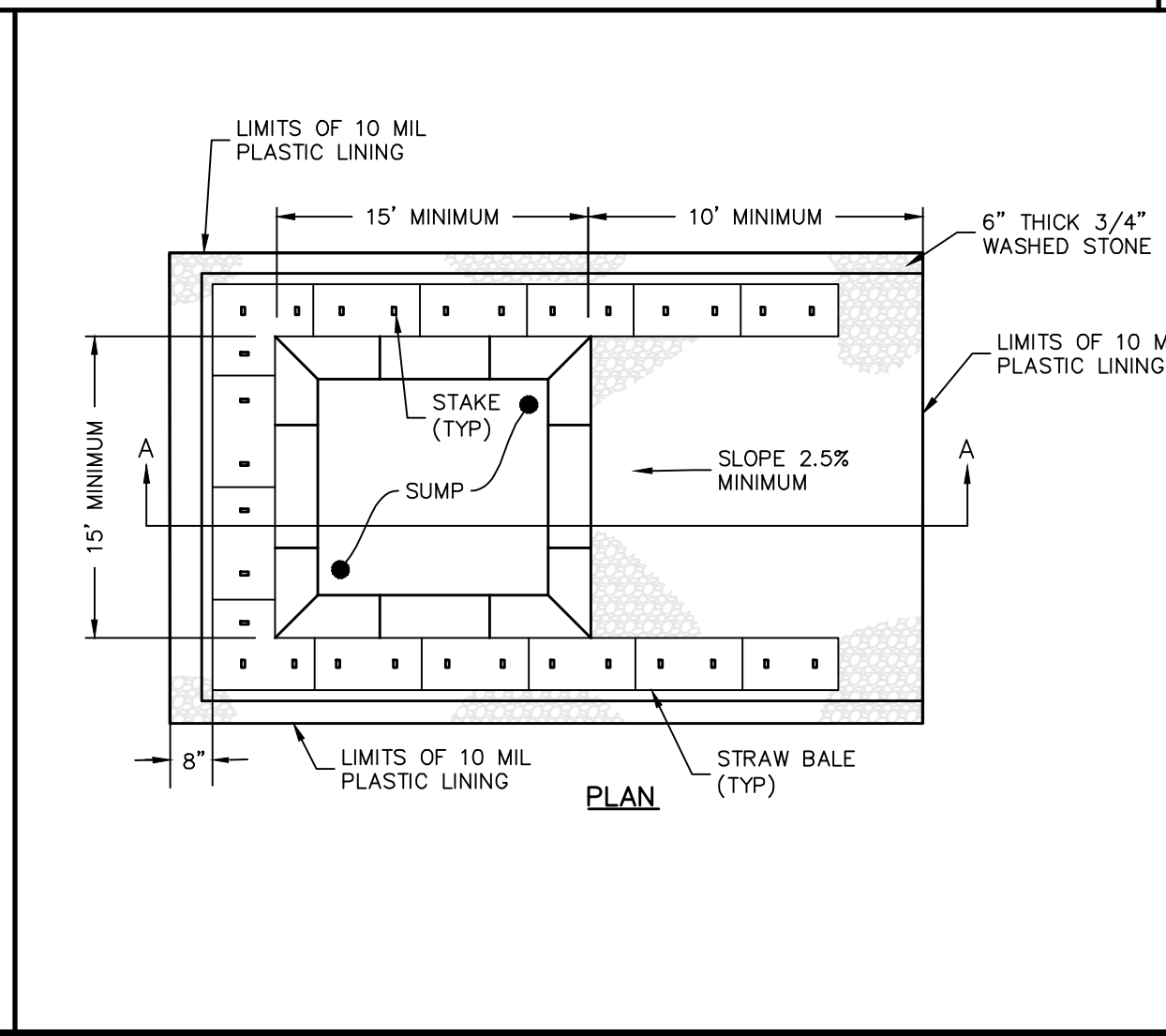
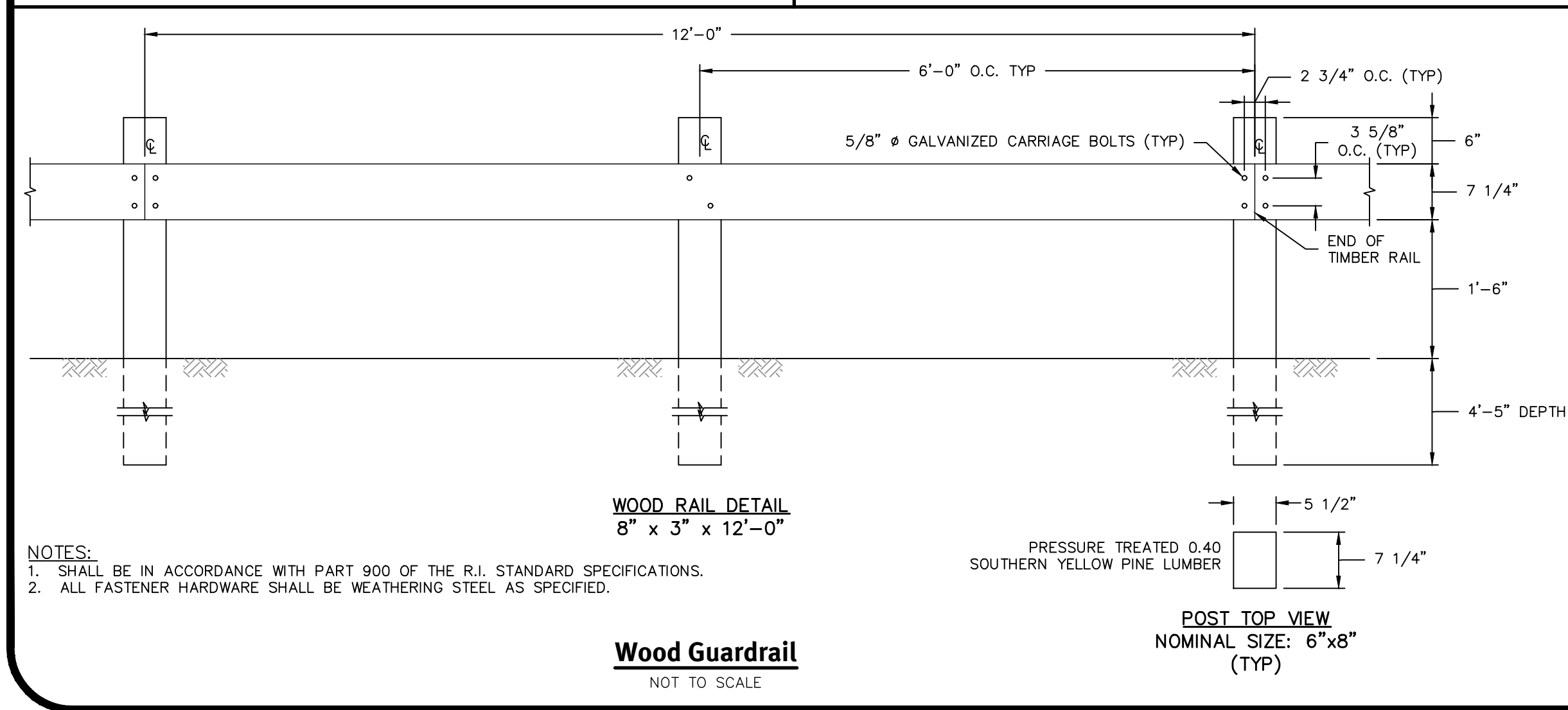
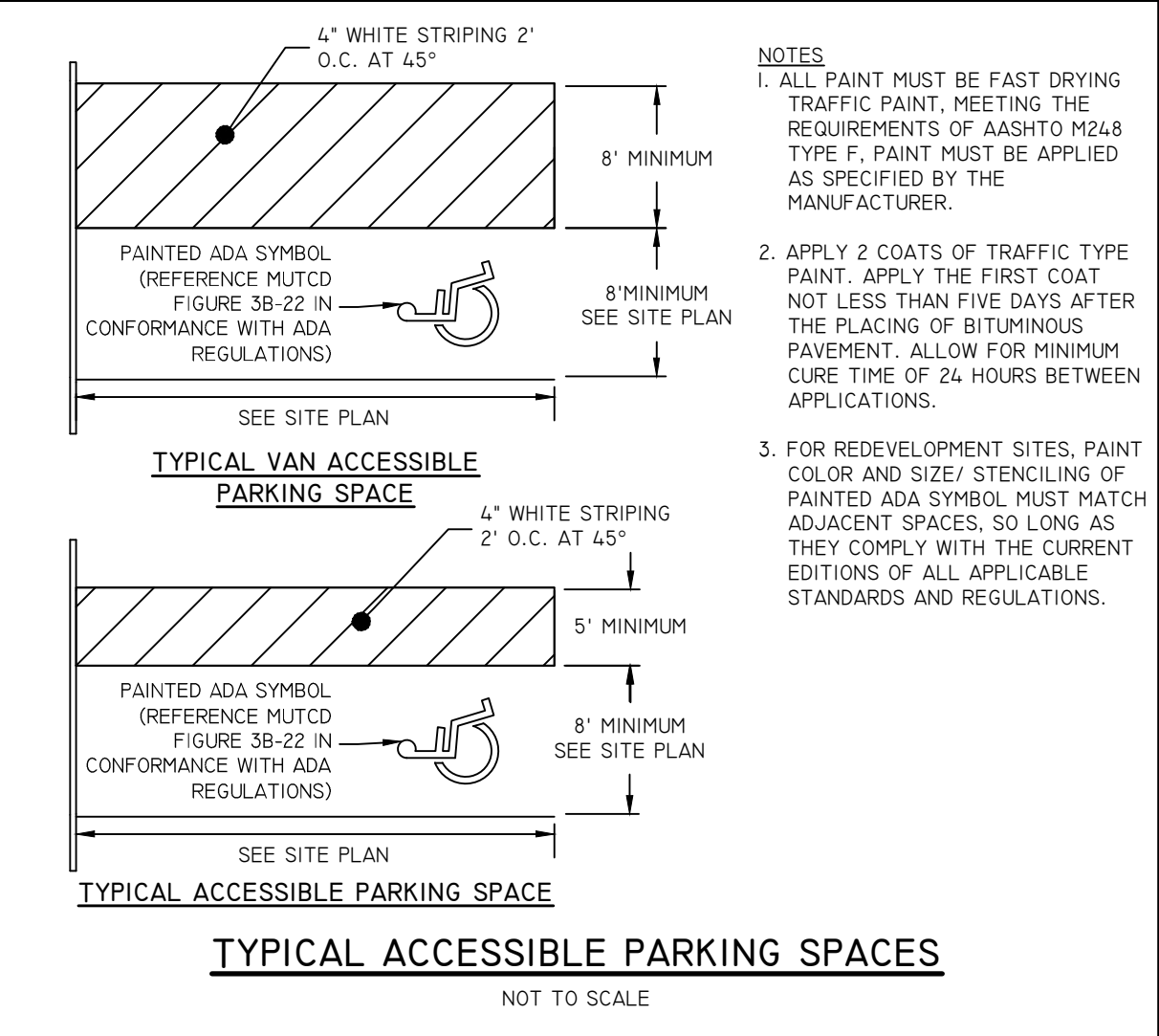
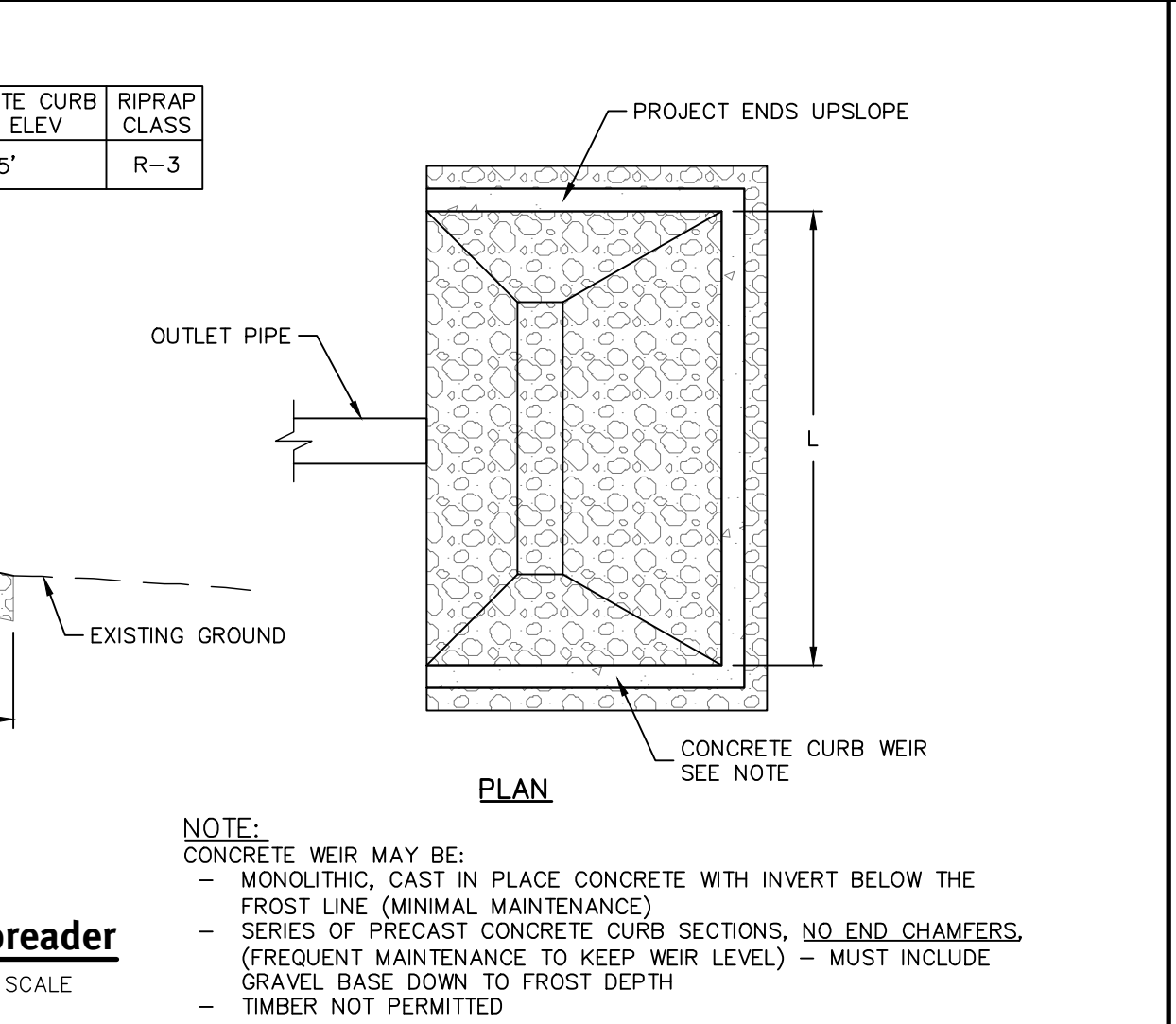


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LOCATION	PIPE INVERT	PIPE DIA (D)	WIDTH (6D)	LENGTH (L)	CONCRETE CURB WEIR ELEV	RIPRAP CLASS
LS-1	6.75'	1.50'	8.0'	73.0'	7.5'	R-3

NOTE:
 CONCRETE WEIR MAY BE:
 - MONOLITHIC, CAST IN PLACE CONCRETE WITH INVERT BELOW THE FROST LINE (MINIMAL MAINTENANCE)
 - SERIES OF PRECAST CONCRETE CURB SECTIONS, NO END CHAMFERS (FREQUENT MAINTENANCE TO KEEP WEIR LEVEL) - MUST INCLUDE GRAVEL BASE DOWN TO FROST DEPTH
 - TIMBER NOT PERMITTED



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

JAKOB CRUIKSHANK
 No. 13382
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering.

The contractor is responsible for all of the means, methods, safety and construction of the work. The contractor shall conform to the implementation of this plan and design.

Engineer assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

Rev	Date	Description	By	Appr
1	09-20-2021	Issue for Submittal	JAC	
2	08-11-2021	Issue for Submittal	JAC	
3	07-20-2021	Issue for Submittal	JAC	

Design By: N.D.K.

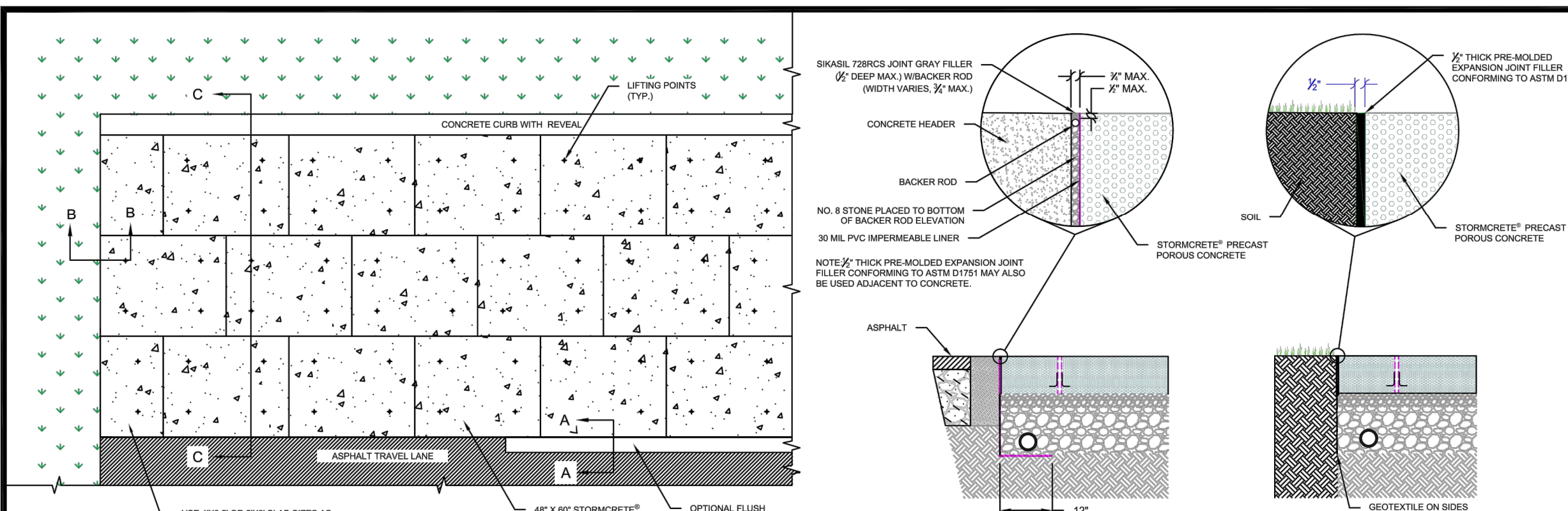
Detail Sheet - 1

Matnuck Beach Condos
 Assessors: BRG 02-7, Lot 66
 South Kingsdown, Rhode Island

Matnuck Beach Road Partners, LLC
 Significant Owner
 P.O. Box 395
 Wakefield, RI 02880

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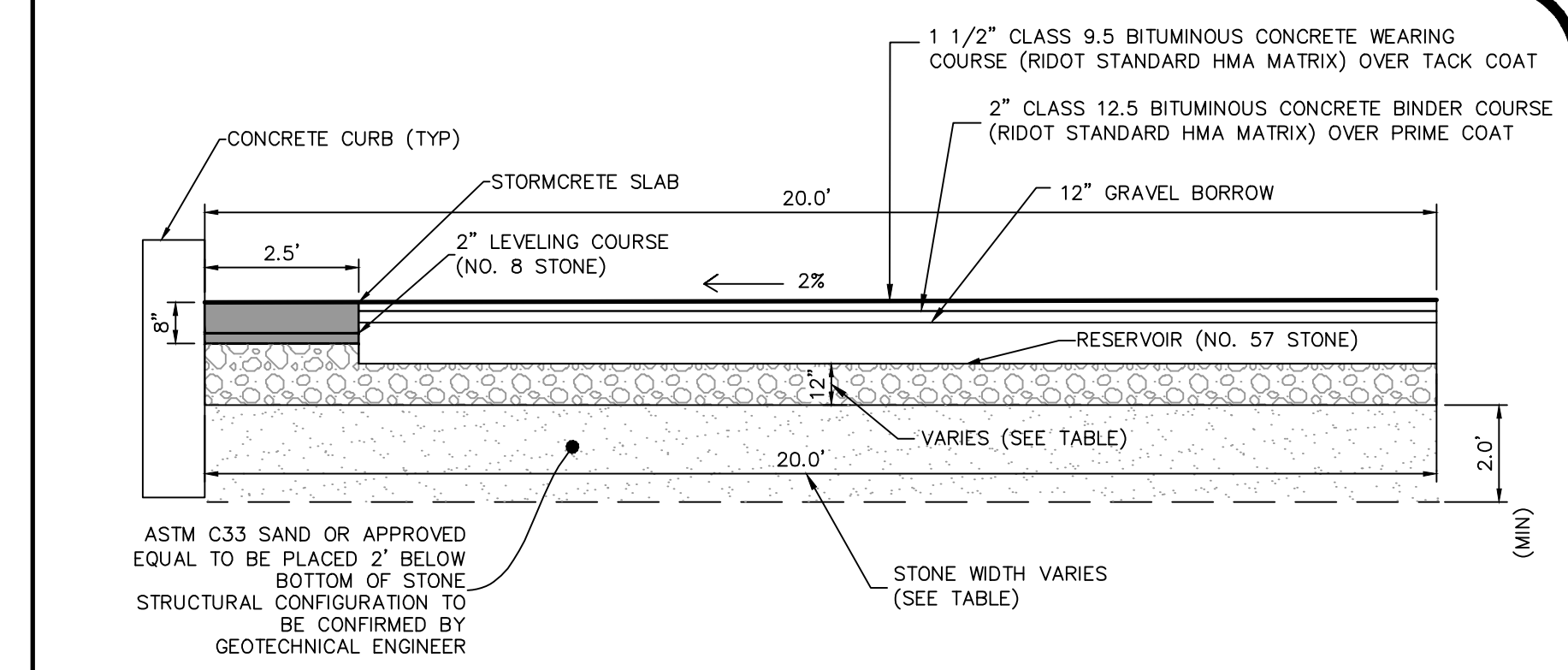
SHEET **11** OF 14



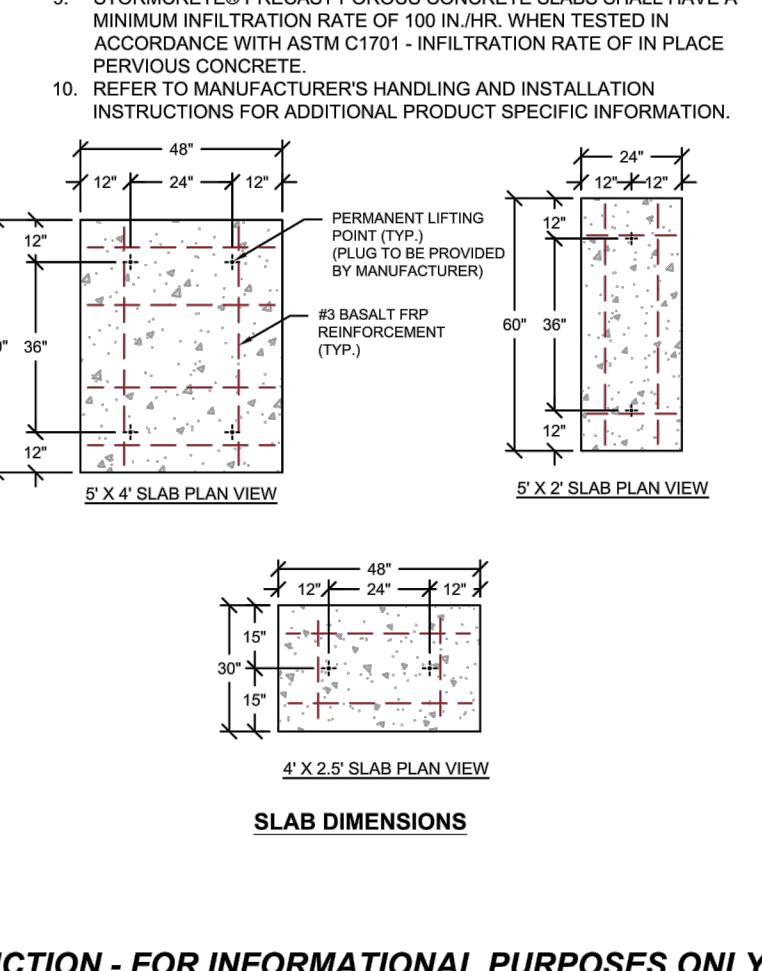
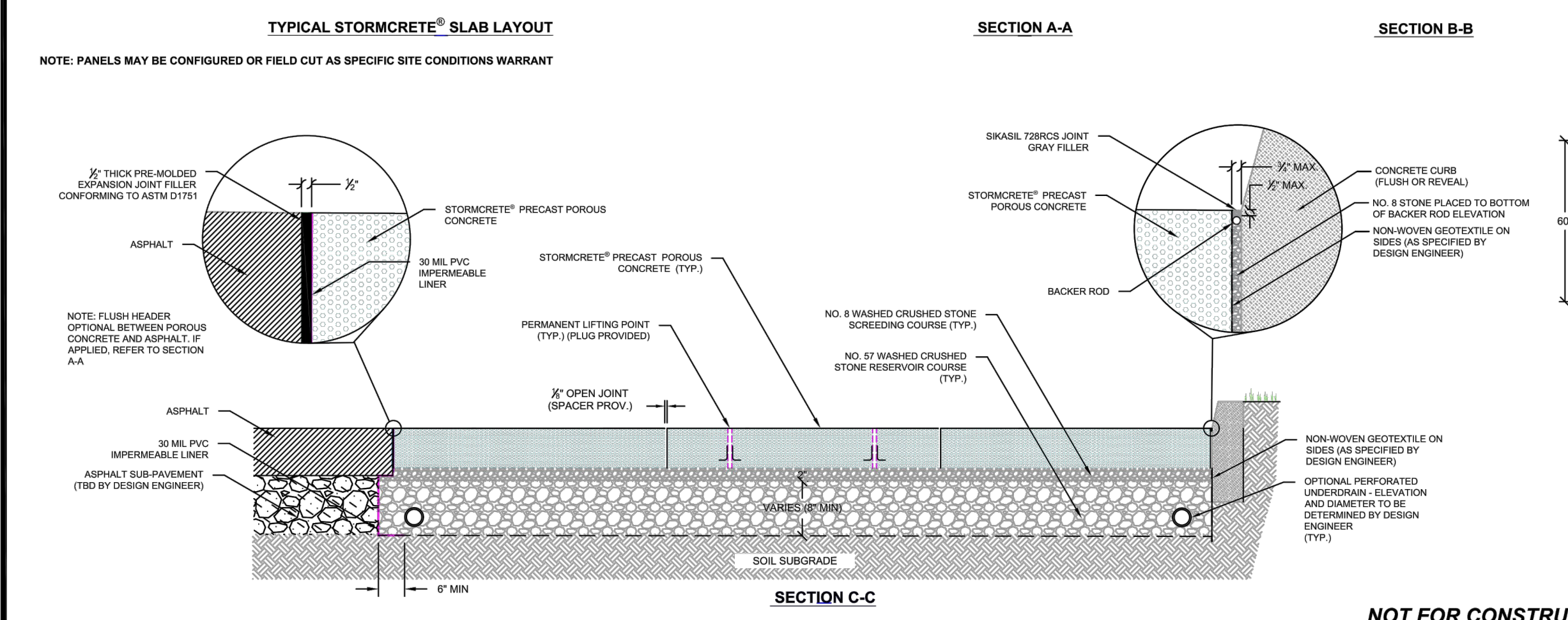
NOTES:

- PRECAST POROUS CONCRETE SHALL BE THE STORMCRETE® SYSTEM AS MANUFACTURED BY POROUS TECHNOLOGIES, LLC WWW.STORMCRETE.COM (888) 357-1161
- STORMCRETE® PRECAST POROUS CONCRETE SHALL HAVE A CONCRETE AVERAGE UNIT WEIGHT OF 124 LBS/CY (+/- 4%) AND A VOID RATIO OF 15-25% WHEN TESTED IN CONFORMANCE WITH ASTM D754/TM-12 STANDARD TEST METHOD FOR DENSITY AND VOID CONTENT OF HARDENED PERVIOUS CONCRETE.
- WASHED CRUSHED STONE RESERVOIR AND SCREEDING COURSE GRADATIONS AND THICKNESS TO BE BASED ON SUBSURFACE CONDITIONS, DEPTH OF FREEZING, TRAFFIC LOADINGS, AND STORM WATER DEFLECTION/RETENTION REQUIREMENTS AS SPECIFIED BY DESIGN PROFESSIONAL.
- ADJACENT MATERIAL SHALL NOT BE ALLOWED TO COME INTO DIRECT CONTACT WITH SIDES OF SLAB. PLACE 1/2" MOLDED BITUMINOUS EXPANSION JOINT MATERIAL IN PERFORMANCE WITH ASTM D1751, STANDARD SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLER FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION (NONEXTRUDING AND RESILIENT BITUMINOUS TYPES).
- PRECAST POROUS CONCRETE SLABS SHALL BE REINFORCED WITH #3 FIBER REINFORCED PLASTIC (FRP) REINFORCING BARS OR ULTRA-THIN MONOFILAMENT HOMOPLYMER POLYPROPYLENE FIBERS EQUIVALENT TO MASTERFIBER 100 MANUFACTURED BY BASF CORPORATION, OR APPROVED EQUAL.
- 1/2" GALV. COIL THREAD LIFTING INSERT SHALL BE MANUFACTURED BY A.L.P. SUPPLY PART NUMBER C8121234P, OR EQUAL.
- SLABS SHALL BE CUT WITH A DIAMOND BLADE MASONRY SAW. CUT UNITS SHALL BE NO NARROWER THAN 18" AND CUTTING SHALL OCCUR SO THAT A MINIMUM OF 6" IS MAINTAINED BETWEEN LIFTERS EMBEDDED IN SLABS AND CUT EDGES.
- SLAB LAYOUTS SHALL BE PLANNED SO AS TO MINIMIZE OR ELIMINATE LOCATIONS WHERE UTILITY STRUCTURES INTERSECT WITH SLAB JOINTS. WHOLE AND HALF SLABS SHALL BE USED IN COMBINATION WITH CAST IN PLACE COLLARS TO SURROUND UTILITIES.
- STORMCRETE® PRECAST POROUS CONCRETE SLABS SHALL HAVE A MINIMUM INFILTRATION RATE OF 100 IN./HR. WHEN TESTED IN ACCORDANCE WITH ASTM C1101 - INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE.
- REFER TO MANUFACTURER'S HANDLING AND INSTALLATION INSTRUCTIONS FOR ADDITIONAL PRODUCT SPECIFIC INFORMATION.

	TREATMENT SYSTEM A	TREATMENT SYSTEM B	TREATMENT SYSTEM C
STORMCRETE THICKNESS	6"	6"	6"
LEVELING COURSE THICKNESS	2"	2"	2"
STONE THICKNESS	12"	12"	12"
STONE WIDTH	20'	20'	10'



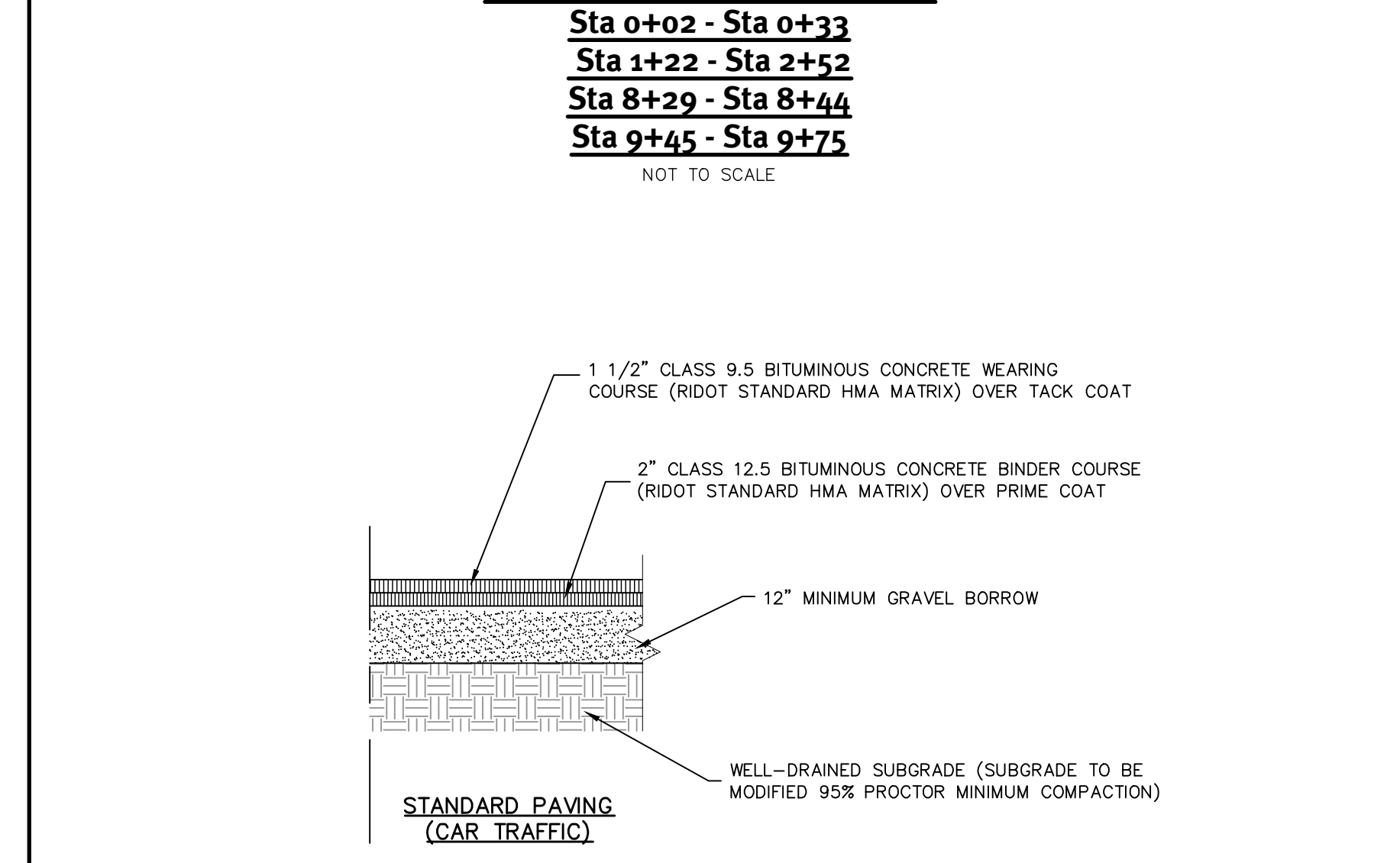
Typical Stormcrete Road Section
 Sta 0+02 - Sta 0+33
 Sta 1+22 - Sta 2+52
 Sta 8+29 - Sta 8+44
 Sta 9+45 - Sta 9+75
 NOT TO SCALE



STORMCRETE
 When It Rains...It's Porous®
 888.357.1161
 www.stormcrete.com
 Porous Technologies, LLC
 140 Thaddeus Street
 South Portland, ME 04106
 STORMCRETE® PATENT PENDING

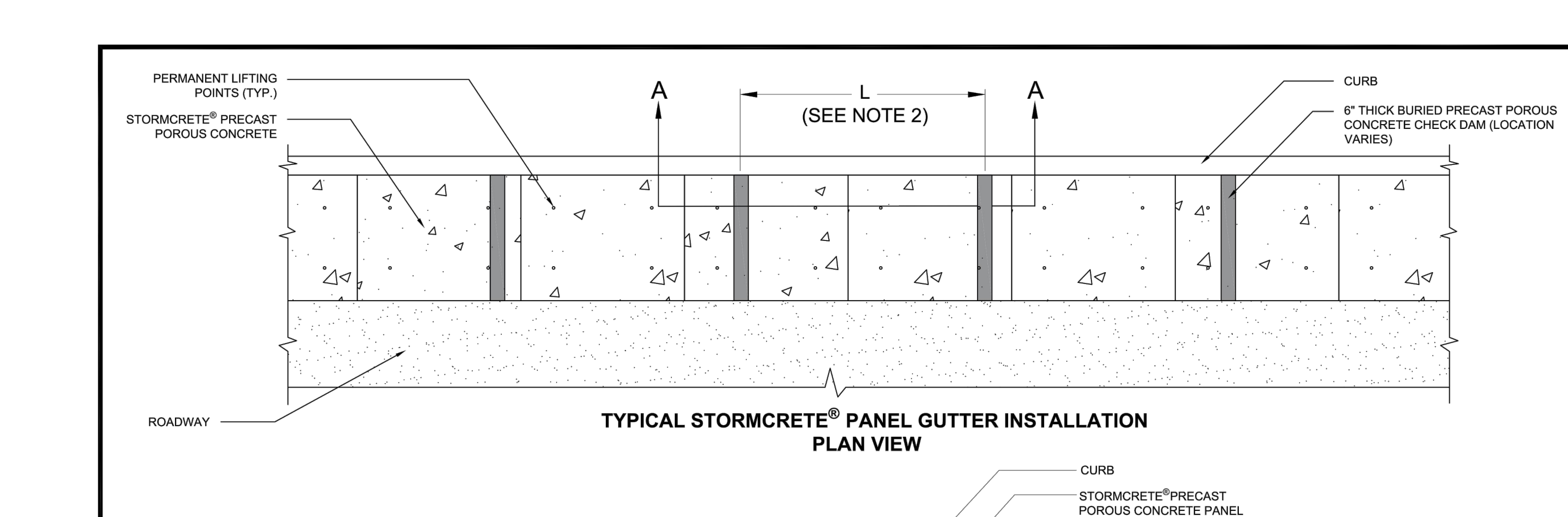
GENERAL DETAIL
 DATE: 11/27/2018
 DRAWN BY: TJC
 CHECKED BY: KJM
 SCALE: NTS

DETAILS AND NOTES
 DWG NO. **D1**
 NOT FOR CONSTRUCTION - FOR INFORMATIONAL PURPOSES ONLY



Typical Pavement Section
 NOT TO SCALE

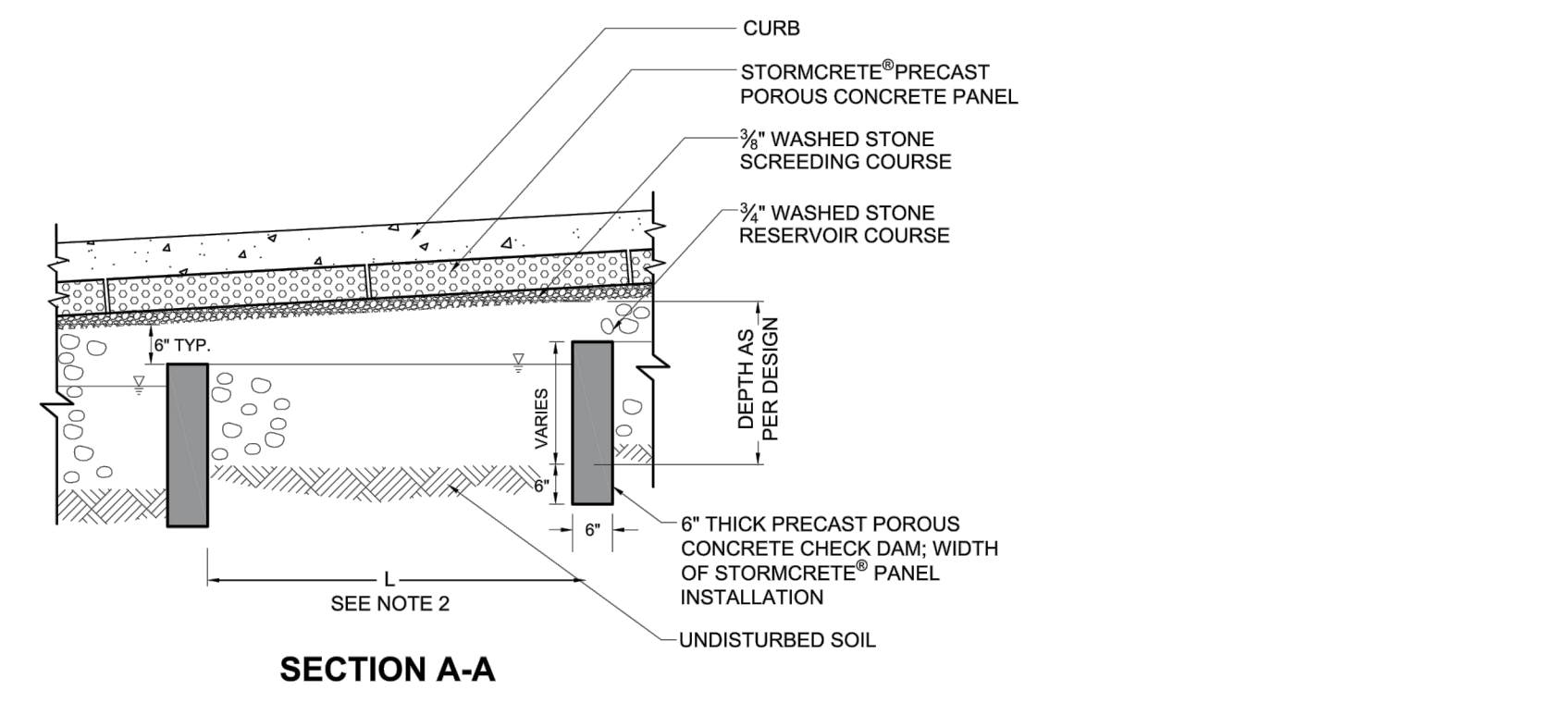
Stormcrete Precast Porous Concrete Slab
 NOT TO SCALE



NOTES:

- GUTTER PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. INSTALLATION OF CHECK DAMS IS RECOMMENDED ON ANY LINEAR STORMCRETE SLAB INSTALLATION WITH DROPS IN ELEVATION GREATER THAN 6".
- CHECK DAMS SHALL BE PROVIDED WITH SEPARATION DISTANCES DETERMINED BY THIS FORMULA: $L = 0.5 \text{ DIVIDED BY THE SLOPE (IN DECIMAL FORM)}$. EXAMPLE: SLOPE = 2%, $L = 0.5 / 0.02$, $L = 25 \text{ FT.}$ (SEE TABLE BELOW)
- CHECK DAM HEIGHT VARIES BASED UPON RESERVOIR LAYER DEPTH.

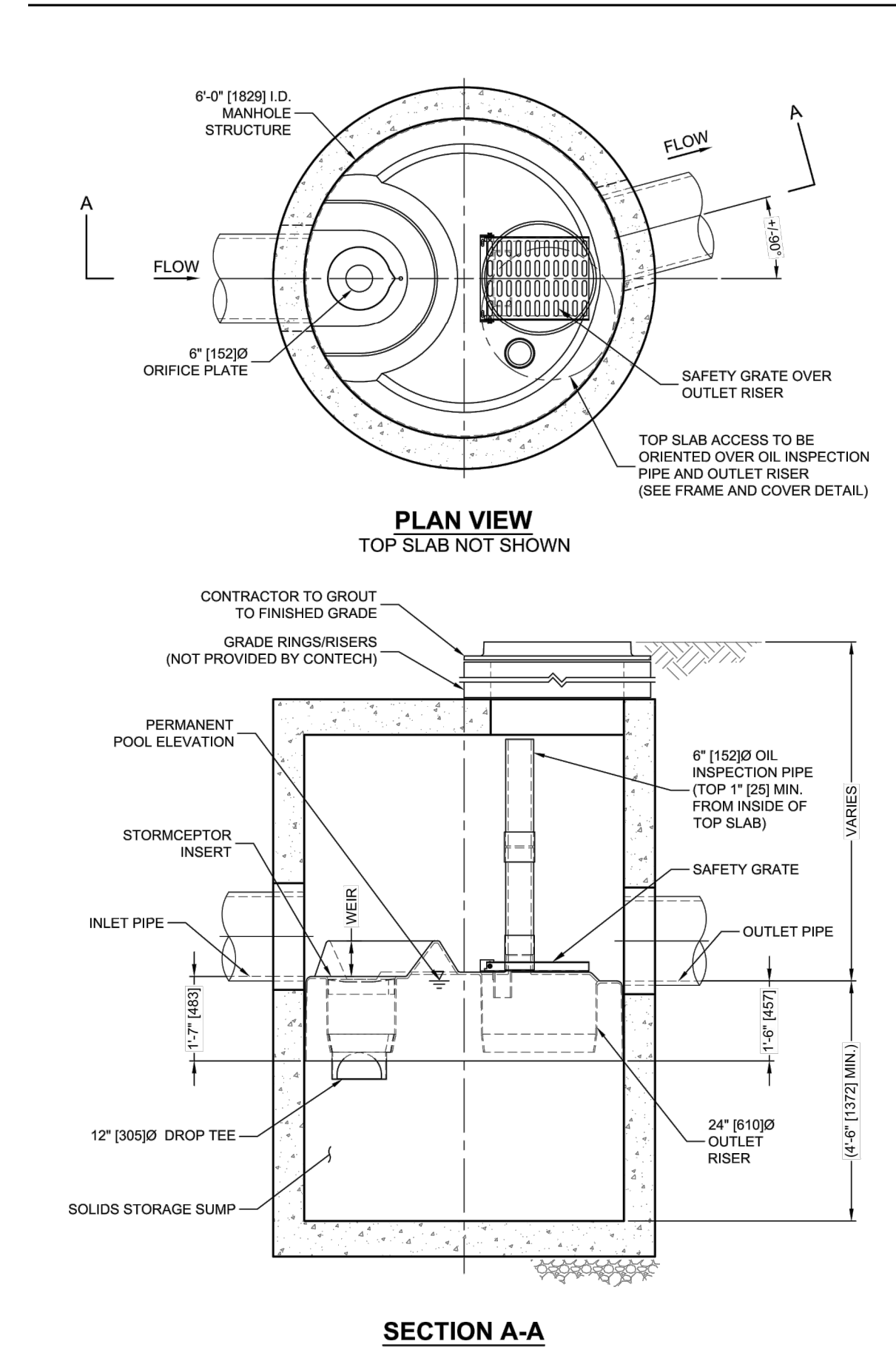
CHECK DAM SPACING	LENGTH (L)
1	50'
2	25'
3	17'
4	12'
5	10'



STORMCRETE
 When It Rains...It's Porous®
 888.357.1161
 www.stormcrete.com
 Porous Technologies, LLC
 140 Thaddeus Street
 South Portland, ME 04106
 STORMCRETE® PATENT PENDING

STORMCRETE® SYSTEM INSTALLATION
 DATE: 11/10/2020
 DRAWN BY: TJC
 CHECKED BY: KJM
 SCALE: NTS

CHECK DAM DETAIL
 DWG NO. **D1**



STORMCEPTOR DESIGN NOTES

THE STANDARD STC900 CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES/SPECIAL REQUIREMENTS:

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
- STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STORMCEPTOR STRUCTURE SHALL MEET AASHTO H20-44 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M281 AND BE CAST WITH THE CONTECH LOGO.
- STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES:

- ANY SUB-BASE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERS LINES TO MATCH PIPE OPENING CENTERS LINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BEHIND PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
 www.conteches.com
 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 800-338-1122 513-645-7000 513-645-7993 FAX

STC900 STORMCEPTOR STANDARD DETAIL

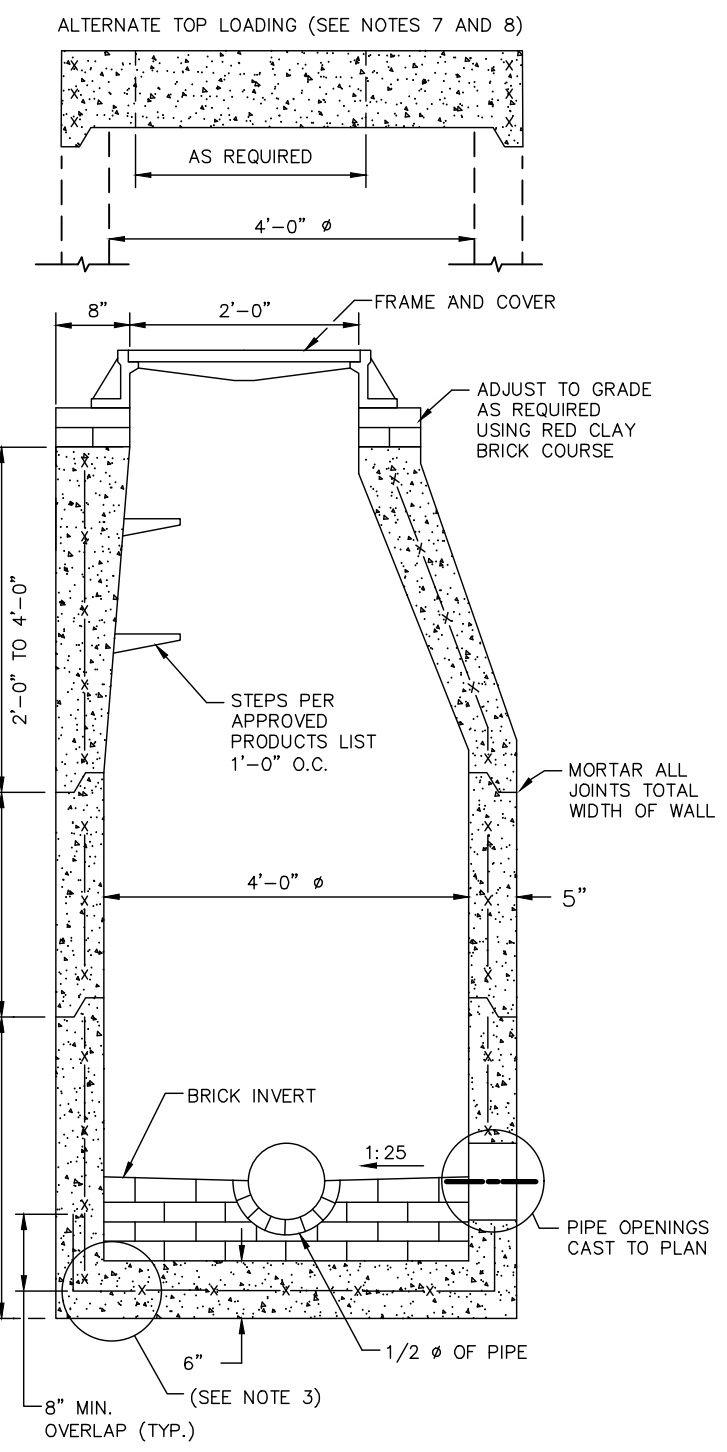
DiPrete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

JAKOB CRUIKSHANK
 No. 13362
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped for construction and stamped by a registered professional engineer of DiPrete Engineering. The contractor is responsible for all of the means, methods, safety, and implementation of this plan and design. Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

Detail Sheet - 2
Matunuck Beach Condos
 South Kingston, Rhode Island
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Waketield, RI 02880

STORMCEPTOR
 SHEET 12 OF 14



PRECAST 4'-0" ROUND MANHOLE
NOT TO SCALE

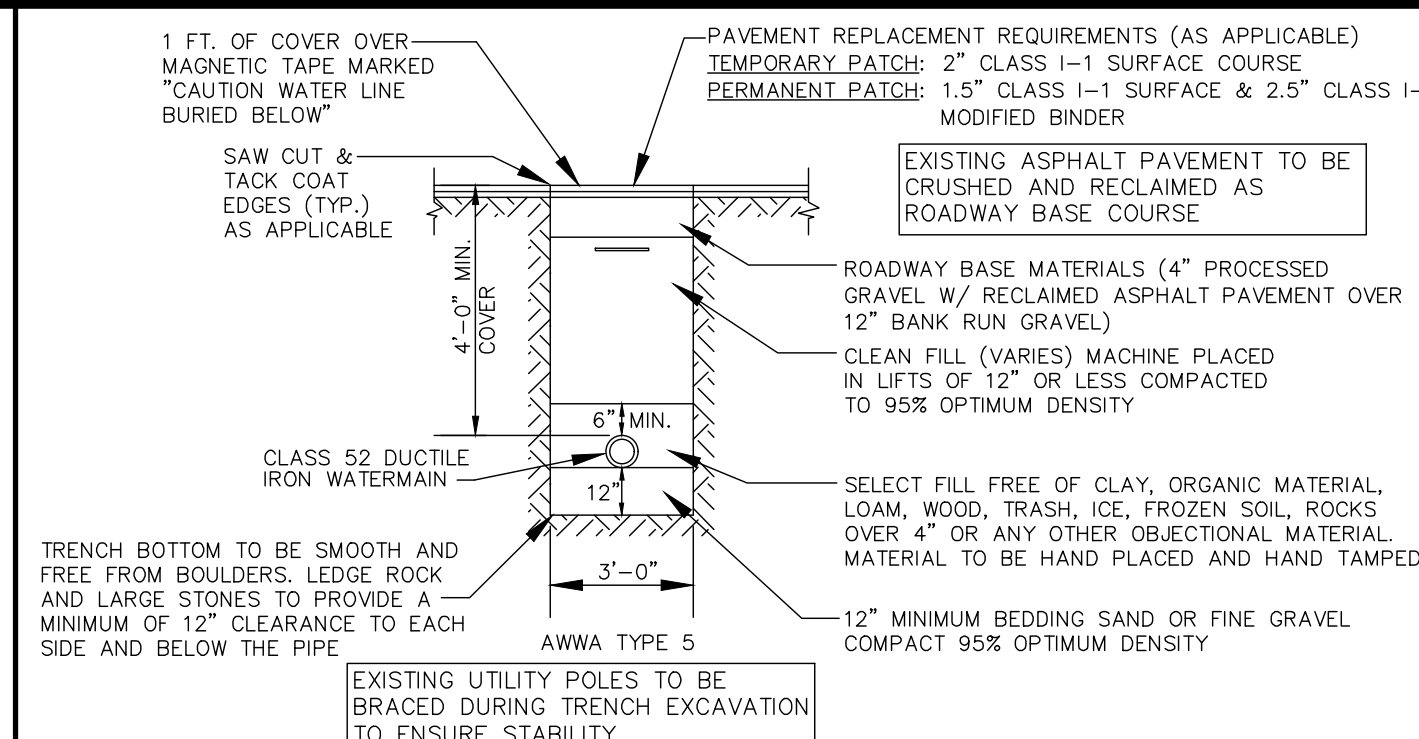
R.I. STANDARD 4.2.0

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. ONE POUR MONOLITHIC BASE SECTION.
 5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 6. STEPS SHALL CONFORM TO STD. S.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

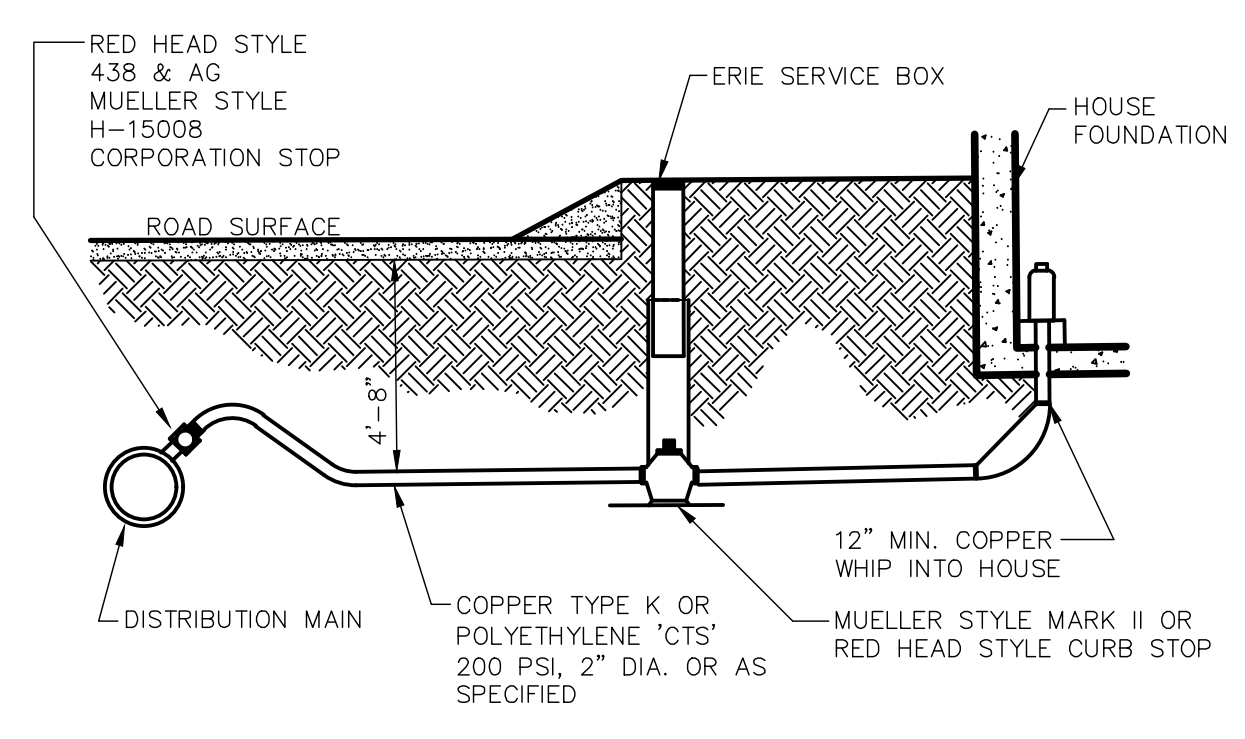
LEAKAGE AND PRESSURE TESTING FOR WATERMAINS

1. **GENERAL**
 HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED WATERMAIN PIPELINE IN ACCORDANCE WITH AWWA C600, THE TOWN OF SOUTH KINGSTOWN, AND AS SPECIFIED BELOW.
 THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR TESTING.

2. **TESTING PROCEDURES**
 ALL AIR SHALL BE EXPULSED AT THE HIGH POINTS AND THE PIPELINE SLOWLY FILLED WITH POTABLE WATER.
 THE INTERNAL PRESSURE SHALL BE BUILT UP TO 150 PSI AND MAINTAINED FOR A PERIOD OF NOT LESS THAN ONE (1) HOUR.
 ALL LEAKS IN THE PIPELINE SHALL BE STOPPED; CRACKED OR DEFECTIVE PIPE, FITTINGS OR ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR.
 THE PIPELINE SHALL BE RETESTED AS MAY BE REQUIRED AND NECESSARY UNTIL THE LEAKAGE FALLS WITHIN THE ALLOWABLE DETERMINED FOR THE PIPE NETWORK, AT WHICH TIME THE PIPELINE MAY BE CONSIDERED READY FOR:
 a. WATERMAINS - DISINFECTION STEP



WATER TRENCH DETAIL N.T.S.



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

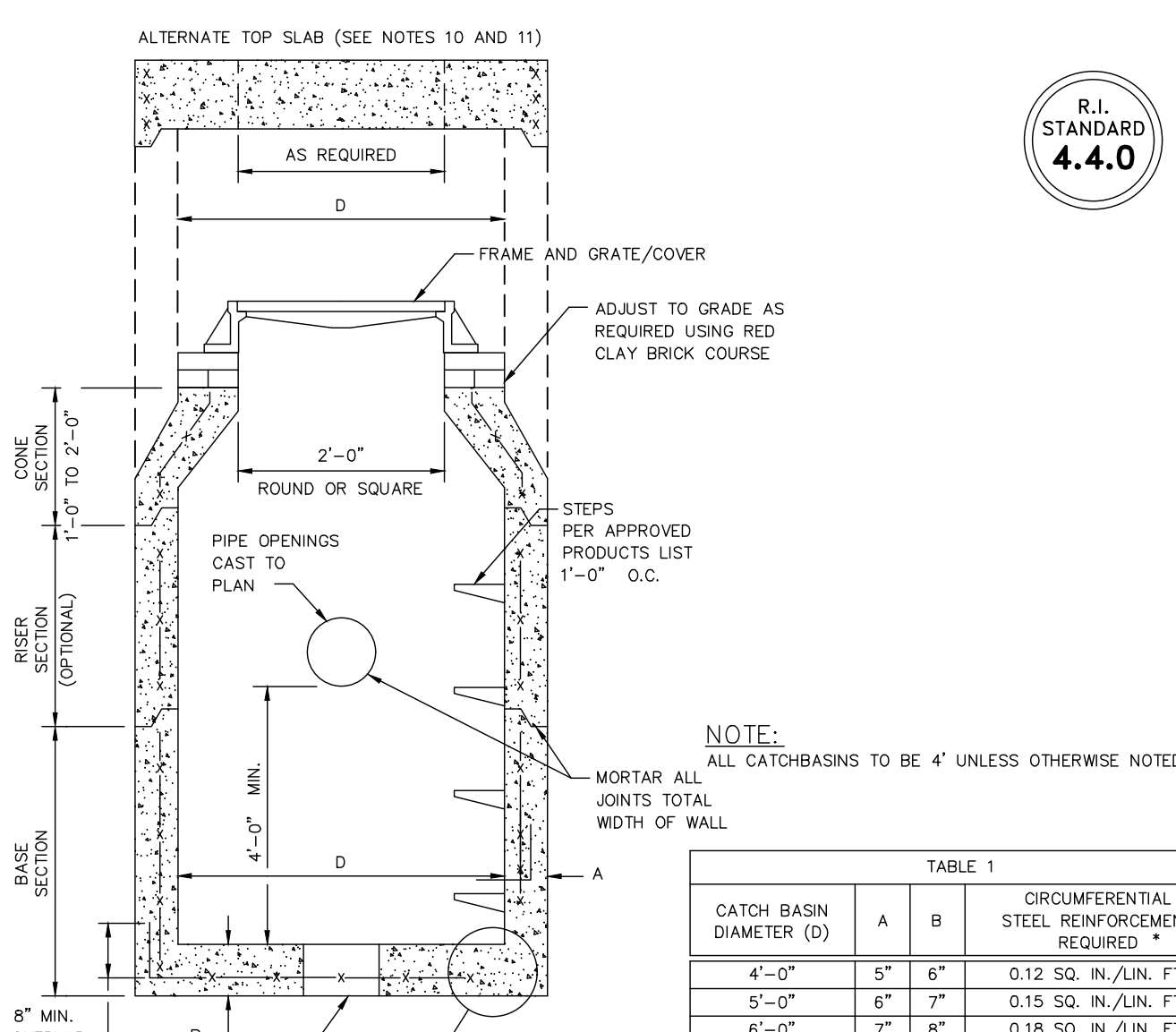
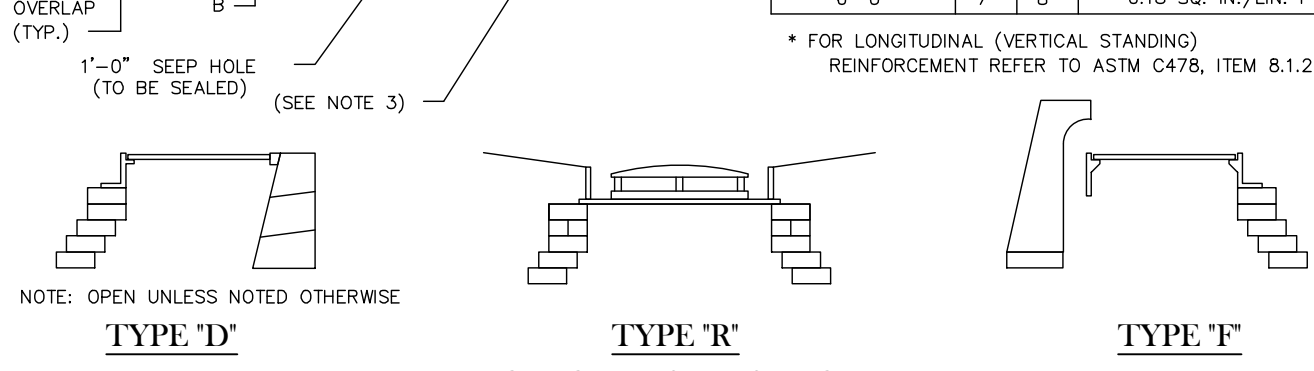


TABLE 1

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

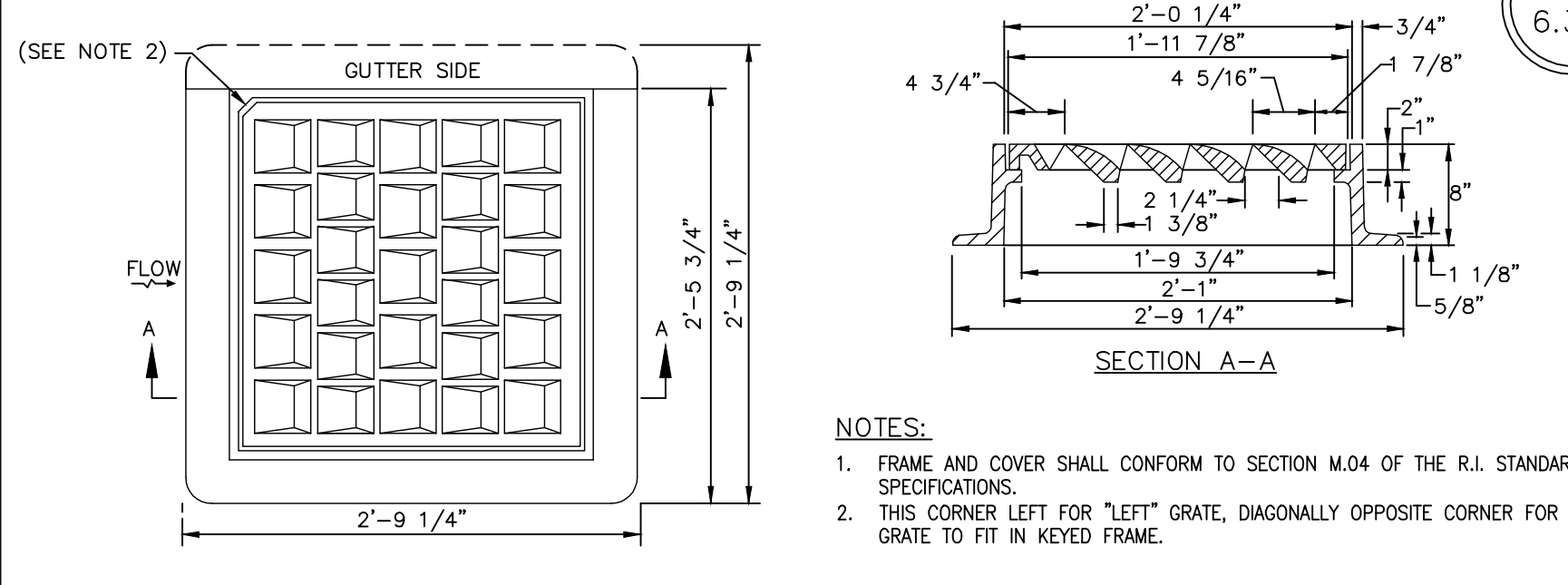
* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2



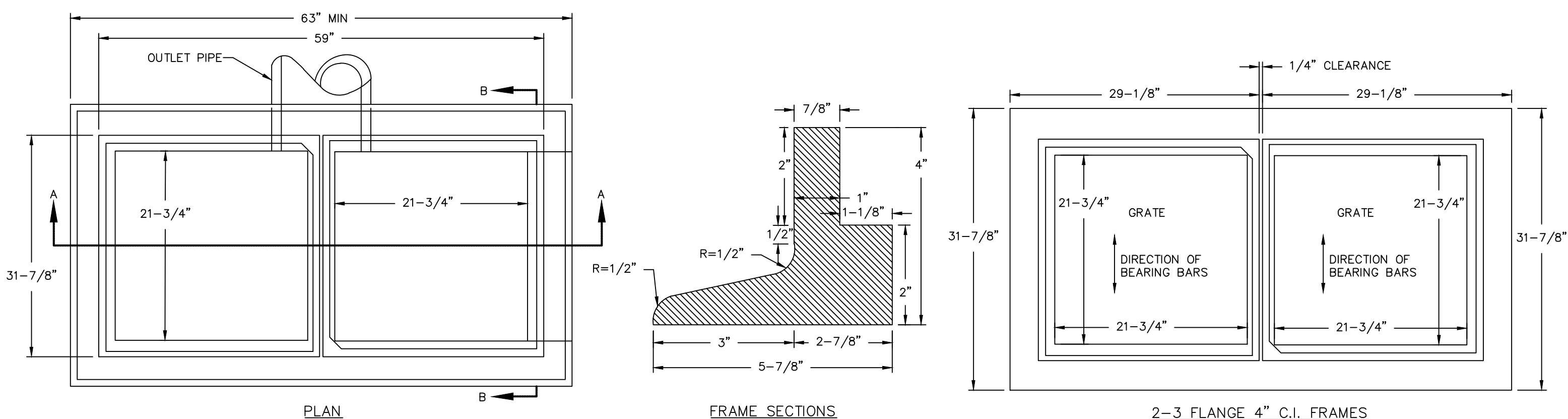
PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN
NOT TO SCALE

R.I. STANDARD 6.3.4

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. STEPS SHALL CONFORM TO STD. S.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 5. ONE POUR MONOLITHIC BASE SECTION.
 6. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 7. CORNERS MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
 8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
 9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.



HIGH CAPACITY FRAME AND GRATE (BICYCLE SAFE)
NOT TO SCALE



DOUBLE CATCHBASIN GRATE
NOT TO SCALE

WATER DETAILS

1. ALL WORK AND MATERIAL OF WATER LINE SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS SET FORTH BY THE TOWN OF SOUTH KINGSTOWN. INSTALLATION PROCEDURES AND MATERIALS TO CONFORM TO AWWA SPECIFICATIONS AND ART. III OF THE SOUTH KINGSTOWN TOWN ORDINANCES. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO ORDER OF MATERIALS AND WATER MAIN INSTALLATION.

2. WATER MAIN INSTALLATION SHALL BE INSPECTED BY THE TOWN OF SOUTH KINGSTOWN PRIOR TO BACKFILLING THE TRENCH.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF SOUTH KINGSTOWN FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.

4. CHLORINATION OF SYSTEM AND SAMPLING SHALL CONFORM TO AWWA REQUIREMENTS FOR SERVICE AND MAIN INSTALLATIONS.

5. THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF WATER SUPPLY AT LEAST TWO WORKING DAYS IN ADVANCE FOR FINAL INSPECTION.

6. WHENEVER, IN THESE SPECIFICATIONS, REFERENCE IS MADE TO THE REQUIREMENTS OF AWWA, ANSI, ASTM OR ANY OTHER STANDARD SPECIFICATION, THE REFERENCE IS MADE TO THE LATEST REVISIONS OR MODIFICATIONS OF SUCH REQUIREMENTS AND SPECIFICATIONS.

7. ALL PIPE, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA AND ANSI STANDARDS AND THE MANUFACTURER'S SUGGESTED RECOMMENDATIONS FOR INSTALLATIONS.

8. PIPELINES SHALL BE CONSTRUCTED IN DRY TRENCHES AND LAID TO THE LINE GRADE. WHENEVER PIPE IS TO BE INSTALLED IN SATURATED SOIL CONDITIONS A BEDDING OF PROCESSED GRANULAR FILTER MATERIAL SHALL BE PROVIDED.

9. ALL BENDS, CROSSES, TEES, END CAPS AND PLUGS, VALVES AND ANY OTHER APPURTENANCES SHALL BE RESTRAINED WITH THRUST BLOCKS, STRAPPING OR ANCHORS.

10. JOINTING OF MECHANICAL AND PUSH ON TYPE JOINTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH AWWA STANDARD C-600, AND THE TOWN OF SOUTH KINGSTOWN SPECIFICATIONS. RUBBER GASKETS AND RINGS SHALL BE SUITABLE FOR USE WITH POTABLE WATER AND THOROUGHLY CLEANED TO REMOVE OIL, GRIT, AND OTHER FOREIGN MATTER PRIOR TO ASSEMBLY. THE GASKETS SHALL BE INSPECTED BY THE DIRECTOR OF WATER SUPPLY OR HIS AGENT TO INSURE THAT THEY ARE ACCEPTABLE.

11. ALL FITTINGS USED FOR SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH AWWA C-800 AND SOUTH KINGSTOWN SPECIFICATIONS.

12. VALVES USED SHALL BE IN ACCORDANCE WITH AWWA C-500 SERIES, AND THE TOWN OF SOUTH KINGSTOWN REGULATIONS. VALVES SHALL BE MECHANICAL JOINT, DOUBLE DISC PARALLEL SEAT OR RESILIENT SEAT GATE STYLES AS FOLLOWS:
 a. MUELLER CORPORATION STOP DOUBLE DISC PARALLEL SEAT.
 b. AMERICAN DARLING VALVE RESILIENT MODEL CRS-80.

13. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-800 SERIES, AND THE TOWN OF SOUTH KINGSTOWN.

14. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH MUELLER A421, AWWA C-502 "DRY BARREL FIRE HYDRANTS" AND THE TOWN OF SOUTH KINGSTOWN SPECIFICATIONS.

15. HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED PIPELINE IN ACCORDANCE WITH AWWA C-600, AND TOWN SPECIFICATIONS.

16. ALL PIPE SHALL BE DISINFECTED PRIOR TO BEING ACTIVATED IN ACCORDANCE WITH AWWA B-300, AWWA C-601 AND TOWN SPECIFICATIONS.

17. DISTRIBUTION PIPING SHALL BE CL 52 DUCTILE IRON, DOUBLE CEMENT LINED, WITH PUSH ON JOINTS. PIPE SHALL MEET ANSI/AWWA C151/A21.51. JOINTS SHALL MEET ANSI/AWWA/C111/A21.11. AMERICAN MANUFACTURER ONLY.

18. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CL350 CEMENT MORTAR LINED AND MEET ANSI/AWWA/C153/A21.53. MECHANICAL JOINTS SHALL MEET ANSI/AWWA/C111/A21.11 AMERICAN MANUFACTURER ONLY.

19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL STATE AND TOWN PERMITS PRIOR TO CONSTRUCTION.

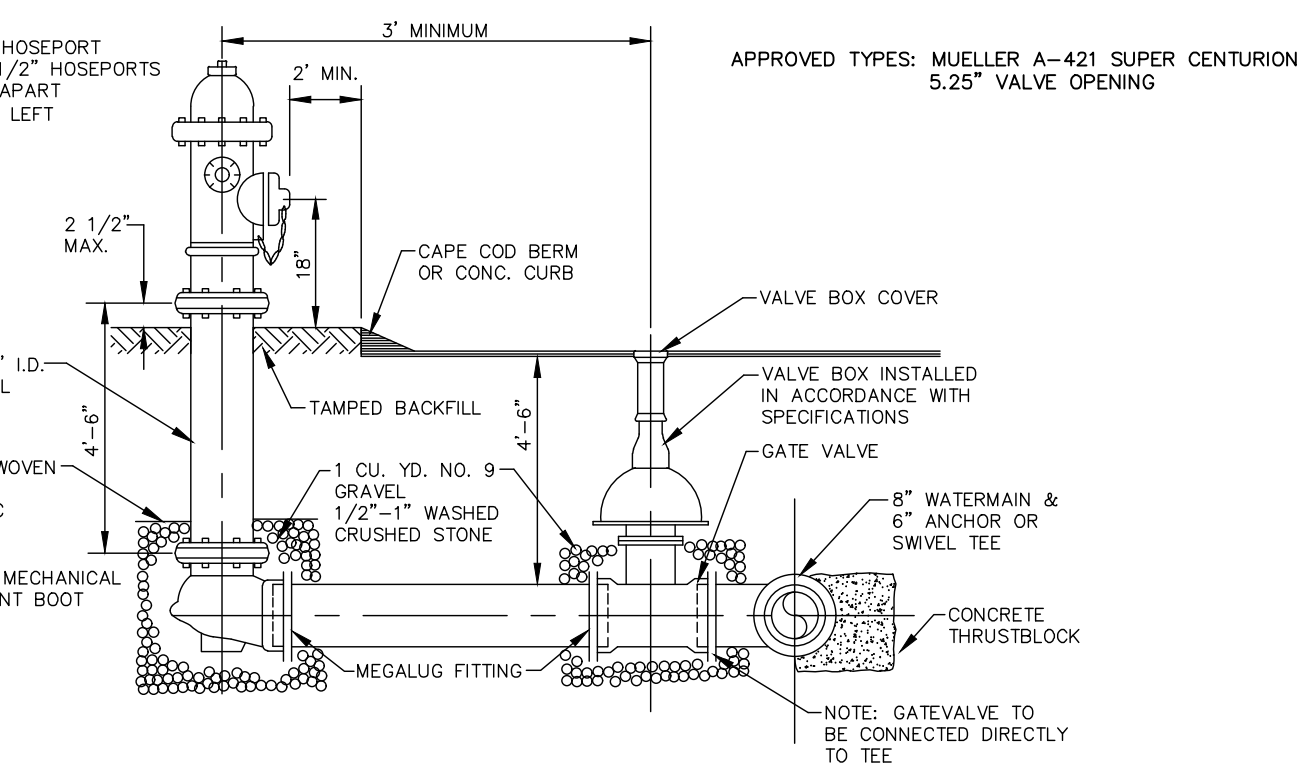
20. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS RELATED TO INSTALLATION OF THE WATER MAIN.

21. EXCAVATIONS THAT EXTEND INTO PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED AND COMPACTED IN 12" LIFTS. A TEMPORARY SURFACE COURSE IS TO BE APPLIED. FINAL BINDER AND FINISH COURSE TO BE PLACED AFTER REMOVAL OF TEMPORARY PAVEMENT AND COMPACTION OF GRAVEL BASE. CONTRACTOR SHALL MAKE ROAD PASSABLE FOR ONE LANE OF TRAFFIC AT ALL TIMES.

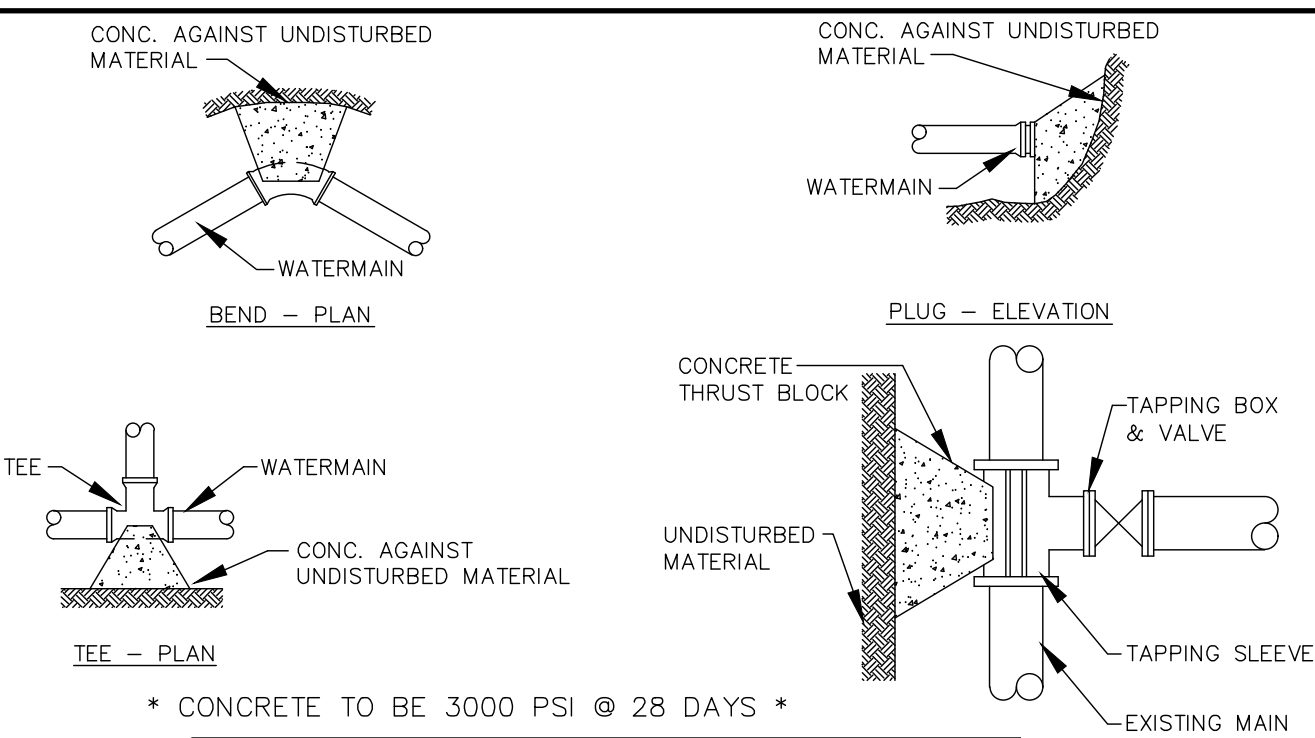
22. CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO DIGGING ANY TRENCHES.

23. WHEN WORK IS NOT IN PROGRESS AND AT THE END OF EACH DAY, ALL OPEN ENDS OF THE PIPE AND FITTINGS SHALL BE SECURELY CLOSED.

24. DIPRETE ENGINEERING DOES NOT CERTIFY AS TO THE WATER FLOW RATE OR RESIDUAL PRESSURE OF THIS WATER MAIN EXTENSION.



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



* CONCRETE TO BE 3000 PSI @ 28 DAYS *

PIPE SIZE	THRUST BLOCK SCHEDULE BEARING AREA	TEE & DEAD END
8"	45" BEND OR LESS	3.0' x 3.0'
12"		3.5' x 3.5'

THRUST BLOCK DETAILS N.T.S.

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 Tel 401-943-1000 Fax 401-644-6006 www.diprete-eng.com

JAKOB CRUIKSHANK
 No. 13362
 REGISTERED PROFESSIONAL ENGINEER CIVIL

This plan set must not be used for construction purposes unless stamped, issued for construction and stamped by a registered professional engineer of Diprete Engineering.

The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.

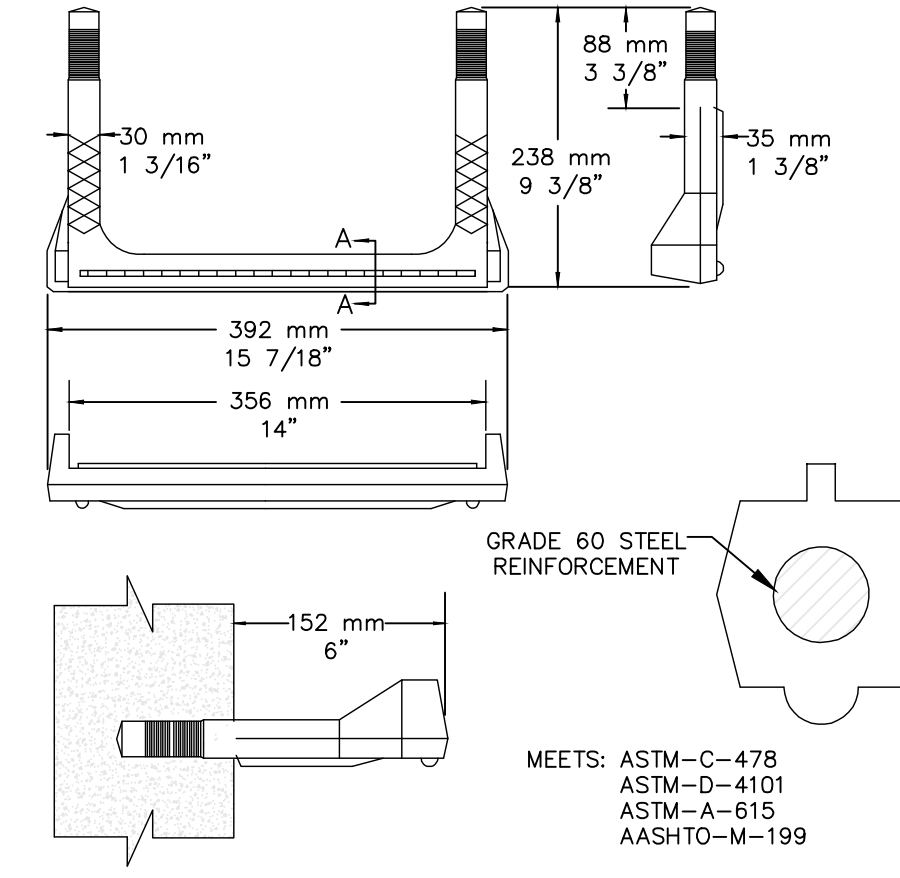
Engineer attests that on this plan and approximate only. Diprete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

Rev.	Date	Description	By	Appr.
1	09-20-2021	Issue for Submittal	J.C.	J.C.
2	08-11-2021	Issue for Submittal	J.C.	J.C.
3	07-20-2021	Issue for Submittal	J.C.	J.C.

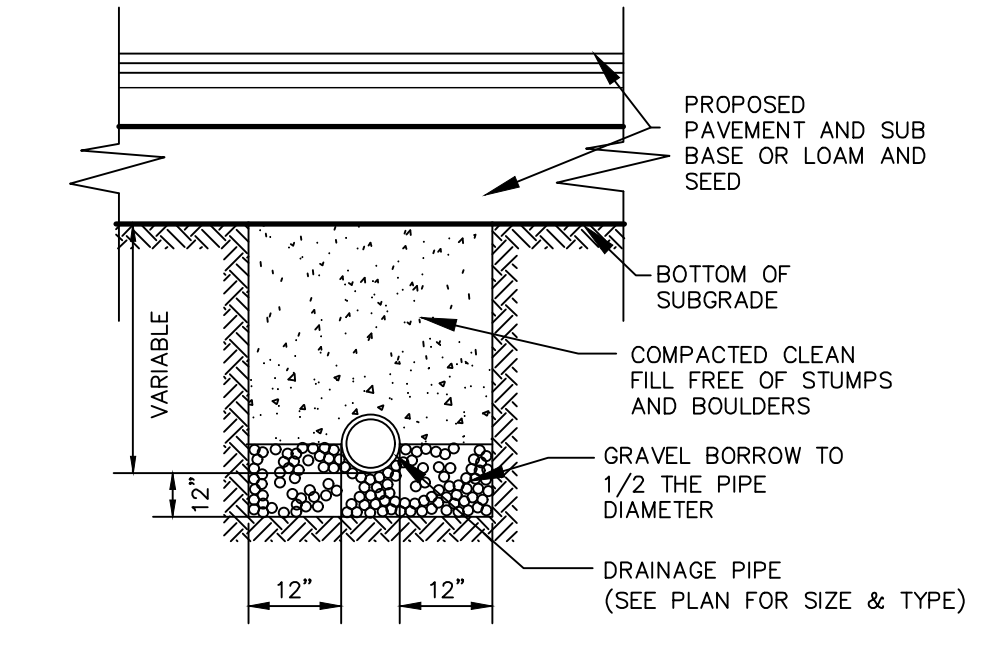
Drawn By: N.D.K. Design By: N.D.K.

Detail Sheet - 3
Matunuck Beach Condos
 Assessors: BRG 02-7, Lot 66
 South Kingstown, Rhode Island
 Applicant Owner:
Matunuck Beach Road Partners, LLC
 P.O. Box 395
 Wakefield, RI 02880

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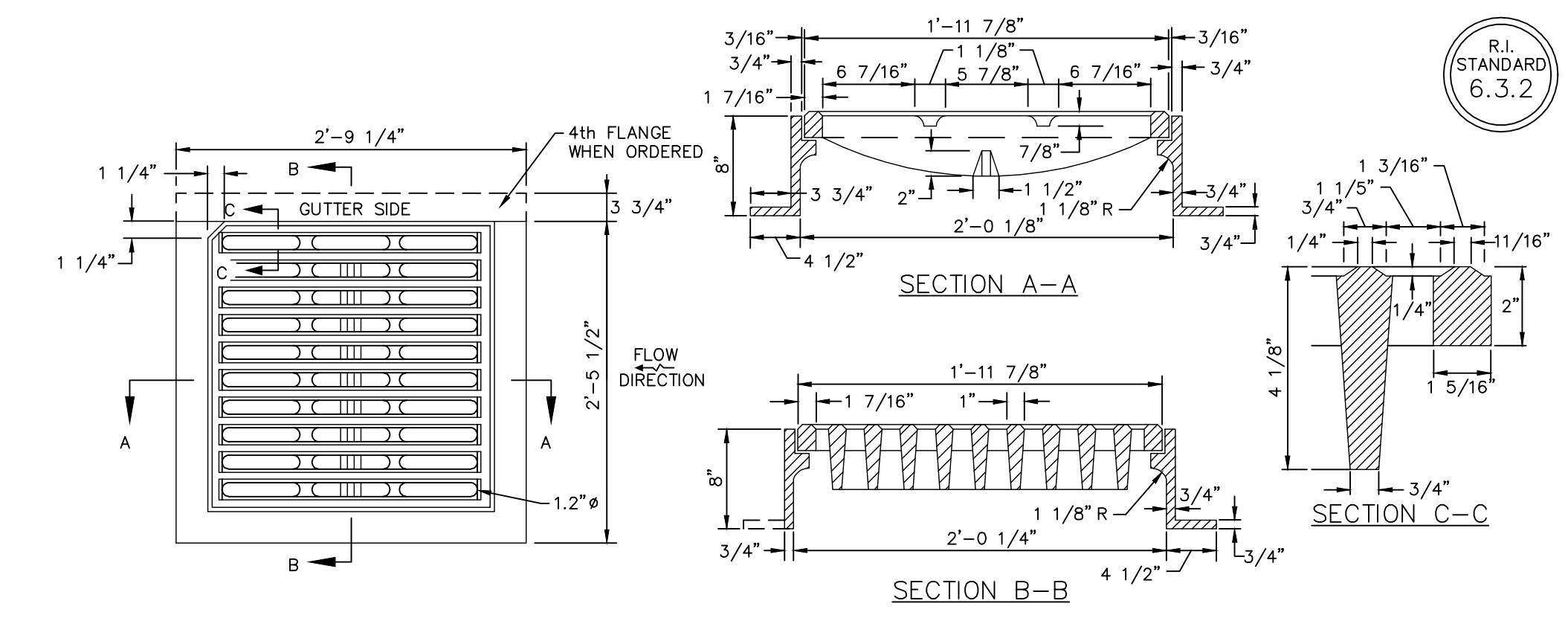


MANHOLE STEP
NOT TO SCALE

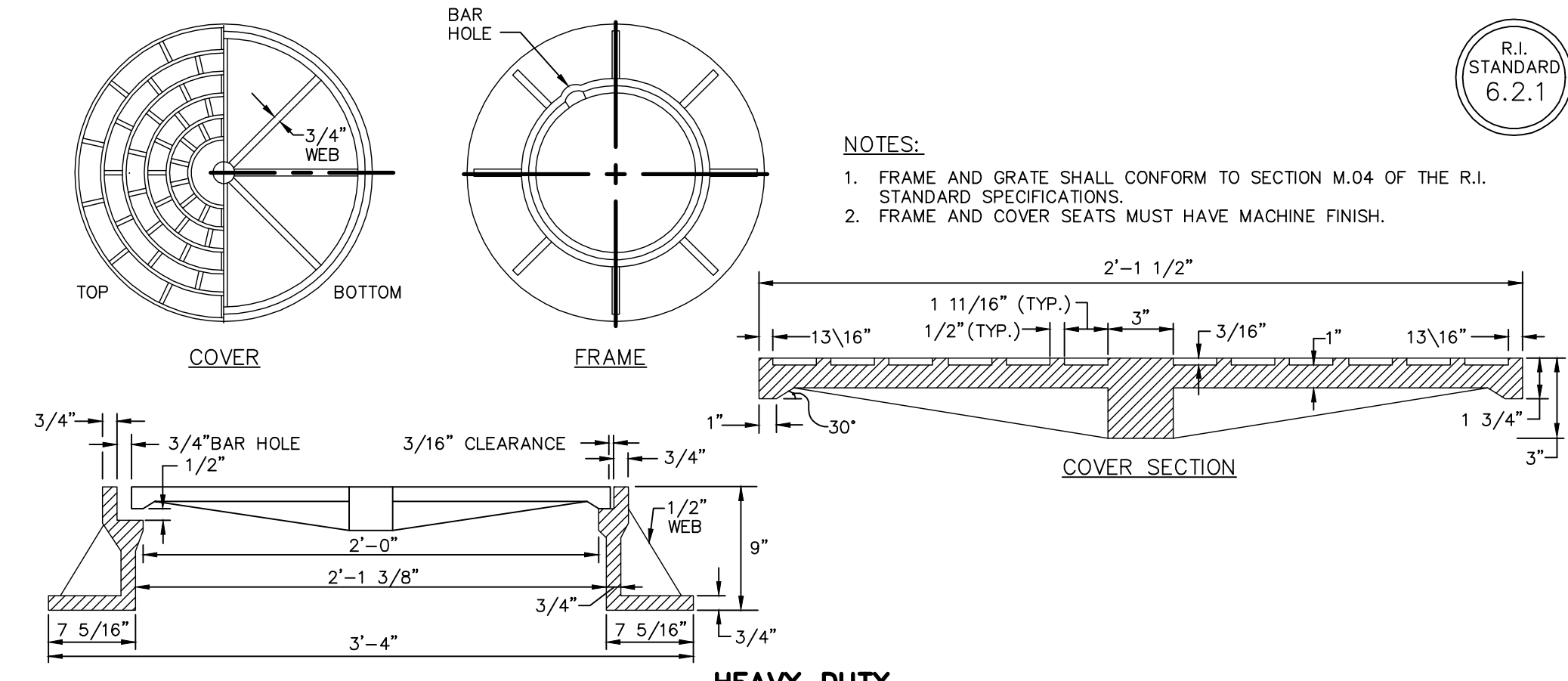


NOTE:
DRAINAGE PIPE TO BE RCP CLASS III UNLESS OTHERWISE NOTED

DRAINAGE TRENCH DETAIL
NOT TO SCALE

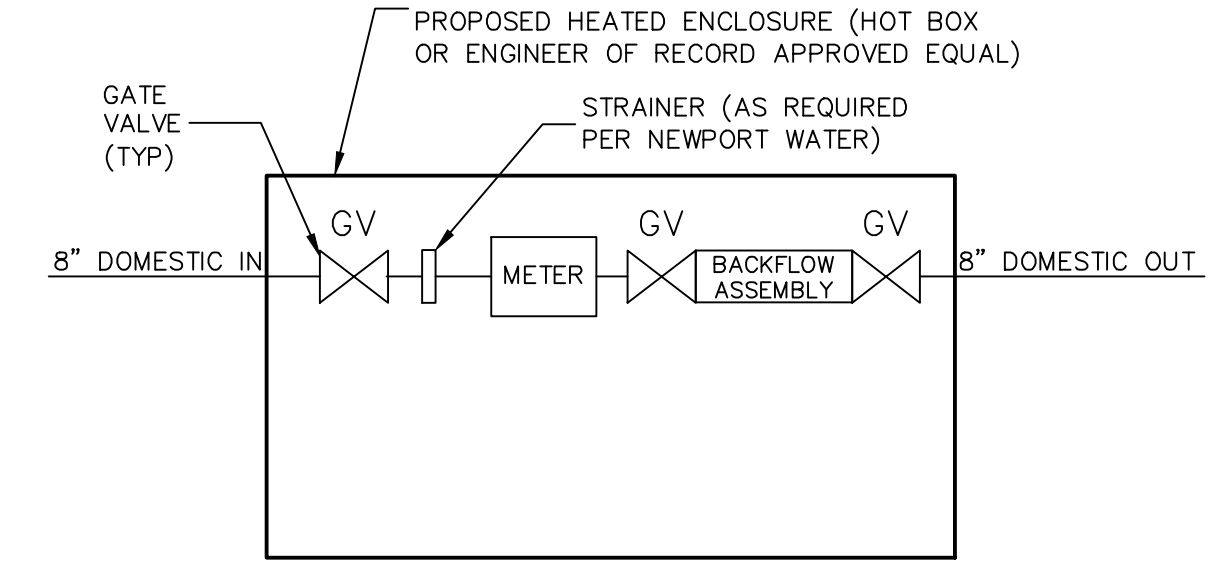


SQUARE FRAME AND GRATE (BICYCLE SAFE)
NOT TO SCALE



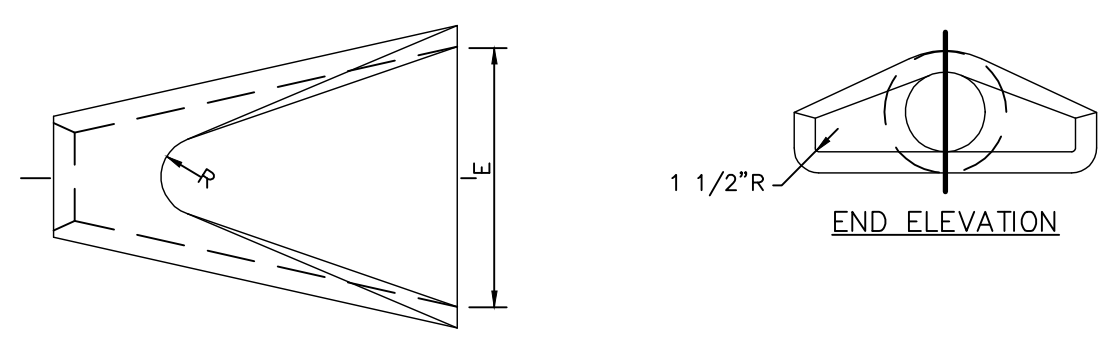
HEAVY-DUTY ROUND FRAME AND COVER
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WATER METER PIT PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY SOUTH KINGSTOWN WATER DEPT. PRIOR TO INSTALLATION.
 - METER MODEL IS A 8" NEPTUNE PROTECTUS III WITH A 8" WATTS LF909 RPZ BACKFLOW.
 - FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY SOUTH KINGSTOWN WATER DEPT.
 - CONTRACTOR TO PROVIDE POWER AND TELEPHONE SERVICE TO HEATED ENCLOSURE.

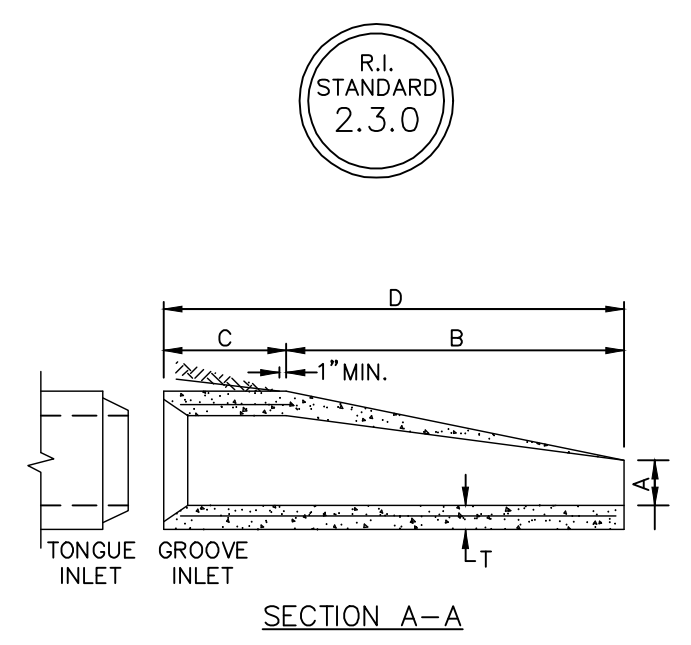


Schematic Heated Enclosure For Water Meter & Backflow
NOT TO SCALE

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



PRECAST CONCRETE FLARED END SECTION
NOT TO SCALE



R.I. STANDARD 2.3.0

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

JAKOB CRUIKSHANK
No. 13362
REGISTERED PROFESSIONAL ENGINEER CIVIL

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The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.
Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

NO.	DATE	DESCRIPTION	BY	CHK.
1	09-20-2021	WORK SUBMISSION		A.C.
2	09-20-2021	WORK SUBMISSION		A.C.
1	08-11-2021	PRELIMINARY PLAN SUBMISSION		S.F.
0	07-20-2021	REDEM SUBMISSION		R.D.K.
1/2				D.P.

Drawn By: N.D.K. Design By: N.D.K.

Detail Sheet - 4
Matunuck Beach Condos
Assessors: BR 027 Lot 66
South Kingstown, Rhode Island
Project Owner
Matunuck Beach Road Partners, LLC
P.O. Box 395
Waketield, RI 02880

LANDSCAPE PLANS

MATUNUCK BEACH CONDOMINIUM

LOCATED AT:

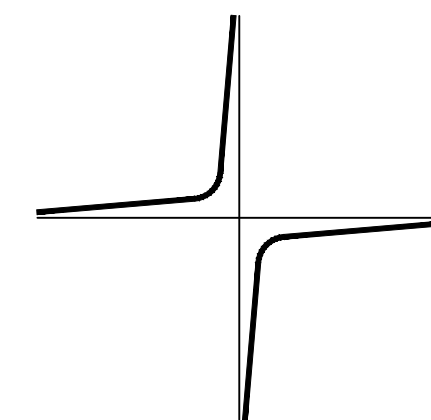
Ocean Road
Assessor's Plat 92-2, Lots 56
South Kingstown, Rhode Island

PREPARED FOR THE:

Matunuck Beach Road Partners, LLC
P.O. Box 402
Narragansett, Rhode Island

SHEET INDEX

NUMBER	TITLE	ISSUED FOR PERMITTING	REVISIONS
	COVER SHEET		
1	PLANTING PLAN	08-11-2021	
2	DETAILS & TYPICAL PLANTING	08-11-2021	
3	PLANTING NOTES & DETAILS	08-11-2021	



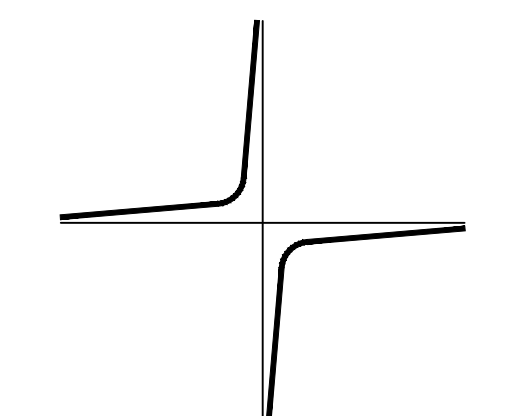
PREPARED BY:

JOHN C. CARTER & CO., INC.

960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

**LANDSCAPE ARCHITECTURE
DESIGN & BUILD**

ENGINEER
DiPrete Engineering
2 Stafford Court
Cranston, Rhode Island
401-943-1000



JOHN C. CARTER & CO., INC.
960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

PLANTING PLAN

PREPARED FOR:
Matunuck Beach Road Partners, LLC

LOCATED AT:
OCEAN ROAD
AP 92-2, LOT 56
SOUTH KINGSTOWN, RHODE ISLAND

ISSUED FOR
PERMITTING

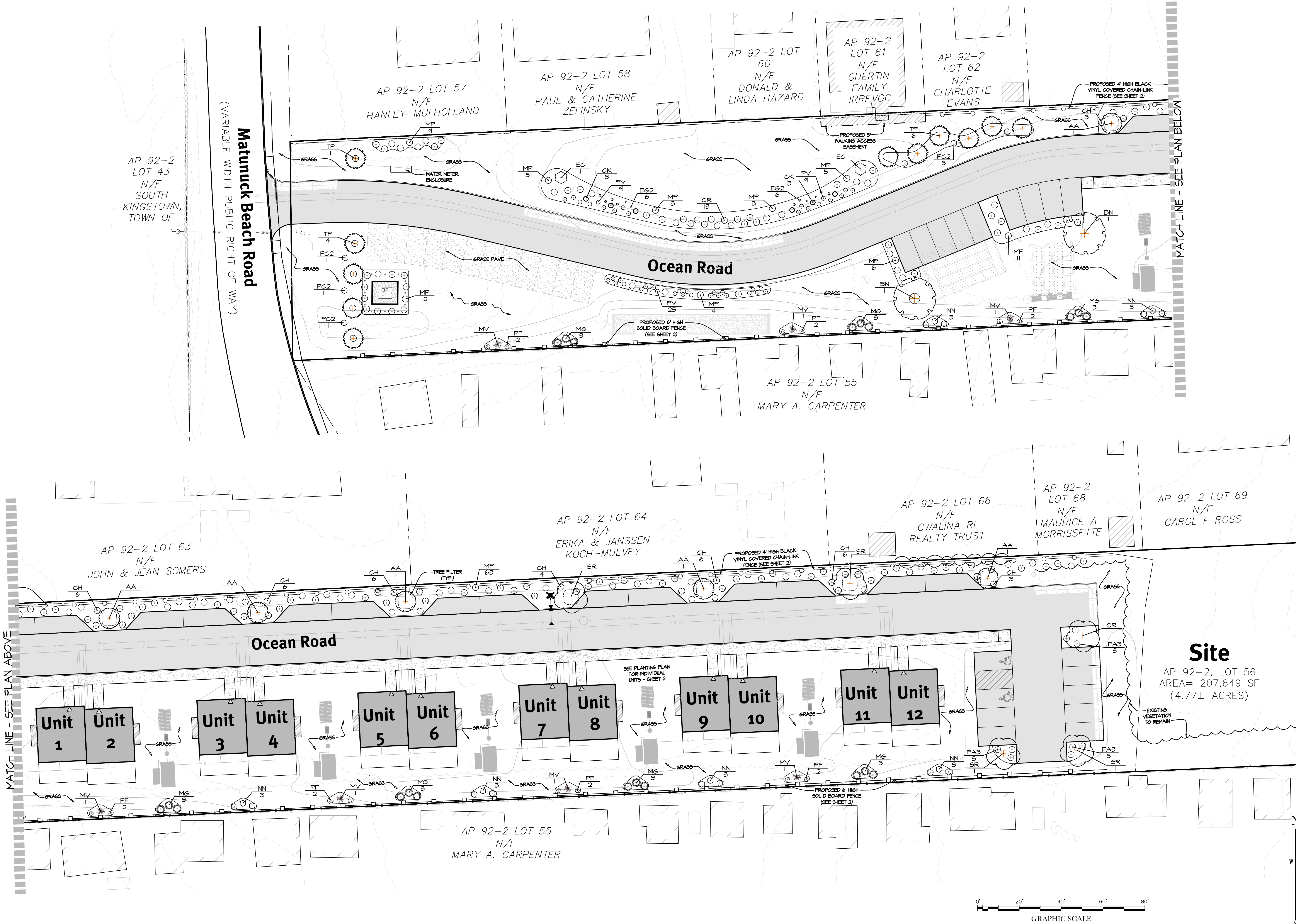
REVISIONS

SCALE 1"=20'
DATE August 11, 2021



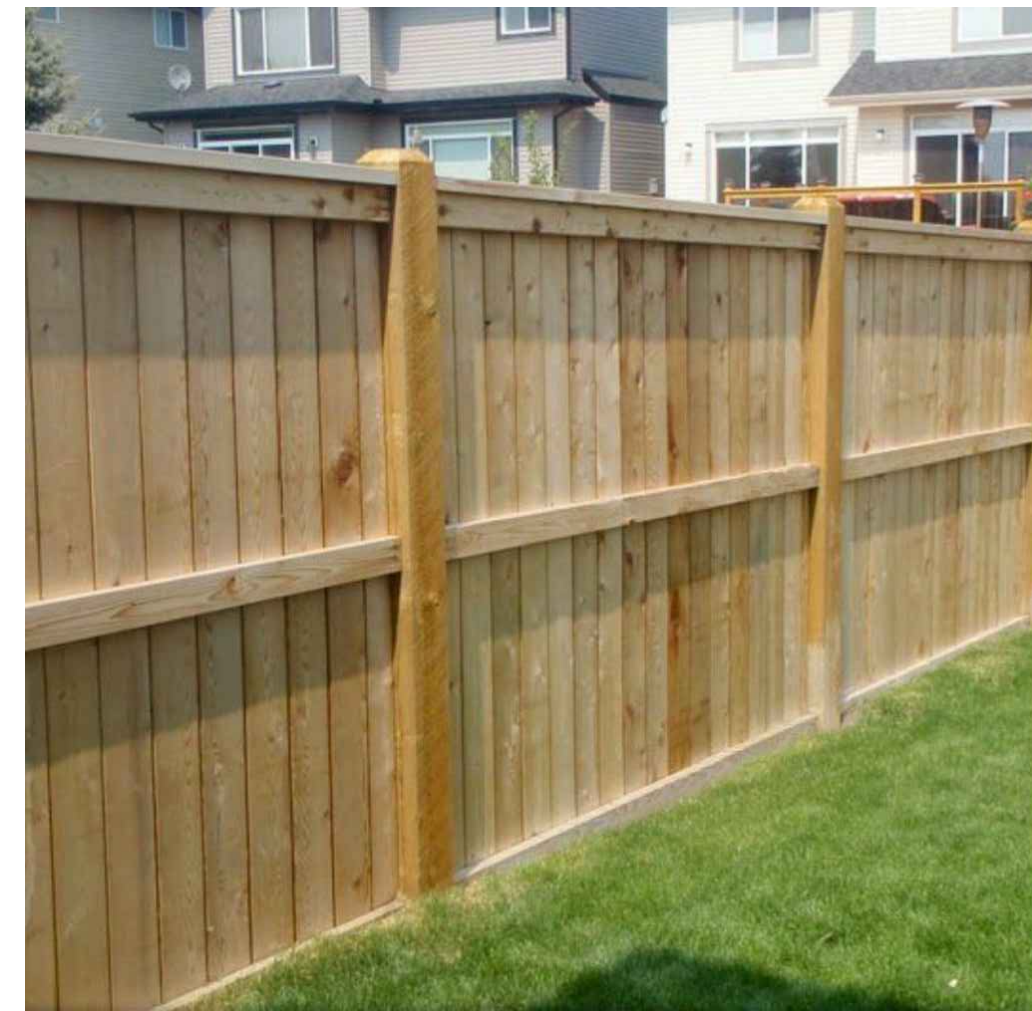
SHEET NUMBER

1 OF 3



MATCH LINE - SEE PLAN ABOVE

MATCH LINE - SEE PLAN BELOW



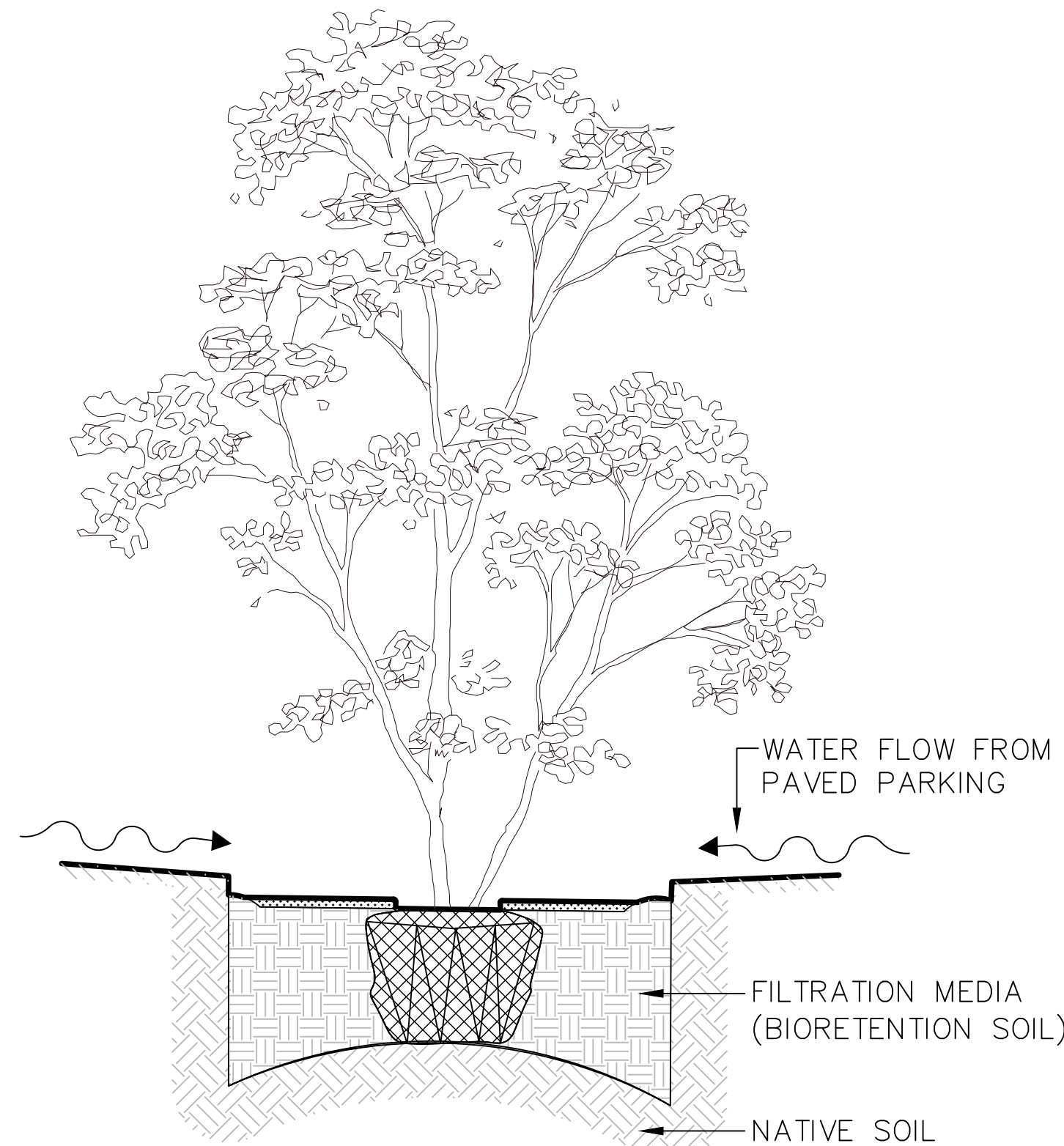
PRIVACY FENCE

A 6' SOLID BOARD CEDAR PRIVACY FENCE WILL BE INSTALLED ALONG THE SOUTH PROPERTY LINE BETWEEN THE MARY CARPENTER RESIDENCES AND THE PROPOSED CONDOMINIUMS. PLANTINGS ARE PROPOSED TO SOFTEN THE EXPANSE OF THE FENCE.



CHAIN-LINK FENCE

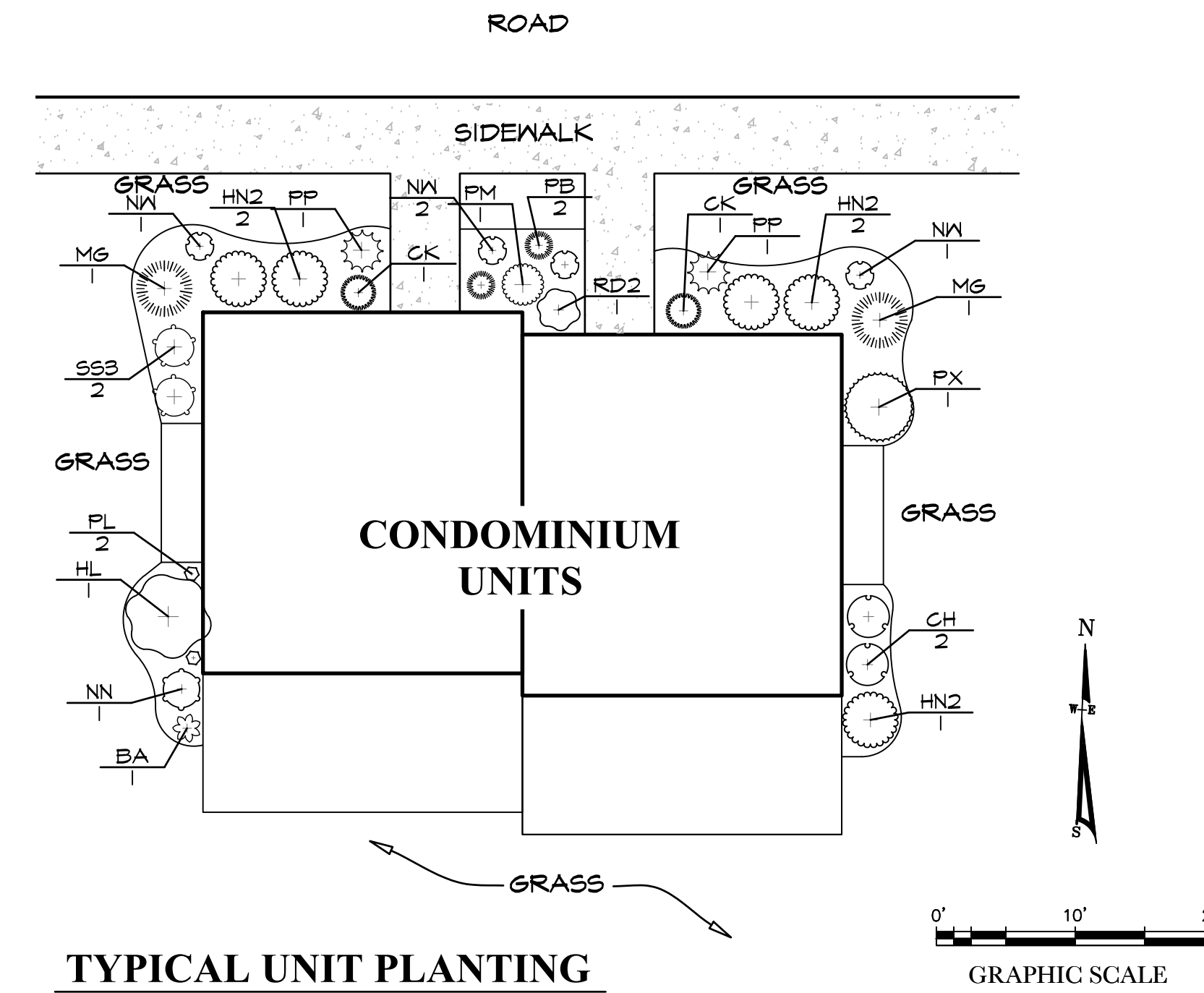
A 4' HIGH BLACK VINYL-COATED CHAIN-LINK FENCE WILL BE INSTALLED ALONG A SECTION OF THE NORTH PROPERTY LINE BETWEEN THE HOLDEN ROAD RESIDENCES AND THE PROPOSED CONDOMINIUMS TO DISCOURAGE CUT-THROUGH PEDESTRIAN MOVEMENTS FROM HOLDEN ROAD THROUGH THE SITE.



TREE FILTER

NTS

© 2021 JOHN C. CARTER & CO., INC.



TYPICAL UNIT PLANTING

SCALE: 1" = 10'

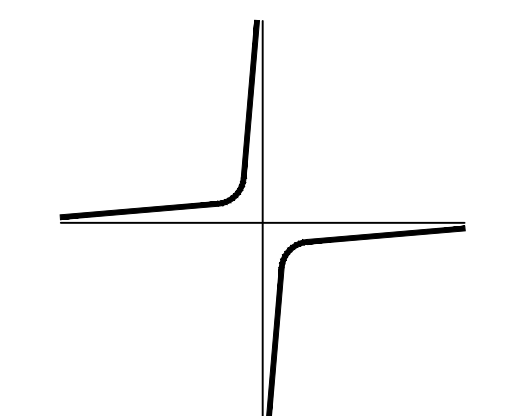
PLANT SCHEDULE - UNIT				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CH	2	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	15-18" HT
HN2	5	HYDRANGEA MACROPHYLLA NANTUCKET BLUE	NANTUCKET BLUE HYDRANGEA	18-24" HT
HL	1	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	18-24" HT.
FM	1	PICEA PUNGENS 'MONTGOMERY'	MONTGOMERY BLUE SPRUCE	15-18" HT
FX	1	PIERIS X 'BROUWER'S BEAUTY'	BROUWER'S BEAUTY HYBRID PIERIS	18-24" HT
FP	2	PINUS MUGO 'PUMILIO'	MUGO PINE	5 GAL
SS3	2	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	15-18" HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
MS	2	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	2 GAL
FB	2	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BA	1	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	2 GAL
NN	4	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL
NN	1	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	2 GAL
FL	2	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	2 GAL
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RD2	1	ROSA X 'DOUBLE KNOCKOUT' PINK	ROSE	2 GAL

PLANT SCHEDULE: TYPICAL UNIT

PLANT SCHEDULE - SHEET 1				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	6	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	12-14' HT.
BN	2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	12-14' HT.
SR	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5-2' CAL.
TP	11	THUJA FLICATA	GIANT ARBORVITAE	5-6' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CH	40	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	15-18" HT
CR	13	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	18-24" HT
EC	2	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	24-30" HT.
FAS	4	FOTHERGILLA GARDENII 'MT. AIRY'	DWARF WITCHALDER	15-18" HT
MP	21	MORELLA PENNSYLVANICA	NORTHERN BAYBERRY	24-30" HT.
PC2	6	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	18-24" HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
MS	21	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	2 GAL
MV	7	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	2 GAL
PV	43	PANICUM VIRGATUM	SWITCH GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
E62	2	EUPATORIUM MACULATUM 'GATEWAY'	GATEWAY JOE-PYE WEED	2 GAL
NN	18	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	2 GAL
PF	4	PEROVSKIA ATRIPLICIFOLIA 'FILIGRAN'	RUSSIAN SAGE	2 GAL

ALL REQUIRED PLANT MATERIAL HAS BEEN SELECTED FROM THE PUBLICATION ENTITLED 'SUSTAINABLE TREES AND SHRUBS FOR SOUTHERN NEW ENGLAND', PER SOUTH KINGSTOWN SUBDIVISION & LAND DEVELOPMENT REGULATIONS, ARTICLE IV SPECIAL REQUIREMENTS, 6. LANDSCAPING - GENERAL STANDARDS AND SPECIFICATIONS.

PLANT SCHEDULE: SHEET 1



JOHN C. CARTER & CO., INC.
960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

DETAILS & TYPICAL PLANTING
PREPARED FOR:
Matunuck Beach Road Partners, LLC
LOCATED AT:
OCEAN ROAD
A.P. 92-2, LOT 56
SOUTH KINGSTOWN, RHODE ISLAND

ISSUED FOR PERMITTING

REVISIONS

SCALE 1"=20'
DATE August 11, 2021



SHEET NUMBER

2 OF 3

NOTES:

GENERAL:

- THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED ACAD-2384-002-SEED-MODEL DATED JULY 13, 2021.
- ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
- WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-1239.

PLANTING BED PREPARATION:

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

- ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
- THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
- ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

PLANTING:

- PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK."
- PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
- DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
- PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
- ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
- AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
- ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
- PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. ANY SUBSTITUTIONS OF LANDSCAPE MATERIALS SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICER WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

LAYOUT:

- AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
- THE PLANTS SHALL BE ORIENTED IN A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND SHALL INSPECT AND APPROVE THE LOCATIONS BEFORE THEY ARE PLANTED.

MAINTENANCE & WARRANTY:

- 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.
- AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
- ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
- IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR TWO YEARS AFTER THE INITIAL SEED APPLICATION.

LOAMING & SEEDING:

- AREAS LABELED AS 'GRASS' ARE TO BE SEEDED OR SODDED AS DIRECTED BY THE OWNER.
- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS 'GRASS', ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.10.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.
- AFTER THE SEED BED IS PREPARED, THE AREA IS TO BE HYDRO-SEEDED. THE HYDRO-SEED SHALL BE APPLIED EVENLY OVER THE SURFACE WITH A BONDED 100% WOOD FIBER MATRIX USING ACCEPTED HORTICULTURAL PRACTICES. THE SLURRY SHALL INCLUDE WATER, SEED, WOOD FIBER AND A HIGH PHOSPHORUS STARTER FERTILIZER.
- RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. PRIOR TO SEEDING, FERTILIZE WITH A HIGH PHOSPHORUS STARTER FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES. SEED SHALL BE BROADCAST EVENLY OVER THE PREPARED SURFACE AND WORKED INTO THE TOP 1" OF SOIL.

SEED MIXES:

- PROVIDE QUALITY SEED DERIVED FROM THE VARIETY INDICATED UNDER 'SEEDING'.
- ALL SEED IS TO BE VIABLE, HEALTHY AND FREE OF INSECTS AND DISEASE.
- SEED IS TO BE INSTALLED AS SPECIFIED IN THE SEEDING NOTES WITH ADEQUATE WATER PROVIDED TO ESTABLISH A HEALTHY GRASS CATCH.
- RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE.
- SEED SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

SEED MIX SHALL BE AS FOLLOWS:

- 50% TRI-FLEX
PERENNIAL RYEGRASS BLEND CONSISTING OF APPLAUD II, SOPRANO & 16 SQUARED
- 50% DARK & DURABLE
27% FURY TALL FESCUE
27% CORONADO TALL FESCUE
26% ENDEAVOR TALL FESCUE
10% 1Q PERENNIAL RYEGRASS
10% BROOKLAWN KENTUCKY BLUEGRASS

SODDING:

IF THE AREAS THAT ARE LABELED 'GRASS' ARE TO BE SODDED:

- SOD SHALL BE LIVE, FRESH AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER 3/4" THICK OR OVER 1" THICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- RECOMMENDED SODDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.
- SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT.
- AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

NOTE:

BECAUSE OF THE INTENSE BROWNSING BY THE RESIDENT WHITE TAIL DEER IN THIS AREA, IT IS RECOMMENDED THAT A REPUTABLE COMPANY BE ENGAGED TO PROVIDE A SPRAY PROGRAM, THERE ARE NO PLANTS WHICH CAN BE GUARANTEED TO BE 'DEER PROOF.'

TOWN OF SOUTH KINGSTOWN

2. STREET LANDSCAPING

WHENEVER A PARKING OR LOADING AREA ADJOINS A PUBLIC STREET RIGHT-OF-WAY, OR THE RIGHT-OF-WAY OF A PRIVATE STREET WHICH IS OR MAY BE CUSTOMARILY USED BY THE PUBLIC AS ACCESS TO THE PARKING OR LOADING FACILITY, A LANDSCAPED STRIP OF LAND SHALL BE CONSTRUCTED OR MAINTAINED ALONG THE ENTIRE STREET FRONTAGE, EXCEPT FOR ANY NECESSARY DRIVEWAYS, AS PROVIDED HEREIN.

a) A STRIP OF LAND OF MINIMUM 10 FOOT WIDTH BETWEEN THE RIGHT-OF-WAY AND THE PARKING/LOADING FACILITY PLANTED AS A PARTIAL LANDSCAPE SCREEN.

AN OPTION FOR A PARTIAL LANDSCAPE SCREEN FOR YARDS GREATER THAN TEN (10) FEET WIDE IS: 4 EVERGREEN TREES PLUS 1 LOW SHRUB FOR EVERY 40 LINEAR FEET.

THERE IS ONE PARKING AREA THAT IS LOCATED APPROXIMATELY 45 FEET AWAY FROM MATUNUCK BEACH ROAD. THE LENGTH OF THE AREA TO BE SCREENED IS APPROXIMATELY 40 LINEAR FEET. A PARTIAL LANDSCAPE SCREEN IS PROPOSED TO SCREEN THIS PARKING AREA FROM THE MATUNUCK BEACH ROAD. THE PROPOSED PLANTING IS FOUR (4) EVERGREEN TREES AND NINE (9) SHRUBS.

TREES REQUIRED	TREES PROPOSED	SHRUBS REQUIRED	SHRUBS PROPOSED
4	4	1	9

3. PERIMETER LANDSCAPING - PARKING LOTS AND LOADING FACILITIES

THE PERIMETER OF THE PARKING LOT AND LOADING FACILITY SHALL BE SURROUNDED BY A LANDSCAPED STRIP AS ILLUSTRATED IN FIGURE 1. THE WIDTH OF THE PERIMETER LANDSCAPING STRIP SHALL BE AS FOLLOWS:

NO LESS THAN 10 (TEN) FEET IN WIDTH WHERE THE PARKING AREA CONTAINS FIVE (5) SPACES OR MORE OR WHICH EXCEEDS 2500 SQ. FT. OF PAVED AREA; AND NO LESS THAN FIVE (5) FEET IN WIDTH WHERE THE PARKING AREA CONTAINS LESS THAN FIVE (5) SPACES OR WHICH HAS LESS THAN 2500 SQ. FT. OF PAVED PARKING AREA.

LANDSCAPING OF THE PERIMETER OF A PARKING LOT SHALL INCLUDE AT LEAST ONE TREE PLUS THREE (3) LOW SHRUBS OR GROUNDCOVER PLANTS FOR EVERY THIRTY-FIVE LINEAR FEET OF PERIMETER.

LANDSCAPE STRIPS SURROUNDING THE PARKING AREAS OF AT LEAST TEN FEET IN WIDTH ARE PROVIDED WHERE PARKING AREAS CONTAIN FIVE SPACES OR MORE OR EXCEEDS 2500 SQ. FT. OF PAVED AREA AND NO LESS THAN FIVE (5) FEET IN WIDTH WHERE THE PARKING AREA CONTAINS LESS THAN FIVE (5) SPACES OR WHICH HAS LESS THAN 2500 SQ. FT. OF PAVED PARKING AREA.

A SIX FOOT HIGH SOLID BOARD FENCE IS PROPOSED FOR THE SOUTH PROPERTY LINE WHICH WILL HELP TO PROVIDE SCREENING. IN ADDITION, AT LEAST ONE (1) TREE PLUS THREE (3) LOW SHRUBS OR GROUNDCOVER PLANTS FOR EVERY THIRTY-FIVE (35) LINEAR FEET OF PARKING PERIMETER IS PROVIDED.

TREES REQUIRED	TREES PROPOSED	SHRUBS REQUIRED	SHRUBS PROPOSED
16	20	59	134

4. INTERIOR LANDSCAPING

THE INTERIOR AREAS OF PARKING LOTS (EXCLUSIVE OF LOADING AREAS) SHALL ALSO BE LANDSCAPED. THE MINIMUM AMOUNT OF INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE:

TOTAL AREA OF PARKING LOT	MINIMUM PERCENT OF TOTAL PARKING LOT AREA THAT MUST BE AN INTERIOR LANDSCAPE AREA
<2500 SQ. FT.	NO REQUIREMENT
2500 TO 20,000 SQ. FT.	5%

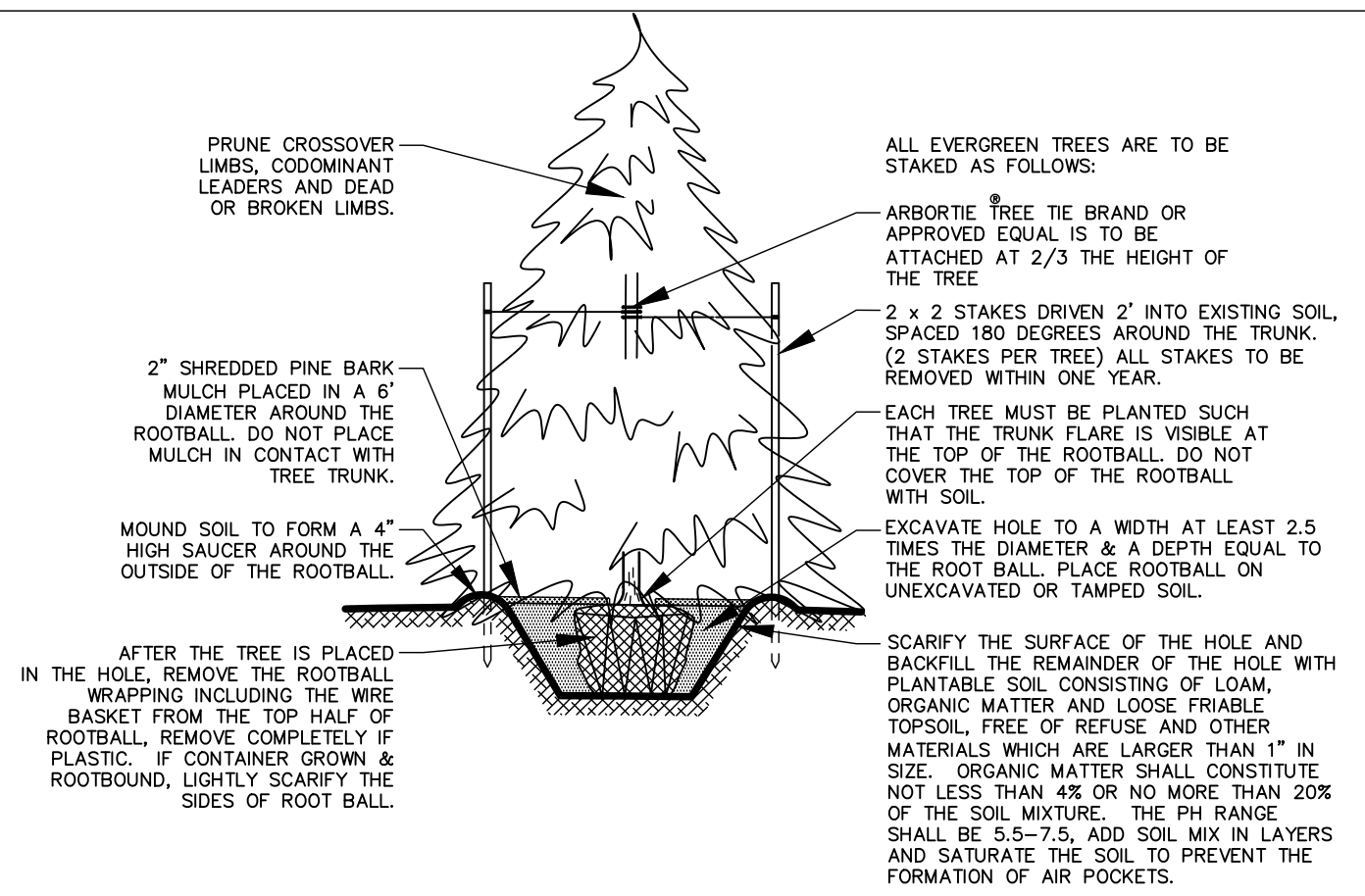
SUCH INTERIOR LANDSCAPING SHALL BE PROVIDED AS A COMBINATION OF ANY OF THE MAYS PROVIDED BELOW.

a) 1-FOOT WIDE X 18' INTERMEDIATE ISLANDS: AT LEAST 1 TREE, PLUS AT LEAST 3 LOW SHRUBS OR GROUNDCOVER PLANTS AND/OR TURF GRASS.

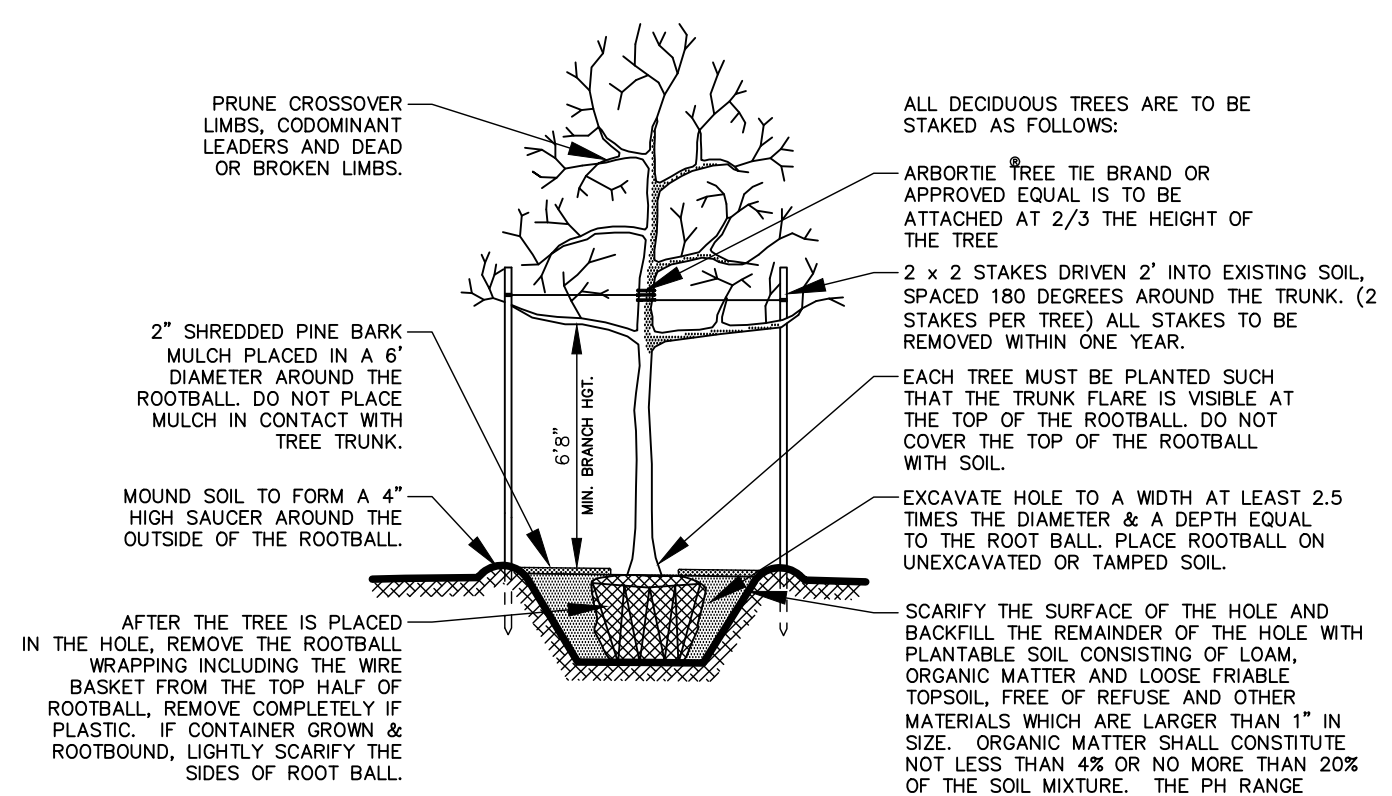
WHERE PARKING AREAS ARE LESS THAN 2500 SQ. FT. NO LANDSCAPE PLANTING IS REQUIRED.

THERE IS ONE PARKING AREA THAT MEASURES 2,136 SQ. FT. INTERIOR LANDSCAPING IS PROVIDED WITH A 180 SQ. FT. ISLAND MEASURING 10' WIDE BY 18' LONG. ONE (1) TREE PLUS THREE (3) LOW SHRUBS ARE PROPOSED.

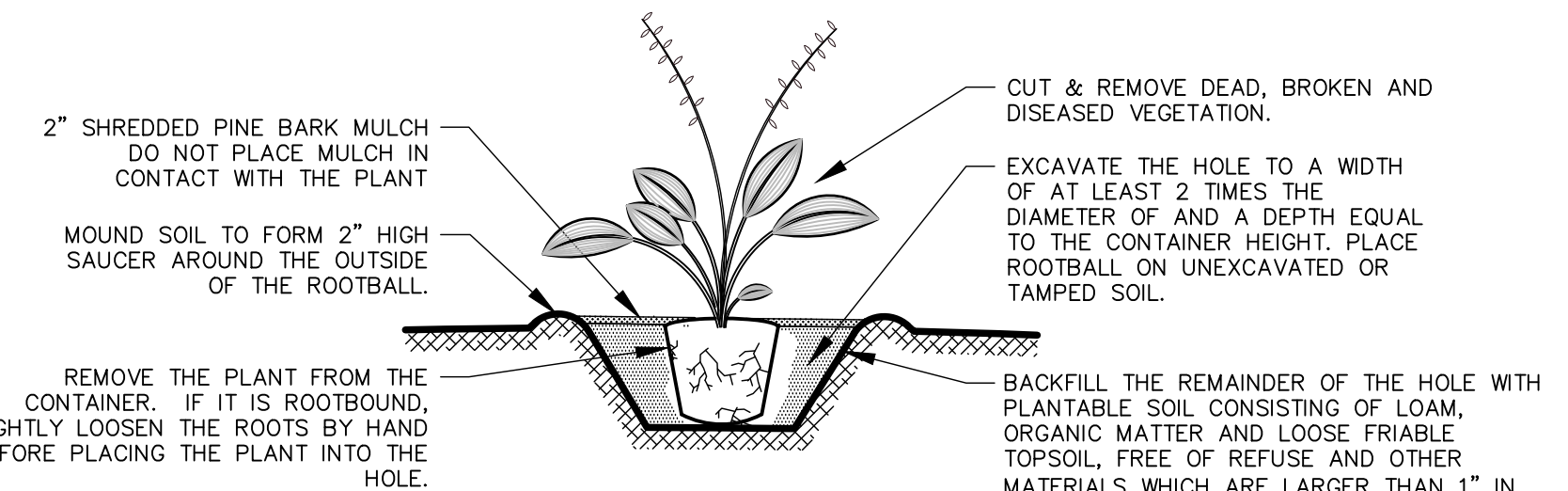
INTERIOR LANDSCAPE AREA REQUIRED	INTERIOR LANDSCAPE AREA PROPOSED	TREES REQUIRED	TREES PROPOSED	SHRUBS REQUIRED	SHRUBS PROPOSED
136.8 SQ. FT.	180 SQ. FT.	1	1	3	3



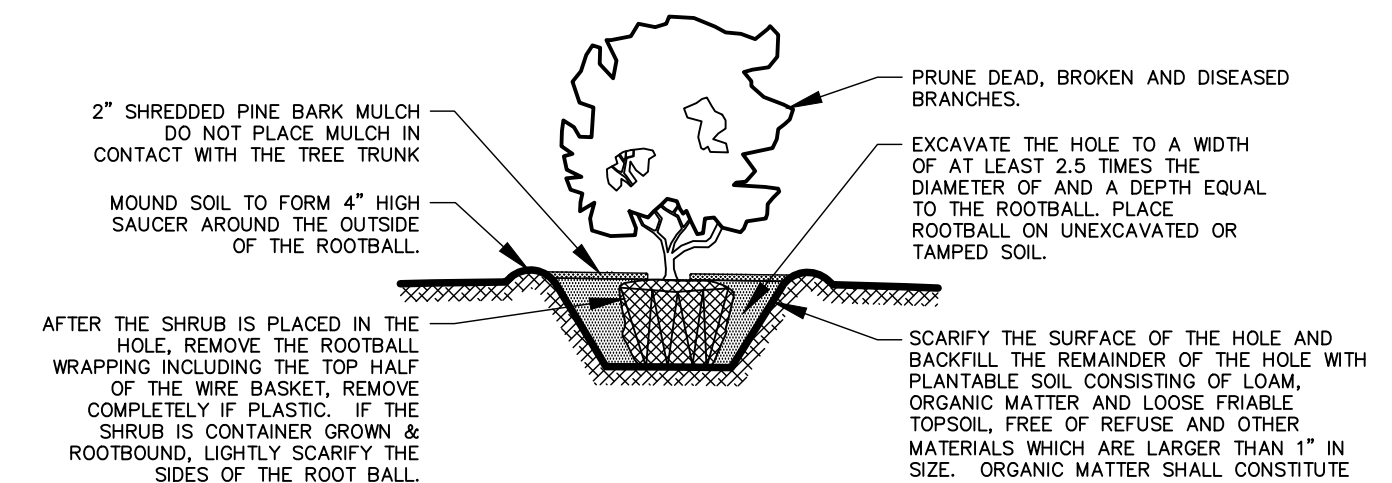
EVERGREEN TREE PLANTING DETAIL
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TREE PLANTING DETAIL
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PERENNIAL PLANTING DETAIL
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SHRUB PLANTING DETAIL
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