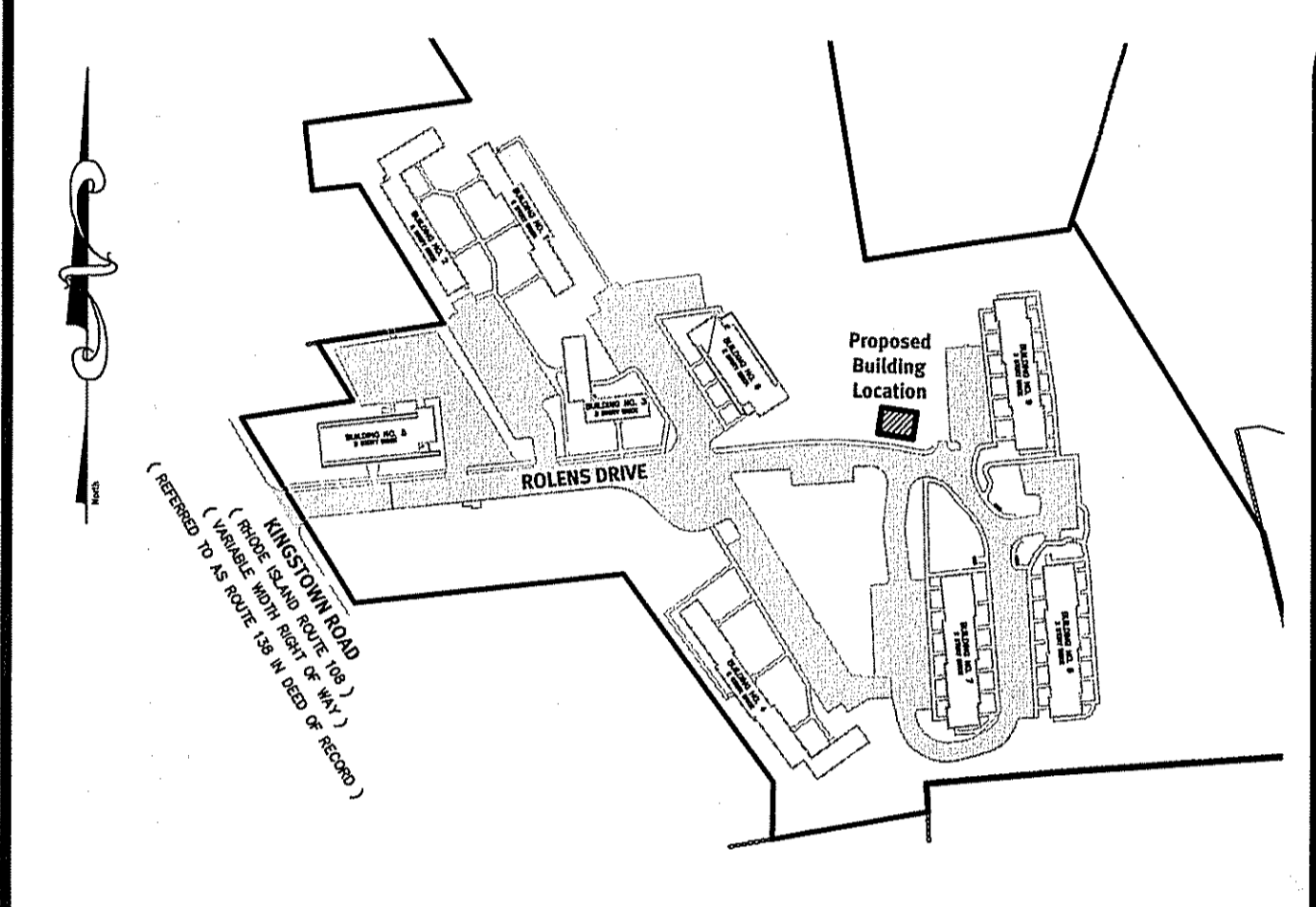


Locus Map Not To Scale



Location Map 1"=200'

**General Notes**

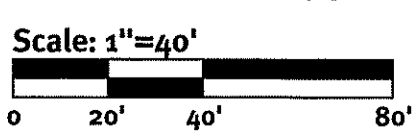
- PER THE TOWN RECORDS, THE SITE IS FOUND ON TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 32-4 LOT 28 & 29 AND ASSESSOR'S PLAT 32 LOT 1. CURRENT OWNER OF RECORD IS NOW OR FORMERLY HALLKEEN CPT KINGSTON LIMITED PARTNERSHIP DEED BOOK 889 PAGE 411.
- ENTIRE AREA OF PARCEL FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER (F.E.M.A.) COMMUNITY PANEL NO. 440900185H DATED OCTOBER, 19, 2010.
- THE CURRENT ZONING OF THE SITE PER THE TOWN OF SOUTH KINGSTOWN IS RESIDENTIAL MULTI FAMILY (RM).  

MINIMUM AREA	5 ACRES
MINIMUM FRONTAGE	200 FEET
BUILDING SETBACKS	
FRONT	100 FEET
SIDE	60 FEET
REAR	60 FEET
- NO CEMETERIES WERE OBSERVED DURING THIS SURVEY ON THE SUBJECT PARCEL.

**Legend**

	PROPERTY LINE		PROPOSED ROOF LEADER
	OVERHEAD WIRES		PROPOSED BUILDING
	EASEMENT LINE		PROPOSED SILT FENCE
	WATER VALVE		PROPOSED STONE DRYWELL
	FENCE LINE		PROPOSED TREE LINE
	STONE WALL		
	LIGHT POLE		
	CONCRETE BOUND		
	SEWER MANHOLE		
	CATCH BASIN		
	RIP RAP		
	UTILITY POLE		
	ASPHALT WALK		
	TELEPHONE MANHOLE		
	EXISTING SEWER LINE		
	EXISTING WATER LINE		
	EXISTING TREE LINE		
	EXISTING DRAINAGE PIPE		

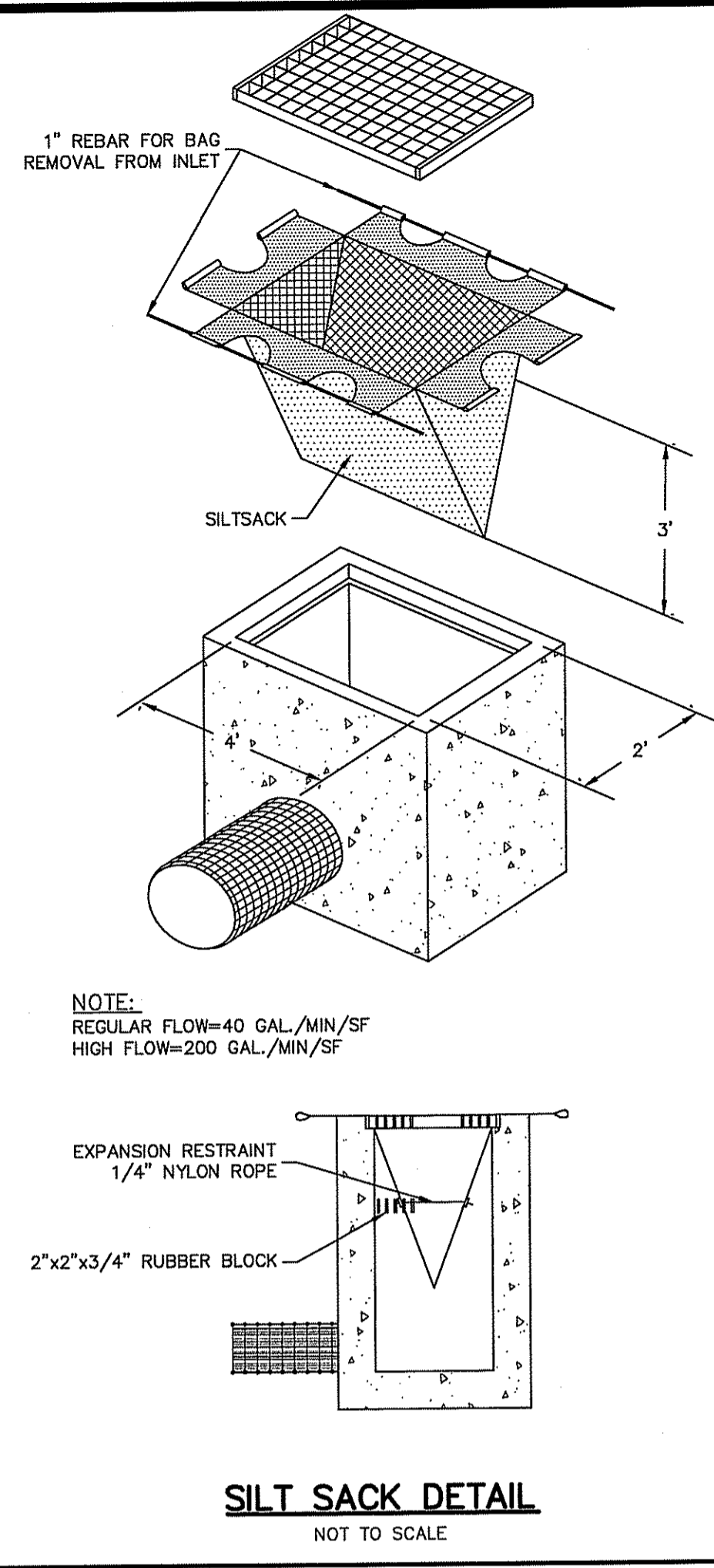
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 REVIEWED SITE PLAN APPLICATION NO. 11-0160  
 DATED AUG 22 2011  
 SEE LETTER OF SAME DATE.  
*Nancy L. Freeman*



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**Engineers • Planners • Surveyors**

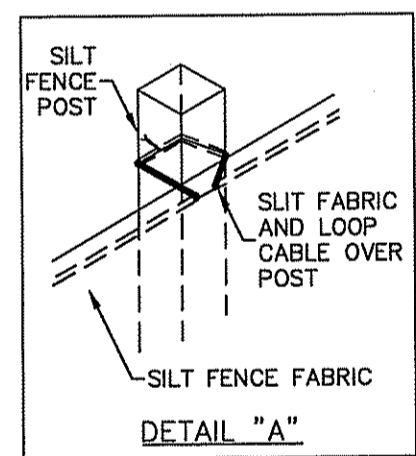
ERIC M. PRIVE  
 No. 8662  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 CIVIL

**Site Plan**  
**Kingston Gardens**  
 Assessor's Plat 32-4 Lot 28 & 29 and Assessor's Plat 32 Lot 1  
 South Kingstown, Rhode Island  
**Landings Real Estate Group**  
 One Mill Street, Suite 300, Newport, Rhode Island 02840-301  
 tel. (401) 846-2200 fax. 401-846-2211  
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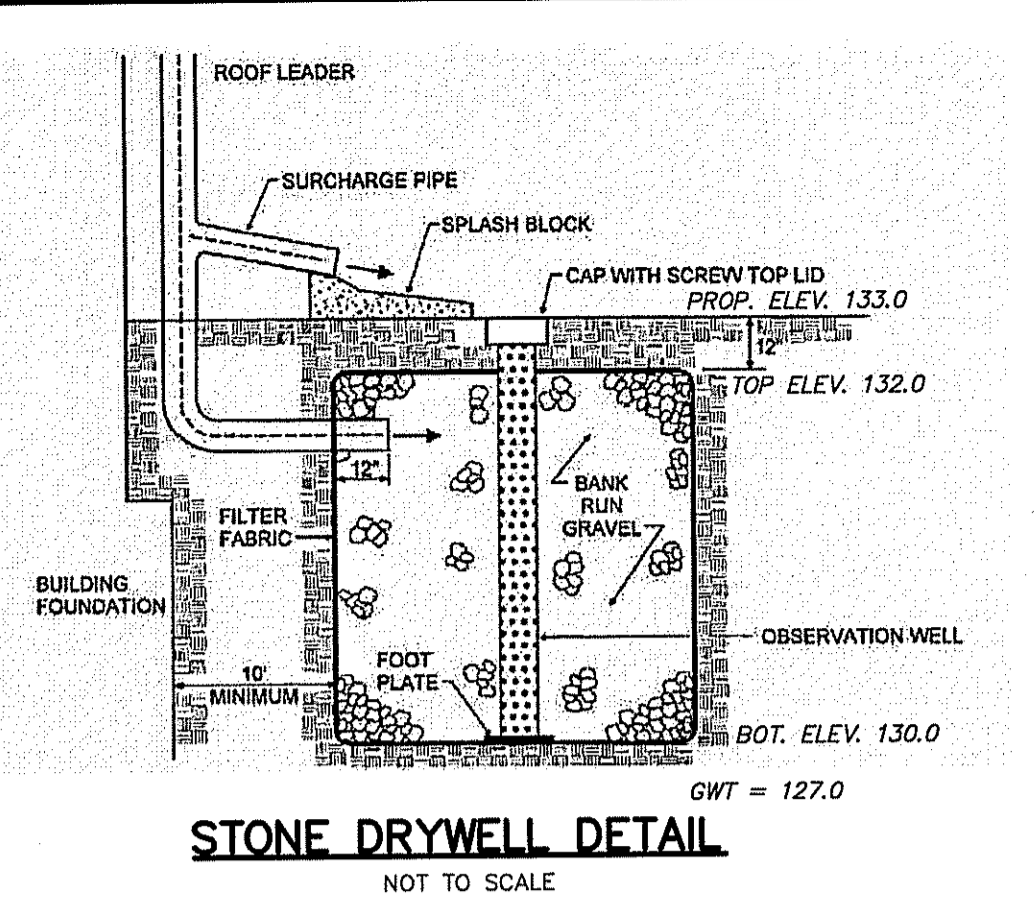


**SILT SACK DETAIL**  
NOT TO SCALE

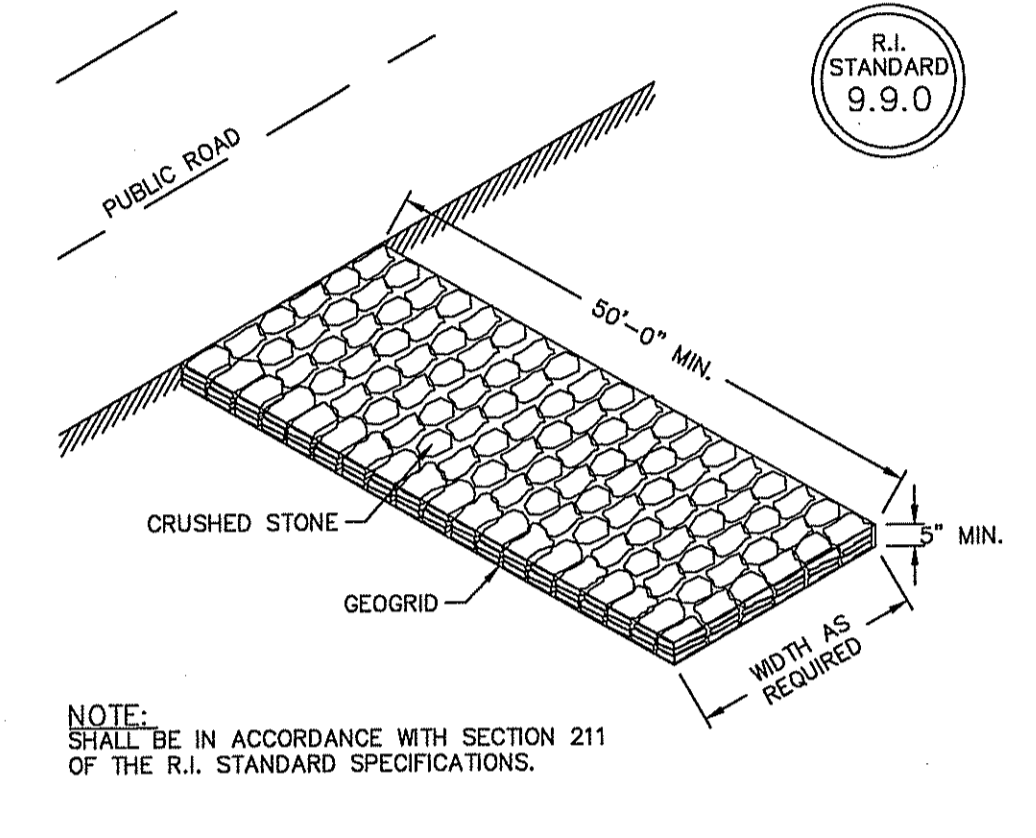
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. 2"x2"x4"-6"(MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  3. 1"x1"x4"-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



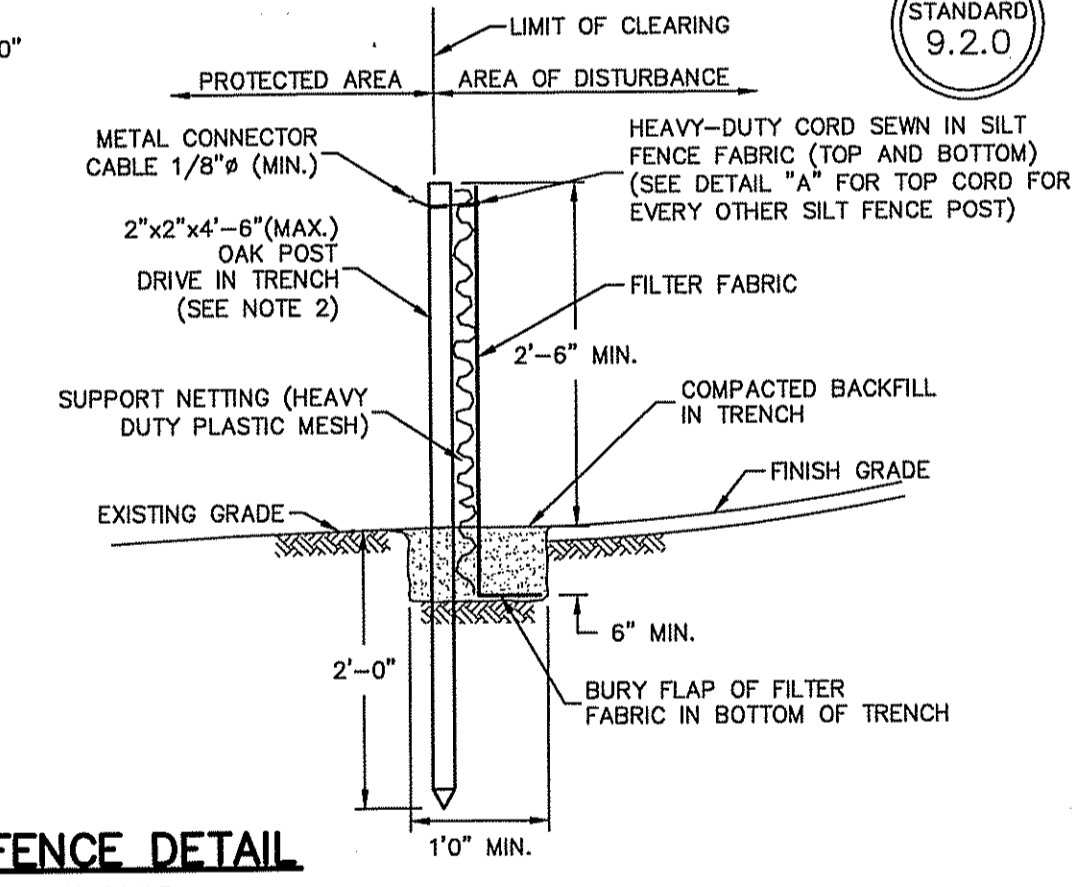
**DETAIL "A"**



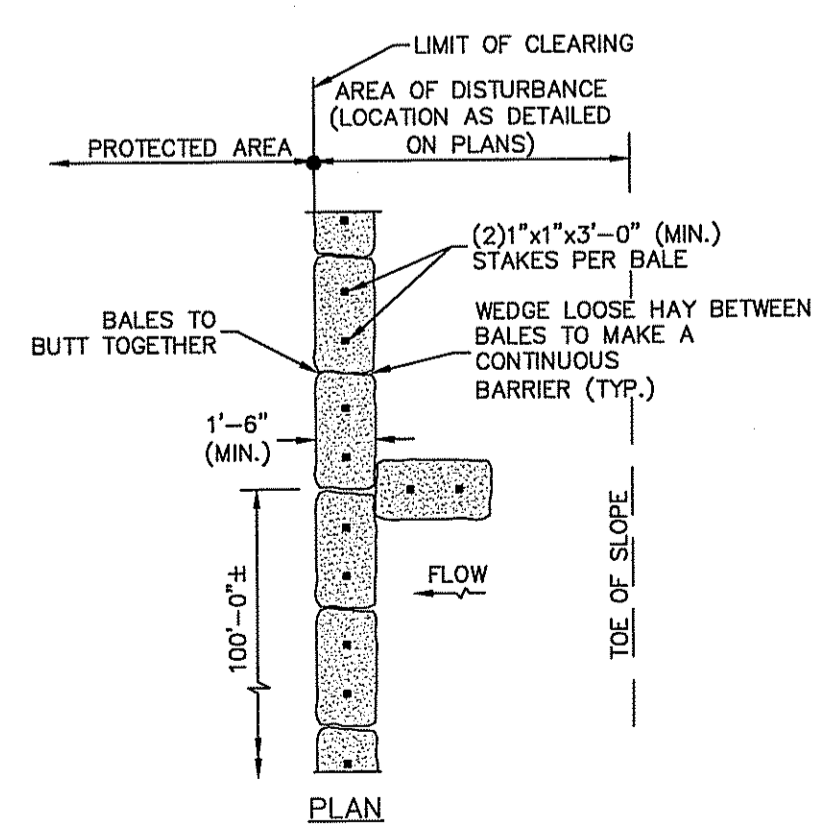
**STONE DRYWELL DETAIL**  
NOT TO SCALE



**CONSTRUCTION ACCESS**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE



**BALED HAY EROSION CHECK**  
NOT TO SCALE

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. TO BE USED WHERE THE EXISTING GROUND SLOPES AWAY FROM THE HIGHWAY EMBANKMENT AS CALLED FOR ON PLANS.
  3. AT APPROXIMATE 100'-0" INTERVALS A BALE OF HAY IS TO BUTT PERPENDICULARLY.

**SEQUENCE OF CONSTRUCTION AND STAGING OF LAND DISTURBING ACTIVITIES**

1. CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SE & SC) ON SITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR THEIR REPRESENTATIVE.
2. CONSTRUCTION TO BEGIN IN THE FALL 2011 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
3. SURVEY AND STAKE THE DRYWELL, WATER LINES, SEWER LINES AND LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.
4. PLACE SEDIMENTATION BARRIERS (HAY BALES OR SILT FENCE) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
5. BEGIN CLEARING AND GRUBBING IN AREA OF THE BUILDING, DRYWELL, AND OTHER AREAS AS INDICATED ON THE PLANS. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS AND COVERED OR TEMPORARILY SEEDED.
6. EXISTING PARKING AREAS ARE TO REMAIN OPEN TO THE PUBLIC AS MUCH AS POSSIBLE DURING CONSTRUCTION.
7. INSTALL TEMPORARY SEDIMENTATION CONTROL MEASURES AND DEVICES AS WARRANTED. ALL TEMPORARY CONTROL DEVICES SHALL BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK.
8. EXCAVATE AND GRADE THE PROPOSED DRYWELL AND BUILDING. INSTALL STONE DRYWELL. THE DRAINAGE BMPs SHALL BE PERMANENTLY SEEDED FOLLOWING FINISH GRADING.
9. PLACE COMPACTED GRAVEL FOUNDATION.
10. BEGIN CONSTRUCTION OF THE BUILDING FOUNDATION AND STRUCTURE.
11. ONCE THE MAJORITY OF THE SITE IS STABILIZED THE DRYWELL MAY BE BROUGHT ONLINE WITH THE APPROVAL OF THE DESIGN ENGINEER.
12. FINISH PERMANENT STABILIZATION.
13. SWEEP THE ROADWAY TO REMOVE SEDIMENTS AS NECESSARY.
14. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

**ESTABLISHMENT OF VEGETATIVE COVER**

1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M.15.
4. THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	LBS/AC
WINTER RYE	100
MILLET OR SUDANGRASS	40
ANNUAL OR PERENNIAL RYE GRASS	60
5. THE CONSERVATION SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	% BY WEIGHT
FOWL MANGRASS	20
PENNSYLVANIA SMARTWEED	20
JAPANESE MILLET	20
IRIGINA WLD RYE	10
FOX SEDGE	5
DEER TONGUE	5
BLACKWELL SWITCHGRASS	5
6. THE GENERAL PURPOSE SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	LBS/AC
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5

7. EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE SHOULD CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, L.02.03.1 SEEDING DATES. APPROVAL OF THE ENGINEER OF RECORD. FERTILIZER AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.
8. TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING. TEMPORARY HAY MULCH TO BE TACKED IN PLACE WITH NYLON MESH NETTING. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 2 TONS/ACRE.
9. ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 202.
11. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED.
12. ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION SHALL BE MAINTAINED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEED BY THE CONTRACTOR. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
13. MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
14. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989 AS A GUIDE.

**NON-STRUCTURAL MEASURES**

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD AND AREAS TO BE GRADED.
2. TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.
3. ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND SOUTH KINGS TOWN REGULATIONS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
4. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.

**STRUCTURAL MEASURES**

1. RUNOFF WATER QUALITY IS IMPROVED UTILIZING A STONE DRYWELL. CONSTRUCTION OF THE DRYWELL SHALL BE SUPERVISED BY THE PROJECT ENGINEER.
2. A STONE STABILIZATION PAD IS LOCATED AT THE SITE ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY AND THE EXISTING DRIVEWAY.
3. HAY BALES OR SILT FENCE SHALL BE INSTALLED DOWNSTREAM OUTSIDE THE LIMITS OF ANY PROPOSED CONSTRUCTION AS SHOWN ON THE SITE PLANS AND PRIOR TO THE COMMENCEMENT OF THE PROPOSED ALTERATION.
4. AS NEEDED TEMPORARY BERMS AND / OR SWALES SHALL BE USED DURING CONSTRUCTION TO DIRECT SURFACE RUNOFF TO TEMPORARY SEDIMENTATION BASINS TO CAPTURE AND TREAT THE MAXIMUM AMOUNT OF STORM WATER. IF NECESSARY DURING CONSTRUCTION THE CONTRACTOR SHALL CONSTRUCT ANY SEDIMENTATION BASINS WHICH ARE REQUIRED TO MEET ALL GUIDELINES IN THE RHODE ISLAND SOIL EROSION SEDIMENT CONTROL HANDBOOK.
5. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE OVERALL RESPONSIBILITY FOR STRUCTURAL MEASURE IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
6. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDS SOIL CONSERVATION SERVICE 1989, AS A GUIDE.

**MAINTENANCE SHORT TERM / LONG TERM**

1. THE STONE STABILIZATION PAD (CONSTRUCTION ENTRANCE RIDOT STANDARD 9.9.0) SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
2. ALL HAY BALES/SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. HAY BALES/SILT FENCE SHALL BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE HAY BALES/SILT FENCE SHALL BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY BALES/SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE HAY BALES/SILT FENCE SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED THE HAY BALES/SILT FENCE SHALL BE REMOVED.
3. THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. HAY BALES OR SILT FENCE SHALL BE STAKED AROUND THE STOCKPILES.
4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL CHECK ALL SEEDED AREAS REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO THE STONE DRYWELL AND RELATED APPURTENANCES ON SITE DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION FOR A MAXIMUM OF ONE YEAR, OR UNTIL ACCEPTANCE BY THE ENGINEER AND THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER.
6. DURING THE FIRST SIX (6) MONTHS OF OPERATIONS, INSPECTIONS SHALL BE CARRIED OUT FOR THE STONE DRYWELL AFTER EVERY RAINFALL EVENT, TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID A STORMWATER RELEASE. FOLLOWING THE SIX (6) MONTHS, INSPECTIONS SHALL BE CONDUCTED, AT A MINIMUM, ANNUALLY.
7. IF STANDING WATER IS OBSERVED WITHIN THE STONE DRYWELL FOR MORE THAN THREE (3) DAYS AFTER A RAINFALL, THEN FAILURE OF THE SYSTEM MAY HAVE OCCURRED AND SHALL BE ADDRESSED THROUGH REPAIR OR REPLACEMENT.
8. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM DURING THE CONSTRUCTION PHASE AND FOR A PERIOD OF ONE YEAR AFTER CONSTRUCTION. THE SUPERINTENDENT SHALL SEE THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM FOR THE STORMWATER MANAGEMENT PLAN.
9. AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM FOR THE STORMWATER MANAGEMENT PLAN.

**DiPrete Engineering**  
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**ERIC W. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Revised	Description	By	Date
0	B-S-11	Final Preliminary Information Submittal	D.A.R.	

Drawn By: D.A.R.  
Design By: D.A.R.

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FRESHWATER WETLANDS PROGRAM  
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**Detail Sheet**  
**Kingston Gardens**  
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One Mill Street, Suite 300, Newport, Rhode Island 02840-3901  
tel: (401) 845-2200, fax: (401) 845-2211

**Landings Real Estate Group**  
Client