

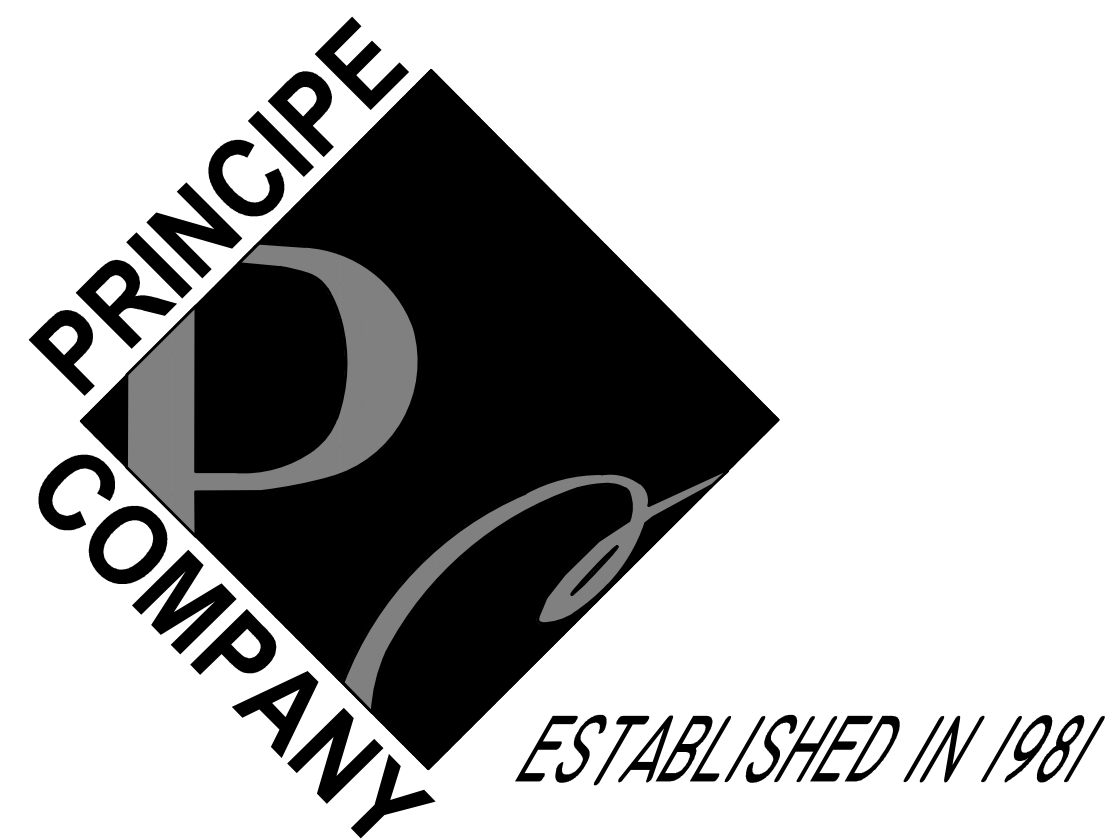
PRELIMINARY PLAN SUBMISSION FOR "THE RESIDENCES ON HOLLEY" MAJOR LAND DEVELOPMENT

A.P. 57-1 LOT 110 HOLLEY STREET

IN SOUTH KINGSTOWN, RHODE ISLAND

OWNER:
HOLLEY STREET, LLC
17 ARNOLD ST., SUITE 100
WAKEFIELD, RI 02879

APPLICANT:
SCOT HALLBERG
17 ARNOLD ST. SUITE 100
WAKEFIELD, RI 02879



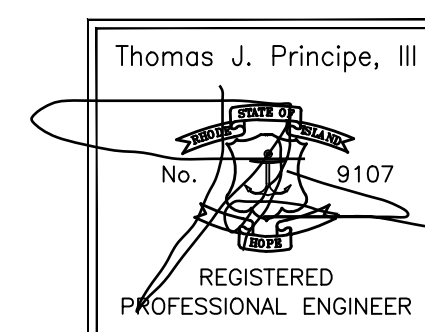
PREPARED BY:

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

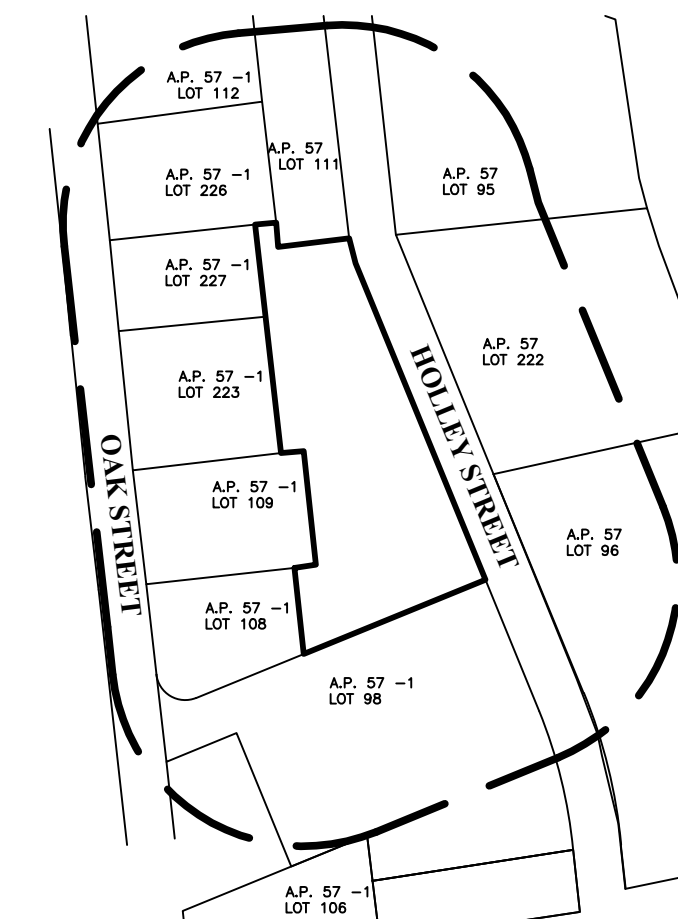
PO BOX 298
TIVERTON, RHODE ISLAND 02878
401.816.5385

OCTOBER 8, 2021

TOWN OF SOUTH KINGSTOWN APPROVALS:
MASTER PLAN APPROVAL GRANTED FROM THE
TOWN OF SOUTH KINGSTOWN ON APRIL 28, 2021
(REFERENCE LE BK. 1789 PG. 335-338)



AERIAL LOCUS MAP
SCALE 1"=250'



200' RADIUS MAP
1"=200'

LIST OF DRAWINGS

- 1) TITLE SHEET
 - 2) EXISTING CONDITIONS PLAN
 - 3) PROPOSED CONDITIONS PLAN
 - 4) SOIL EROSION & SEDIMENT CONTROL PLAN
 - 5) LANDSCAPE PLAN
 - 6) CONSTRUCTION DETAILS-1
 - 7) CONSTRUCTION DETAILS-2
- *BOUNDARY SURVEY PLAN PROVIDED AS A SUPPLEMENTAL SHEET
(COMPLETED BY OTHERS)

PROJECT DATA:

STREET INDEX

HOLLEY STREET (PUBLIC)
OAK STREET (PUBLIC)

ZONING DESIGNATION:

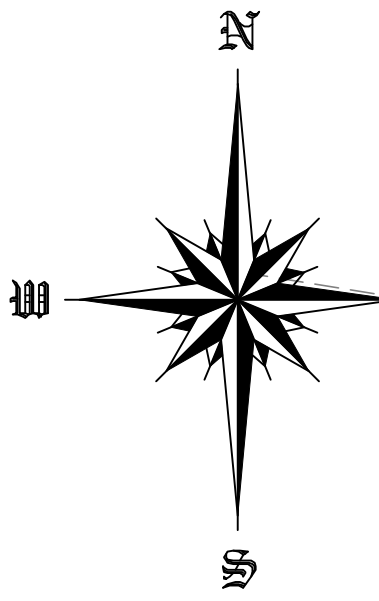
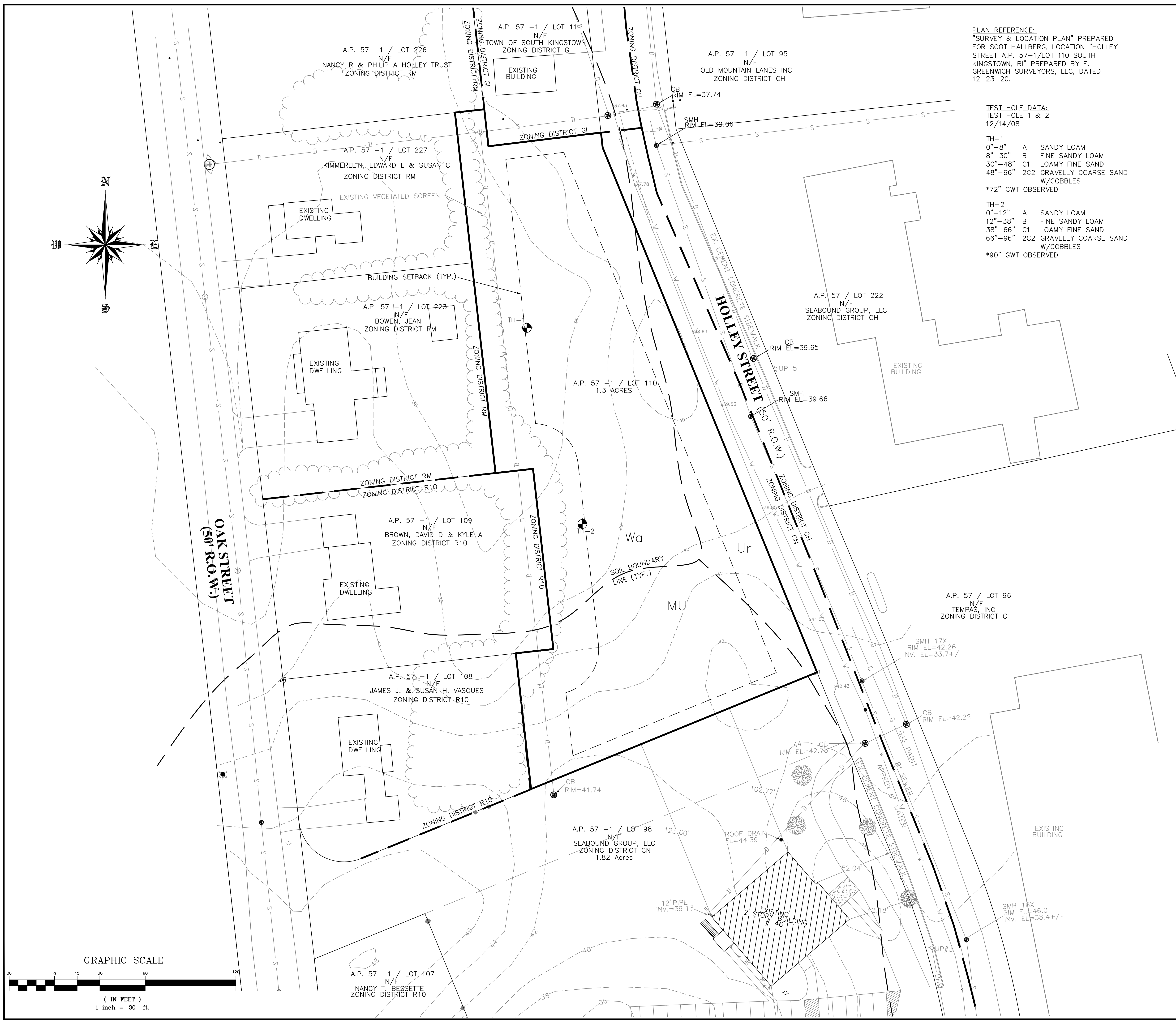
CN

MIN. LOT AREA 15,000 SF
(1ST TWO UNITS)
+5,000 SF
(EA. ADDITIONAL UNIT)

MIN. LOT FRONTAGE/WIDTH 100 FT
MIN. FRONT YARD 25 FT
MIN. SIDE YARD 10 FT
MIN. REAR YARD 30 FT
MIN. CORNER SIDE 20 FT
MAX. BLD. COVERAGE 30%

EXISTING: PLAT: 57-1 LOT: 110
LOT AREA : 1.3 Ac.

PROPOSED:
SIX, TWO-UNIT BUILDINGS (TWELVE (12) RESIDENTIAL UNITS TOTAL)



PLAN REFERENCE:
 "SURVEY & LOCATION PLAN" PREPARED FOR SCOT HALLBERG, LOCATION "HOLLEY STREET A.P. 57-1/LOT 110 SOUTH KINGSTOWN, RI" PREPARED BY E. GREENWICH SURVEYORS, LLC, DATED 12-23-20.

TEST HOLE DATA:
 TEST HOLE 1 & 2 12/14/08

TH-1
 0"-8" A SANDY LOAM
 8"-30" B FINE SANDY LOAM
 30"-48" C1 LOAMY FINE SAND
 48"-96" 2C2 GRAVELLY COARSE SAND W/COBBLES
 *72" GWT OBSERVED

TH-2
 0"-12" A SANDY LOAM
 12"-38" B FINE SANDY LOAM
 38"-66" C1 LOAMY FINE SAND
 66"-96" 2C2 GRAVELLY COARSE SAND W/COBBLES
 *90" GWT OBSERVED

- PROJECT NOTES:**
- DEED REFERENCE: BOOK 983 PAGE 350.
 - THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PARCEL.
 - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
 - THE PROPERTY IS CURRENTLY A VACANT LOT WITH SOME BRUSH AND LAWN VEGETATION. THERE ARE NO AGRICULTURAL USAGES OR SOILS OF STATEWIDE IMPORTANCE ON OR ADJACENT TO THIS PROPERTY.
 - THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY AND/OR UNIQUE HISTORIC FEATURES.
 - THE PROPERTY IS NOT LOCATED IN A RIDEM NATURAL HERITAGE AREA AND THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OR CONTAIN ANY COASTAL FEATURES ON OR ADJACENT TO THE AFOREMENTIONED PARCEL, PER THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE INDIAN RUN BROOK TMDL WATERSHED.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - EXISTING SITE SOILS BASED ON THE USDA SOIL SURVEY INCLUDE MERRIMAC-URBAN LAND COMPLEX 0-8% SLOPES (MU), URBAN LAND (Ur) AND WALPOLE SAND LOAM, 0-3% SLOPES (Wa).
 - WALPOLE SAND LOAM IS CONSIDERED TO BE PRIME FARMLAND OF STATEWIDE IMPORTANCE.
 - 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.

LEGEND

PERIMETER LINE	—————
ABUTTER LINE	—————
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - - IRF - 122 PKF - GBF
SURVEY BOUND	• • • • •
UTILITY POLE	⊕
LIGHT POLE	⊙
OVERHEAD WIRE	— DHW —
CATCH BASIN	⊠
DRAIN MANHOLE	⊙
DRAINLINE	— D — D —
WATERLINE	— W — W —
SEWER MANHOLE	⊙
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
TEST HOLE	⊕
ZONING BOUNDARY LINE	—————
SOILS BOUNDARY LINE	—————

ZONING CRITERIA

FRONT YARD - 25'
 SIDE YARD - 10'
 REAR YARD - 30'
 MIN. LOT FRONTAGE/WIDTH - 100'
 MIN. PARCEL SIZE -
 15,000 SF (1ST 2 UNITS)
 5,000 SF (EA. ADDITIONAL UNIT)
 MAX. LOT BLD. COVERAGE - 30%

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STREET INDEX:
 HOLLEY STREET (PUBLIC)
 OAK STREET (PUBLIC)

EXISTING CONDITIONS PLAN

Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

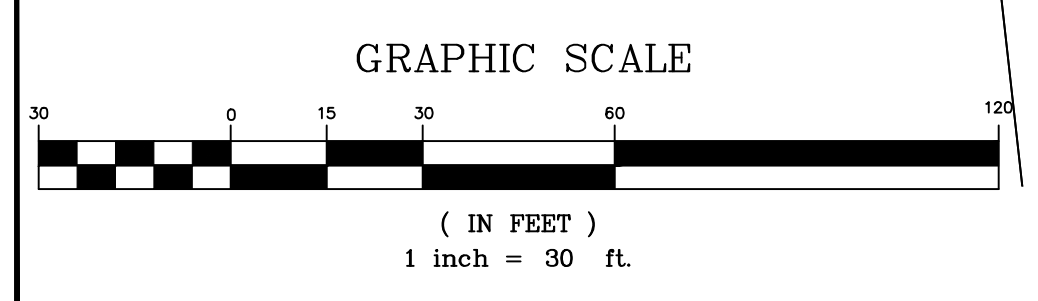
PRINCIPE COMPANY, INC.
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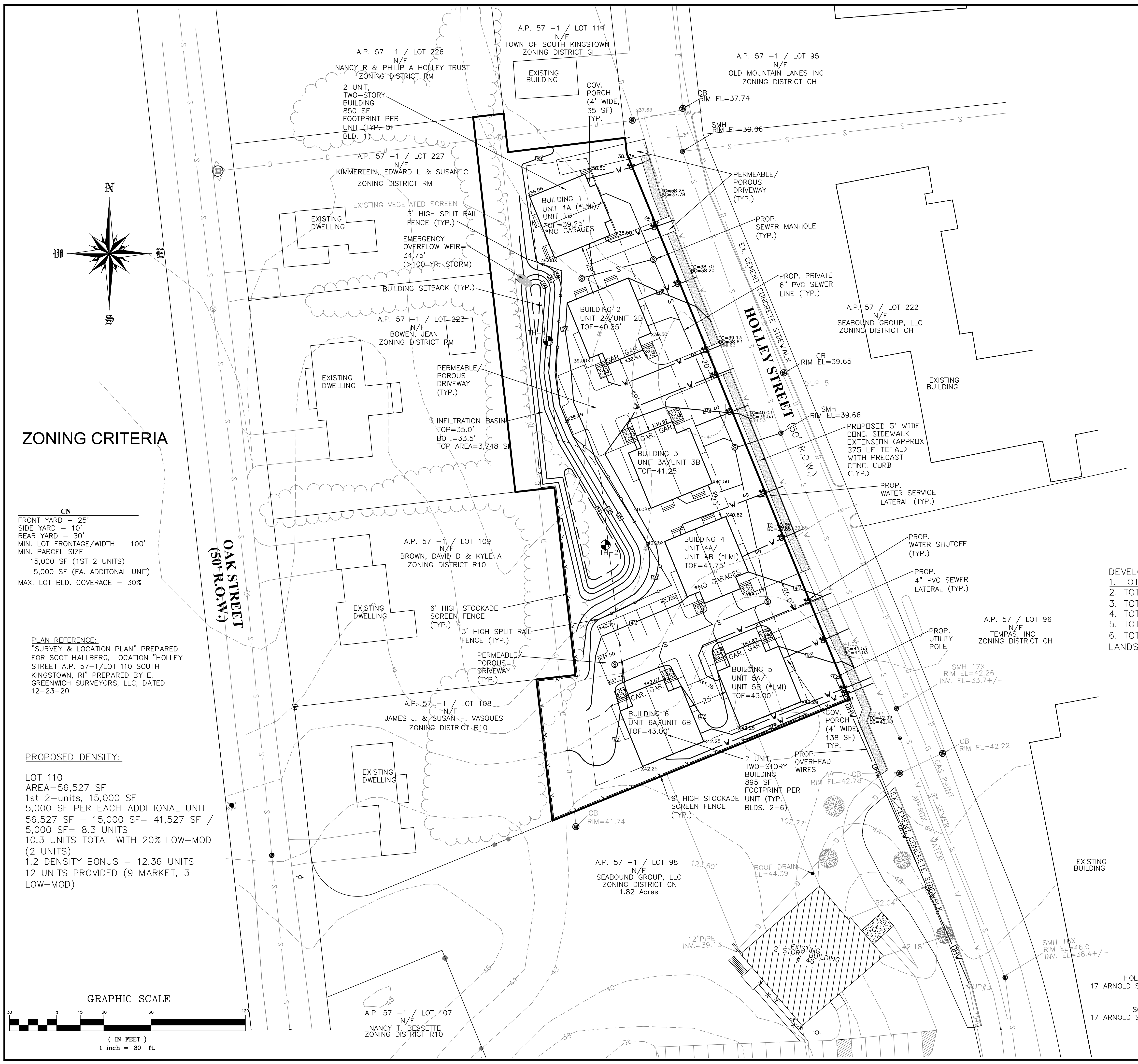
REVISIONS

No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
 for
"THE RESIDENCES ON HOLLEY"
 AP 57-1 LOT 110
 HOLLEY STREET
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30' SHEET NO: 2 OF 7
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TJP
 DATE: 10/8/2021 PROJECT NO.: LP 2018-43





LEGEND

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	-X-X-X-X-	-X-X-X-X-
CONTOUR LINE	- - - - 122 - - - -	- - - - 122 - - - -
SURVEY BOUND	IRF ● PKF ● GBF □	
UTILITY POLE	○	○
LIGHT POLE	⊙	⊙
OVERHEAD WIRE	— OHW —	— OHW —
CATCH BASIN	□	□
DRAIN MANHOLE	⊙	⊙
DRAINLINE	— D —	— D —
WATERLINE	— W —	— W —
WATER SHUTOFF		⊙
SEWER MANHOLE	⊙	⊙
SEWERLINE	— S —	— S —
GAS LINE	— G —	— G —
TREE	●	●
SPOT GRADE		x42.82
TOP CURB / BOT. CURB ELEVATION		TC , BC
TEST HOLE	⊙	⊙

DESIGN NOTES:

- TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6), TWO-STORY BUILDINGS ARE PROPOSED WITH A TOTAL OF 10,650 SQUARE FEET OF BUILDING FOOTPRINT AREA AND ADDITIONAL 1,444 SQUARE FEET TOTAL OF COVERED PORCH AREA. THE TOTAL LOT COVERAGE IS 12,094 SQUARE FEET OR 21.4% AS PROPOSED.
- THE PROPOSED DEVELOPMENT WILL BE SERVICED BY SUEZ WATER AND TSK SEWER.
- INDIVIDUAL REFUSE/RECYCLE COLLECTION SERVICE IS ANTICIPATED FOR EACH UNIT.
- PARKING REQUIRED: 2 SPACES PER UNIT = 24 SPACES
PARKING PROVIDED: 1 GARAGE SPACE PER UNIT (8 UNITS) + ON-SITE SPACES AT UNITS (16 SPACES) = 24 SPACES
- ALL ELECTRIC, TELEPHONE AND CABLE SERVICES TO THE PROPOSED BUILDINGS SHALL BE UNDERGROUND.

DEVELOPMENT LOT COVERAGE NOTES:

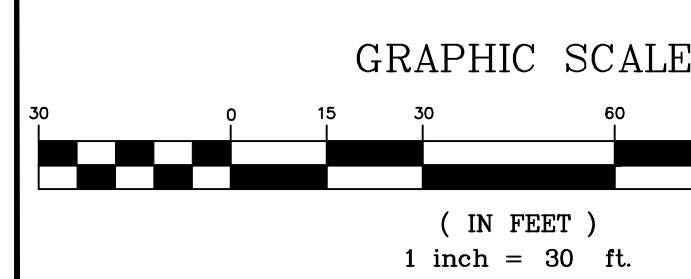
1. TOTAL LOT AREA =	56,527 SF
2. TOTAL AREA PROPOSED FOR BUILDING COVERAGE =	12,094 SF
3. TOTAL AREA PROPOSED FOR POROUS DRIVEWAYS/PARKING =	9,692 SF
4. TOTAL AREA PROPOSED FOR BUILDING WALKWAYS =	479 SF
5. TOTAL AREA PROPOSED FOR STORMWATER INFILTRATION =	3,748 SF
6. TOTAL AREA PROPOSED LAWN/GREEN SPACE AND LANDSCAPE (EXISTING & PROPOSED) =	30,514 SF

ZONING CRITERIA

CN
 FRONT YARD - 25'
 SIDE YARD - 10'
 REAR YARD - 30'
 MIN. LOT FRONTAGE/WIDTH - 100'
 MIN. PARCEL SIZE -
 15,000 SF (1ST 2 UNITS)
 5,000 SF (EA. ADDITIONAL UNIT)
 MAX. LOT BLD. COVERAGE - 30%

PLAN REFERENCE:
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PROPOSED DENSITY:
 LOT 110
 AREA=56,527 SF
 1st 2-units, 15,000 SF
 5,000 SF PER EACH ADDITIONAL UNIT
 56,527 SF - 15,000 SF= 41,527 SF /
 5,000 SF= 8.3 UNITS
 10.3 UNITS TOTAL WITH 20% LOW-MOD (2 UNITS)
 1.2 DENSITY BONUS = 12.36 UNITS
 12 UNITS PROVIDED (9 MARKET, 3 LOW-MOD)



PROPOSED CONDITIONS PLAN

Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
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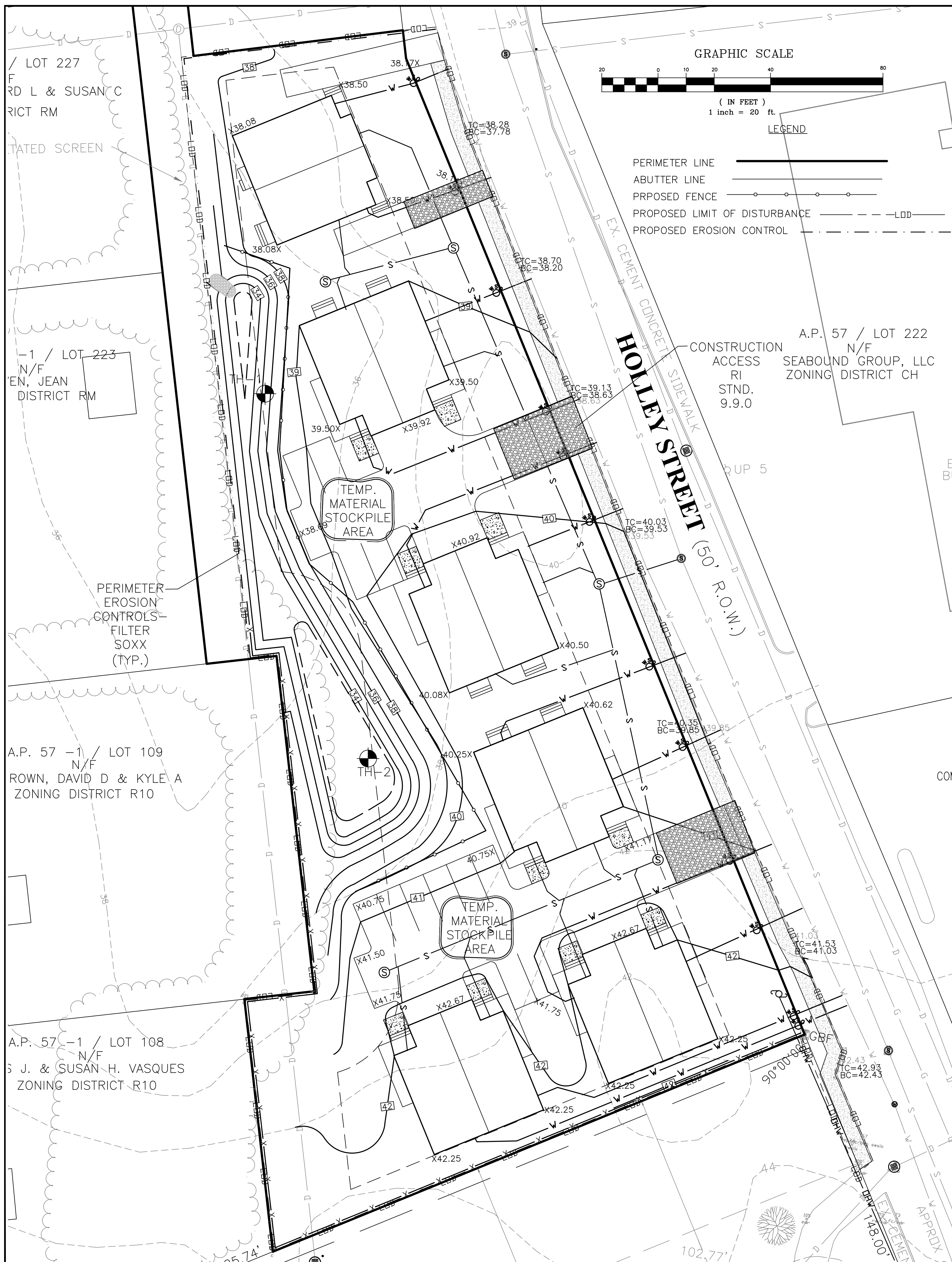
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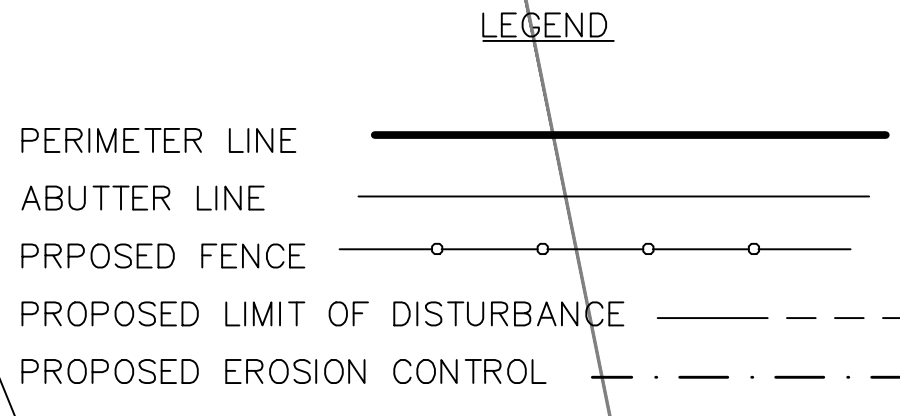
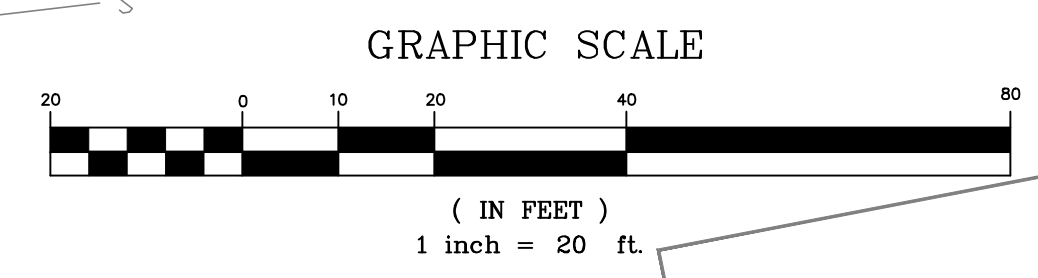
SCALE: 1"=30'	SHEET NO: 3 OF 7
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 10/8/2021	CHECKED BY: JAR
	PROJECT NO.: LD 2018-43

OWNER:
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 17 ARNOLD ST., SUITE 100 WAKEFIELD,
 RI 02879
APPLICANT:
 SCOT HALLBERG
 17 ARNOLD ST., SUITE 100 WAKEFIELD,
 RI 02879



EROSION CONTROL AND SEDIMENT CONTROL PLAN:

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



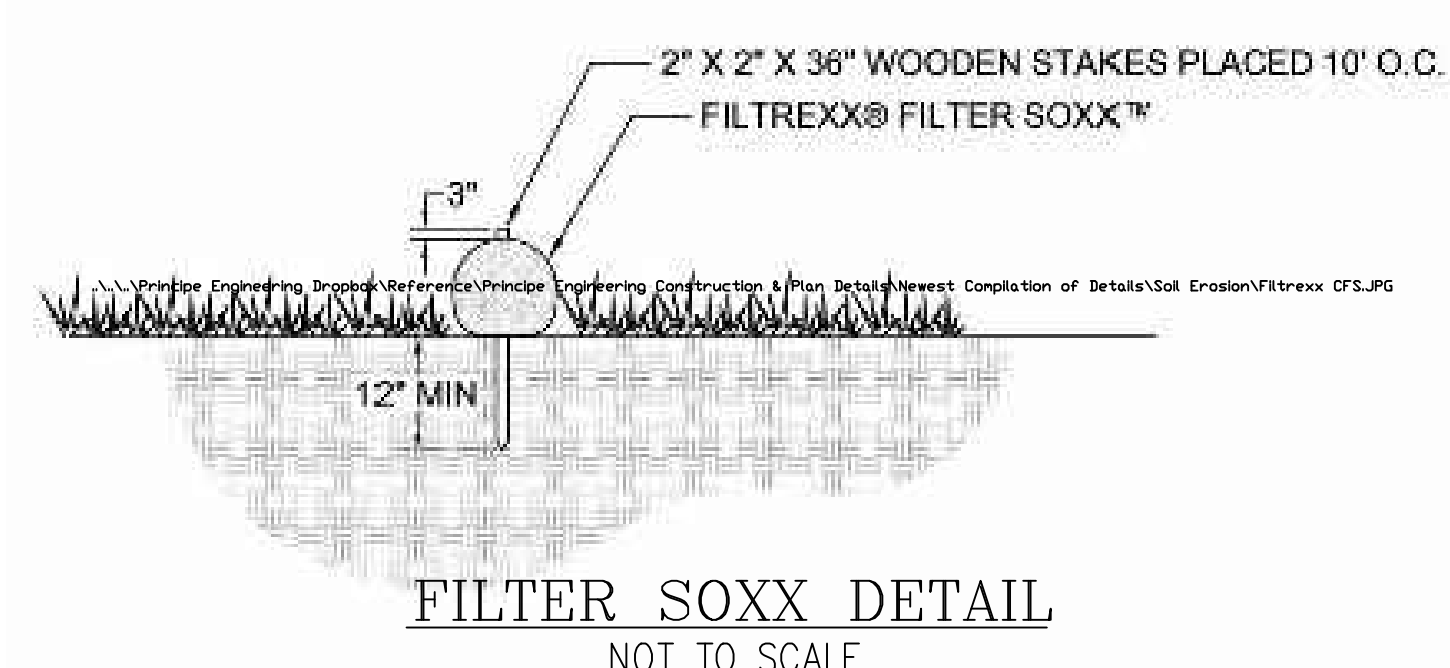
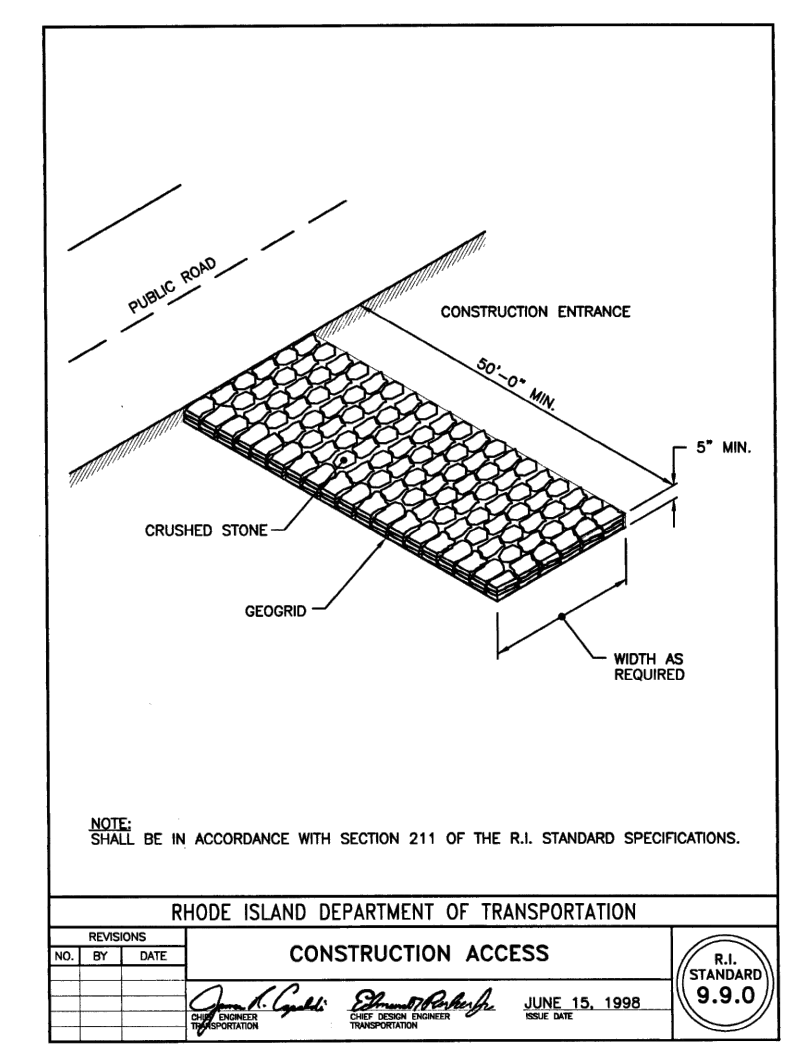
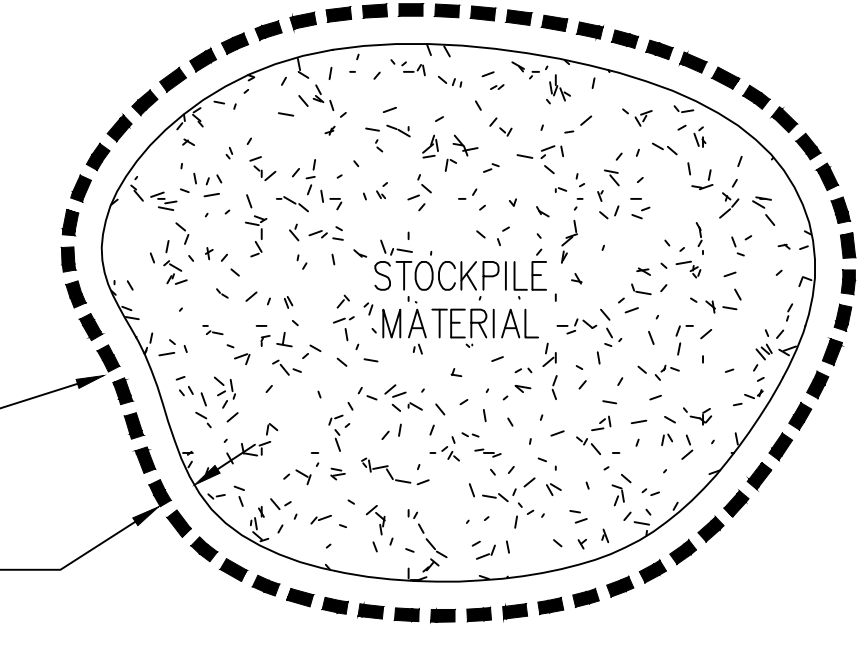
SOIL STABILIZATION PROGRAM

- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
- ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)	
MIXTURE:	% BY WEIGHT:
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
TOTAL:	100 lbs./Ac.
- UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
BIRDSFOOT TREFOL	15
TOTAL:	100 lbs./Ac.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs./Ac.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.
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
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
- THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER. SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.



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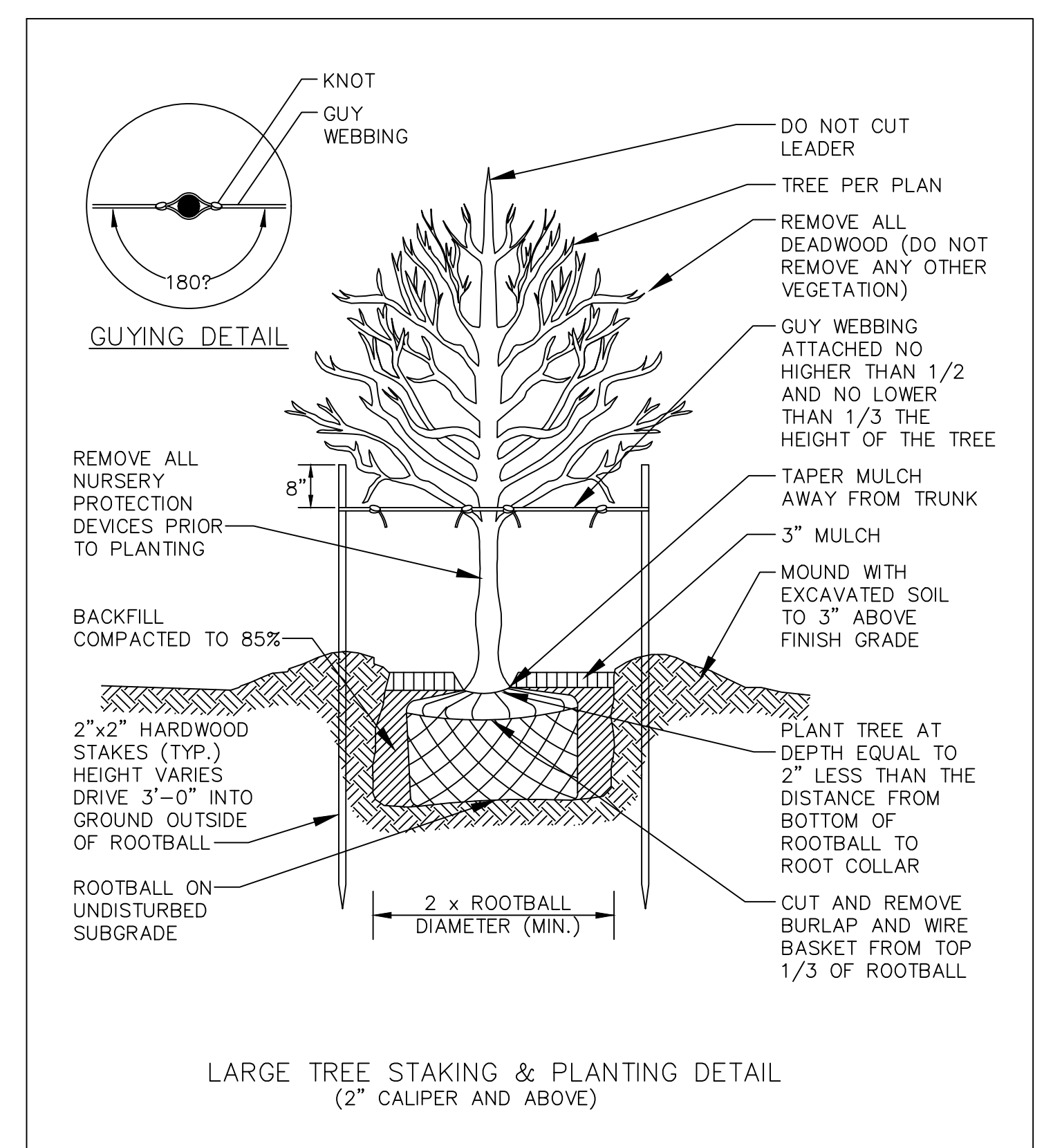
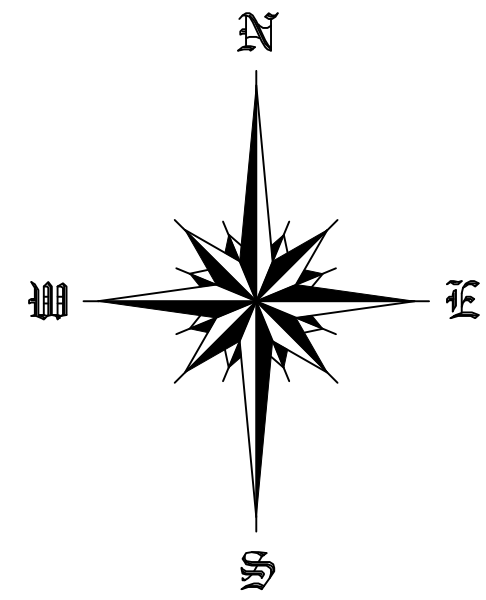
REVISIONS

No.	DATE	DRWN	CHKD

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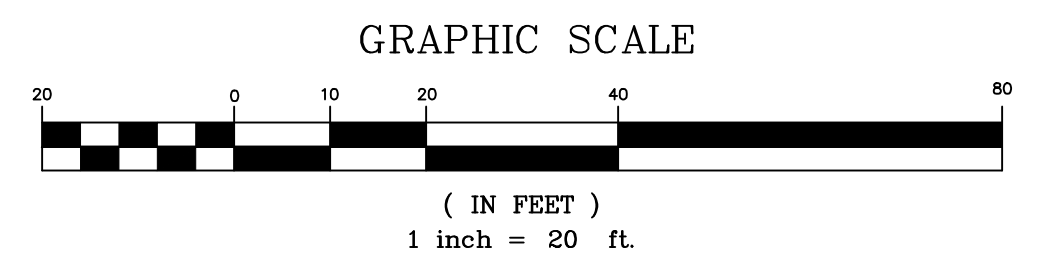
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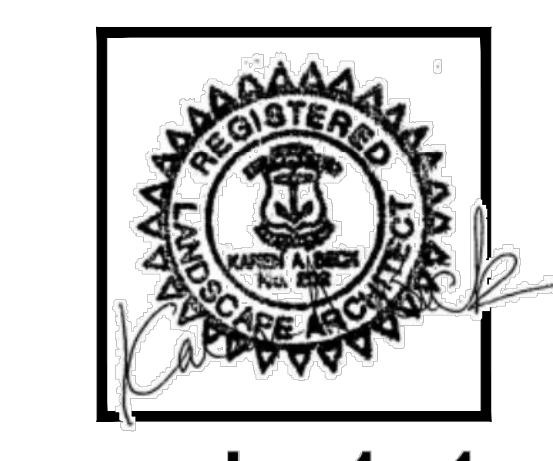


MASTER PLANT SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Bn	4	Betula nigra Dura-Heat	Dura-Heat river birch	2-2.5" cal.	B&B	SPECIMEN
Kp	3	Koelreuteria paniculata	Golden rain tree	2-2.5" cal.	B&B	SPECIMEN
Sj	4	Styphnolobium japonica Regent	Regent scholar tree	2-2.5" cal.	B&B	5' STD.
Sr	3	Syringa reticulata Ivory Silk	Ivory silk tree lilac	2-2.5" cal.	B&B	SPECIMEN
Tc	4	Tilia cordata Greenspire	Greenspire littleleaf linden	2-2.5" cal.	B&B	5' STD.
Up	3	Ulmus parvifolia Bosque	Bosque Chinese elm	2-2.5" cal.	B&B	5' STD.

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



LANDSCAPE PLAN



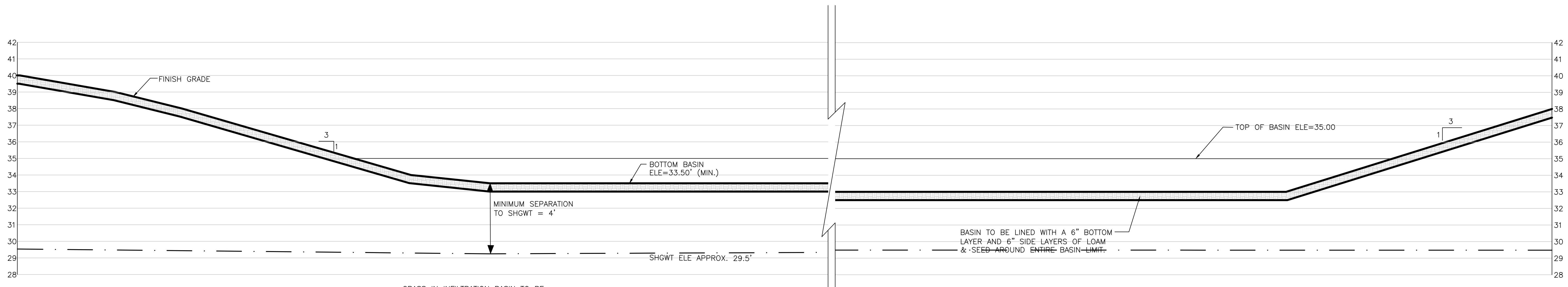
OWNER:
HOLLEY STREET, LLC
17 ARNOLD ST., SUITE 100 WAKEFIELD,
RI 02879
APPLICANT:
SCOTT HALLBERG
17 ARNOLD ST., SUITE 100 WAKEFIELD,
RI 02879

REVISIONS			
No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING.COM

PRELIMINARY PLAN SUBMISSION
for
"THE RESIDENCES ON HOLLEY"
AP 57-1 LOT 110
HOLLEY STREET
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20' SHEET NO.: 5 OF 7
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: JAR
DATE: 10/8/2021 PROJECT NO.: LD 2018-43



INFILTRATION BASIN CROSS SECTION DETAIL
NOT TO SCALE

DRAINAGE AND UTILITY NOTES:

- UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
- WATER MAINS AND APPURTENANCES, INCLUDING SERVICE CONNECTIONS SHALL BE INSTALLED IN CONFORMITY WITH THE SPECIFICATIONS OF THE BRISTOL COUNTY WATER AUTHORITY AND IN ACCORDANCE WITH THE TOWN'S MASTER OR STUDY WATER PLAN.
- THE CONTRACTOR IS REQUIRED TO SCHEDULE AND COORDINATE WATER SERVICE INSTALLATIONS, SHUT DOWNS AND DISRUPTIONS WHICH AFFECT THE SITE AND SITE ADJACENT USERS WITH THE LOCAL WATER AUTHORITY AND THE LOCAL FIRE DEPARTMENT.
- UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE, TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER
- METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.

INFILTRATION BASIN MAINTENANCE SCHEDULE:

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

STORM DRAINAGE SYSTEM MAINTENANCE PLAN:

THE FOLLOWING LIST OF MAINTENANCE TASKS AND FREQUENCIES MUST BE ADHERED TO IN ORDER TO INSURE A SUCCESSFUL LONG TERM OPERATION OF THE STORM DRAINAGE SYSTEM.

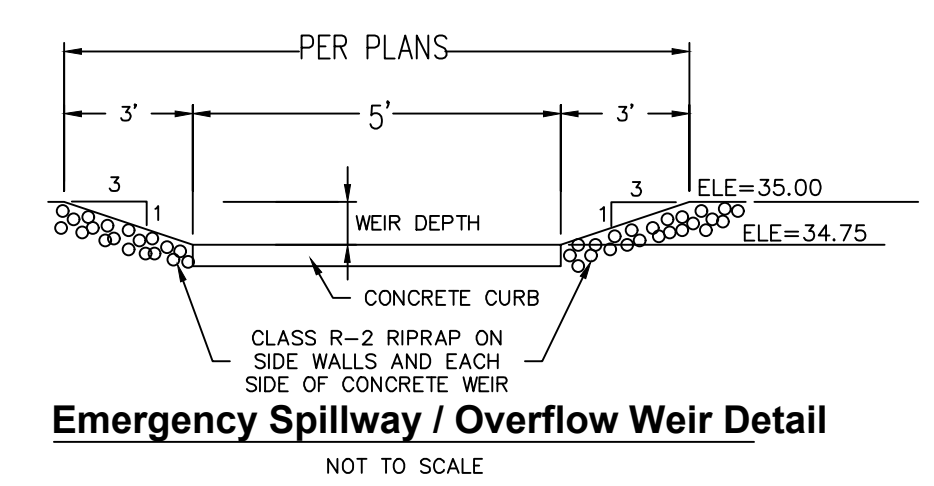
- DURING CONSTRUCTION ACTIVITIES ALL EROSION CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER AN EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAIN IN A TWENTY FOUR (24) HOUR PERIOD.
- SEDIMENTS SHALL BE REMOVED FROM ALL BASINS IMMEDIATELY AFTER SITE STABILIZATION.
- ALL TRASH, LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ALL STORM WATER INLET AND OUTLET STRUCTURES A MINIMUM OF TWICE PER YEAR. THESE STRUCTURES SHALL ALSO BE INSPECTED TWICE PER YEAR. INSPECTIONS SHALL BE PERFORMED SEVERAL TIMES WITHIN THE FIRST SIX MONTHS OF OPERATION.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES OR ANY ELEMENT OF THE FACILITY SHALL BE DONE WITHIN THIRTY (30) DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT SHALL BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- MAKE REPAIRS IMMEDIATELY USING APPROPRIATE STONE SIZES. DO NOT PLACE STONES ABOVE FINISHED GRADE.
- ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ALL OUTLET STRUCTURES AND OUTFLOW CHANNELS WILL BE INSPECTED ANNUALLY. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID OF A RELEASE.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY WILL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- ALL SEDIMENT GENERATED DURING CONSTRUCTION AND AS A RESULT OF MAINTENANCE OF THE DRAINAGE SYSTEM MUST BE DISPOSED OF PROPERLY. SEDIMENT SHALL NOT BE DISPOSED OF IN OR NEAR STATE OR FEDERAL REGULATED WATERS.
- ADDITIONAL BMP INSPECTION/MAINTENANCE MEASURES OUTLINED WITHIN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN SHALL BE ADHERED TO.

INFILTRATION BASIN NOTES:

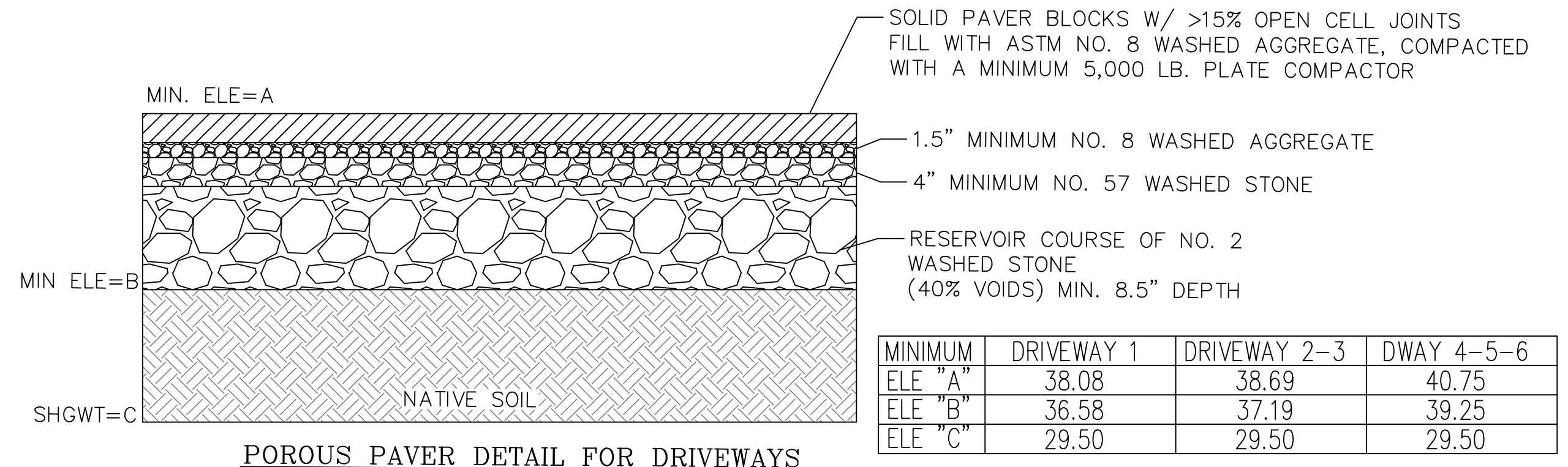
- DURING CONSTRUCTION HEAVY EQUIPMENT SHALL NOT TRAVERSE THE INFILTRATION AREA IN ORDER TO PREVENT DETRIMENTAL COMPACTION.
- SHOP DRAWING SUBMITTAL AND APPROVAL BY DESIGN ENGINEER REQUIRED FOR INFILTRATION BASIN PRIOR TO CONSTRUCTION.

RIP-RAP TABLE

	STONE / DEPTH	BEDDING SIZE / DEPTH
BASIN INLET SWALES	M02.02.4 / 12"	1"STONE / 4"
BASIN SPILLWAYS	M02.02.4 / 12"	1"STONE / 4"
	M02.02.4 = 8" - 95 / 100%, 4" - 0 / 25%, 2 1/2" - 0 / 5%	



Emergency Spillway / Overflow Weir Detail
NOT TO SCALE

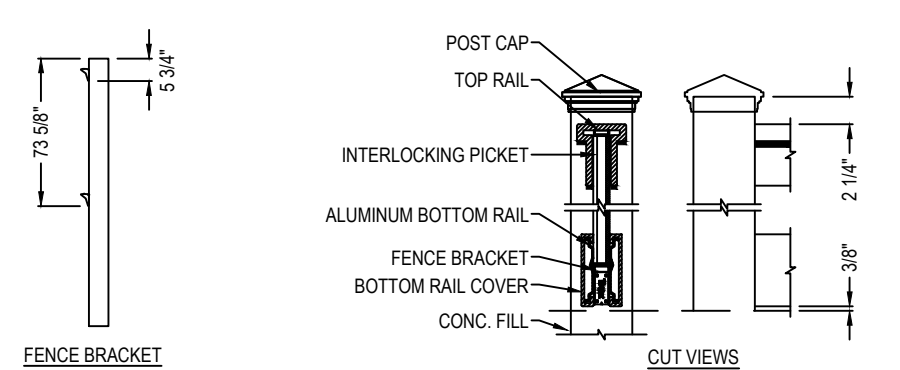
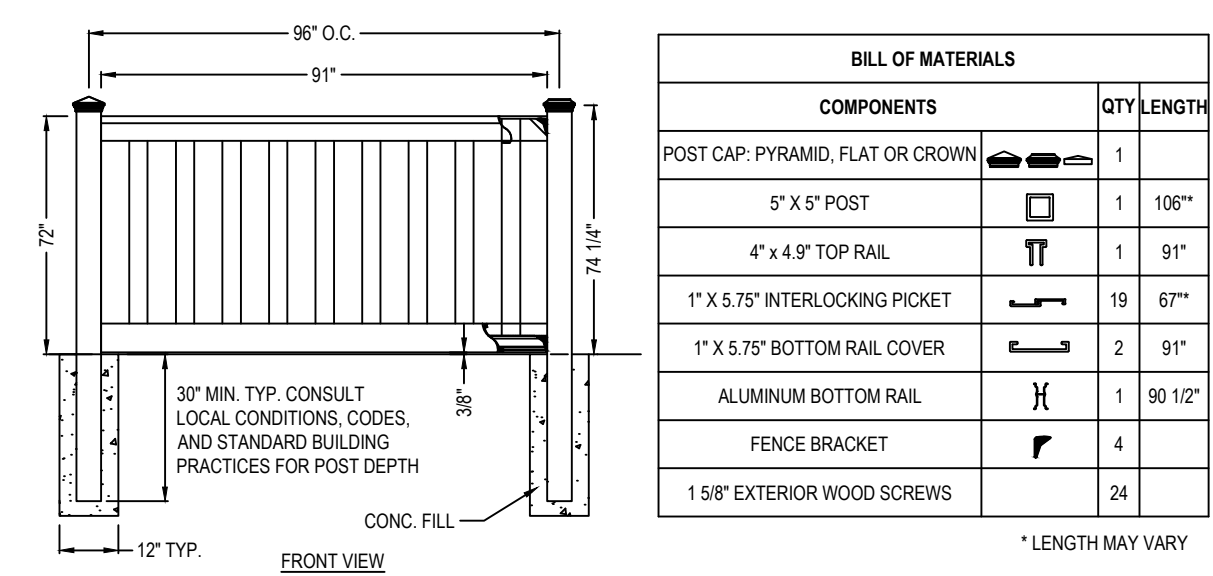


POROUS PAVER DETAIL FOR DRIVEWAYS
NOT TO SCALE

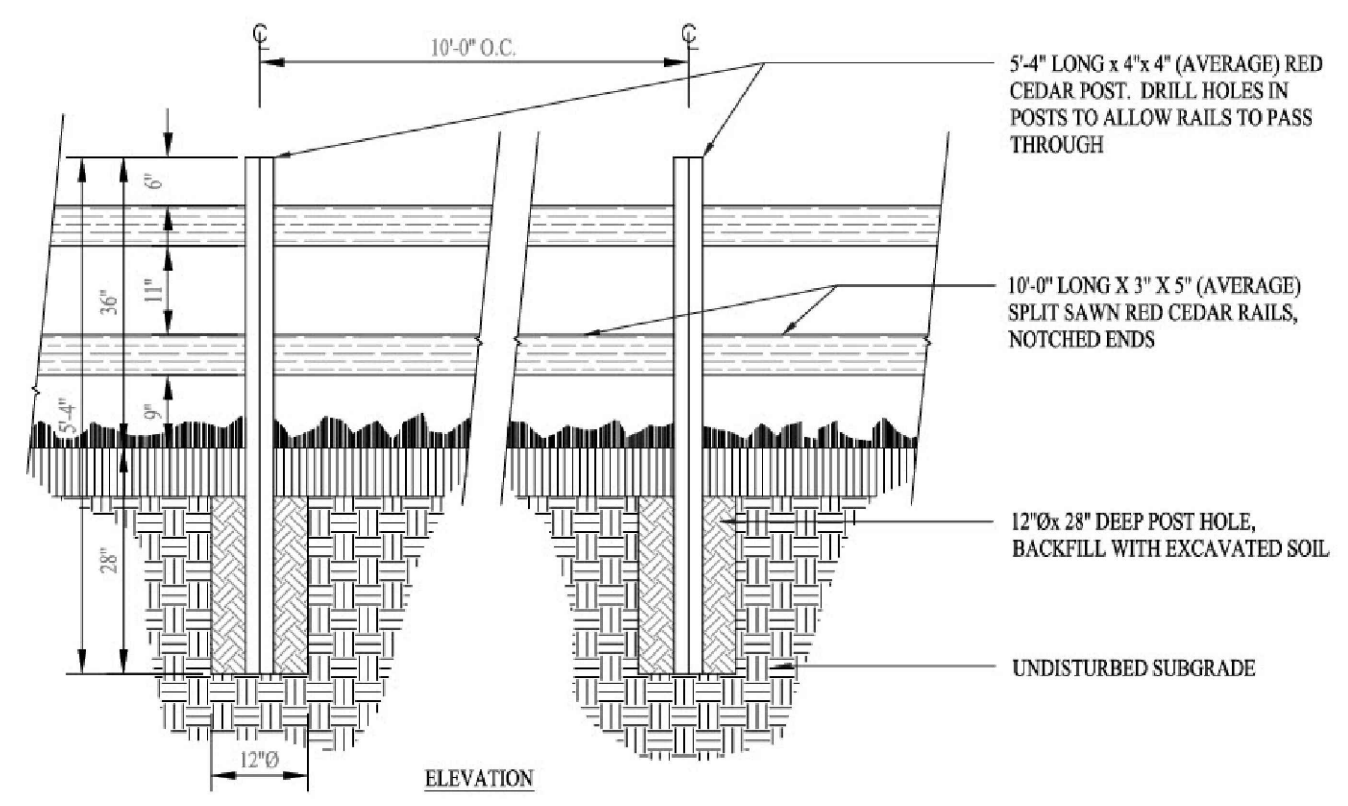
MINIMUM	DRIVEWAY 1	DRIVEWAY 2-3	DWAY 4-5-6
ELE "A"	38.08	38.69	40.75
ELE "B"	36.58	37.19	39.25
ELE "C"	29.50	29.50	29.50

OWNER:
HOLLEY STREET, LLC
17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879
APPLICANT:
SCOT HALLBERG
17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879

CONSTRUCTION DETAILS-1



SCREEN FENCE DETAIL
NOT TO SCALE



SPLIT RAIL FENCE DETAIL
NOT TO SCALE

Thomas J. Principe, III
No. 1010
REGISTERED PROFESSIONAL ENGINEER

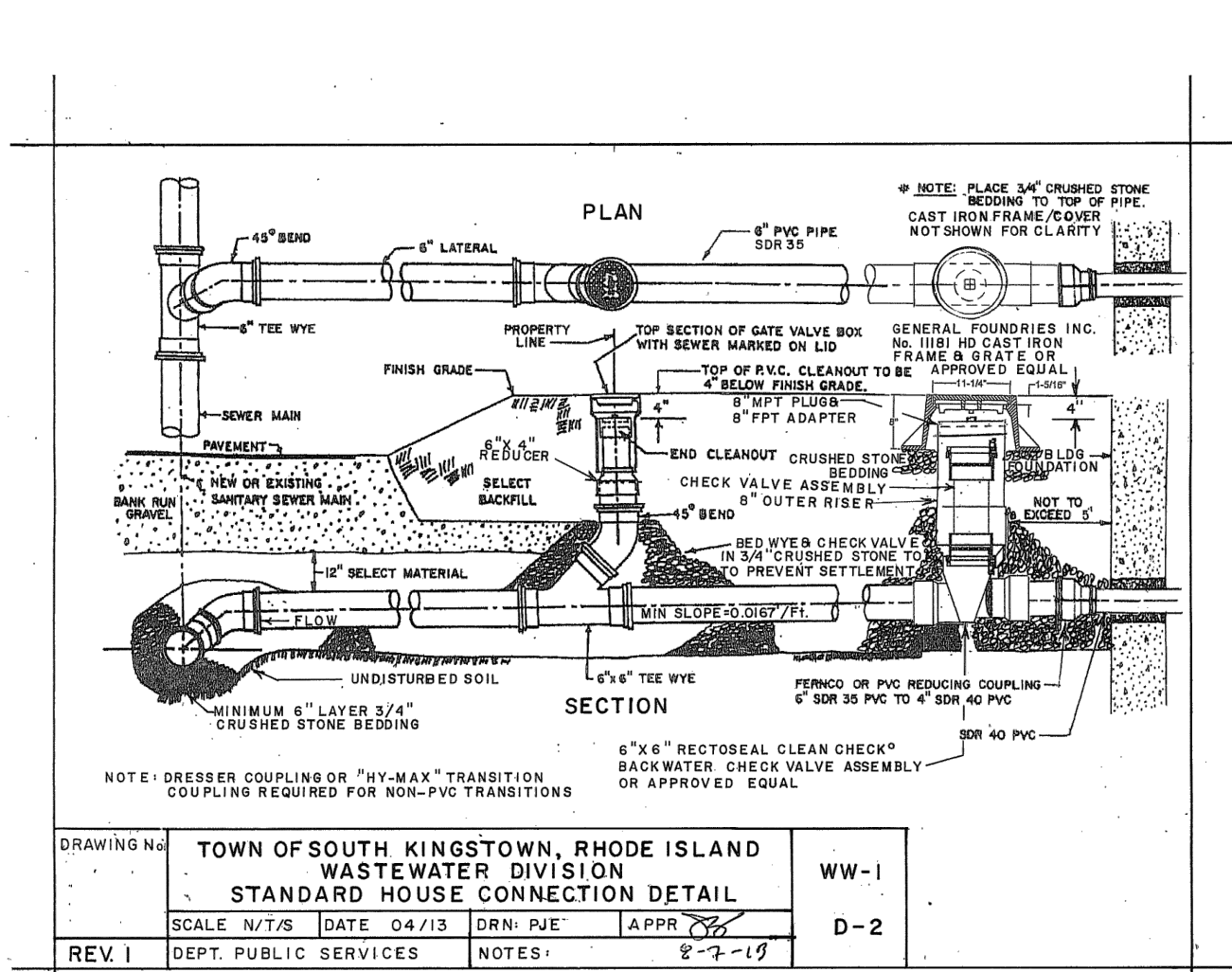
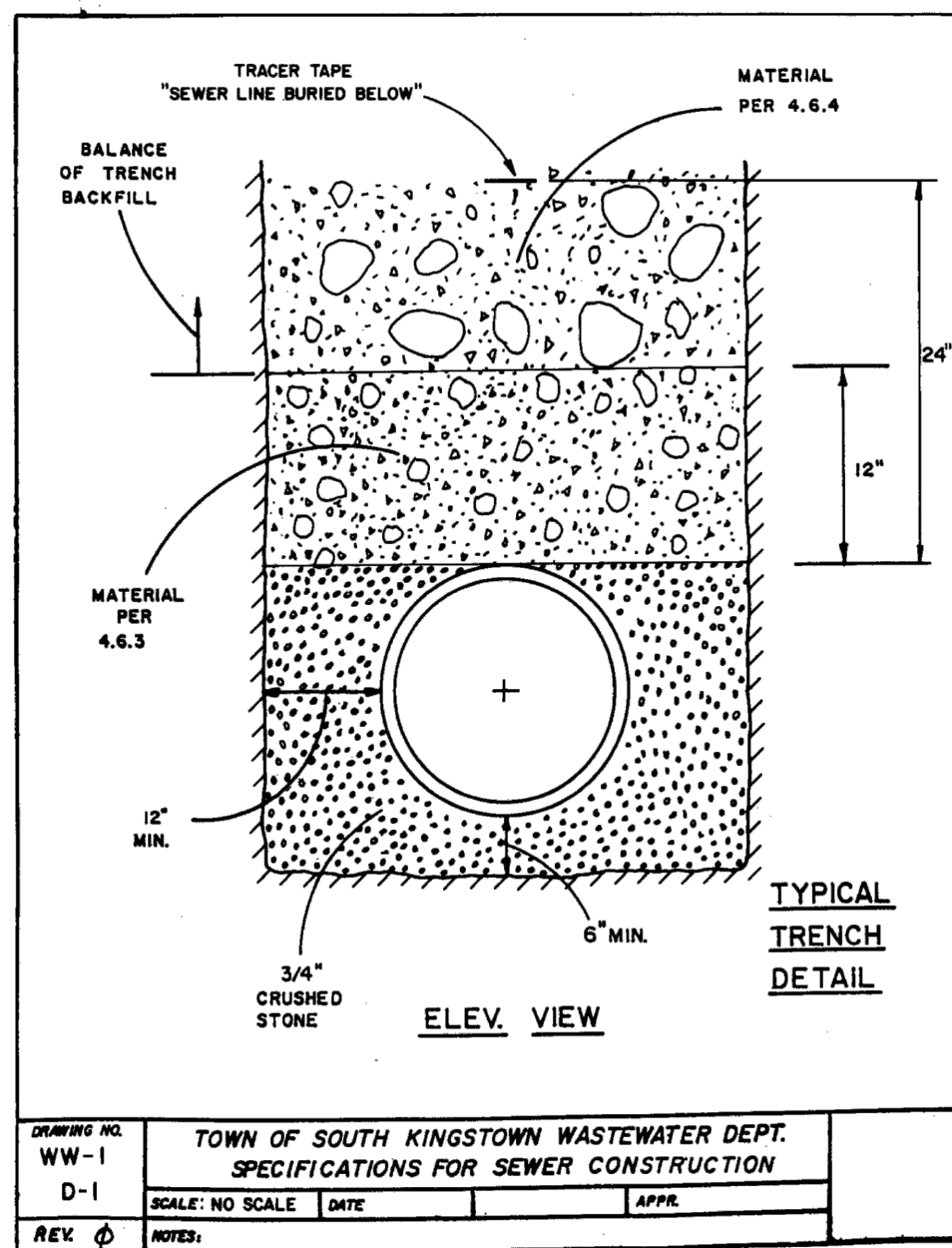
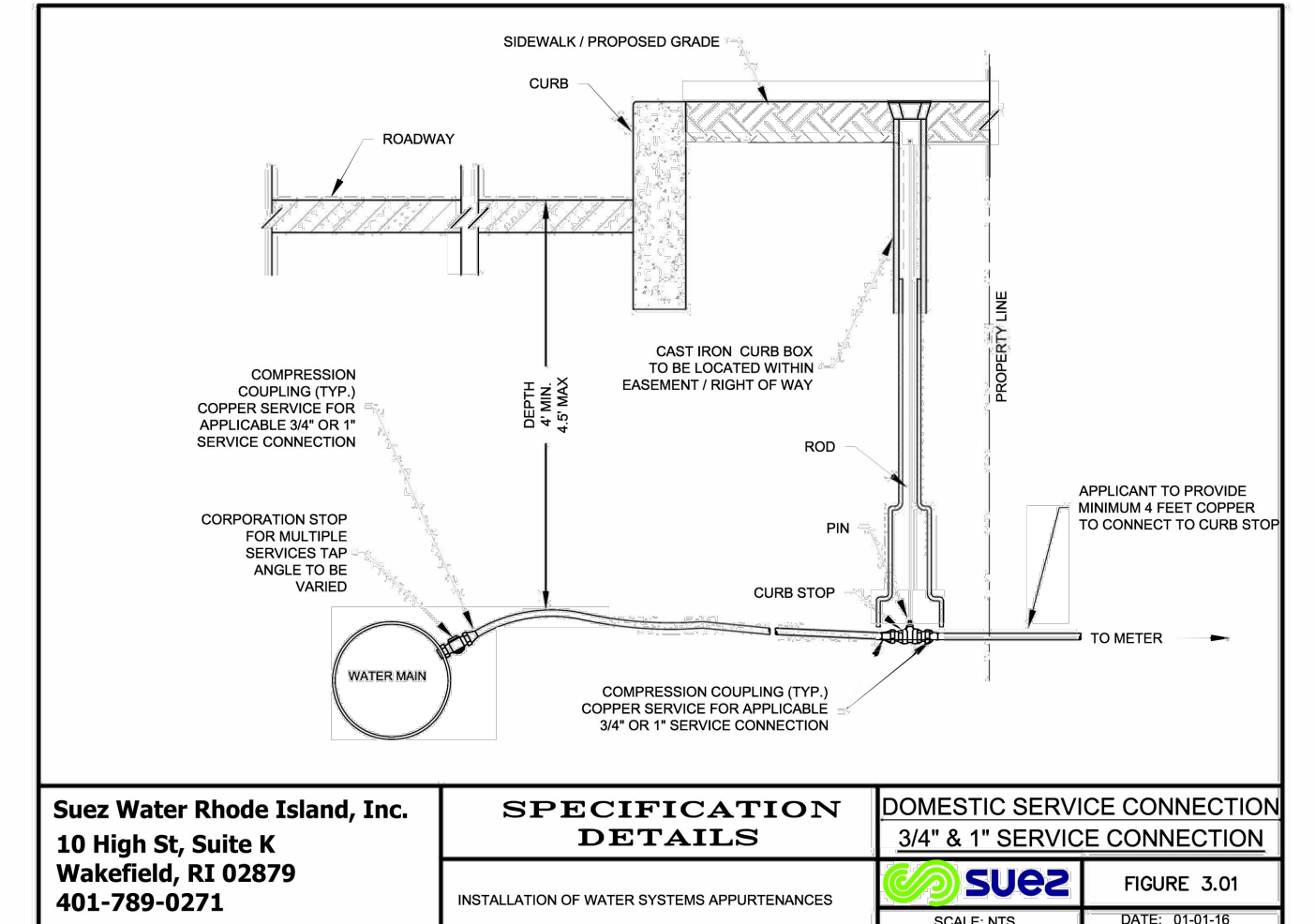
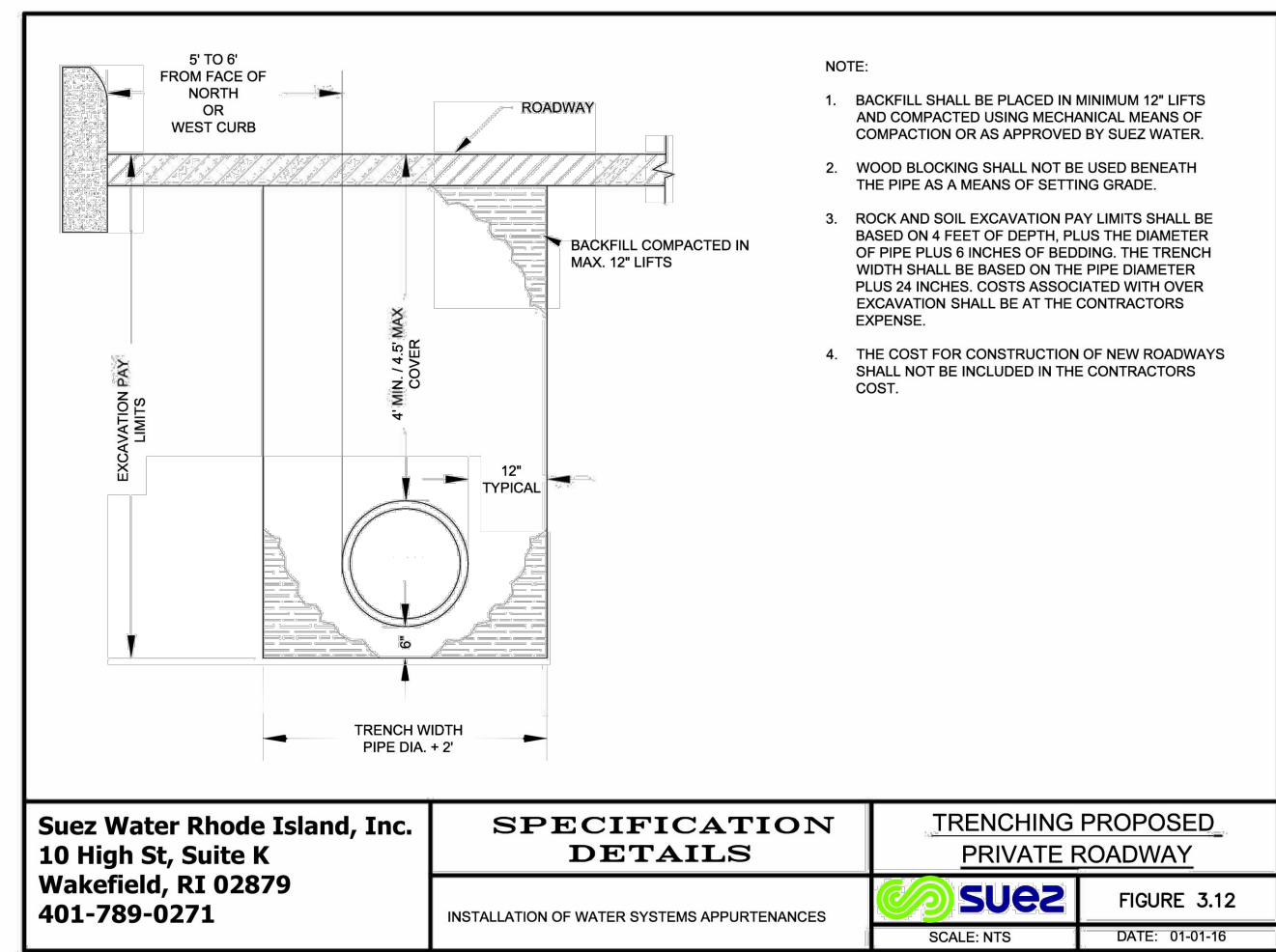
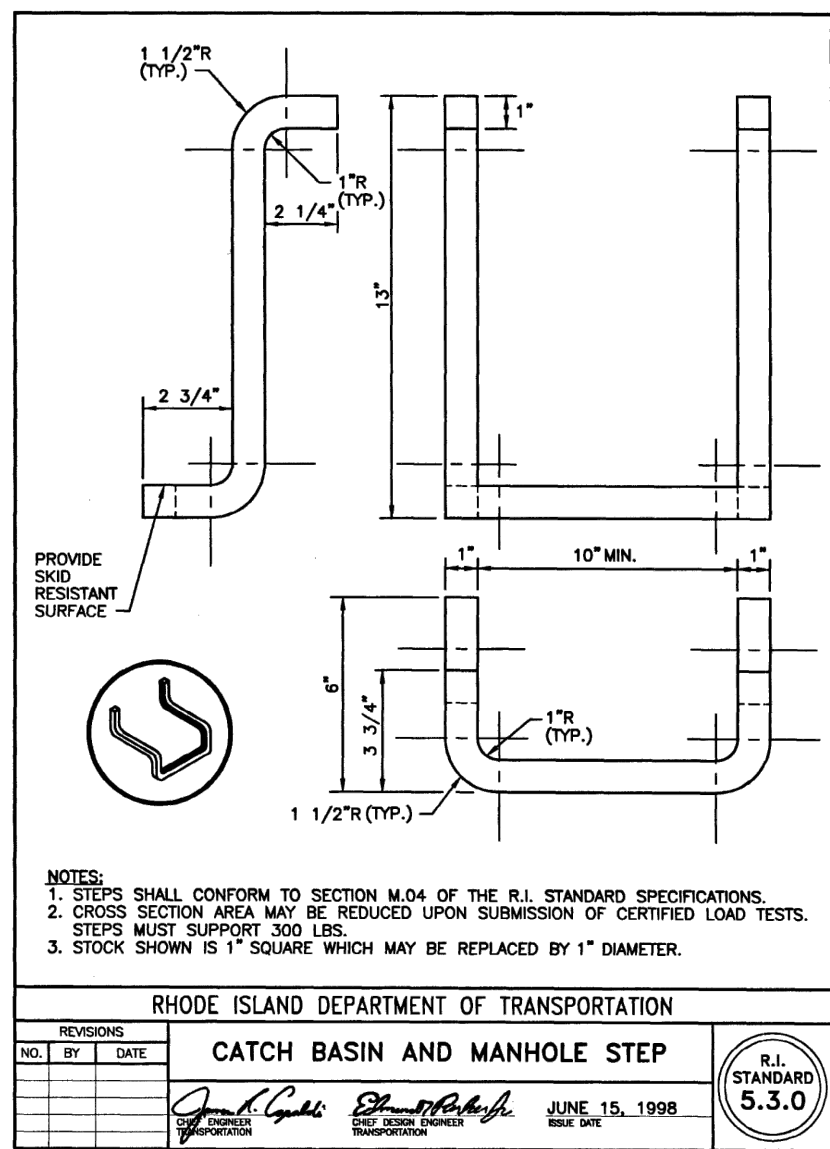
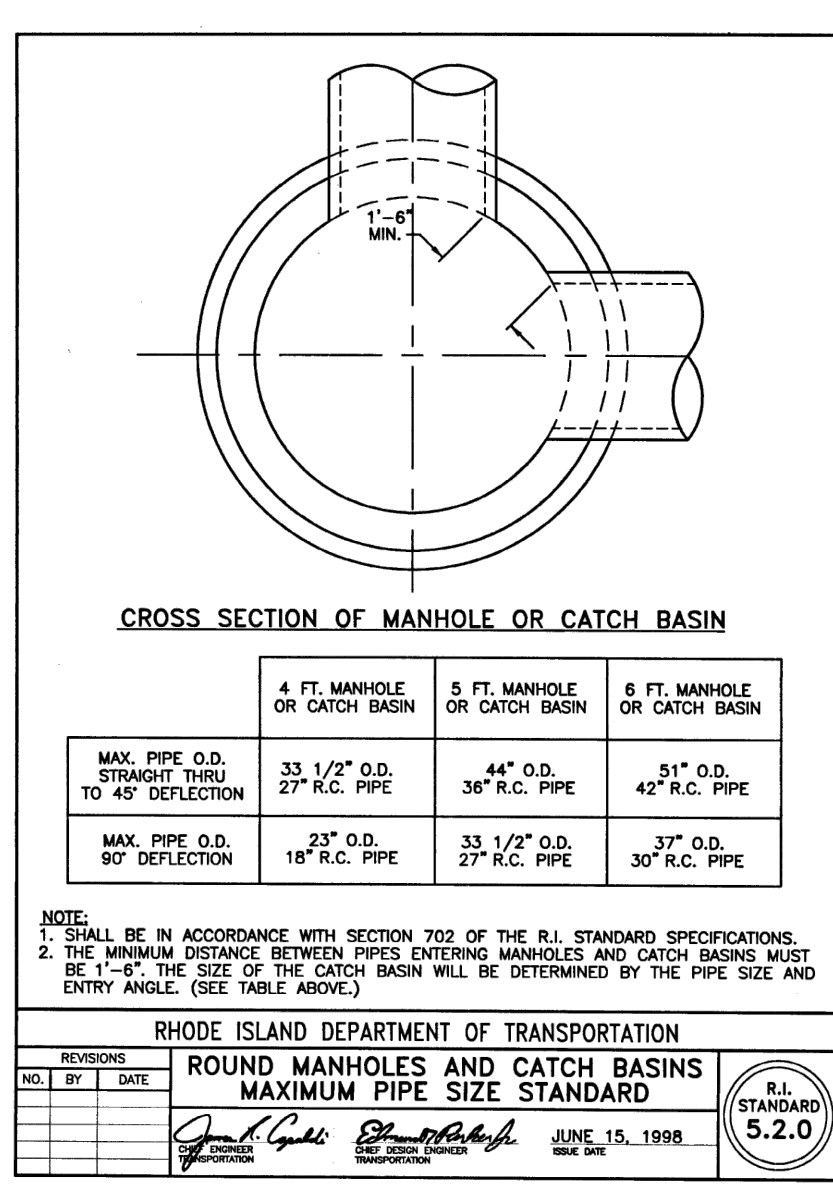
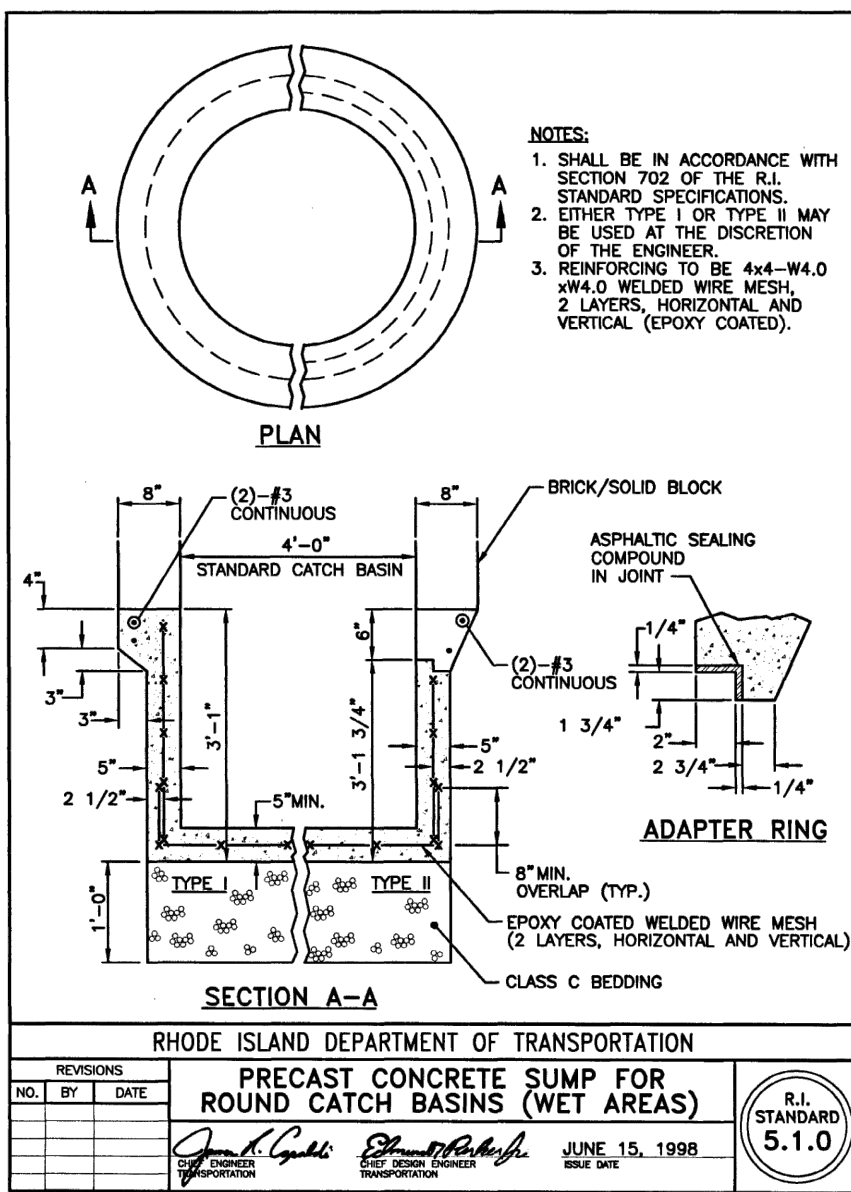
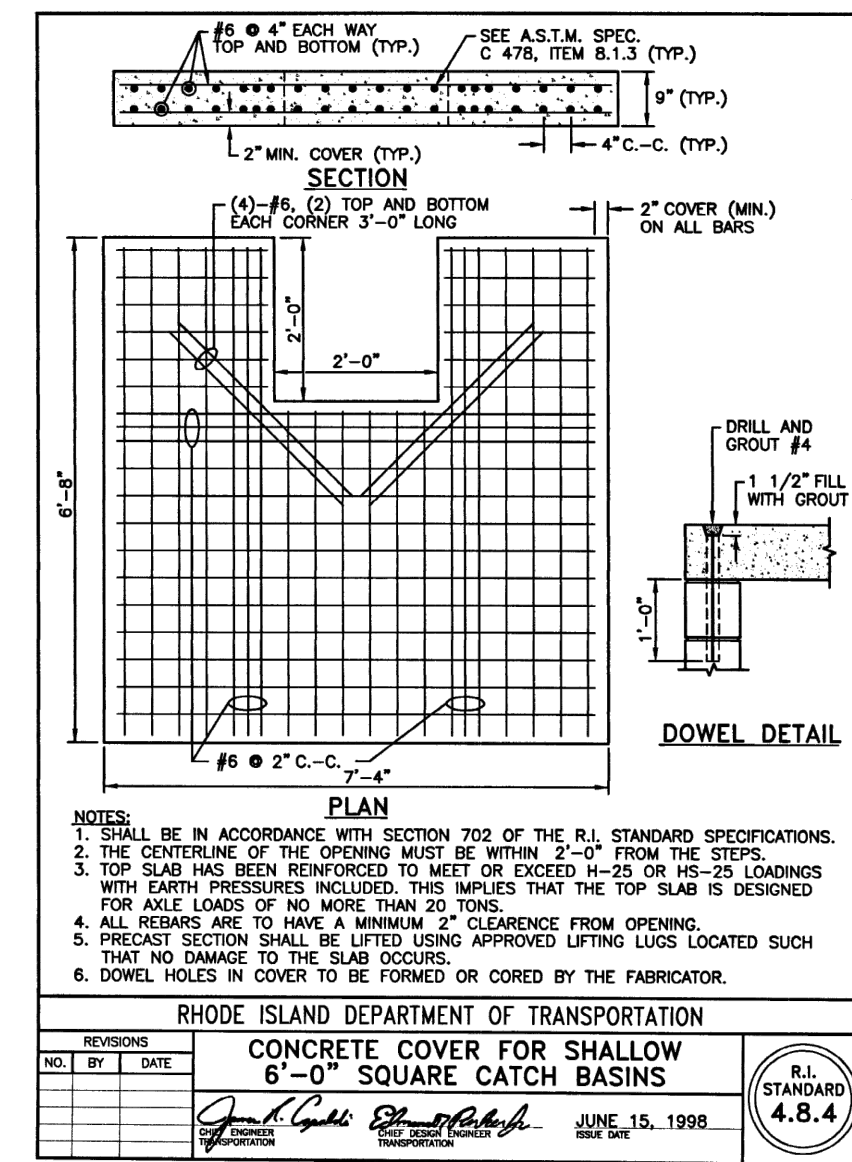
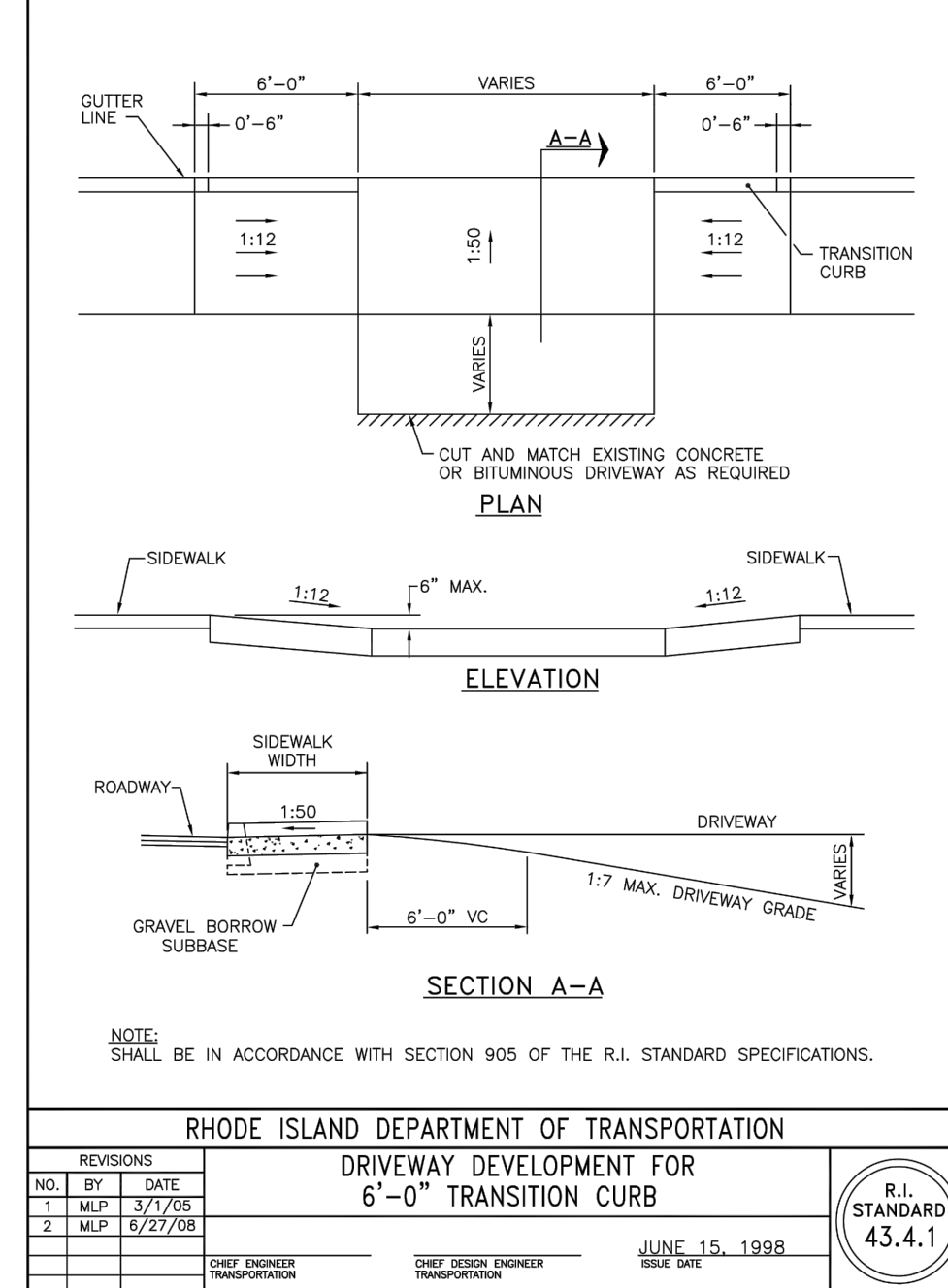
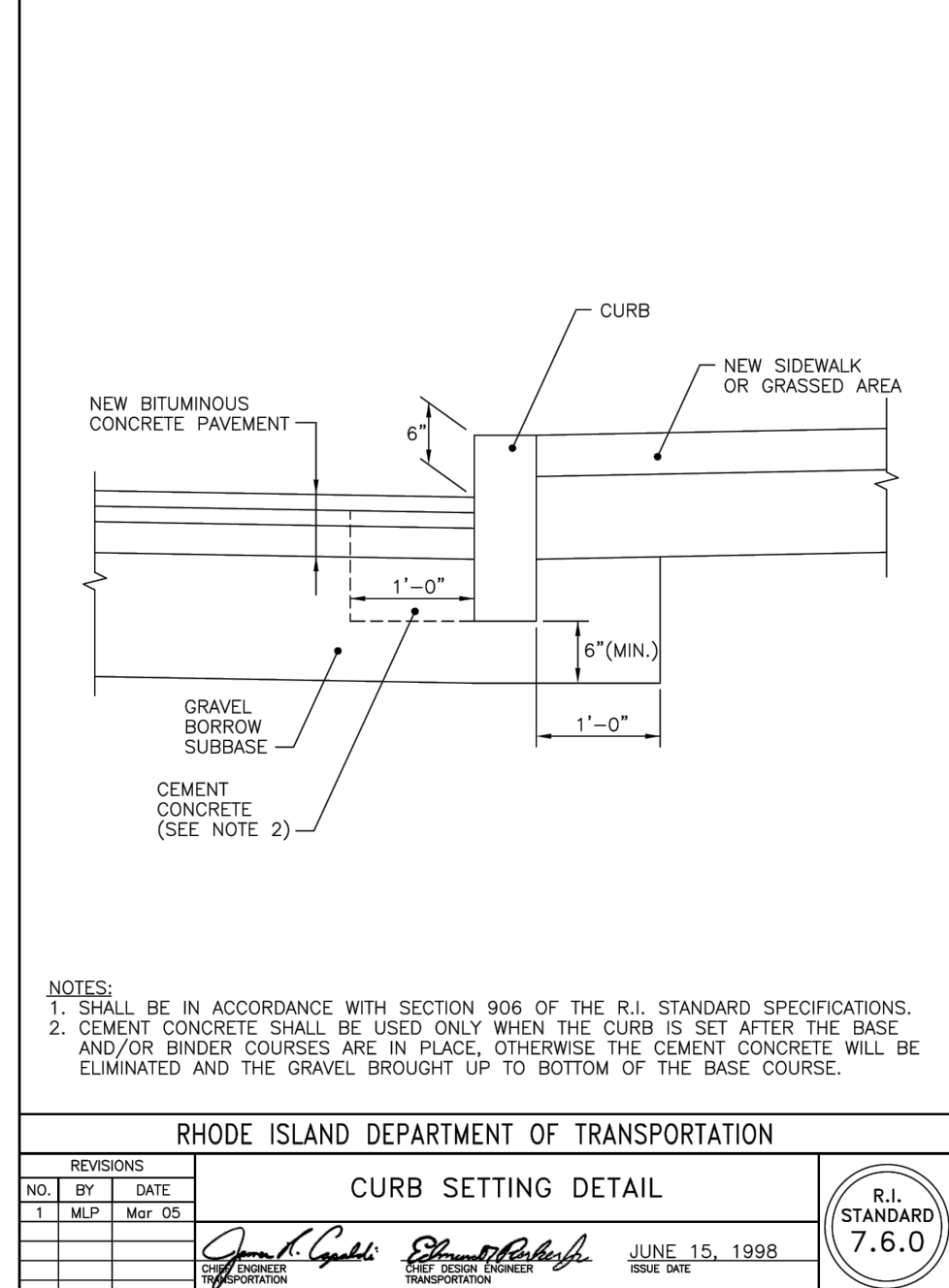
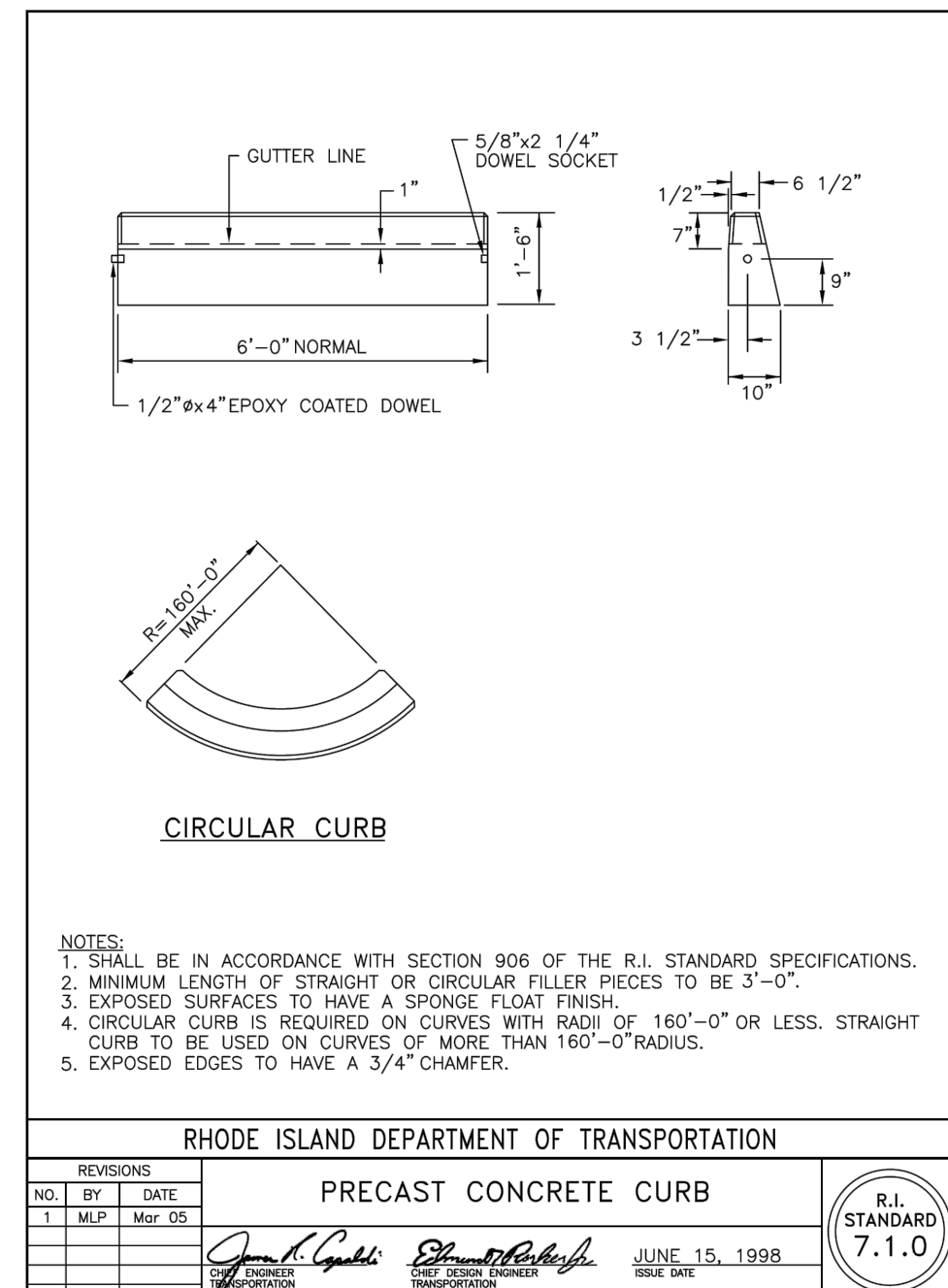
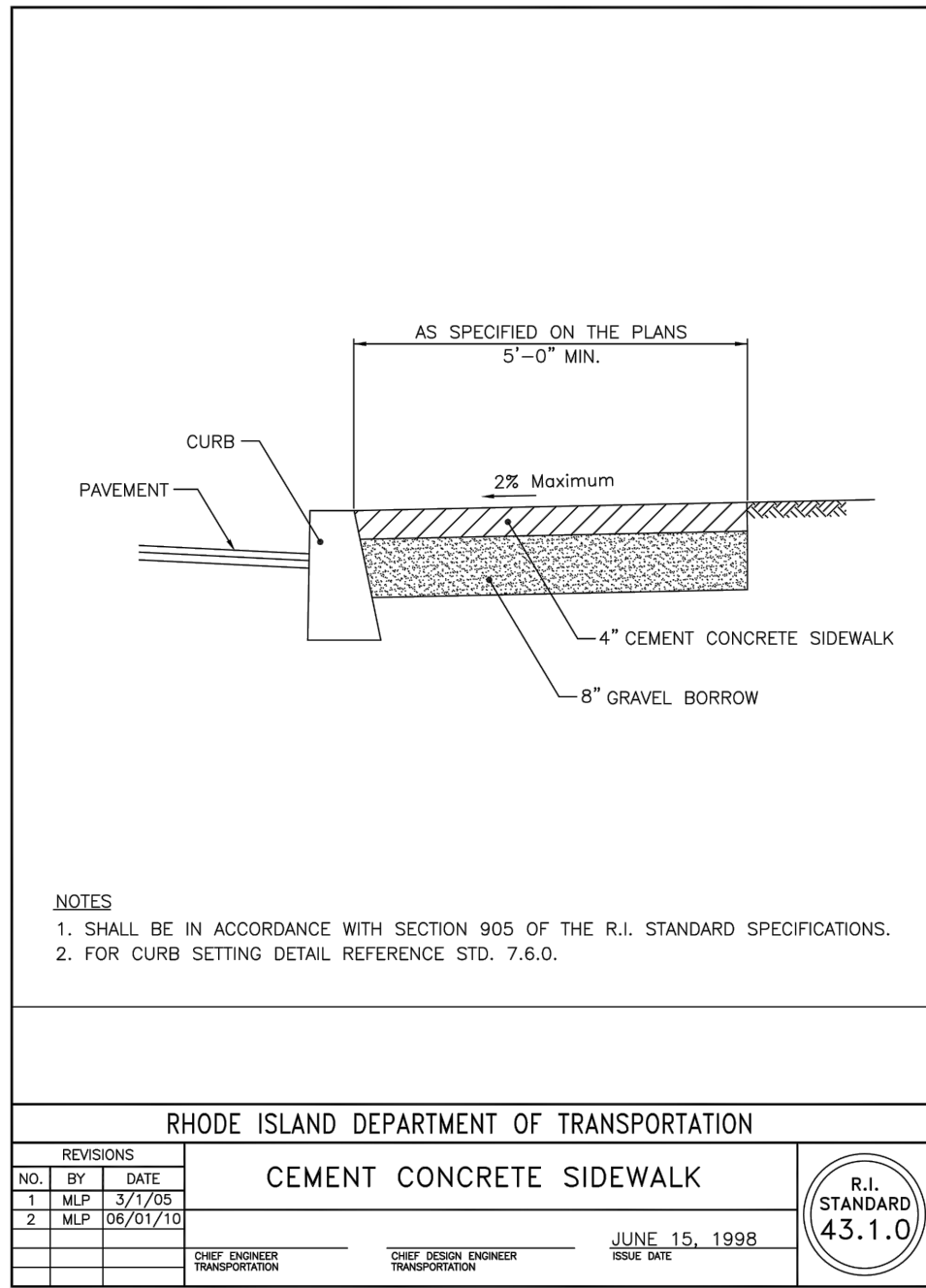
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401.816.5385
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REVISIONS

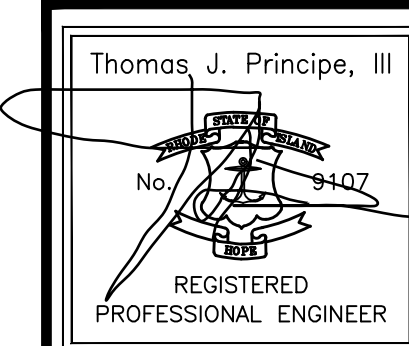
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"THE RESIDENCES ON HOLLEY"
AP 57-1 LOT 110
HOLLEY STREET
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 6 OF 7
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 10/8/2021	CHECKED BY: JAR
	PROJECT NO.: LD 2018-43



CONSTRUCTION DETAILS-2



PRINCIPE COMPANY, INC.
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TIVERTON, RI 02879
401.816.5385
PRINCIPLEENGINEERING.COM

REVISIONS

No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION for "THE RESIDENCES ON HOLLEY" AP 57-1 LOT 110 HOLLEY STREET in SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 7 OF 7

DRAWN BY: JAR	DESIGN BY: JAR	CHECKED BY: JAR
DATE: 10/8/21	PROJECT NO.: LD 2018-43	

OWNER:
HOLLEY STREET, LLC
17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879
APPLICANT:
SCOT HALLBERG
17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879



LOCATION MAP

GENERAL NOTES:

1. THE PARCEL OF LAND DESIGNATED AS LOT 110 ON TAX MAP 57-1 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND.
2. THE CURRENT OWNER OF RECORD OF SAID LOT 110 IS SOUTHERN RHODE ISLAND PROFESSIONAL CENTER, LLC BY VIRTUE OF DEED BOOK 983, PAGE 350 RECORDED IN THE TOWN OF SOUTH KINGSTOWN.
3. SAID PARCEL FALLS IN AN X ZONE (MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA MAP NO. 44009C0203K WITH AN EFFECTIVE DATE OF APRIL 3, 2020.
4. THE CURRENT ZONING IS CN (MULTI):
 DIMENSIONAL REGULATIONS:
 FRONT YARD - 20'
 SIDE YARD - 10'
 REAR YARD - 30'
 MIN. LOT FRONTAGE - 100'
 MIN. PARCEL SIZE - 15,000 SF (1ST 2 UNITS)
 5,000 SF (EA. ADDITIONAL UNIT)
 MAX. LOT COVERAGE - 30%
5. THERE ARE NO HISTORICAL CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THERE ARE NO WETLANDS SHOWN ON SAID PARCEL ON THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
7. SAID PARCEL CONTAINS 1.29 ACRES (56,382 sq. ft.).
8. ANY UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
9. SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE ARE Hkc & MU.

SOILS:

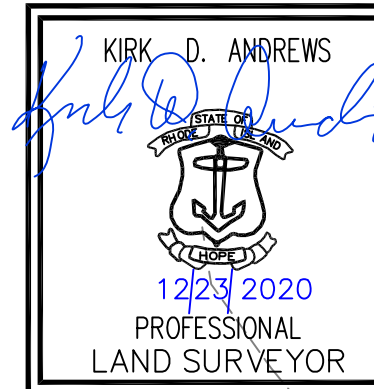
Hkc - HINCKLEY GRAVELLY SANDY LOAM, ROLLING, 3-15% SLOPES.
 MU - URBAN LAND MERRIMAC COMPLEX, 0-15% SLOPES

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:

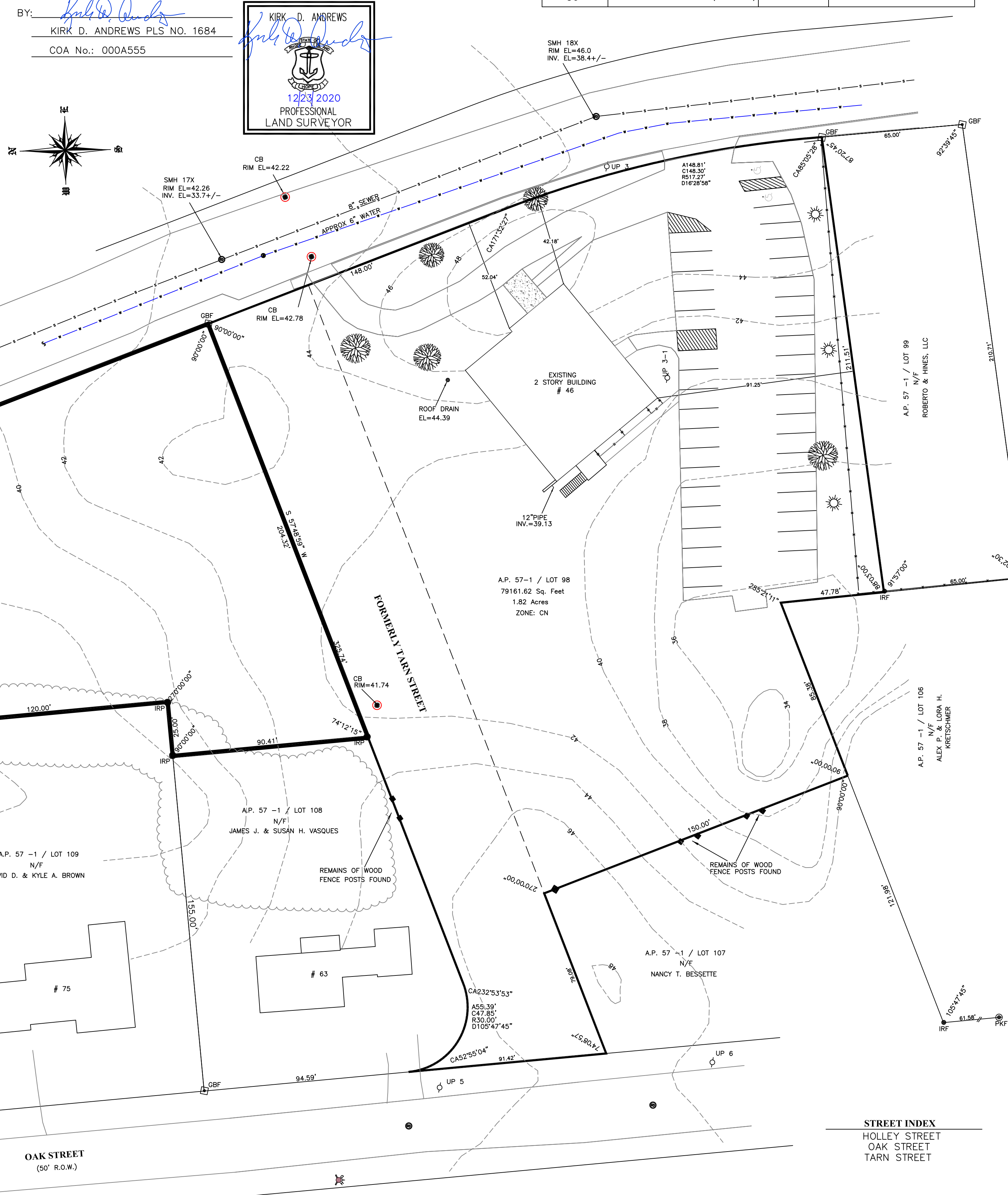
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
 COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND TO DEPICT THE EXISTING CONDITIONS FOR A FUTURE PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*
 KIRK D. ANDREWS PLS NO. 1684
 COA No.: 000A555



LEGEND		
GBF	GRANITE BOUND FOUND	EXISTING FENCE
PKF	"PK" NAIL SET	EXISTING HYDRANT
IRF/P	IRON ROD FOUND/PROPOSED	EXISTING CATCH BASIN
☼	EXISTING LIGHT POLE	UP 5
☼	EXISTING TREE	EXISTING SEWER MANHOLE
-36-	EXISTING CONTOUR (NAVD88)	APPROX. TREE LINE



REFERENCES:

1. "EXTENSION OF LOTS ON DALE CARLIA FARM IN WAKEFIELD, R.I. SCALE: 1"=80' MARCH, 1923 LEON L. HOLLAND, CIVIL ENGINEER"
2. "ADMINISTRATIVE SUBDIVISION PLAN SHOWING A PARCEL OF LAND TO BE CONVEYED FROM: AUDREY I. HOSLEY et al TO: JAMES J. VASQUES et ux ON TARN STREET SOUTH KINGSTOWN, R.I. FEB.-1995 DRAWN BY W & W LAND SURVEYORS, INC."
3. TOWN OF SOUTH KINGSTOWN DB 983 PG 353, DB 1491 PG 768, DB 1292 PG 116, DB 1357 PG 337, DB 130 PG 494, DB 1587 PG 301, DB 983 PG 350, DB 589 PG 187.
4. TOWN OF SOUTH KINGSTOWN, R.I. TAX MAP 57-1.
5. TOWN OF SOUTH KINGSTOWN, R.I. GIS WEBSITE.
6. WWW.BING.COM

SURVEY & LOCATION PLAN

PREPARED FOR
SCOT HALLBERG
 LOCATION
HOLLEY STREET
A.P. 57-1 / LOT 110
SOUTH KINGSTOWN, RI

Checked By: **K.D.A.** Drawn By: **E.J.I.**
 Scale: **1"=30'** Date: **12-23-20**

NO.	REVISION	BY	DATE

E. GREENWICH
SURVEYORS, LLC

LAND SURVEYING AND SITE PLANNING
 1050 MAIN STREET SUITE 31
 EAST GREENWICH, RHODE ISLAND 02818
 PHONE (401) 339-2681 (401) 368-8574
 FAX (401) 884-0077 E-MAIL: KANDREWS1684@AOL.COM

