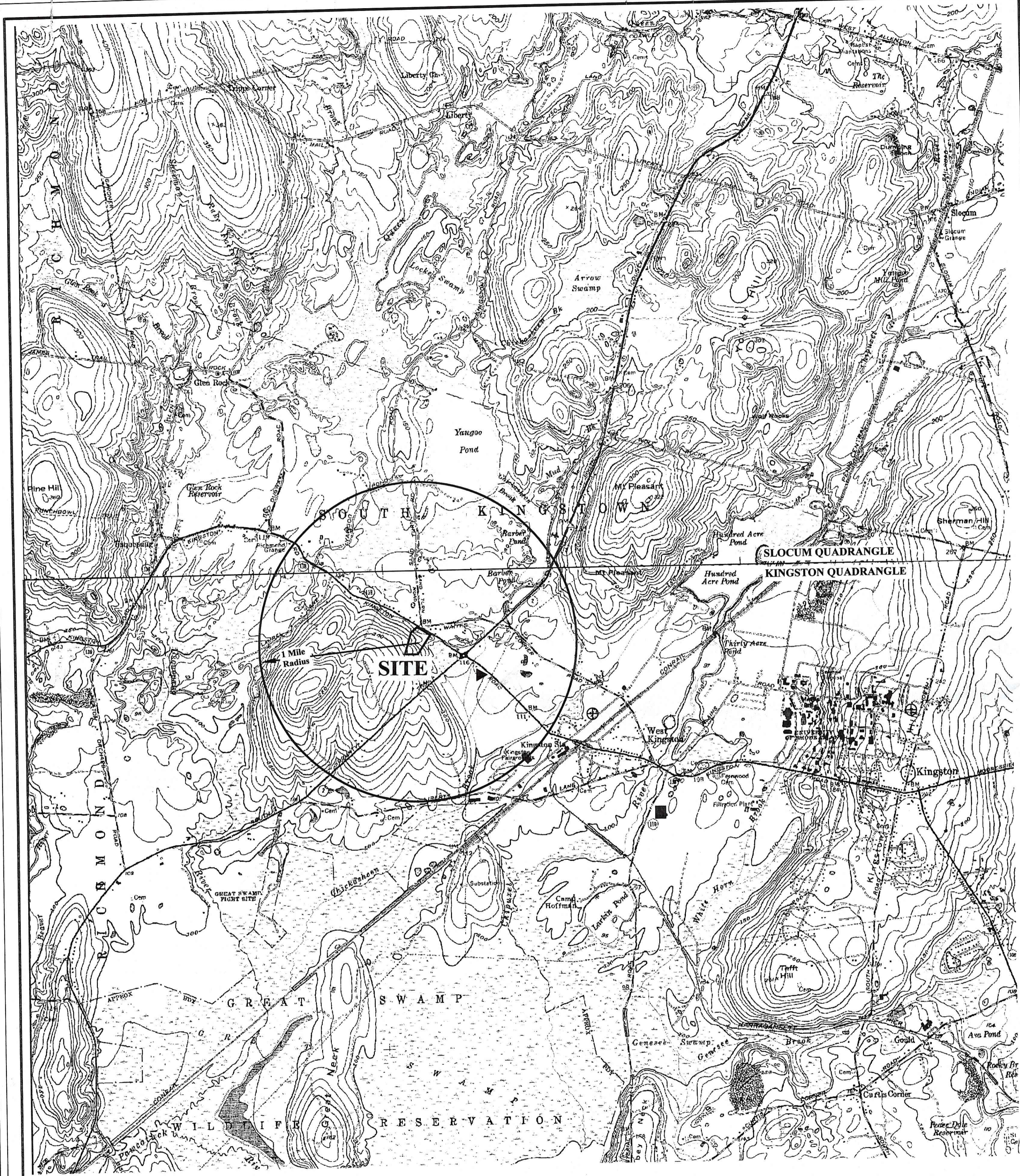


Master & Preliminary Plan
 FOR
**KINGSTON
 PINE ESTATES**
 A MINOR SUBDIVISION
 OF
Lot 4 on A.P. 13
 IN
South Kingstown, RI

INDEX

SURVEY PLAN	Sheet 1
PRELIMINARY PLAN	Sheet 2
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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- LEGEND**
- ⊕ - FIRE STATIONS
 - ⬤ - RECREATION PARKS
 - ⊕ - AMBULANCE BARN
 - - SCHOOLS

LOCATION MAP
 SCALE: 1" = 2,000'

JACKSON SURVEYING
 SURVEYING & LAND PLANNING
 P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

REVISIONS:
 JUNE 2007 - Sheets 1,2,3,4 - RI DOT Review, S.K. TRC Comments
 AUG. 2007 - Sheets 2,3,4 - S.K. Planning Board - FRDP Design
 JAN. 2008 - Sheets 2,3,4 - Wetland Review
 FEB. 2008 - Sheets 2,3,4 - Wetland Review

EUGENE F. SPRING
 No. 3166
 REGISTERED PROFESSIONAL ENGINEER

DONALD W. JACKSON
 No. 1689
 REGISTERED LAND SURVEYOR

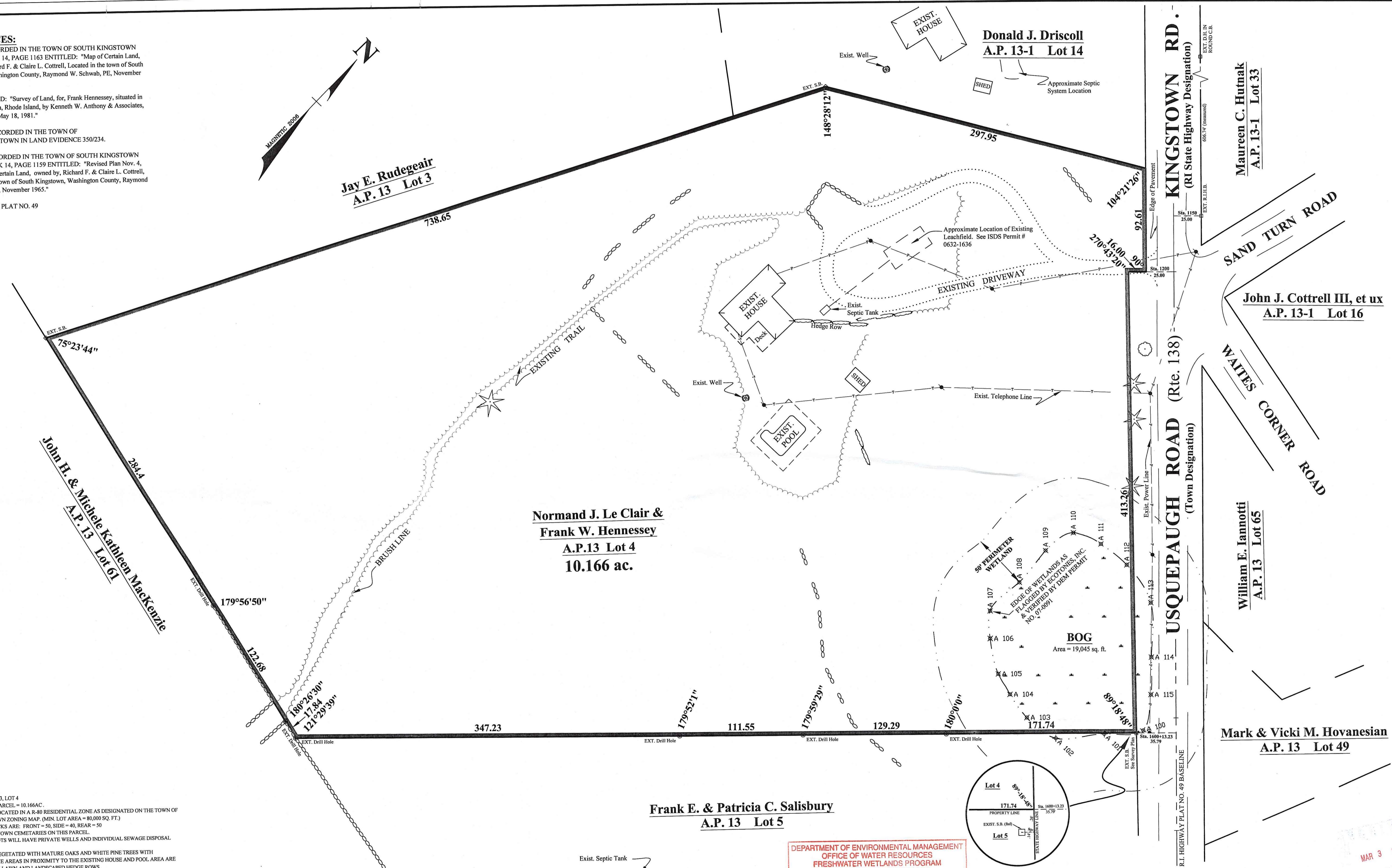
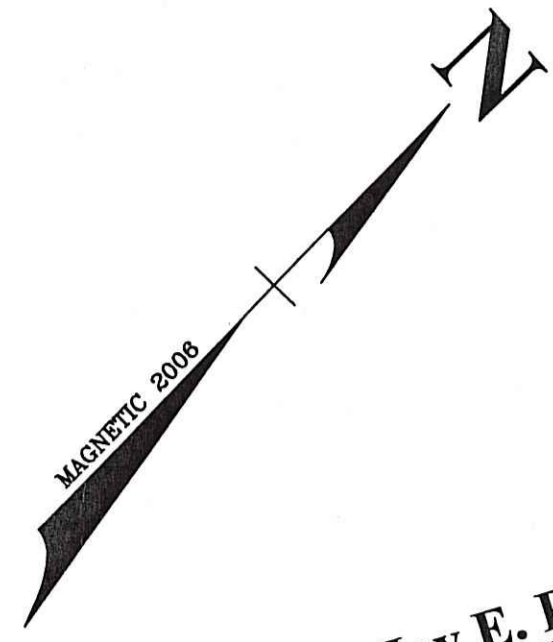
DESIGNED & PLATTED FOR
 THE APPLICANT/OWNER
RJS ACQUISITION, LLC
 24 Salt Pond Road, Suite C-1 Wakefield, RI 02879

APRIL 2007

MAR 3 2008

REFERENCES:

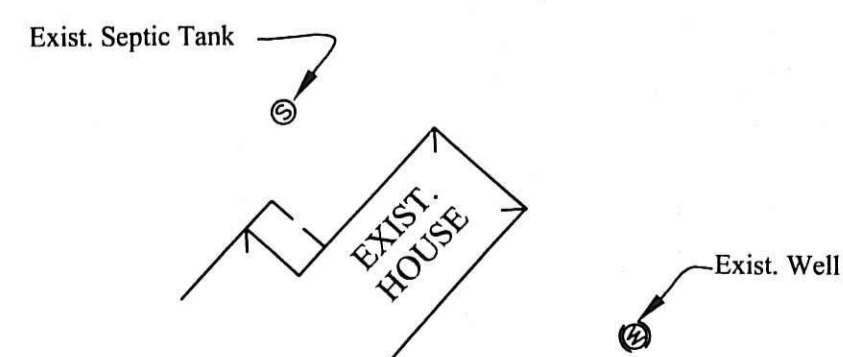
1. PLAT AS RECORDED IN THE TOWN OF SOUTH KINGSTOWN IN PLAT BOOK 14, PAGE 1163 ENTITLED: "Map of Certain Land, owned by, Richard F. & Claire L. Cottrell, Located in the town of South Kingstown, Washington County, Raymond W. Schwab, PE, November 1964."
2. PLAT ENTITLED: "Survey of Land, for, Frank Hennessey, situated in South Kingstown, Rhode Island, by Kenneth W. Anthony & Associates, Scale: 1" = 40', May 18, 1981."
3. DEEDS AS RECORDED IN THE TOWN OF SOUTH KINGSTOWN IN LAND EVIDENCE 350/234.
4. PLAT AS RECORDED IN THE TOWN OF SOUTH KINGSTOWN IN PLAT BOOK 14, PAGE 1159 ENTITLED: "Revised Plan Nov. 4, 1965, Map of Certain Land, owned by, Richard F. & Claire L. Cottrell, Located in the town of South Kingstown, Washington County, Raymond W. Schwab, PE, November 1965."
5. R.I. HIGHWAY PLAT NO. 49



NOTES:

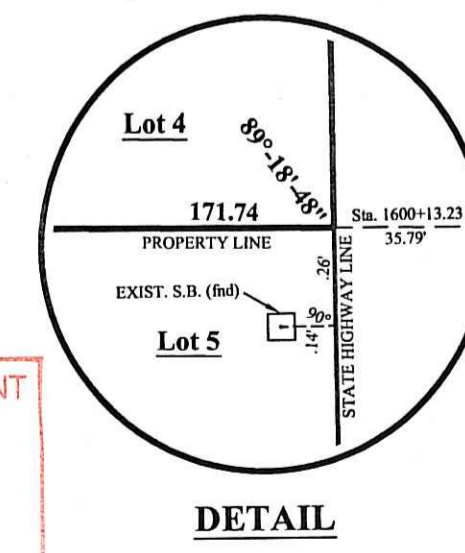
1. ASSESSOR'S MAP 13, LOT 4
2. TOTAL AREA OF PARCEL = 10.166AC.
3. THIS PARCEL IS LOCATED IN A R-80 RESIDENTIAL ZONE AS DESIGNATED ON THE TOWN OF SOUTH KINGSTOWN ZONING MAP. (MIN. LOT AREA = 80,000 SQ. FT.)
4. BUILDING SETBACKS ARE: FRONT = 50, SIDE = 40, REAR = 50
5. THERE ARE NO KNOWN CEMETARIES ON THIS PARCEL.
6. THE PROPOSED LOTS WILL HAVE PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
7. THIS PARCEL IS VEGETATED WITH MATURE OAKS AND WHITE PINE TREES WITH UNDERBRUSH. THE AREAS IN PROXIMITY TO THE EXISTING HOUSE AND POOL AREA ARE VEGETATED WITH LAWN AND LANDSCAPED HEDGE ROWS.
8. THIS PARCEL IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN GROUND WATER PROTECTION OVERLAY DISTRICT.
9. THERE IS NO AGRICULTURAL USE ON THIS PARCEL.
10. THIS PARCEL IS LOCATED IN A "C" ZONE AS DESIGNATED ON THE FEMA FLOOD INSURANCE MAPS. (SEE COMMUNITY PANEL NO. 445407 0015D)
11. THE EXISTING CONDITIONS AS SHOWN HEREON ARE MAPPED FROM DECEMBER 2006 FIELD DATA.

Frank E. & Patricia C. Salisbury
A.P. 13 Lot 5

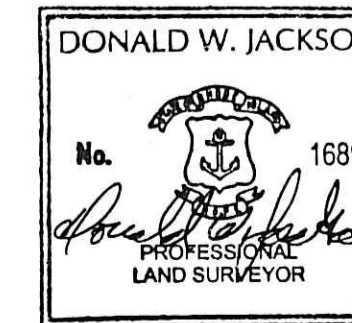


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Donald W. Wencel



DETAIL



This survey and plan conforms to a CLASS I standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

Donald W. Jackson
DONALD W. JACKSON, PLS #1689

JACKSON SURVEYING
SURVEYING & LAND PLANNING
P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

SURVEY PLAN
KINGSTON PINE
ESTATES

APRIL 2007, REV.: June 2007
SCALE: 1" = 40'
SHEET 1 OF 4



MAR 3 2008

LEGEND

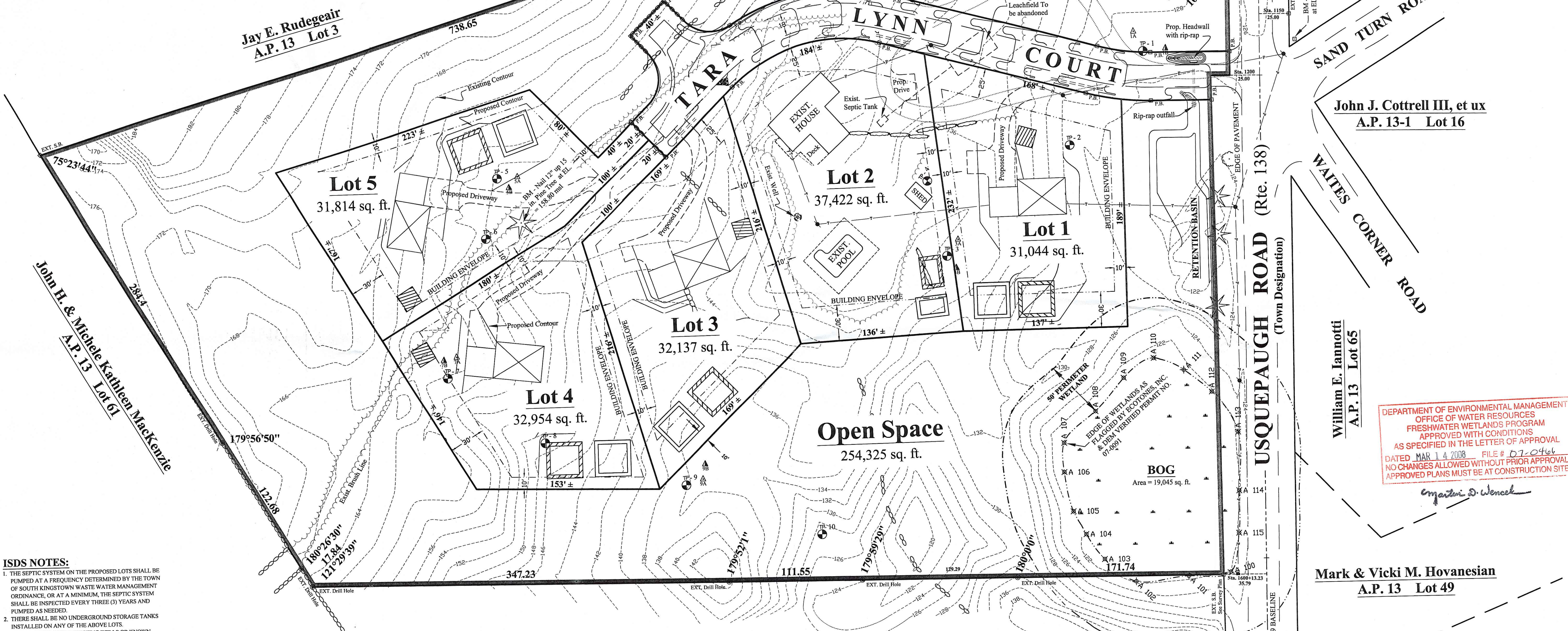
- ▲ 1A - SHALLOW PERCOLATION TEST
- ▲ 9B - DEEP PERCOLATION TEST
- ⊙ (W) - EXISTING WELL (Unless otherwise noted)
- ⊙ (U) - EXISTING UTILITY POLE
- - EXISTING TELEPHONE LINES
- - EXISTING POWER LINES
- R&C - PROPOSED IRON REBAR WITH SURVEY CAP
- (S.B.) - EXISTING STONE BOUND
- (P.B.) - PROPOSED PERMANENT BOUND
- ▨ - PROPOSED WELL AREA
- ⊗ - SOIL & WATER TABLE TEST
- ⊗ - PROPOSED RESIDENTIAL HOUSE SITE
- ⊗ - PROPOSED SEWAGE DISPOSAL ZONE
- ⊗ - PROPOSED ALTERNATE SEWAGE AREA
- - - - EXISTING LEACHFIELD (Unless otherwise noted)

DEMOGRAPHICS:

- THE DEMOGRAPHICS ARE BASED ON SINGLE FAMILY RESIDENTIAL USE WITH FOUR BEDROOMS PER PROPOSED UNIT. (REF: The Practitioner's Guide to Fiscal Impact Analysis)
- THE ESTIMATED POPULATION OF THE PROJECT WILL BE 4 x 4.141 = 16.564 PEOPLE.
- THE ESTIMATED NUMBER OF SCHOOL AGED CHILDREN WILL BE 4 x 1.470 = 5.88 CHILDREN.

FDRP COMPUTATIONS:

TOTAL AREA = 442,831 sq. ft.
 CONSTRAINED LAND = 19,045 sq. ft.
 UNCONSTRAINED LAND = 442,831 sq. ft. - 19,045 sq. ft. = 423,786 sq. ft.
 ZONING CLASSIFICATION IS R-2A
 OPEN SPACE REQUIRED = Total Unconstrained Land x 60%
 = 423,786 sq. ft. x .60 = 254,272 sq. ft.



ISDS NOTES:

- THE SEPTIC SYSTEM ON THE PROPOSED LOTS SHALL BE PUMPED AT A FREQUENCY DETERMINED BY THE TOWN OF SOUTH KINGSTOWN WASTE WATER MANAGEMENT ORDINANCE, OR AT A MINIMUM, THE SEPTIC SYSTEM SHALL BE INSPECTED EVERY THREE (3) YEARS AND PUMPED AS NEEDED.
- THERE SHALL BE NO UNDERGROUND STORAGE TANKS INSTALLED ON ANY OF THE ABOVE LOTS.
- THERE ARE NO OTHER EXISTING WELLS OR KNOWN PROPOSED WELLS WITHIN 200' OF ANY OF THE PROPOSED LEACHING AREAS ON THE DATE OF SUBMITTAL OF THIS APPLICATION.
- THERE ARE NO OTHER EXISTING SEWAGE SYSTEMS OR KNOWN PROPOSED SEWAGE SYSTEMS WITHIN 100' OF ANY OF THE PROPOSED WELLS ON THE DATE OF SUBMITTAL OF THIS APPLICATION.
- THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 500' OF THE PROPOSED SYSTEMS.
- THIS PARCEL IS NOT LOCATED IN A CRITICAL RESOURCE AREA AS DEFINED BY THE I.S.D.S. SECTION RULES AND REGULATIONS.
- THIS PARCEL IS NOT LOCATED IN A SPECIAL AREA MANAGEMENT ZONE AND IS NOT UNDER THE JURISDICTION OF COASTAL RESOURCES MANAGEMENT COUNCIL.
- THERE ARE NO LEDGE OUTCROPS ON THIS SITE.
- THE EXISTING CONTOURS SHOWN ON THIS PLAN ARE IN REFERENCE TO M.G.V.D. MEAN SEA LEVEL ELEVATIONS.
- THERE ARE NO SURFACE DRINKING WATER SUPPLIES OR TRIBUTARIES INCLUDING STORM AND SUBSURFACE DRAINS, THAT DISCHARGE THERETO WITHIN 200' OF THE PROPOSED ISDS OR ALTERNATE LEACHING AREA OTHER THAN THOSE SHOWN HEREON.

WATER TABLE DATA		PERCOLATION TEST DATA		
Test Pit #	SHWT Depth	Perc Test #	Depth (in)	Result (min/in)
1	8.0 ft.	1A	30	3
2	10.0 ft.	1B	48	2
3	10.0 ft.	3A	30	4
4	10.0 ft.	3B	48	3
5	10.0 ft.	5A	30	5
6	10.0 ft.	5B	48	4
7	10.0 ft.	7A	30	5
8	9.0 ft.	7B	48	4
9	10.0 ft.	9A	30	5
10	10.0 ft.	9B	48	4

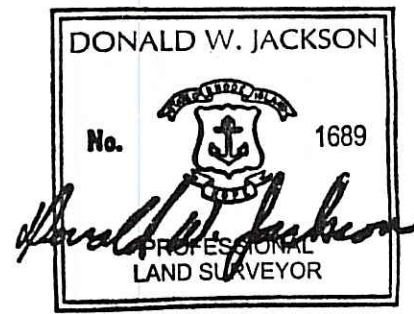
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Magister D. Wencel

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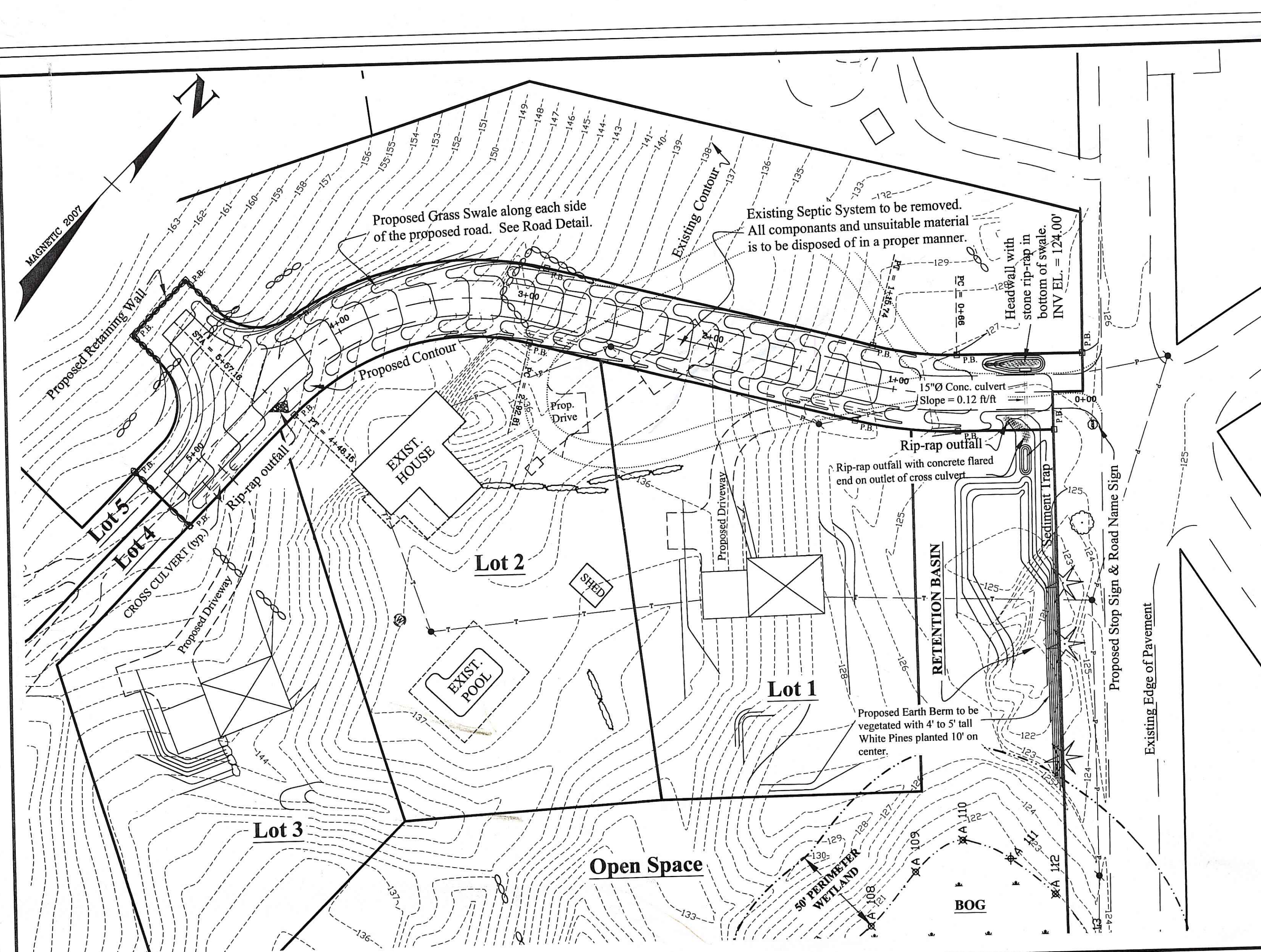
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 DONALD W. JACKSON, PLS #1689



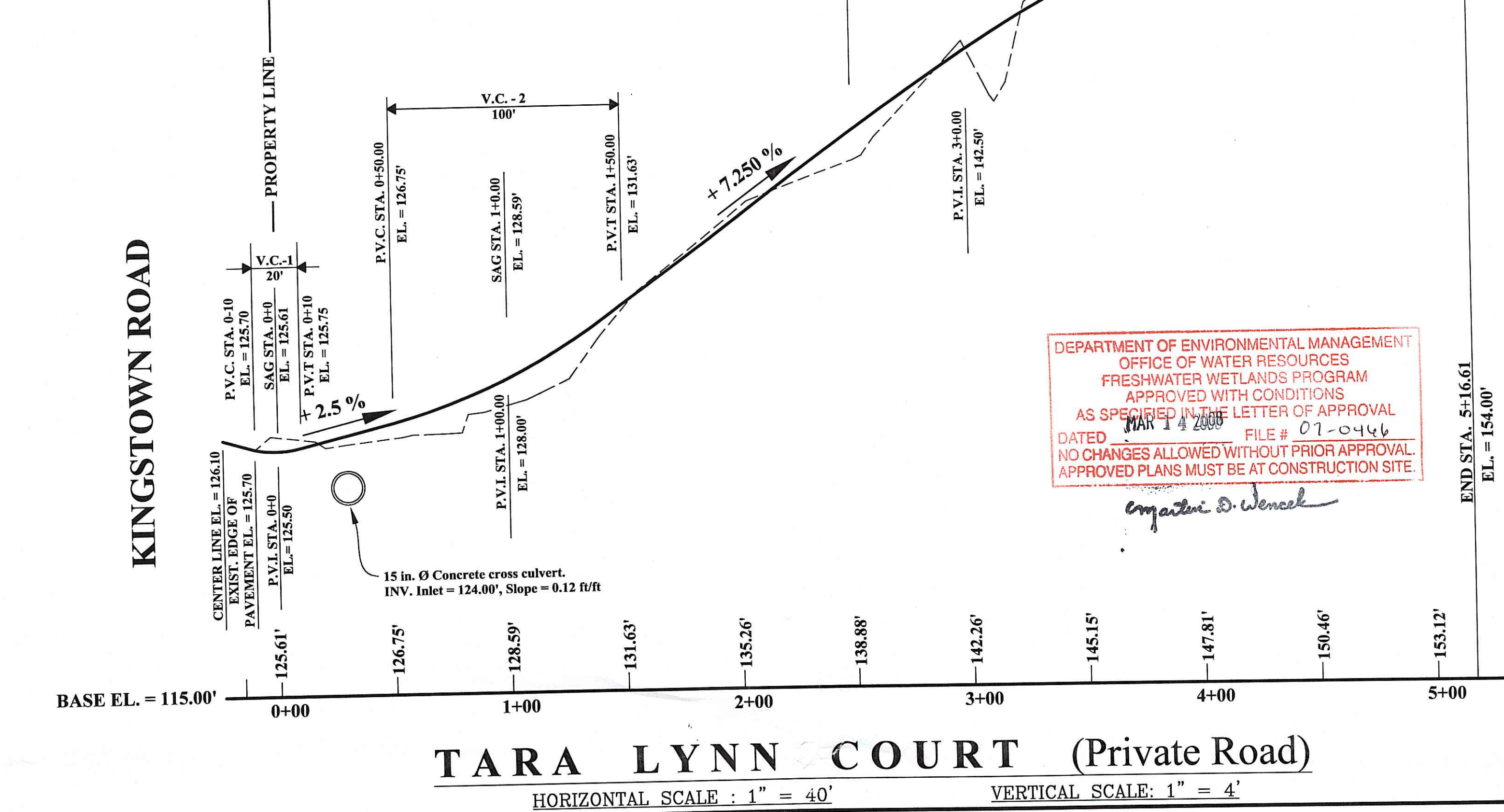
PRELIMINARY PLAN
KINGSTON PINE
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 SHEET 2 OF 4

MAR 3 2008



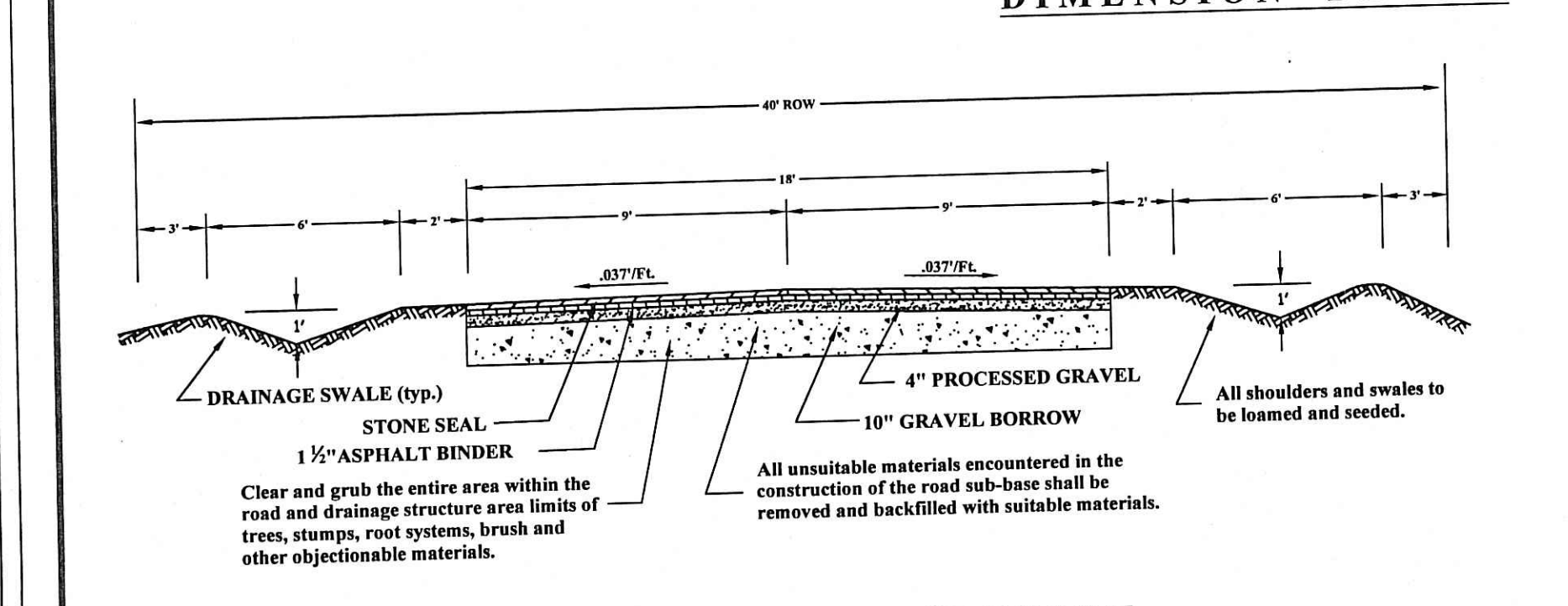
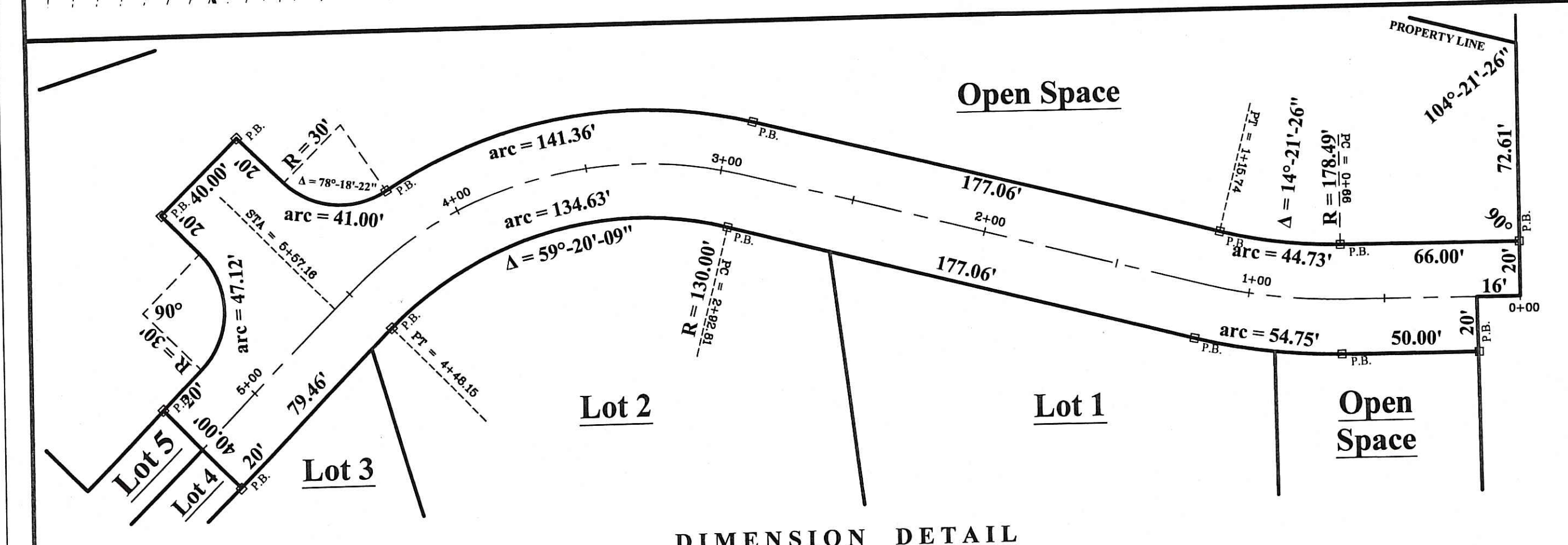
- NOTES**
- LENGTH OF ROAD IS 516.61 FT.
 - AREA OF RIGHT OF WAY FOR ROAD IS 23,113 SQ. FT.
 - AREA OF PAVED ROAD SURFACE IS 10,675 SQ. FT.
 - THE BASINS SHOULD BE CHECKED ANNUALLY FOR SEDIMENT ACCUMULATION AND MAINTAINED AND REPAIRED IF NECESSARY TO INSURE PROPER INFILTRATION.
 - THE EXISTING UTILITY POLES SHALL BE ABANDONED & UNDERGROUND UTILITIES SHALL BE INSTALLED FOR THE PROPOSED LOTS.

ALL DRIVEWAYS ARE TO HAVE A 15" DIAMETER CROSS CULVERT PLACED IN THE DRAINAGE SWALE TO PROVIDE CONTINUOUS SWALE FLOW.

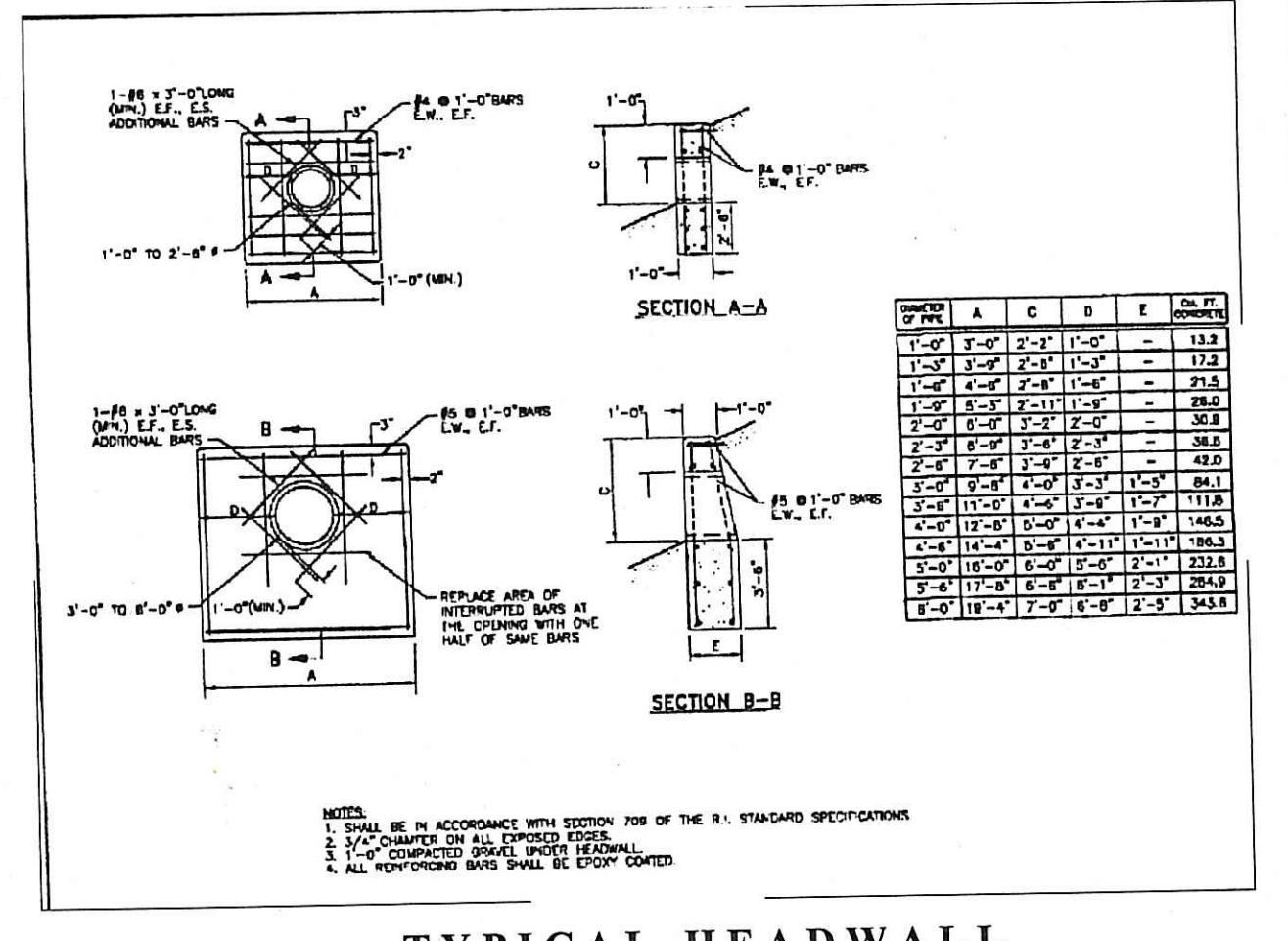
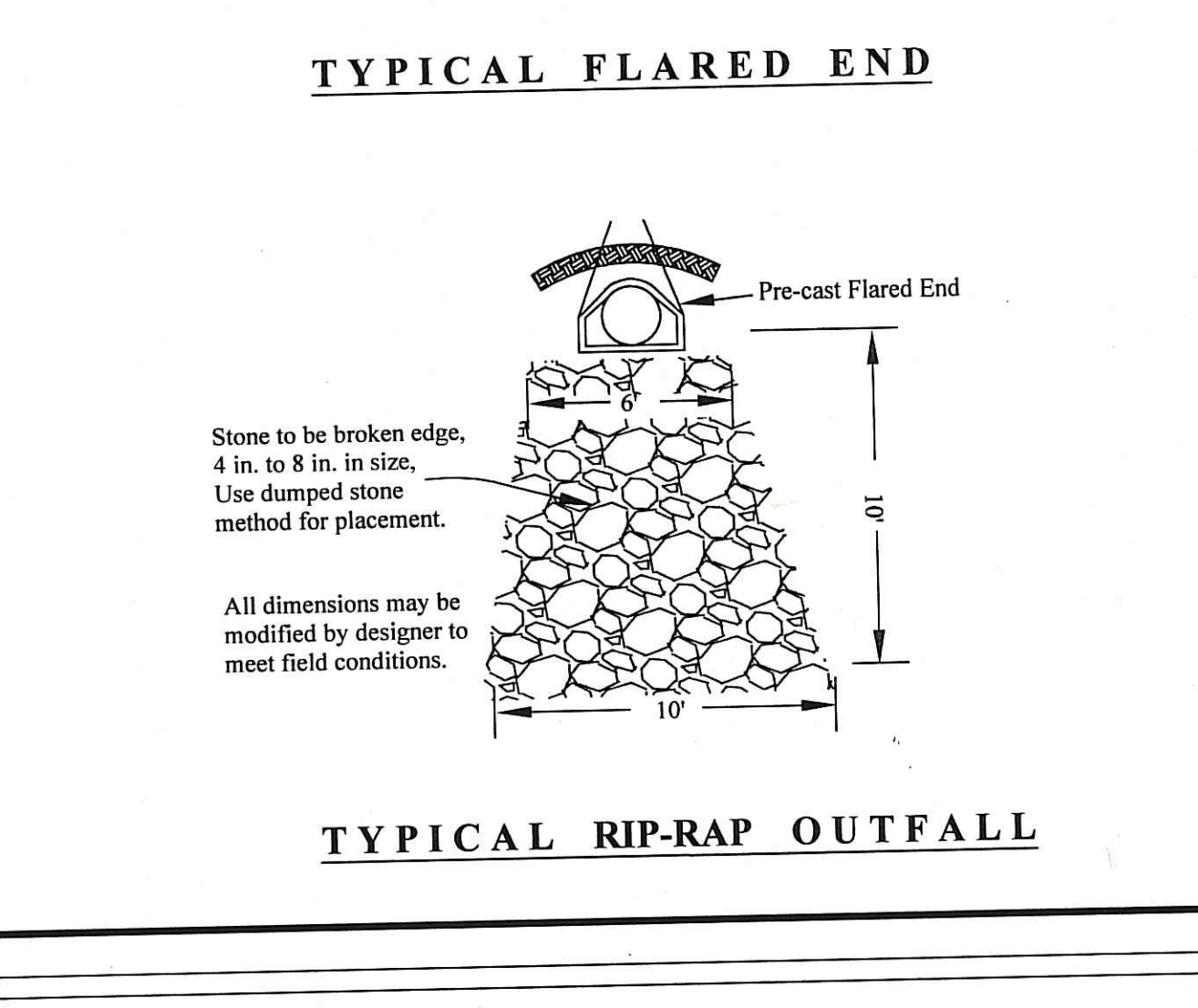
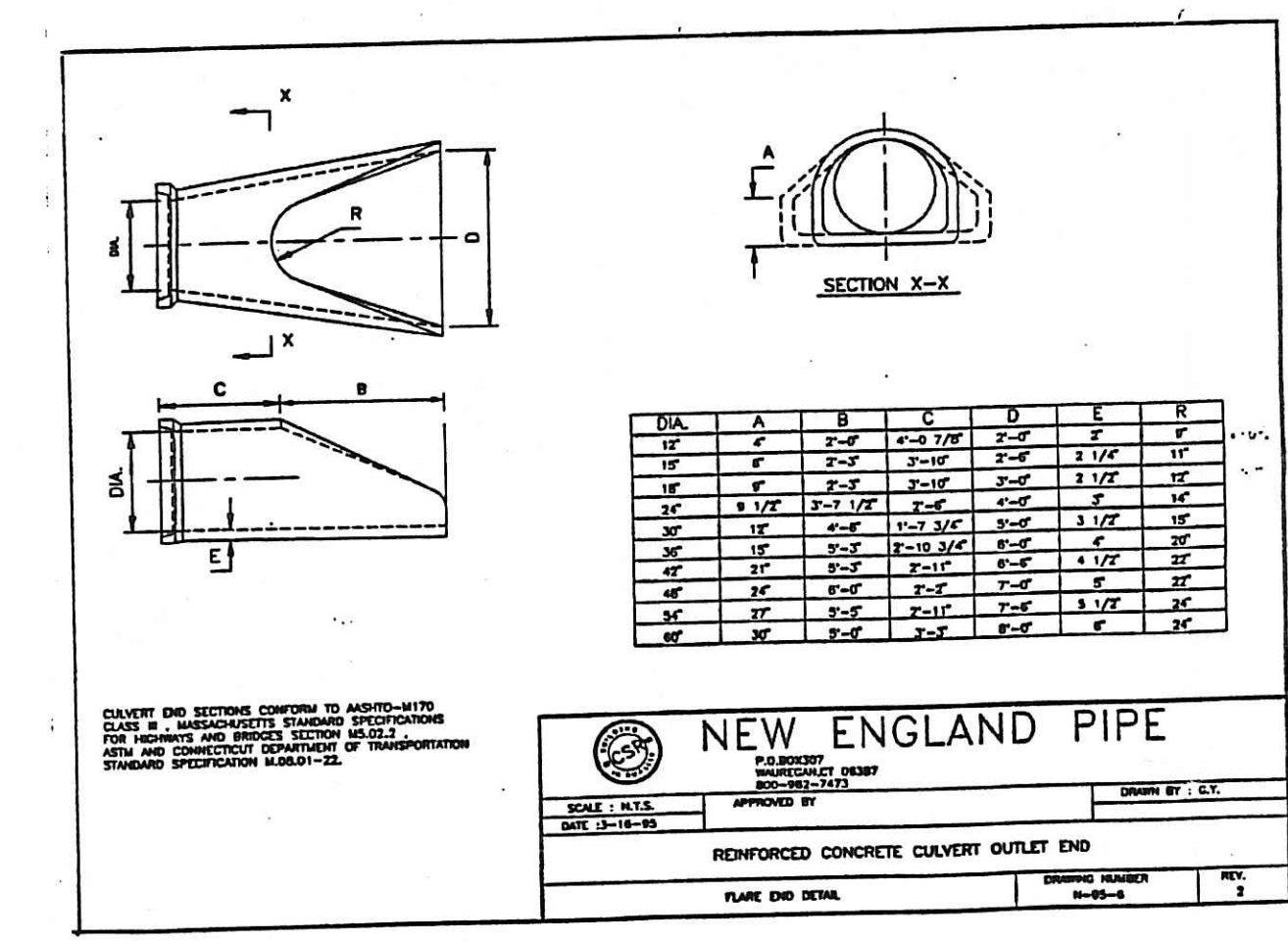
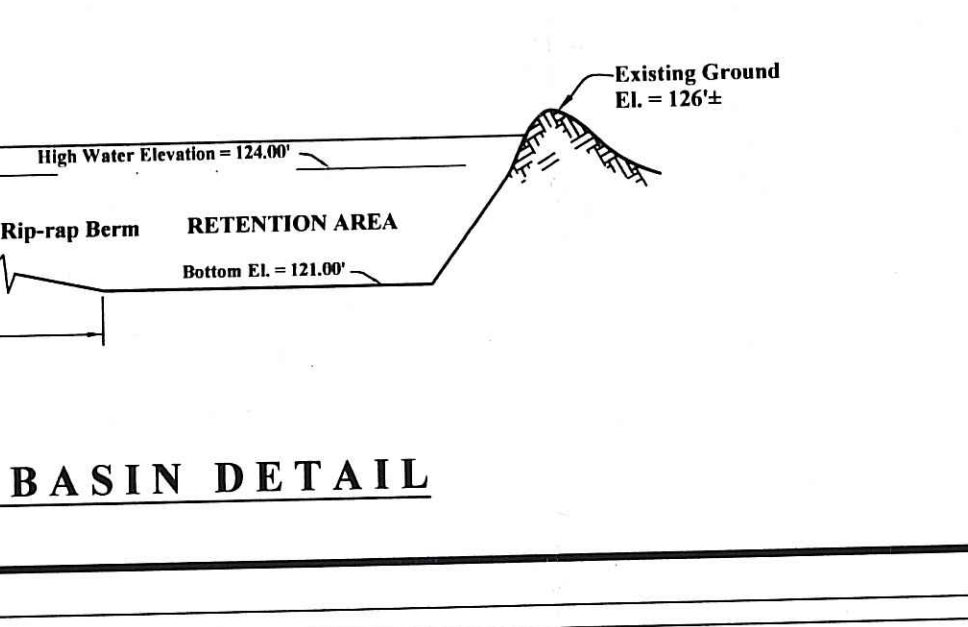
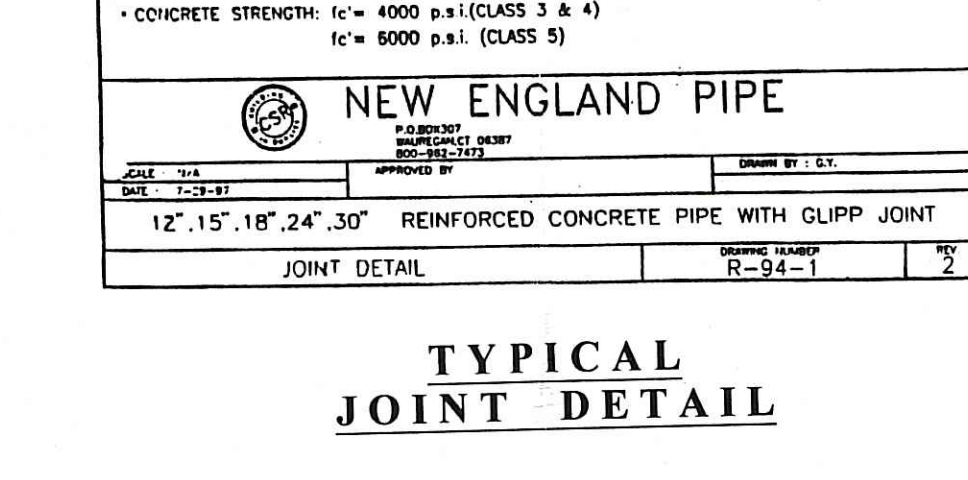
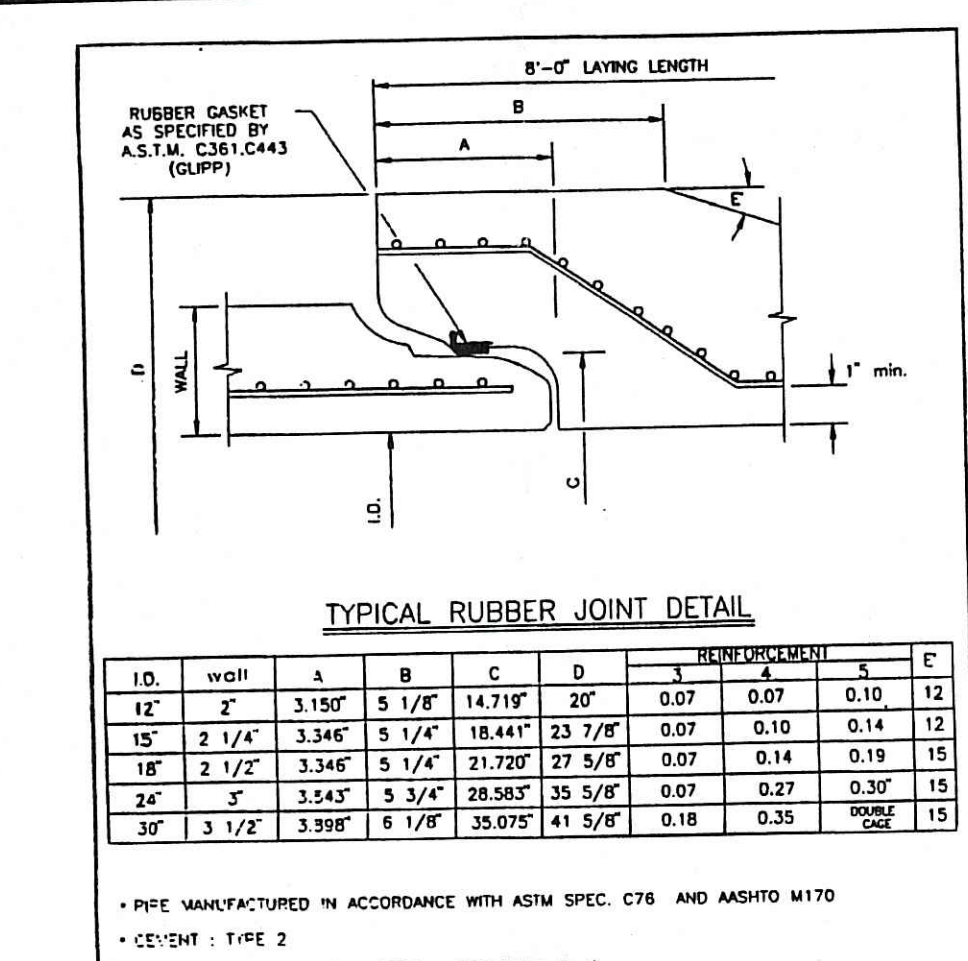


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Angela D. Wencel



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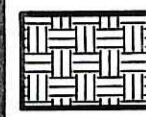
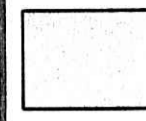


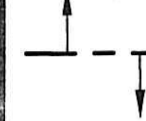
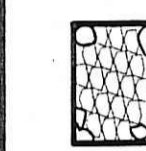
DONALD W. JACKSON
No. 1689
LAND SURVEYOR

EUGENE F. SPRING
No. 3166
REGISTERED PROFESSIONAL ENGINEER

FDRP ROAD & PROFILE PLAN
KINGSTON PINE
ESTATES

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SHEET 3 OF 4

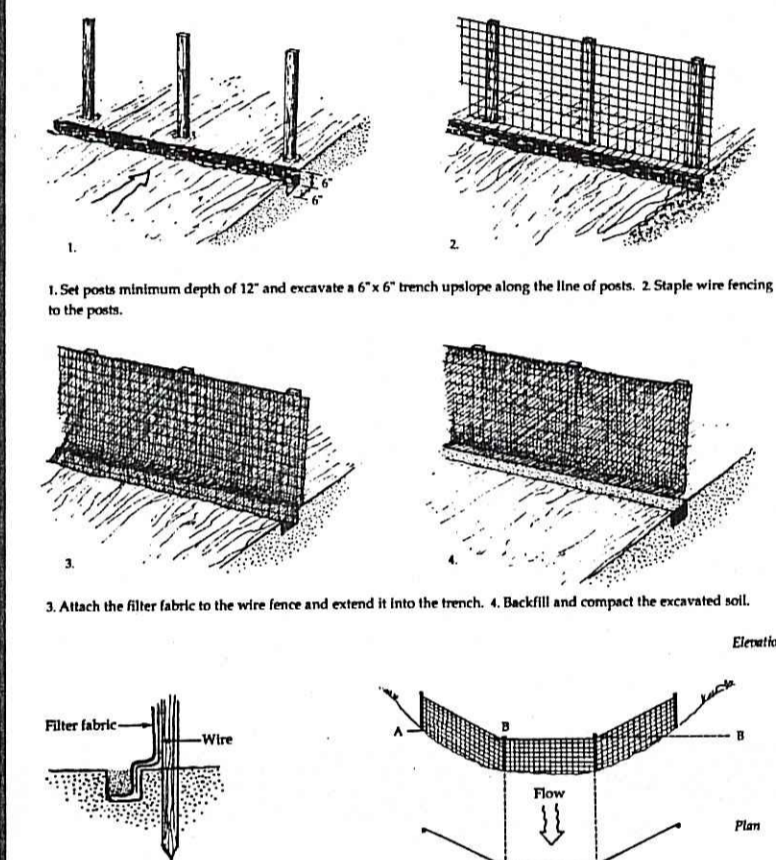
LEGEND

-  - TEMPORARY STOCKPILE ZONE
-  - SHADED AREAS TO BE LOAMED AND HYDROSEEDED
-  - CHECK DAM HAYBALES - Edge of road in erosion prone areas
-  - SILT FENCE BARRIER
-  - EXISTING DRAINAGE DIVIDE WITH FLOW DIRECTION
-  - STONE SEDIMENT TRAP & TRACKING PREVENTER

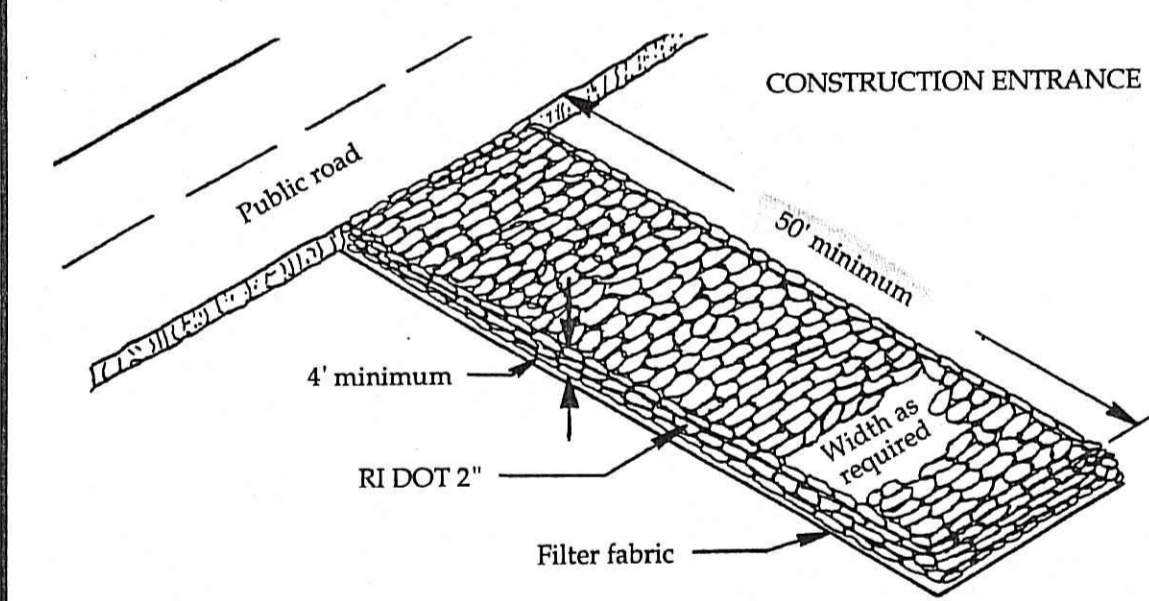
NOTES:

1. ALL LAND DISTURBANCES SHOULD BE KEPT TO A MINIMUM.
2. AS MANY TREES WITH UNDERGROWTH SHOULD BE PRESERVED IN AREAS SURROUNDING THE PROPOSED HOUSES AS POSSIBLE.
3. THE AREAS DISTURBED BY CONSTRUCTION OF THE SEWAGE SYSTEMS AND HOUSES SHALL BE GRADED AND REVEGETATED.
4. ALL STUMPS AND WOOD MATERIAL ARE TO BE REMOVED FROM SITE TO A PROPER DISPOSAL AREA. ALL BRUSH IS TO BE CHIPPED AND MULCHED ON-SITE AND REMOVED TO A PROPER DISPOSAL AREA.
5. A SEDIMENT TRAP WAS PROPOSED AT THE INLET OF THE BASIN. THE BASIN SHOULD BE CHECKED ANNUALLY FOR SEDIMENT ACCUMULATION AND MAINTAINED AND REPAIRED IF NECESSARY TO INSURE PROPER INFILTRATION.

TYPICAL SILT FENCE



TYPICAL SEDIMENT TRAP



TYPICAL HAY BALE CHECK DAM

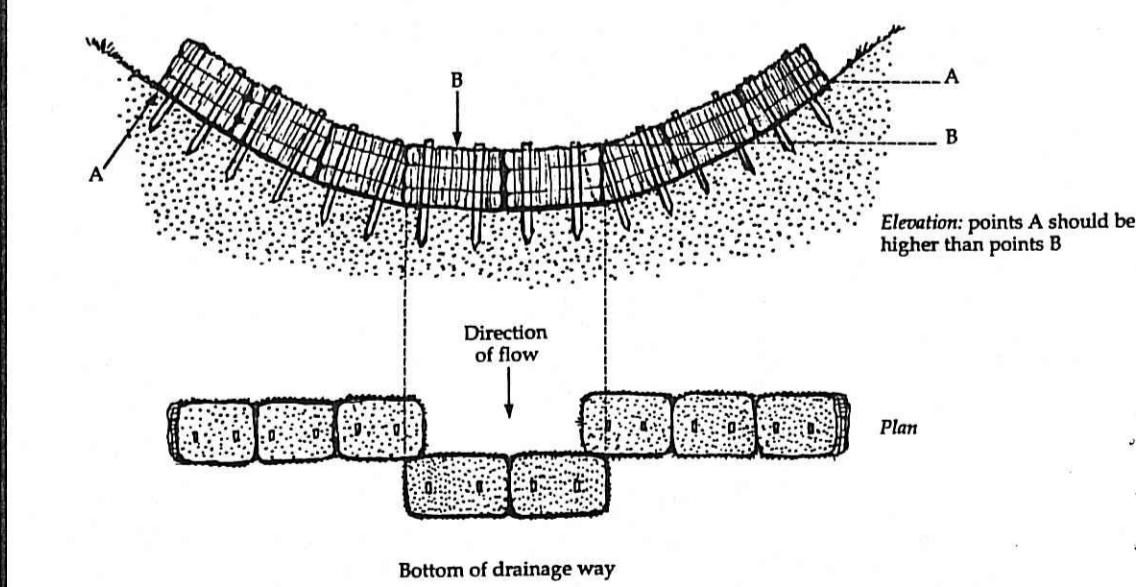
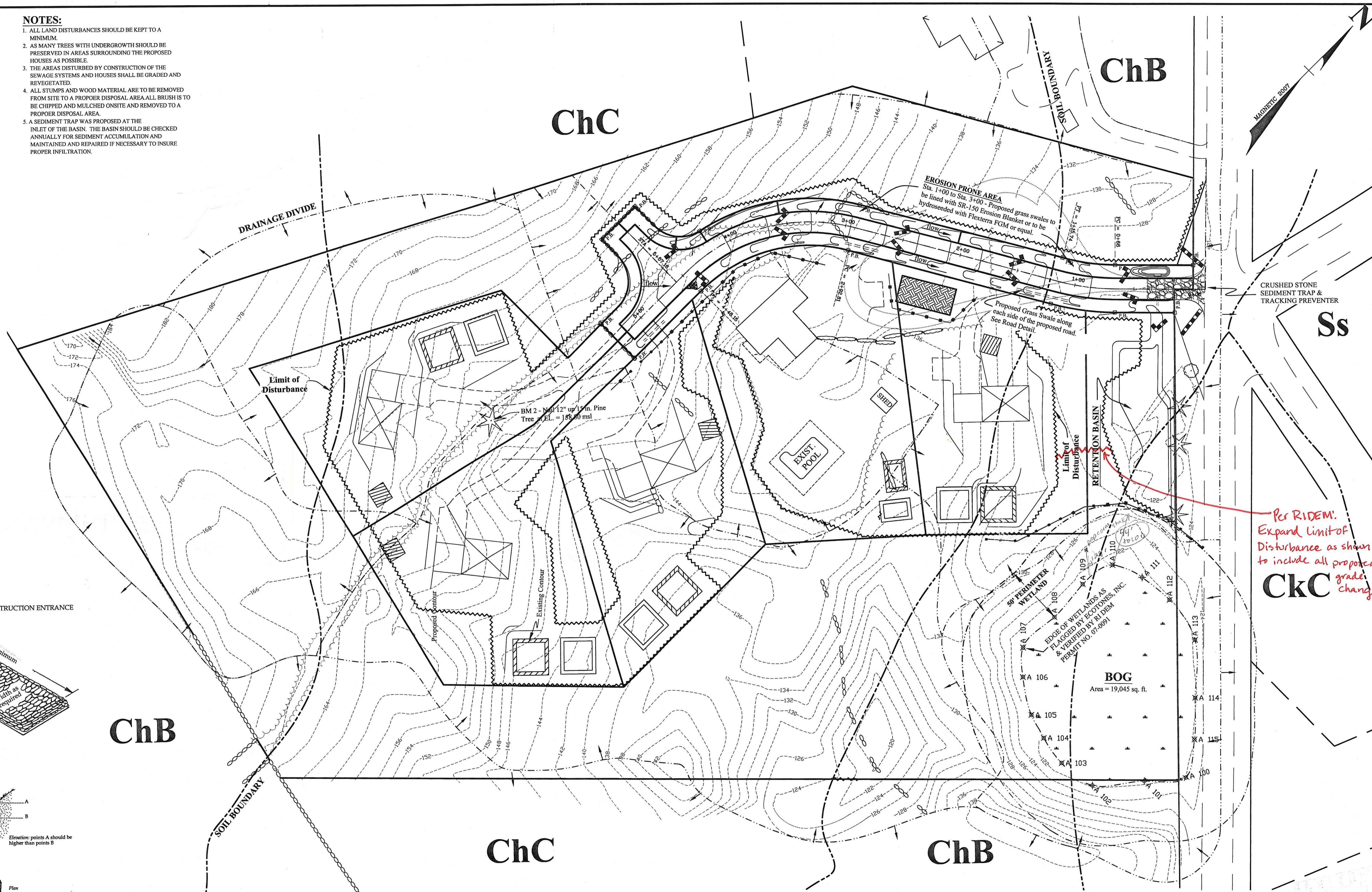


Figure 5-7 Straw Bale Check Dams
Adapted from: Connecticut Guidelines for Soil Erosion and Sediment Control, Connecticut Council on Soil and Water Conservation, 1985

SOIL CLASSIFICATIONS

- ChB - Canton & Charlton very stony fine sandy loams, 3 to 8 percent slopes
- ChC - Canton & Charlton very stony fine sandy loams, 8 to 15 percent slopes
- CkB - Canton & Charlton extremely stony fine sandy loams, 3 to 15 percent slopes

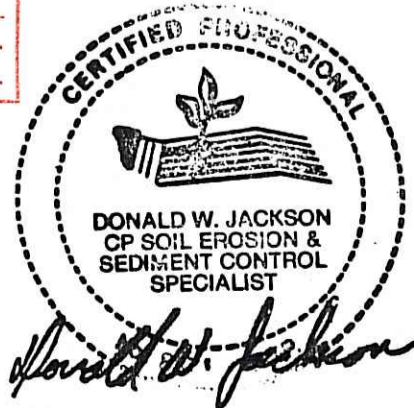
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Before and during construction the contractor must refer to the soil erosion report of the supporting data for this project.

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EROSION PLAN
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0' 20' 40' 80' 120' 160' 200'

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