

HERITAGE ESTATES

A

MAJOR SUBDIVISION

Map 13-1 Lot 36
on Sand Turn Road in
South Kingstown, RI

for PRELIMINARY PLAN

Zone R-80



Location Map
(Not To Scale)

COVER SHEET

PRELIMINARY PLAN
HERITAGE ESTATES
MAJOR SUBDIVISION

Prepared For:
GROSSI ESTATES, LLC
16 JANET DRIVE
Cranston, RI 02921

Owner of Record:
MICHAEL BROPHY
265 USQUEPAUGH ROAD
South Kingstown, RI 02879

In The Town of:
South Kingstown, Rhode Island
Map 13-1, Lot 36
R-80 Zoning District

NO.	DATE	DESCRIPTION	BY
B	8/08	RIDEM COMMENTS	NCA
A	4/08	TRC COMMENTS	NCA
DRAWN BY:		N.C.A.	DATE: MARCH 2008
CHECKED BY:		W.G. III	7439001HERITAGE MAJOR DRAWING NO.:
JOB NO.:		7439001NEW	SHEET 1 OF 6

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 9/23/08 FILE # 08-0136
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

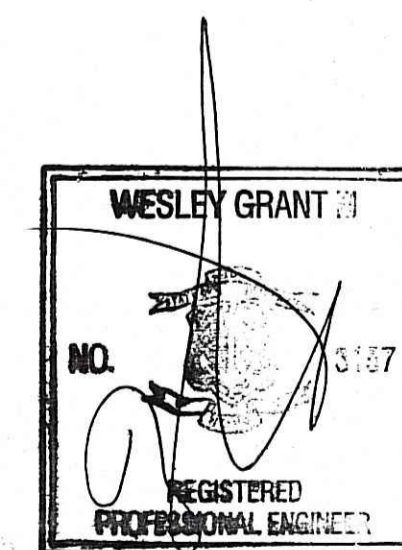


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MASTER PLAN APPROVED JULY 8, 2008

RIDEM COPY

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Environmental Planning & Surveying, Inc.

Civil Engineering
Surveying
C A D Drafting

52 Dugway Bridge Road West Kingston, Rhode Island 02892 (401) 789-3628

GENERAL NOTES:

- 1.) BASED UPON THE 2000 CENSUS, THE PROPOSED PROJECT WILL POTENTIALLY HOUSE APPROXIMATELY 30 PEOPLE, 7 OF WHICH MAY BE SCHOOL AGED CHILDREN.
- 2.) PROPOSED LOTS TO BE SERVICED BY ON-SITE WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). UNDERGROUND ELECTRIC AND COMMUNICATION LINES ARE PROPOSED.
- 3.) PROPOSED RIGHT OF WAY TO REAR OF PROPOSED LOTS 1 AND 2 TO PROVIDE DEEDED ACCESS (INGRESS AND EGRESS ONLY) THROUGH LOT FROM SAND TURN ROAD.

SOIL EROSION & SEDIMENT CONTROL NOTES

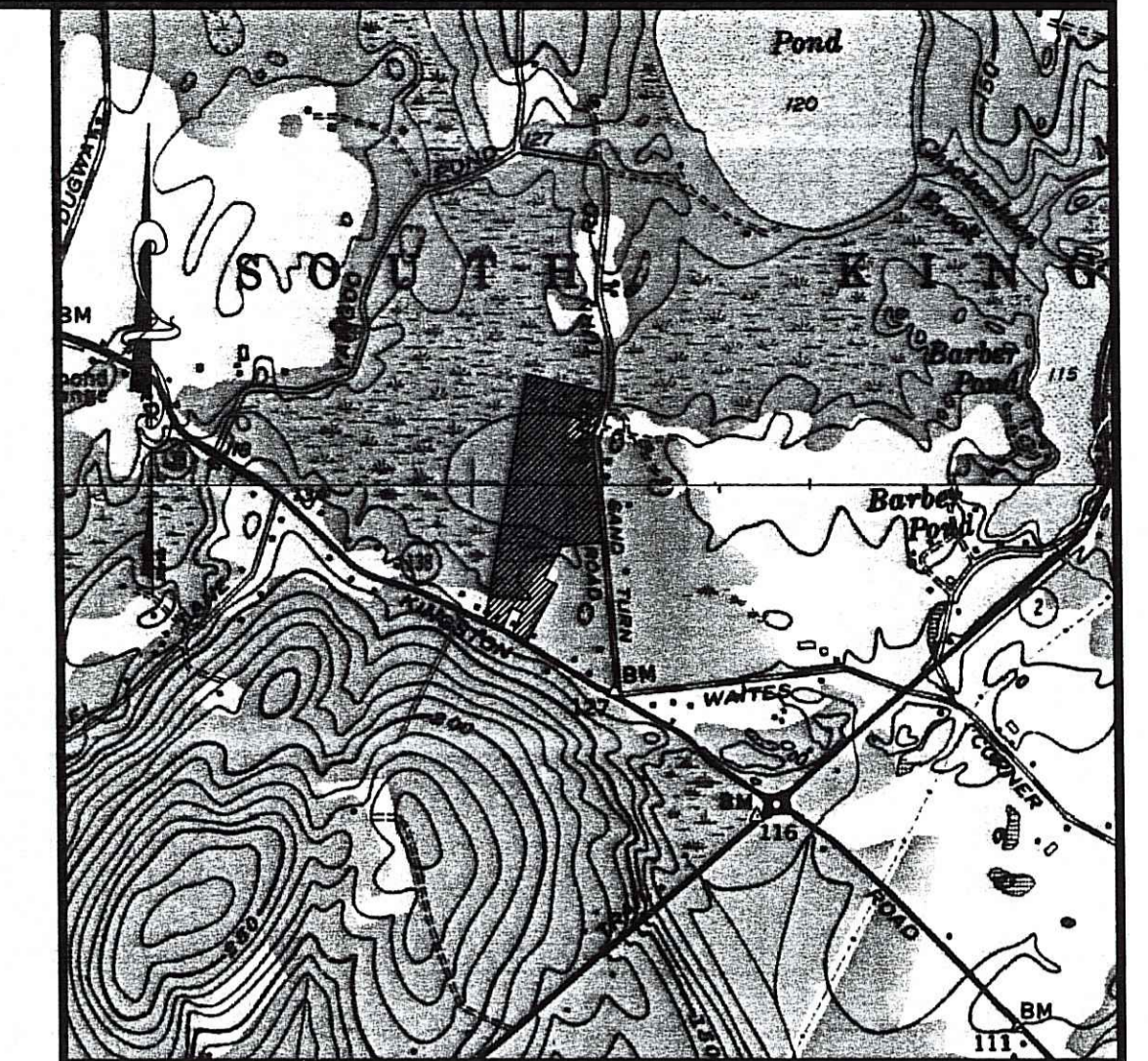
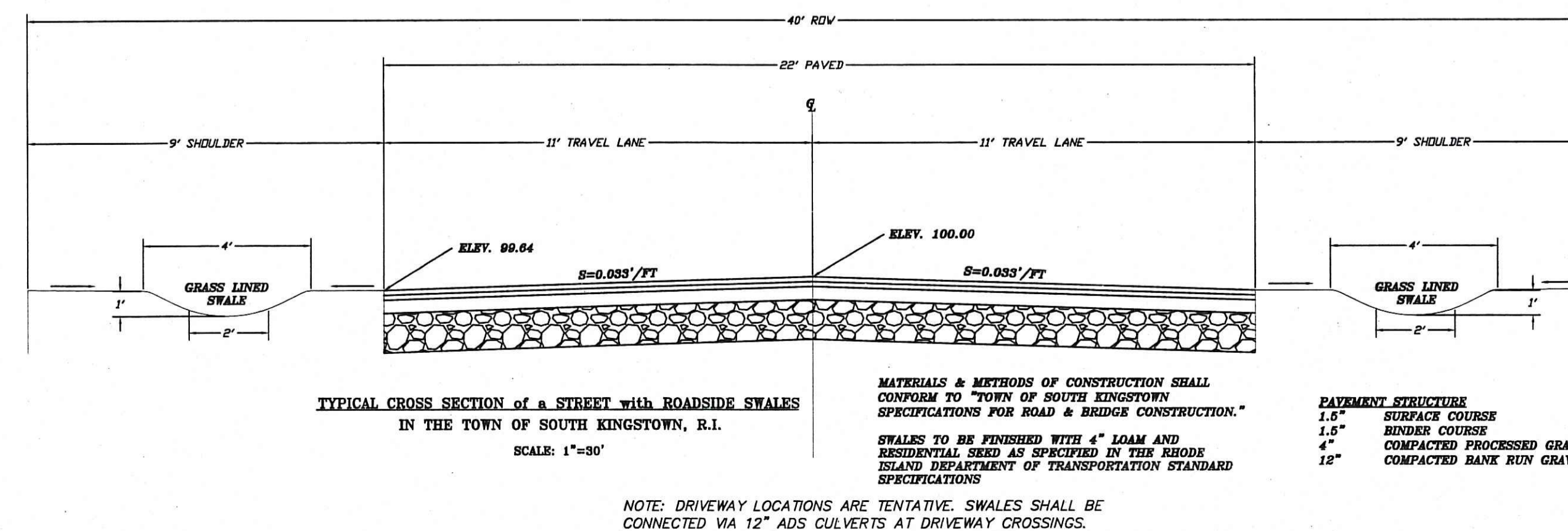
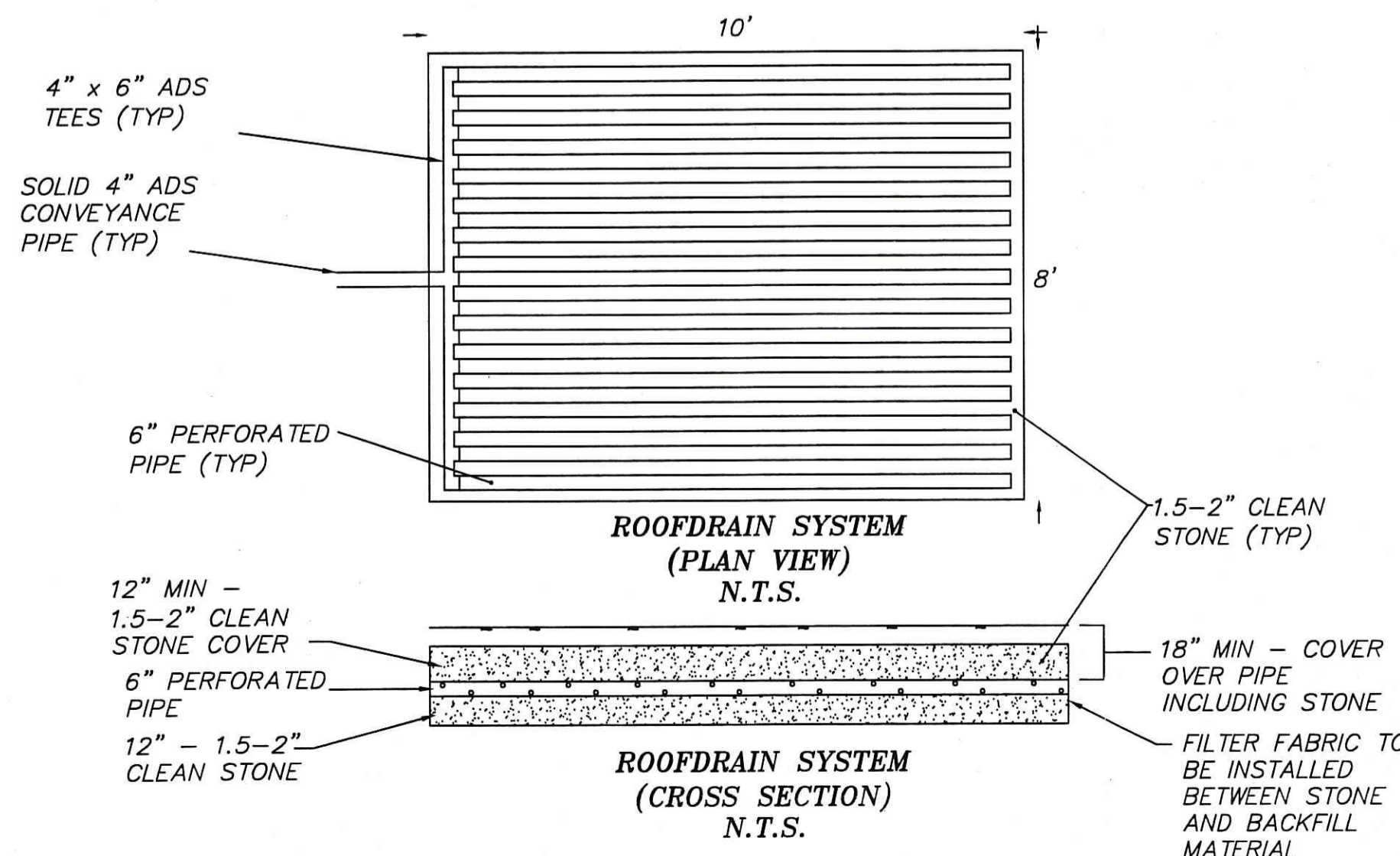
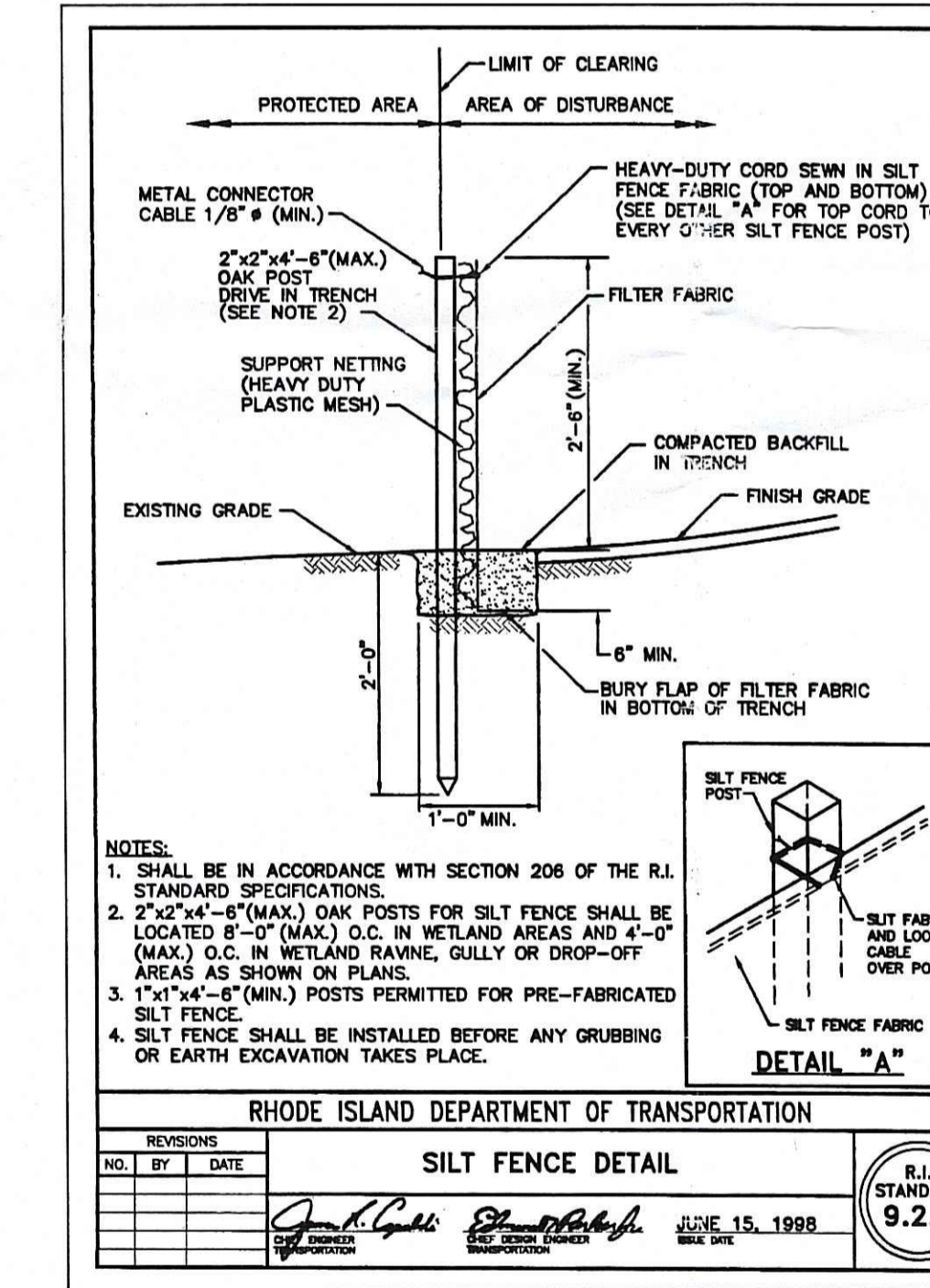
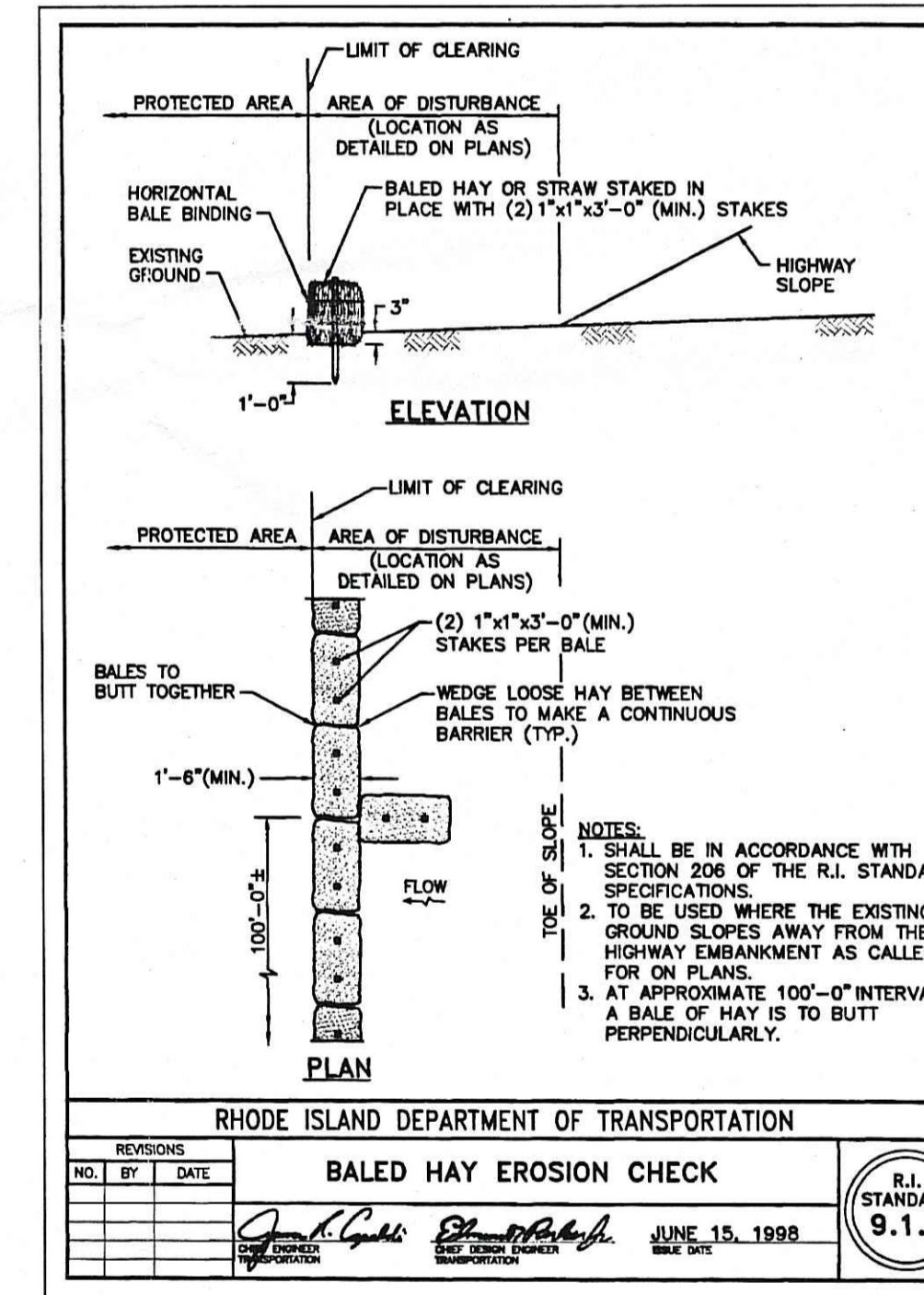
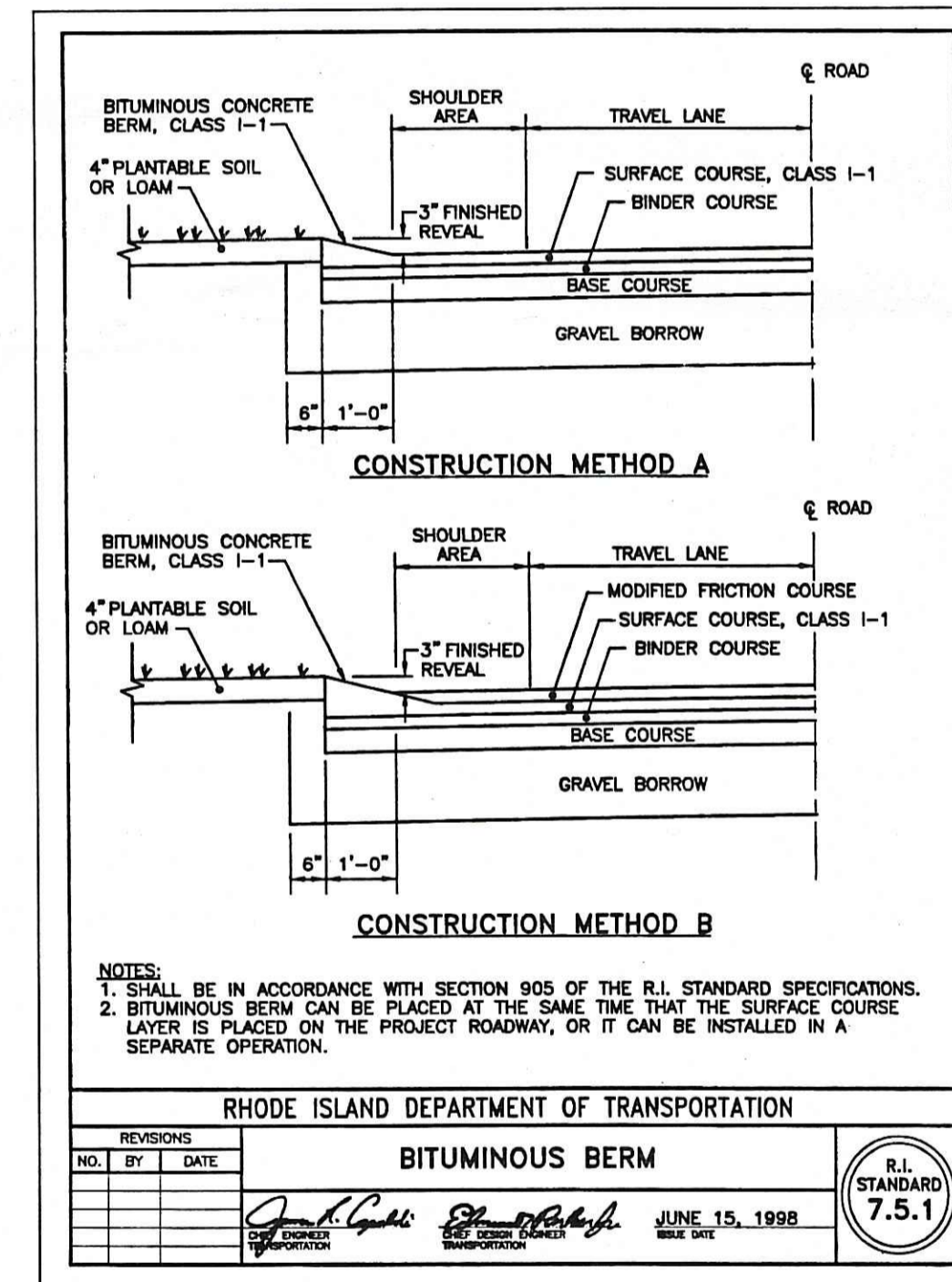
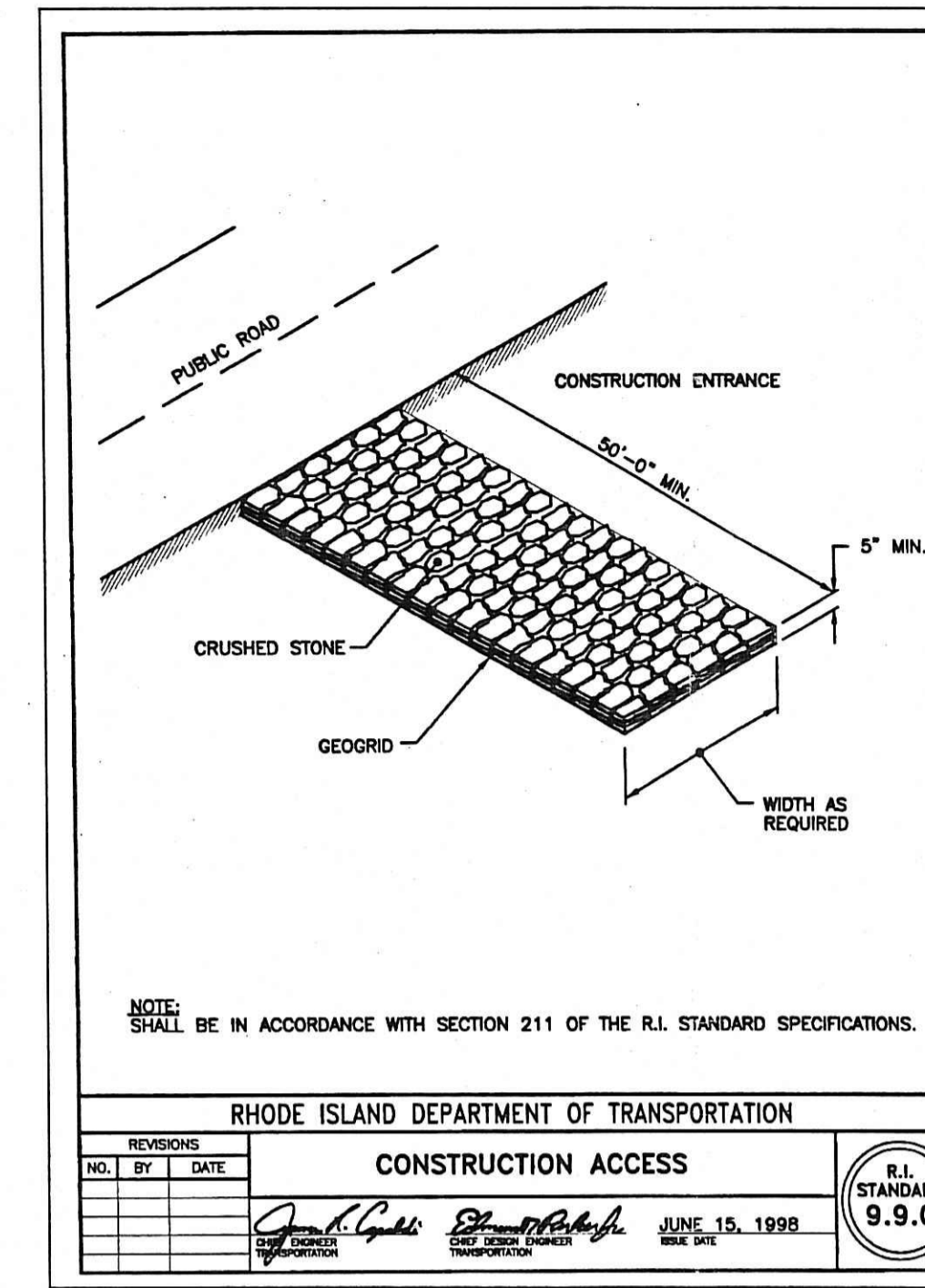
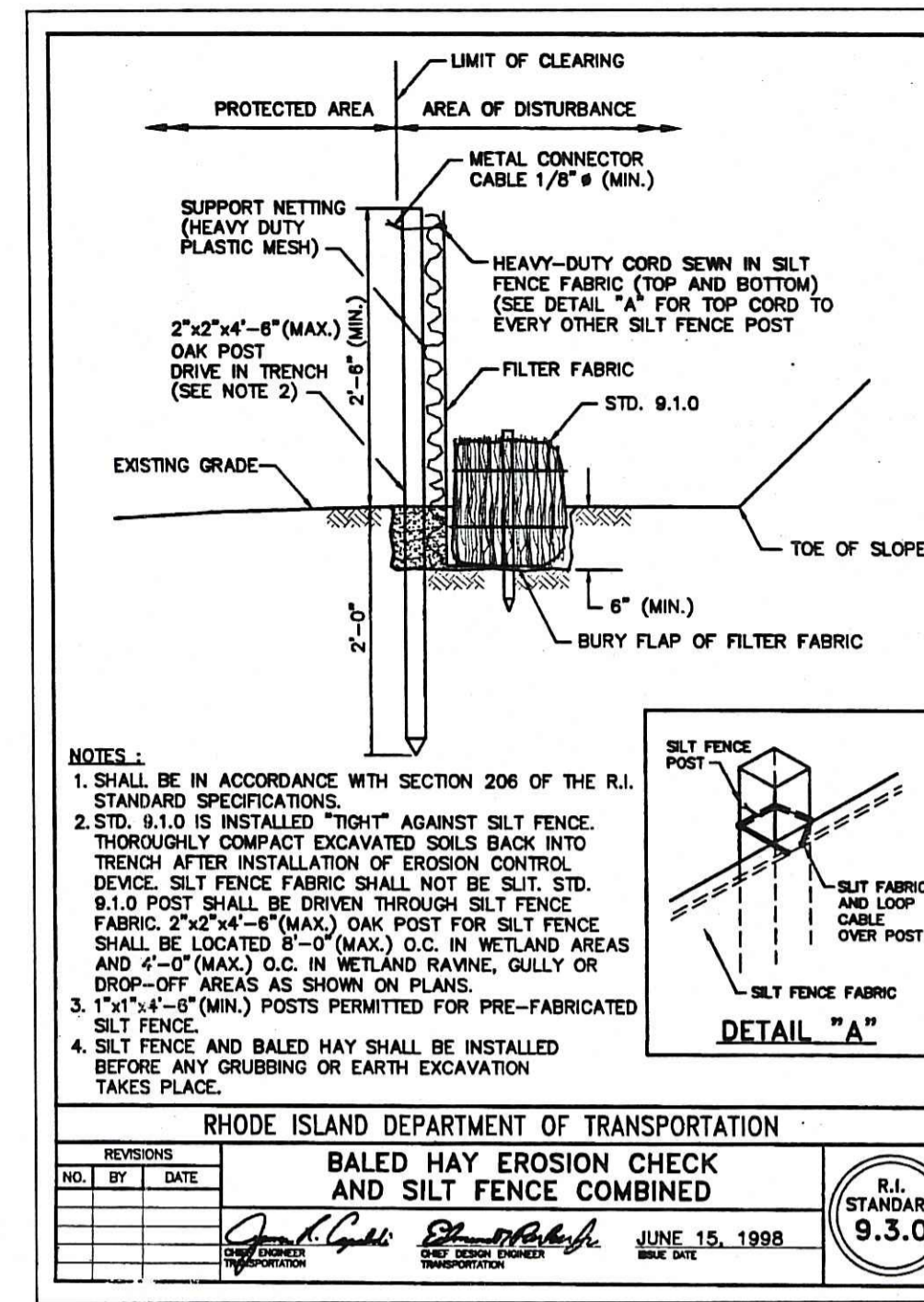
- 1.) ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2.) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- 3.) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SOILS ARE PROPERLY STABILIZED.
- 4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL TEMPORARY EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE PLANS AND DIRECTED BY THE ENGINEER. IN NO CASE SHALL ANY DIRECT RUNOFF BE ALLOWED TO ENTER ONTO ADJUTING PROPERTIES OR INTO THE WETLAND BUFFERS.
- 5.) STAKED HAY BALES AND/OR SILT FENCING SHALL BE PLACED IMMEDIATELY DOWN SLOPE OF SOIL DISTURBANCE AREAS. BALED HAY EROSION CHECKS SHALL BE PLACED AT ALL DRAINAGE STRUCTURE INLETS DURING CONSTRUCTION. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- 6.) TEMPORARY STUMP DUMPS, BOULDER DUMPS AND EXCAVATED MATERIALS STOCKPILES SHALL BE WITHIN THE TOWN APPROVED UPLAND AREAS OUTSIDE OF WETLANDS BUFFERS. STOCKPILES SHALL NOT BE PLACED ADJACENT TO DRAINAGE STRUCTURES.
- 7.) BANKS OR SLOPES NOT RECEIVING RIP-RAP SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH (MULCH FOR SLOPES > OR = 3:1)
- 8.) DENUDED SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME, INCLUDING WINTER SHUT DOWN PERIOD.
- 9.) 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 THE CONSTRUCTION SEASON.
- 10.) TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OF 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 (FOR ALL BANKS OR SLOPES > OR = 3:1).
- 11.) HAY OR STRAW APPLICATIONS SHALL BE APPLIED AT THE RATE OF 200 LBS/ACRE.
- 12.) ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- 13.) THE CONTRACTOR MUST REMAIN AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITH THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- 14.) THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST TO OCTOBER 15TH.
- 15.) ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
- 16.) STABILIZATION PROCEDURES AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
- 17.) PONDS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE. THE BOTTOM OF THE PROPOSED PONDS SHALL BE CUT ONE FOOT DEEPER THAN SPECIFIED FOR USE AS TEMPORARY SEDIMENTATION BASINS. THE CONTRACTOR SHALL CONSTRUCT BERMS AND EROSION CONTROLS AS NECESSARY TO DIRECT FLOWS INTO PONDS.
- 18.) ALL PROPOSED DRAINAGE STRUCTURES (ONCE INSTALLED) SHALL BE CHECKED ON A REGULAR BASIS FOR ACCUMULATED SEDIMENTS. IF PRESENT, SEDIMENTS SHALL BE REMOVED.

CONSTRUCTION SEQUENCE

- 1.) ALL HAY BALE EROSION CONTROL SYSTEMS ON OPEN SPACE ARE TO BE INSTALLED AS SOON AS PRACTICALLY POSSIBLE AT THE START OF CONSTRUCTION.
- 2.) HAY BALE EROSION CONTROL SYSTEMS ARE TO BE MAINTAINED IN THE CONDITION SHOWN ON PLANS THROUGHOUT THE DURATION OF THE PROJECT. ANY DAMAGED HAYBALES MUST BE IMMEDIATELY REPAIRED.
- 3.) THE HAY BALE EROSION SYSTEM SHALL NOT BE REMOVED UNTIL THE TOWN ENGINEER GIVES WRITTEN APPROVAL THAT ALL PLANT MATERIAL AND GRASSES HAVE SUFFICIENTLY ESTABLISHED THEMSELVES IN A WAY THAT SOIL EROSION SHOULD NOT OCCUR.
- 4.) HAY BALES SHALL BE REMOVED FROM THE SITE COMPLETELY AND DISPOSED OF LEGALLY OFF-SITE. ANY SILT BUILDUP SHALL BE REMOVED. THOSE AREAS UNDER HAY BALES SHALL RECEIVE SUFFICIENT QUANTITIES OF LOAM AND GRASS SEED SPECIFIED FOR THAT AREA.

INFILTRATION SWALE MAINTENANCE

- THE TOWN OF SOUTH KINGSTOWN SHALL OWN AND MAINTAIN THE INFILTRATION SWALES.
- 1.) TREES AND SHRUBS SHALL NOT BE PLANTED ON ANY IMPOUNDING EMBANKMENT.
 - 2.) DISTURBED AREAS ARE TO BE LOAMED A MINIMUM OF 4" AND SEEDED WITH A RESIDENTIAL MIXTURE.
 - 3.) ALL CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK".
 - 4.) GRASSES MUST BE PLANTED AROUND AND WITHIN THE SWALES IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE THE SLOPES AND PREVENT EROSION.
 - 5.) SIDE-SLOPES AND EMBANKMENTS OF THE SWALES MUST BE MOWED AT LEAST ONCE DURING THE GROWING SEASON BY AUGUST 15TH. ALL TRASH AND LITTER SHALL BE REMOVED FROM THE SWALES DURING MOWING OPERATIONS.
 - 6.) SWALES SHALL BE INSPECTED ANNUALLY AT A MINIMUM. SEDIMENTS MUST BE REMOVED FROM THE SWALES ANNUALLY AND AS NECESSARY.
 - 7.) THE BASIN FLOORS WILL REQUIRE DEEP TILLING EVERY 5-10 YEARS OR WHEN THERE IS AN OBVIOUS LOSS OF INFILTRATION, ESPECIALLY WHEN STANDING WATER IS PRESENT FOR MORE THAN 72 HOURS AFTER A RAINFALL EVENT. TILLING SHALL BE ACCOMPLISHED WITH A ROTARY CULTIVATOR OR DISK HARROW, AFTER TILLING, THE BASIN FLOORS SHALL BE RESEED IMMEDIATELY (DURING APPROXIMATE GROWING PERIOD).



Location Map (Not To Scale)

GENERAL NOTES & DETAILS

PRELIMINARY PLAN HERITAGE ESTATES MAJOR SUBDIVISION

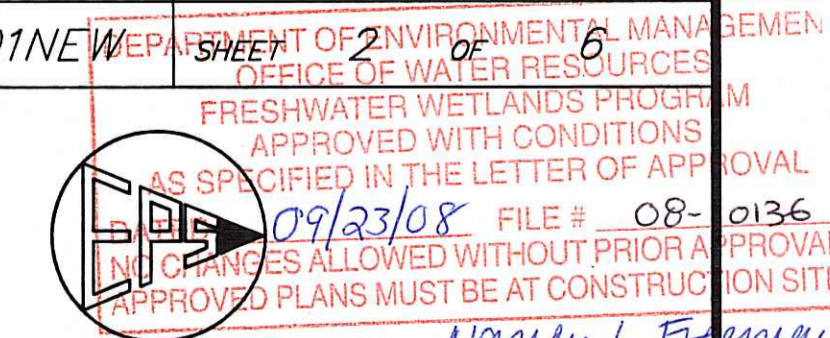
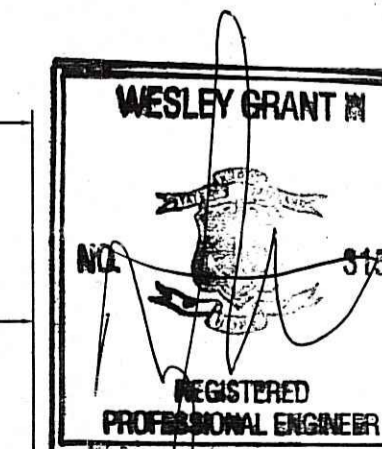
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DRAWN BY: N.C.A. DATE: MARCH 2008
 CHECKED BY: W.G. III 7439001HERITAGEMAJOR
 JOB NO.: 7439001NEWPAW

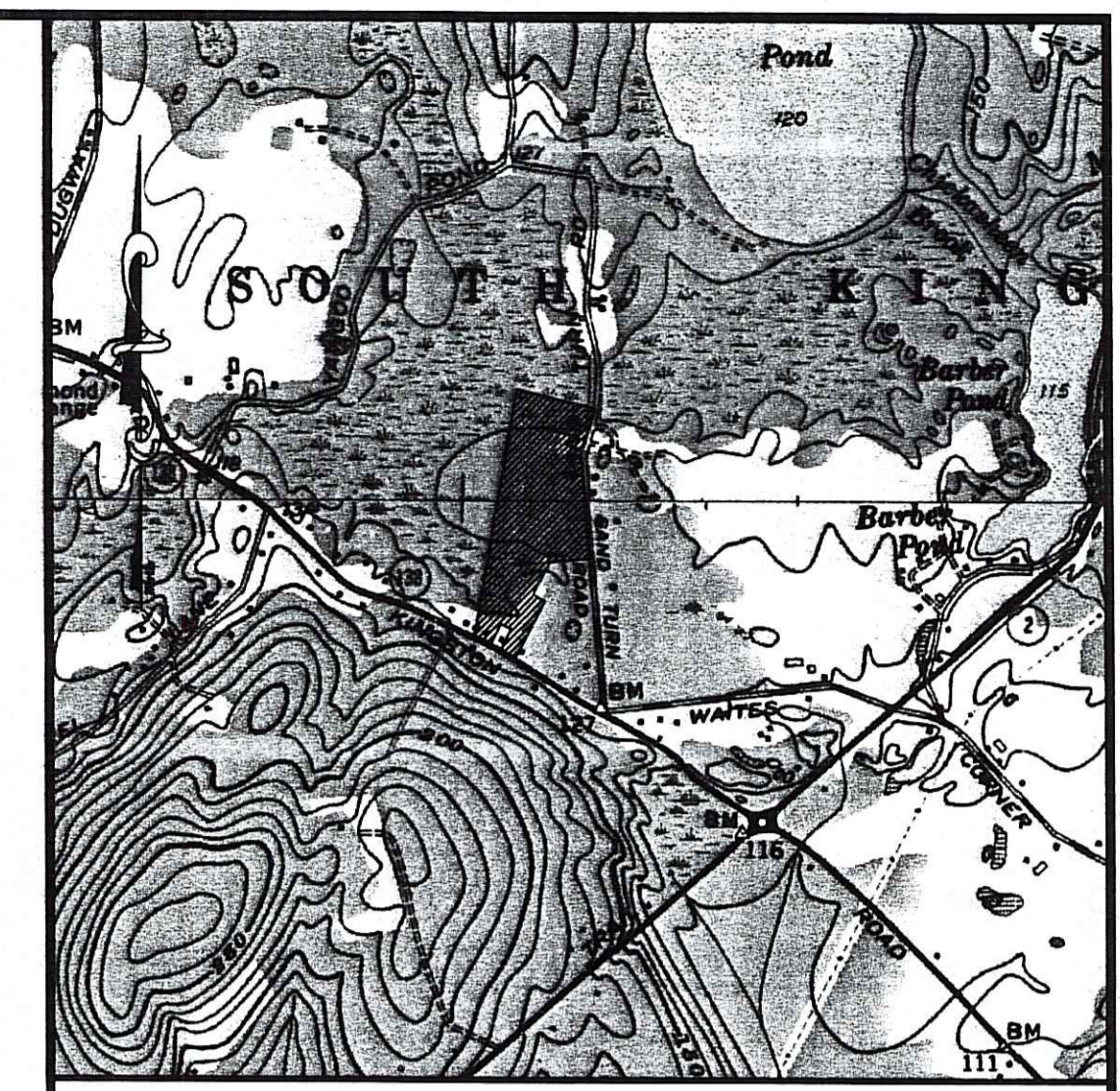
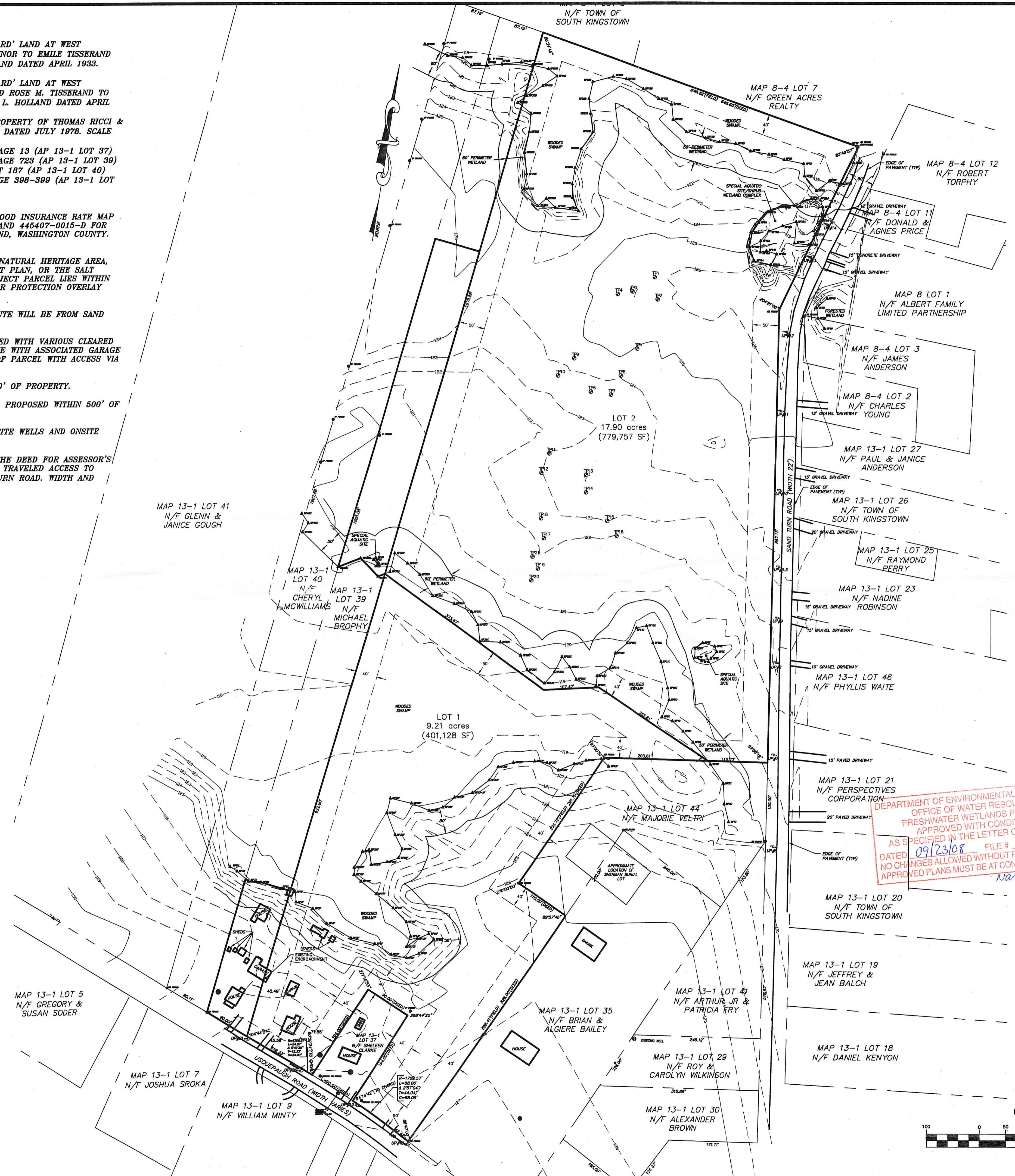


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NOTES:

- 1.) REFERENCES INCLUDE:
 - A.) "PLAT OF A PORTION OF THE 'GATES-HAZARD' LAND AT WEST KINGSTON...SOLD BY STANLEY (STANISLAW) DANNOR TO EMILE TISSERAND AND EMILE TISSERAND JR.", BY LEON L. HOLLAND DATED APRIL 1933. SCALE 1"=200'
 - B.) "PLAT OF A PORTION OF THE 'GATES-HAZARD' LAND AT WEST KINGSTON...LOT 'A' CONVEYED BY EMILE E. AND ROSE M. TISSERAND TO EMILE J. AND ETHEL E. TISSERAND", BY LEON L. HOLLAND DATED APRIL 1933 & SEPTEMBER 1935. SCALE 1"=200'
 - C.) "3 BUILDING SITES AT WEST KINGSTON...PROPERTY OF THOMAS RICCI & DOMENIC VENDRESCA", BY A.J. EASTERBROOKS. DATED JULY 1978. SCALE 1"=50'
 - D.) TOWN OF SOUTH KINGSTOWN BOOK 1247 PAGE 13 (AP 13-1 LOT 37)
 - E.) TOWN OF SOUTH KINGSTOWN BOOK 1234 PAGE 723 (AP 13-1 LOT 39)
 - F.) TOWN OF SOUTH KINGSTOWN BOOK 842 LOT 187 (AP 13-1 LOT 40)
 - G.) TOWN OF SOUTH KINGSTOWN BOOK 795 PAGE 388-389 (AP 13-1 LOT 41)
- 2.) SITE LIES WITHIN ZONES "A" & "C" OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 445407-0010-D AND 445407-0015-D FOR THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, WASHINGTON COUNTY.
- 3.) SUBJECT PARCEL DOES NOT LIE WITHIN A NATURAL HERITAGE AREA, THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN, OR THE SALT PONDS SPECIAL AREA MANAGEMENT PLAN. SUBJECT PARCEL LIES WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- 4.) THE PROPOSED CONSTRUCTION ACCESS ROUTE WILL BE FROM SAND TURN ROAD.
- 5.) SUBJECT PARCEL IS PREDOMINANTLY WOODED WITH VARIOUS CLEARED WALKING PATHS. EXISTING SINGLE FAMILY HOME WITH ASSOCIATED GARAGE AND SHEDS LOCATED IN SOUTHERN PORTION OF PARCEL WITH ACCESS VIA USQUEPAUGH ROAD.
- 6.) THERE ARE NO PUBLIC SEWERS WITHIN 200' OF PROPERTY.
- 7.) THERE ARE NO PUBLIC WELLS EXISTING OR PROPOSED WITHIN 500' OF THE PROPOSED SYSTEMS EXCEPT AS NOTED.
- 8.) PROPOSED LOTS TO BE SERVICED BY ON-SITE WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS).
- 9.) AN EXISTING EASEMENT IS RECORDED IN THE DEED FOR ASSESSOR'S PLAT 13-1 LOT 36 FOR A RIGHT OF WAY FOR TRAVELED ACCESS TO ASSESSOR'S PLAT 13-1 LOT 41 FROM SAND TURN ROAD. WIDTH AND LOCATION NOT SPECIFIED.



Location Map
(Not To Scale)

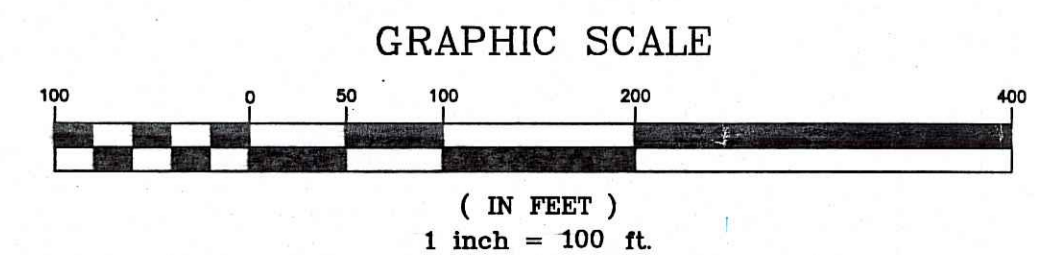
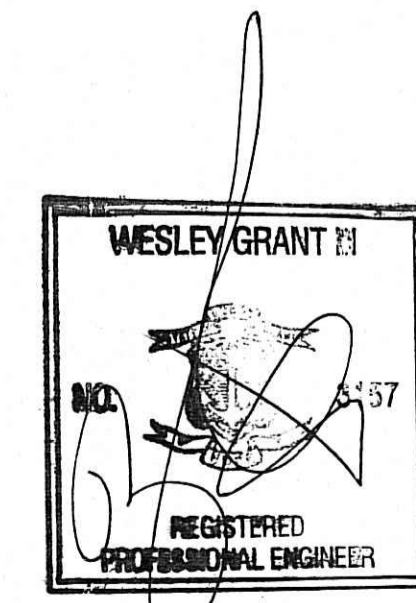
EXISTING CONDITIONS

PRELIMINARY PLAN HERITAGE ESTATES MAJOR SUBDIVISION

Prepared For:
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16 JANET DRIVE
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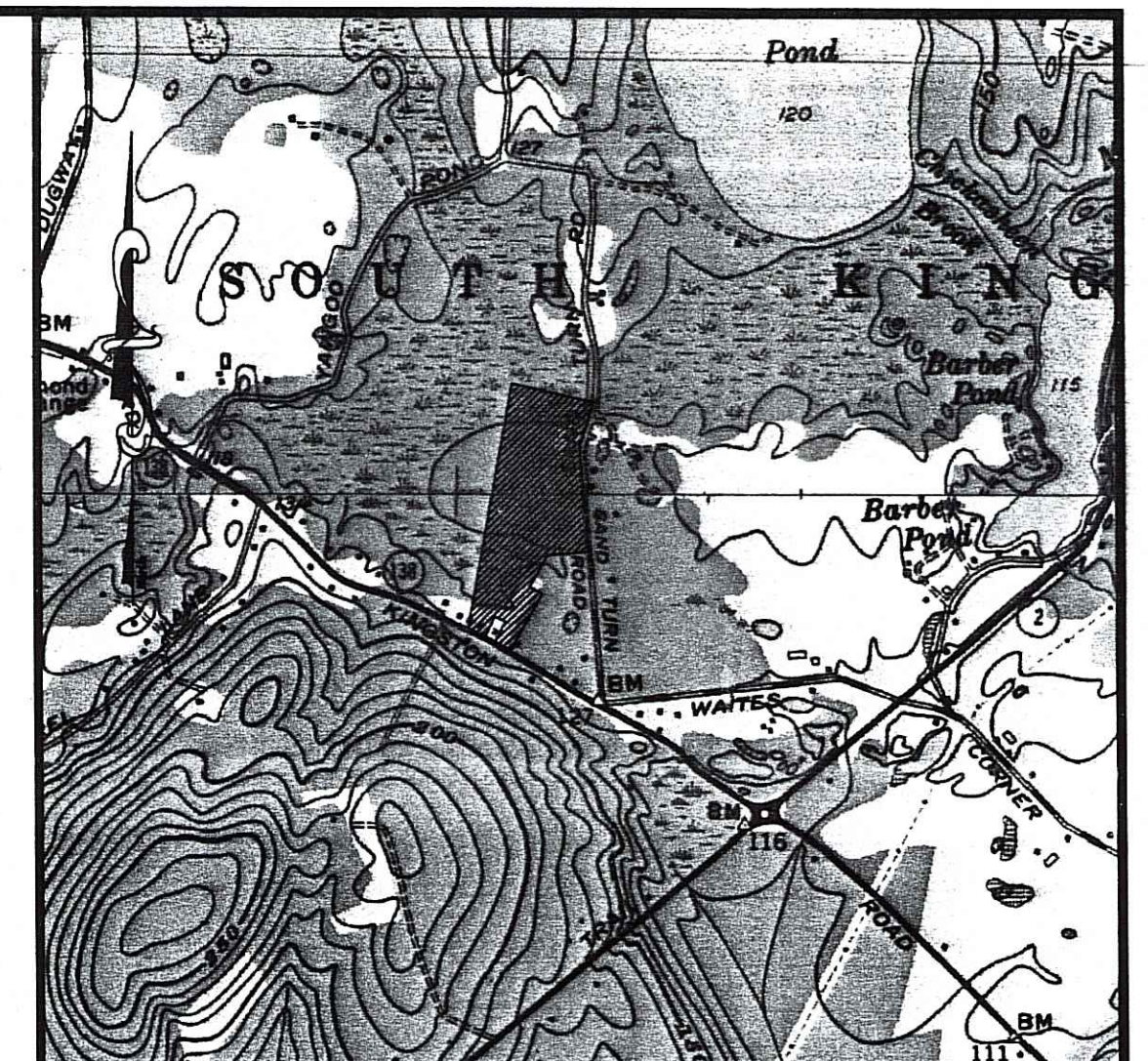
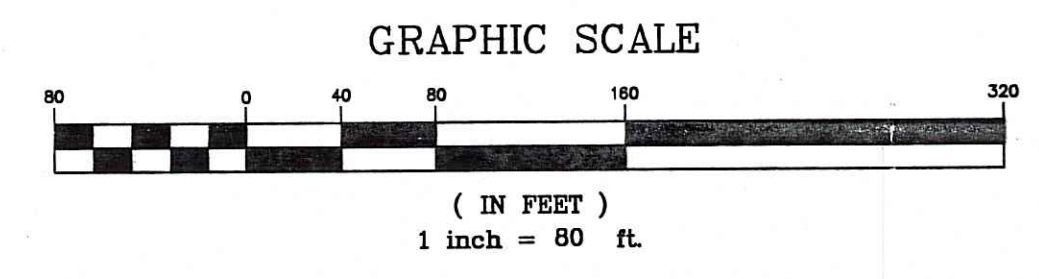
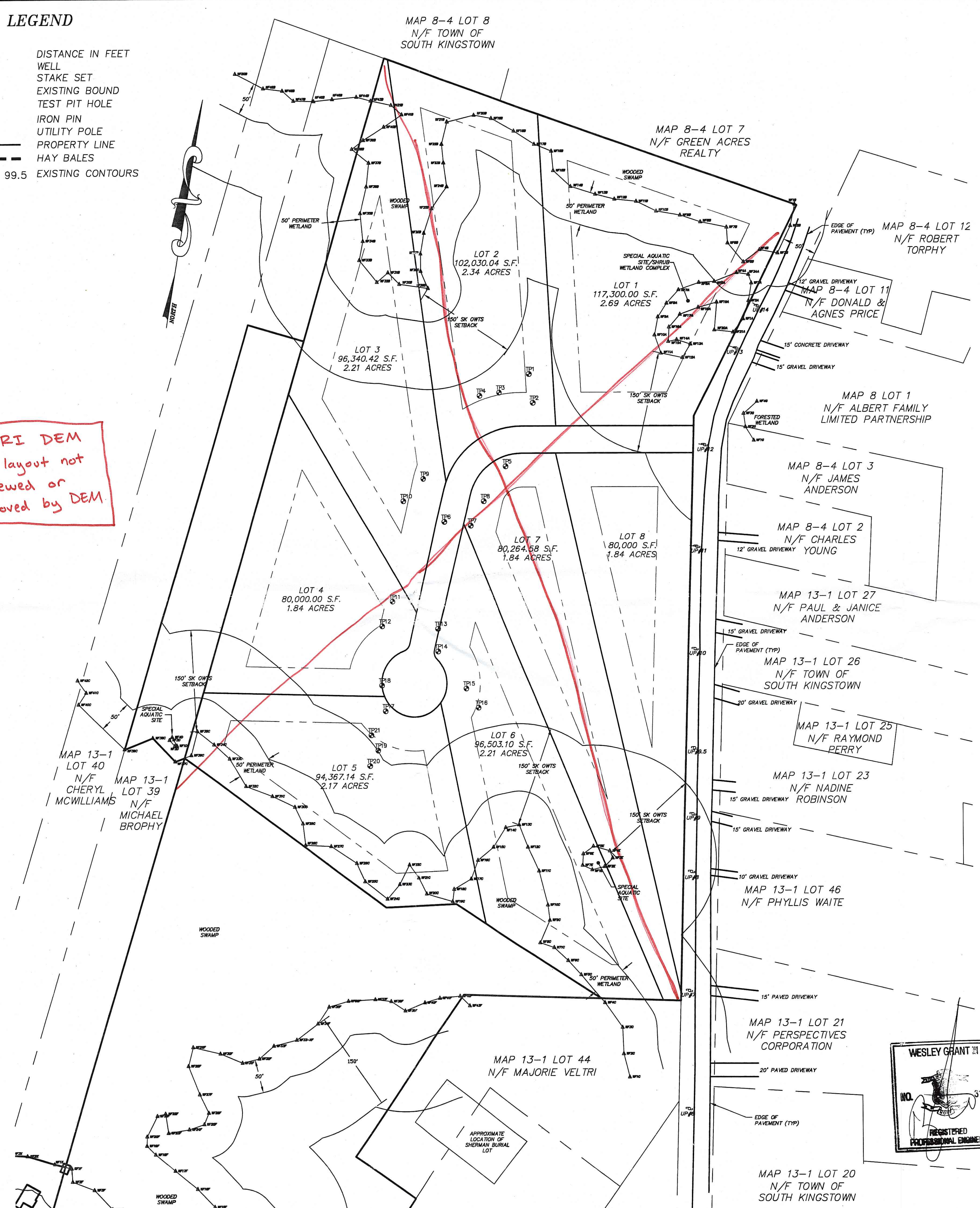
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ZONE R-80			
LOT AREA	80,000 SF		
FRONTAGE	200 FT		
FRONT YARD	50 FT		
REAR YARD	50 FT		
SIDE YARD	40 FT		

LOT #	TOTAL AREA (SF)	UPLAND AREA (SF)	WETLAND AREA (SF)
1	117,300.00	80,090.65	37,209.35
2	102,030.04	80,129.68	21,900.36
3	96,340.42	80,000.00	16,340.42
4	80,000.00	80,000.00	0
5	94,367.14	80,171.01	14,196.13
6	96,503.10	80,284.14	16,218.96
7	80,264.58	80,000.00	264.58
8	80,000.00	80,000.00	0

- LEGEND**
- 123.45 DISTANCE IN FEET
 - ⊙ WELL
 - △ STAKE SET
 - EXISTING BOUND
 - TEST PIT HOLE
 - IRON PIN
 - UTILITY POLE
 - PROPERTY LINE
 - HAY BALES
 - 99.5 EXISTING CONTOURS

Per RI DEM
This layout not
reviewed or
approved by DEM.



Location Map
(Not To Scale)

YIELD PLAN

PRELIMINARY PLAN HERITAGE ESTATES MAJOR SUBDIVISION

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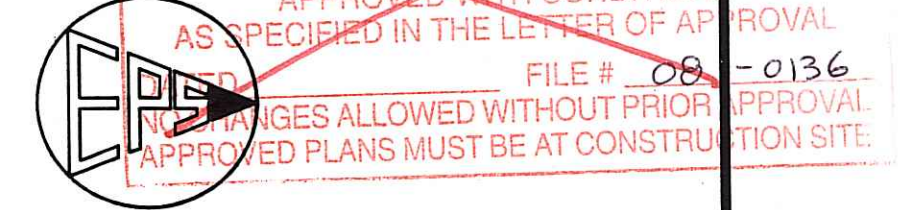
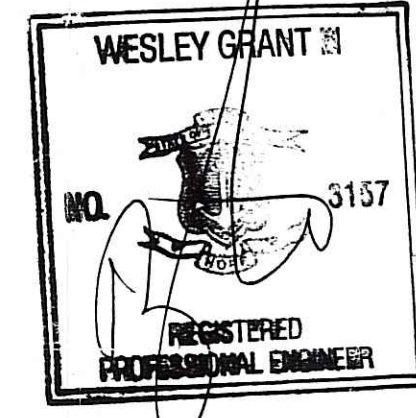
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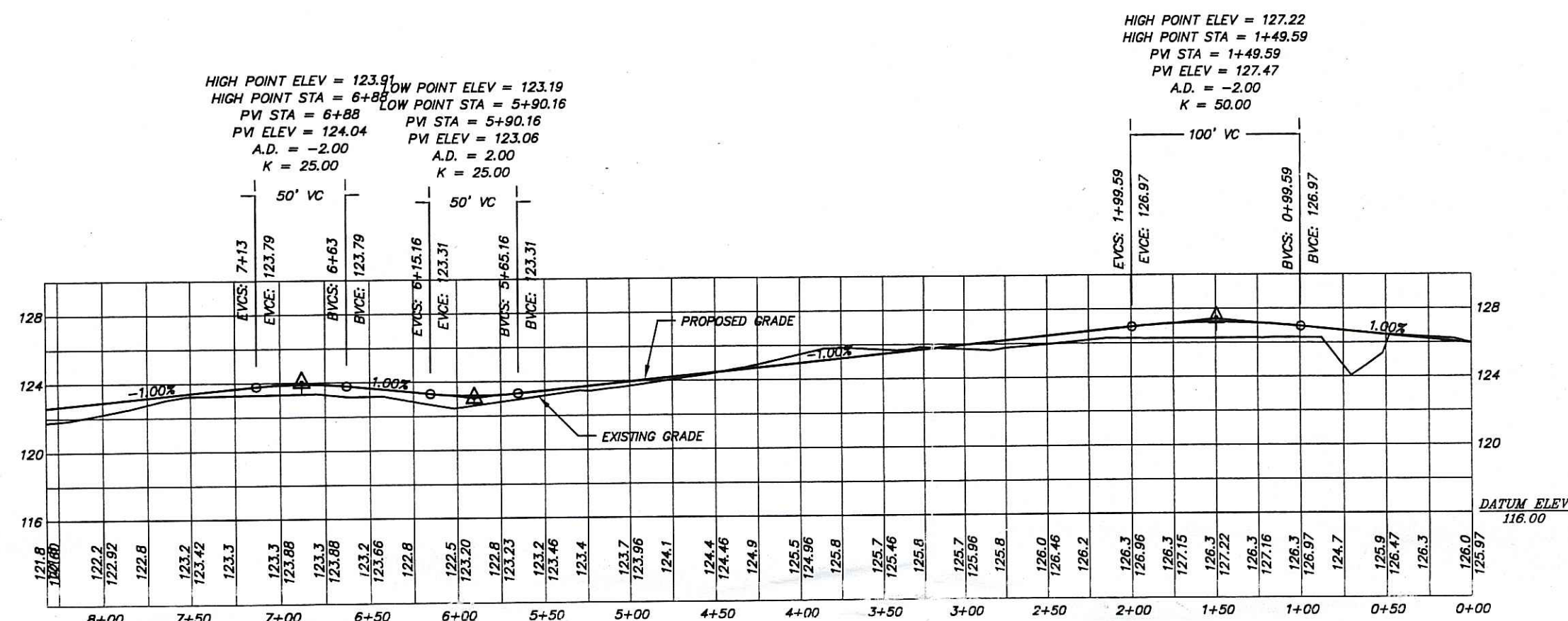
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ESTIMATED SEASONAL HIGH GROUNDWATER INFORMATION				
SWALE NEAREST LOT #	TEST PIT	ELEV. @ GRADE	ESHGWT	MINIMUM WT/SWALE BOTTOM SEPARATION
1	1 & 2	125.85	119.35	5.65
2	2 & 3	125.85	119.55	4.45
3	9 & 6	125.85	118.58	4.42
4	11	123.07	118.57	3.43
5	11 & 12	123.07	118.57	3.43
6	17	122.22	118.22	3.78
7	15 & 16	121.94	117.44	4.56
8	14 & 15	123.04	118.54	3.46
9	7 & 8	123.28	118.78	3.22
10	5	124.88	119.13	3.87

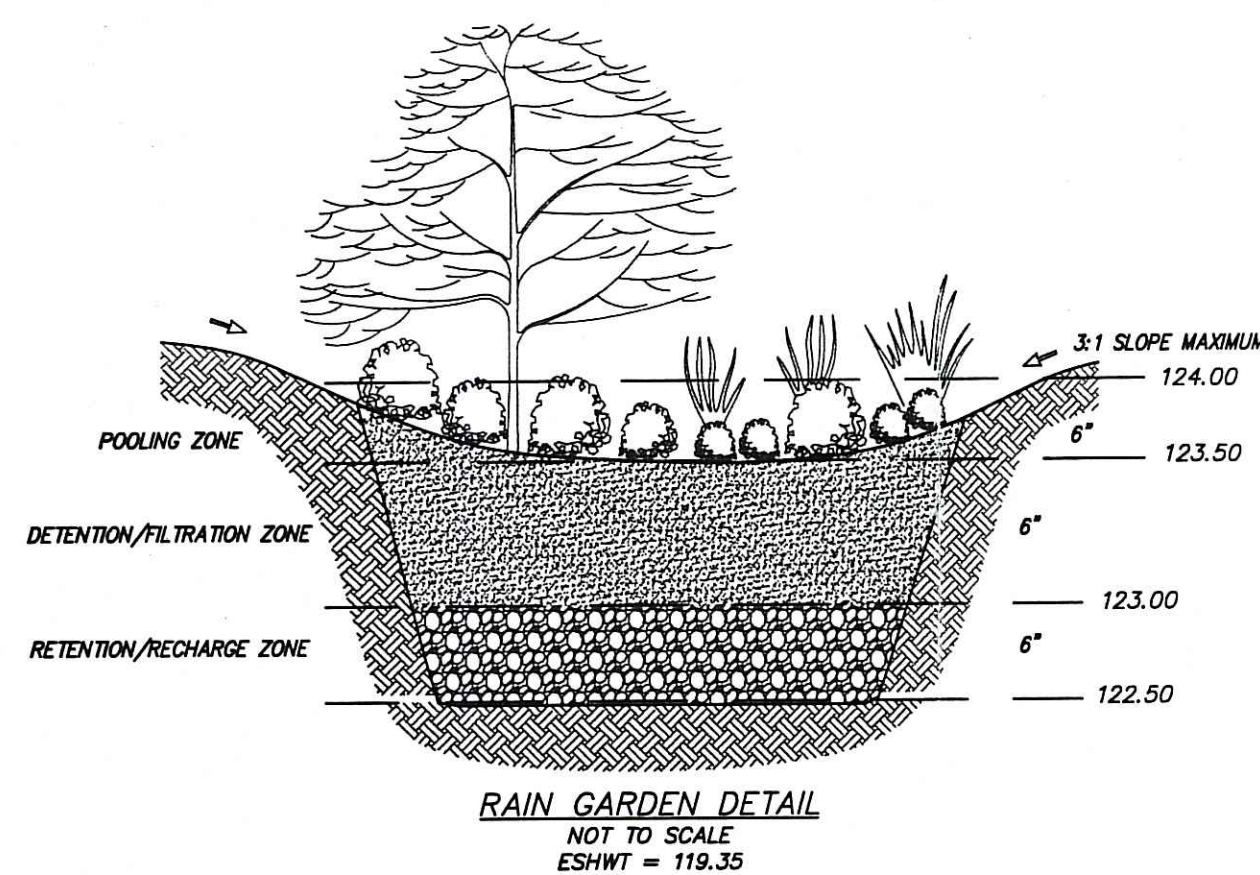
PEAK STORMWATER DEPTHS IN SWALES	
STORM WATER QUALITY	ELEVATION
2 YEAR	0"
10 YEAR	0.48"
25 YEAR	0.84"
100 YEAR	1.44"

ROOFDRAIN NOTE:
ALL PROPOSED ROOFDRAINS ARE SITUATED IN ORDER TO PROVIDE A MINIMUM OF 3' OF SEPARATION FROM THE ESTIMATED SEASONAL HIGH WATER TABLE.



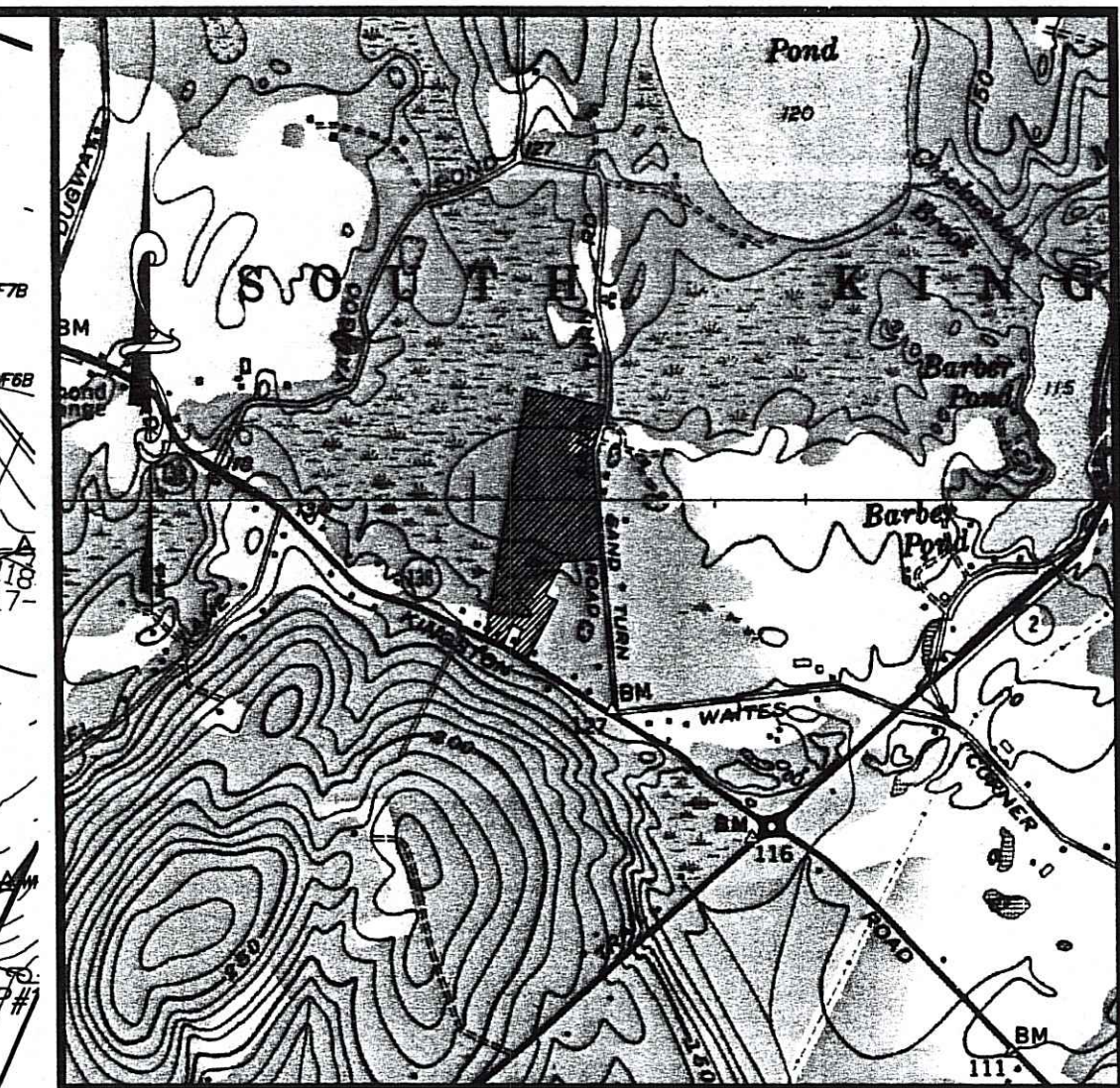
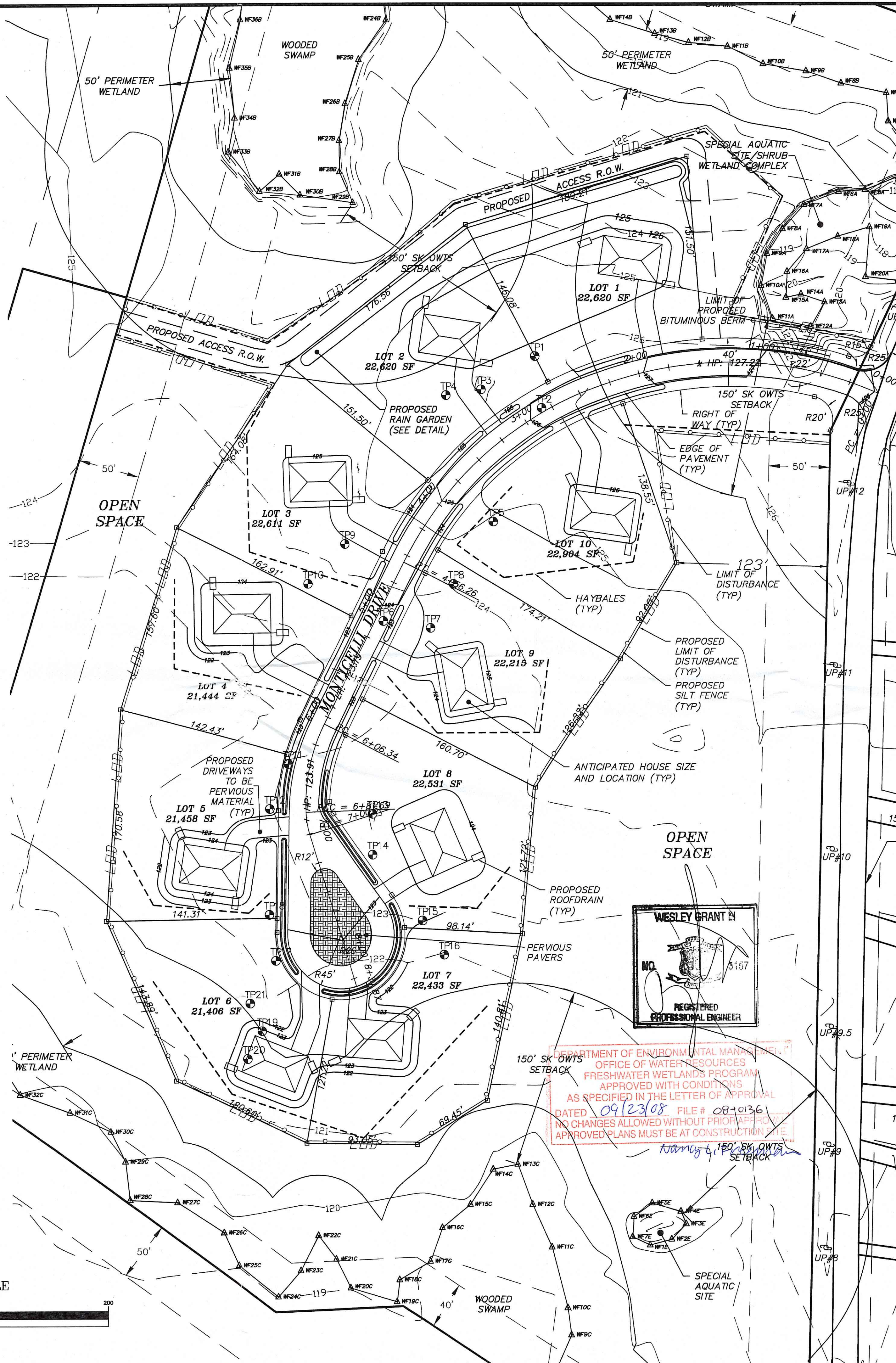
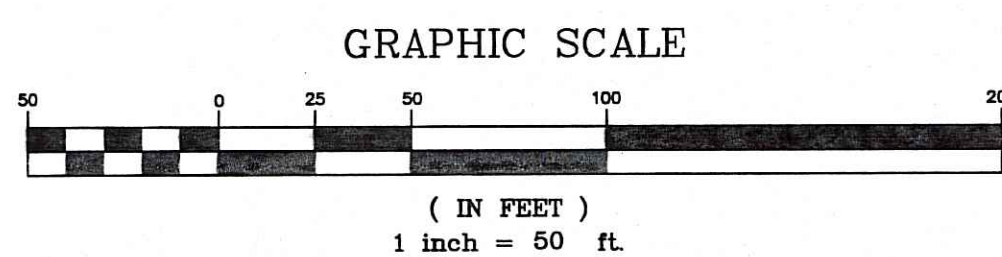
ROAD PROFILE

HORIZONTAL SCALE 1"=80'
VERTICAL SCALE 1"=8'



RAIN GARDEN NOTES

- 1.) THE PROPOSED RAIN GARDEN SHALL BE PREPARED WITH 6" OF LOAM AND MULCH.
- 2.) BELOW THE LOAM AND SEED SHALL BE 6" OF CLEAN 1.5-2" STONE.
- 3.) THE RAIN GARDEN SHALL BE PLANTED WITH NATIVE SPECIES CONDUCTIVE TO POOLING CONDITIONS SUCH AS THOSE INDICATED ON THE UNIVERSITY OF RHODE ISLAND WEBSITE (<http://www.uri.edu/ce/healthylandscapes/raingarden.htm>).
- 4.) PLANTINGS MAY REQUIRE WATERING IN THE FIRST YEAR DURING DRY PERIODS TO ENSURE THAT THEY ARE PROPERLY ESTABLISHED IN THE RAIN GARDEN. ANY PLANTINGS THAT DO NOT SURVIVE THE FIRST GROWING SEASON SHALL BE REPLACED.
- 5.) FUTURE MAINTENANCE SHALL BE THAT OF A TYPICAL RESIDENTIAL LANDSCAPED BED. PERIODIC WEEDING AND THINNING OR PRUNING SHALL BE REQUIRED AS NECESSARY.
- 6.) PEAK ELEVATIONS DURING STORM EVENTS ARE ANTICIPATED AS FOLLOWS:
 WATER QUALITY STORM EVENT: 0"
 2-YEAR STORM EVENT: 0"
 10-YEAR STORM EVENT: 1.68"
 25-YEAR STORM EVENT: 2.64"
 100-YEAR STORM EVENT: 4.32"



GRADING & DRAINAGE PLAN

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