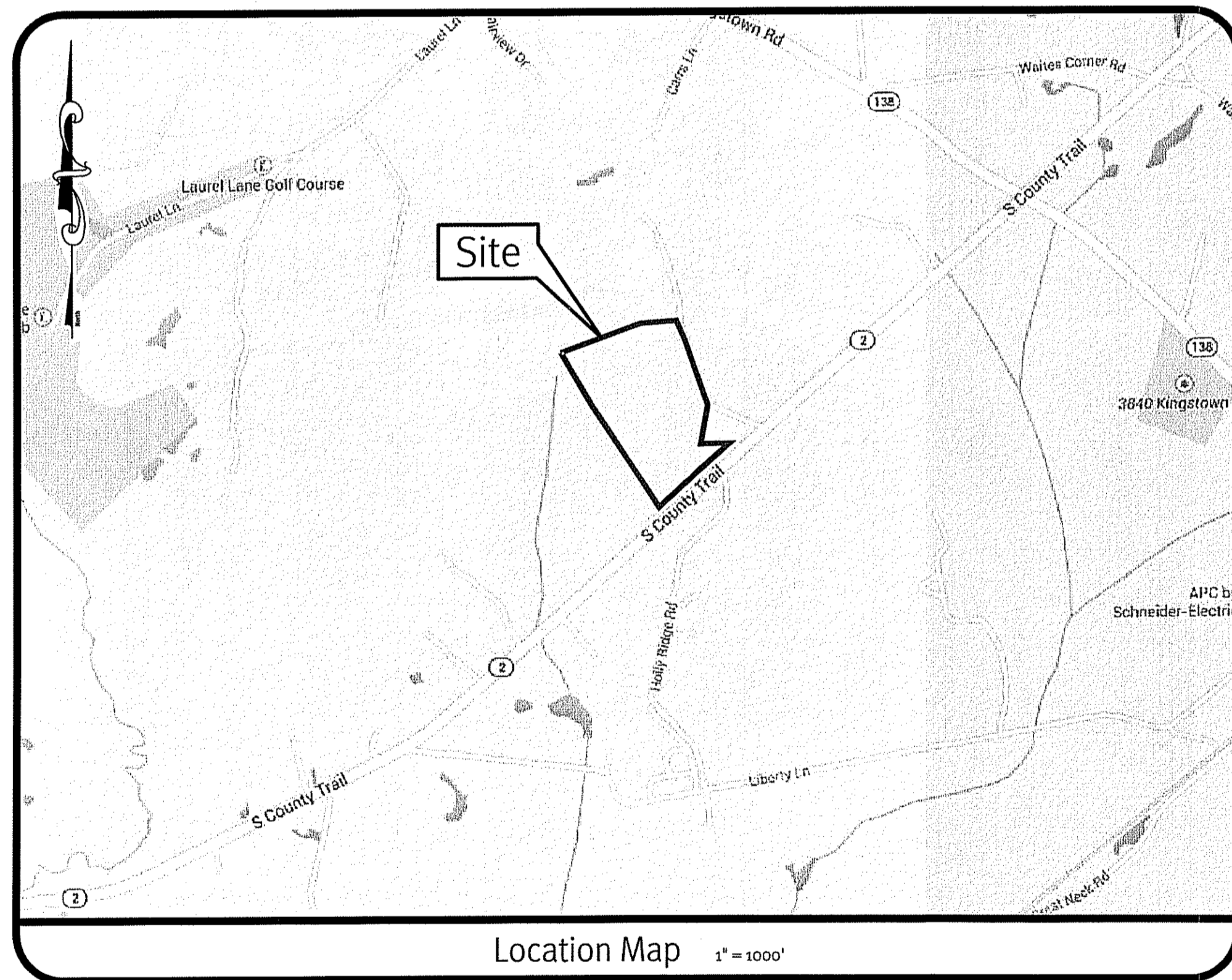


RIDEM Submission

# South County Trail Subdivision

South Kingstown, Rhode Island

Assessor's Plat 21 Lot 30



## Sheet Index

1. Cover Sheet
2. Half Mile Aerial
3. Existing Conditions Plan
4. Site Plan
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9. Detail Sheet - 1
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAY 4 2015 FILE # 15-0010  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

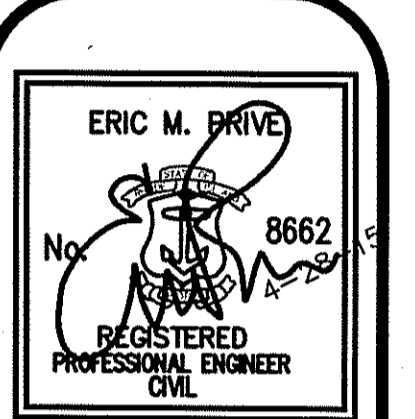
*Eric M. Prive*

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

Street Index:  
• South County Trail

THIS SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.



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No.	Date	Description	By:
6	4-28-2015	RIDEM Pre-Submission	J.A.R.
5	4-28-2015	RIDEM Submission	J.A.R.
4	4-28-2015	RIDEM Submission	J.A.R.
3	4-27-2015	RIDEM Submission	J.A.R.
2	4-24-2015	RIDEM Submission	J.A.R.
1	4-24-2015	RIDEM Submission	J.A.R.
0	7-13-2014	Pre-Application Submission	J.A.R.

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

APR 30 2015

Cover Sheet  
South County Trail Subdivision  
South Kingstown, Rhode Island  
Applicant  
**5 A Builders, LLC**  
15 Robertson Road, Narragansett, Rhode Island 02882

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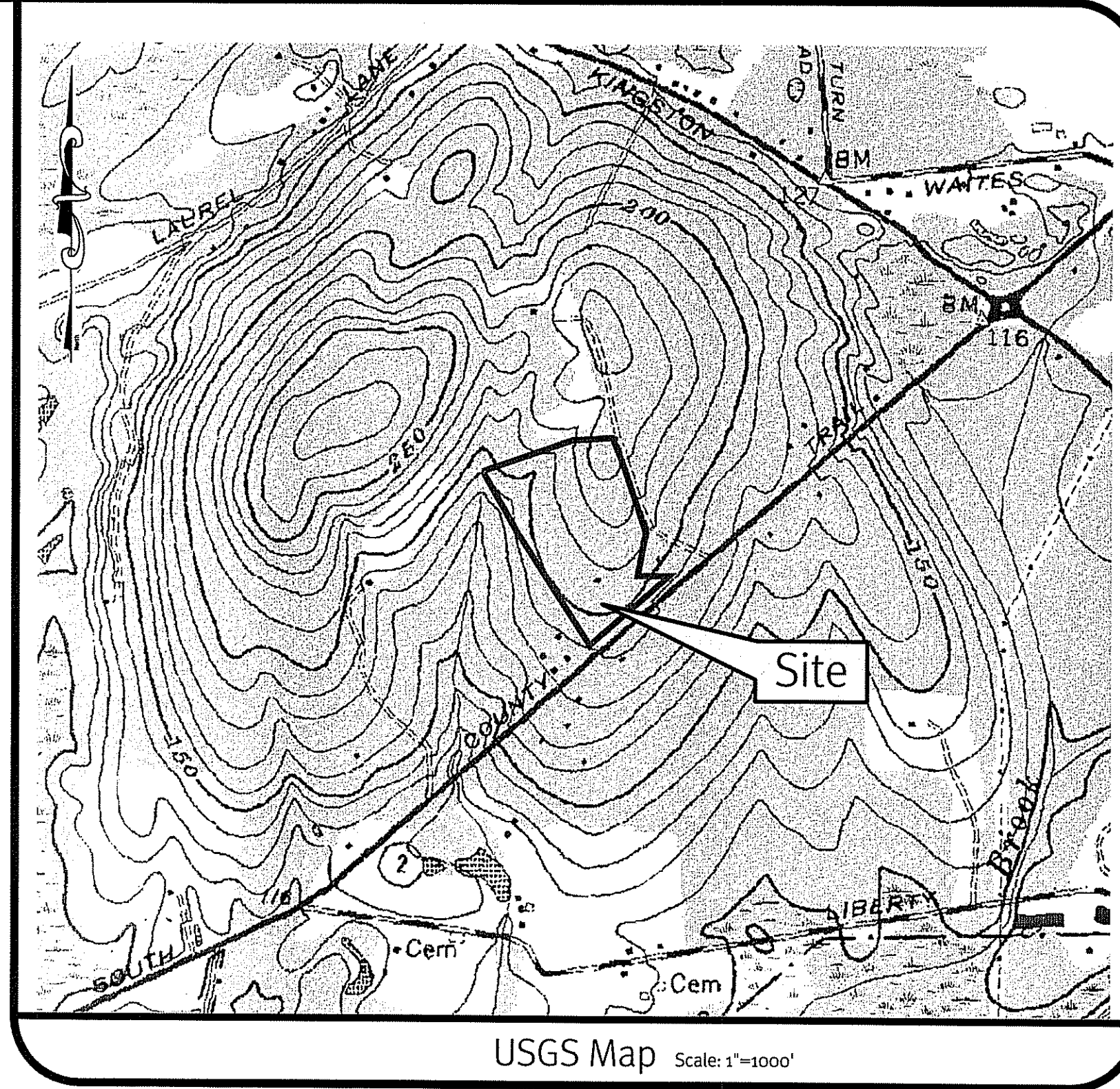
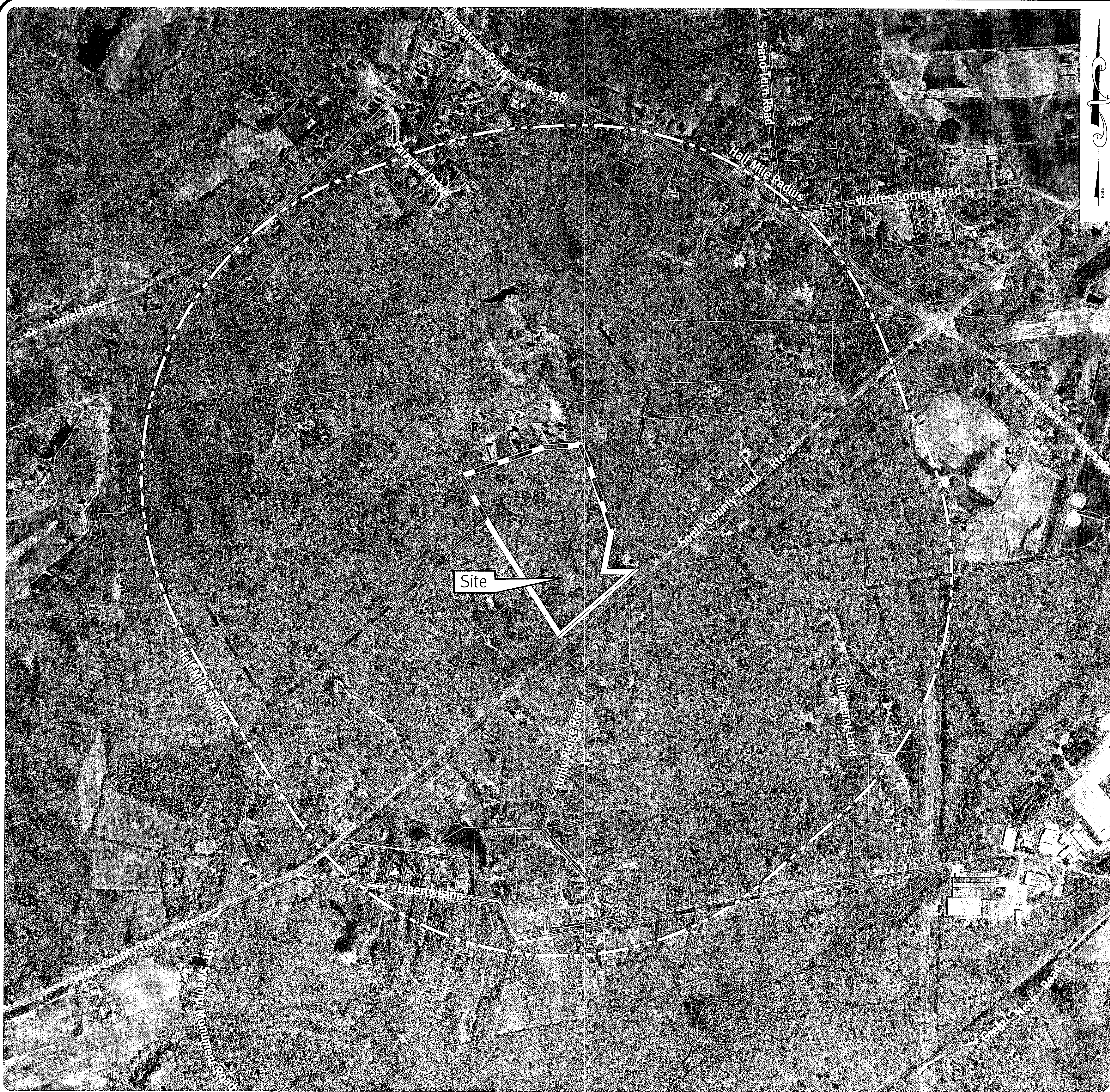
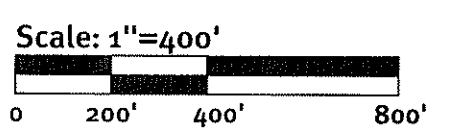


Photo obtained from the RI-GIS.



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*Matthew D. Wenzel*

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**Diprete Engineering**  
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 Tel: 401-943-1000 Fax: 401-641-6006 www.diprete-eng.com

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ERIC M. PRIVE  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

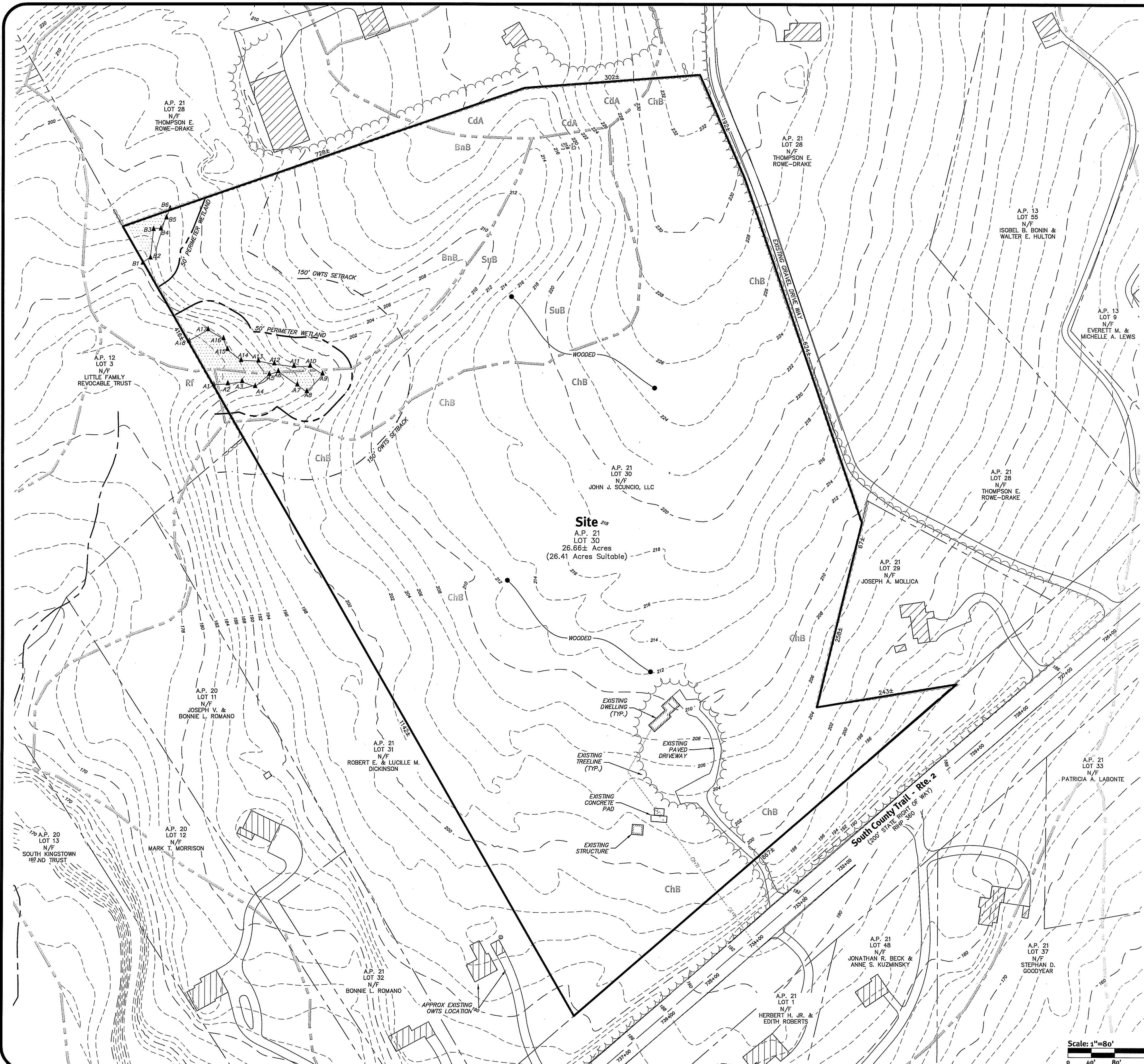
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No.	Date	Description	By:
6	4-28-2015	RI-GIS	J.A.R.
5	4-28-2015	RI-GIS	J.A.R.
4	4-28-2015	RI-GIS	J.A.R.
3	4-28-2015	RI-GIS	J.A.R.
2	4-28-2015	RI-GIS	J.A.R.
1	4-28-2015	RI-GIS	J.A.R.

Design By: D.A.R.

**Half Mile Aerial**  
**South County Trail Subdivision**  
 South Kingstown, Rhode Island  
**5A Builders, LLC**  
 15 Robertson Road, Narragansett, Rhode Island 02882

z:\demarc\projects\0267-070 south county trail 2015\airphoto drawing\0267-070-dem.dwg Plotref: 4/29/2015



**General Notes:**

1. THE PARCEL IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN ON ASSESSOR'S PLAT 21 LOT 30. THE OWNER OF RECORD IS NOW OR FORMERLY JOHN J. & LILLIAN SCUNCIO PER DEED BOOK 72 PAGE 473
2. THE SITE IS LOCATED IN FEMA ZONE X (UNSHADED) - ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0180H, MAP REVISED OCTOBER 19, 2010.
3. THE PARCEL IS ZONED R-80 PER THE ASSESSOR'S ONLINE DATABASE
4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED ONSITE
5. THE EXISTING DATA COMPILED ON THIS PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPLETE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY.
6. THE CONTOUR INTERVAL IS 2 FEET & TOPOGRAPHY, DATUM NAVD 88, IS TAKEN FROM THE TOWN OF SOUTH KINGSTOWN GIS DATA BASE
7. THE SITE IS NOT WITHIN A NATURAL RESOURCE AREA (RIDEM)
8. THE SITE IS NOT WITHIN A GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
9. SURROUNDING AREAS SERVICED BY PRIVATE WELLS, SEPTIC & OVERLAND UTILITIES

**Legend:**

ASSESSOR'S LINE	---
PROPERTY LINE	—
EXISTING EDGE OF PAVE	—
EXISTING STRUCTURE	▨
WETLAND LINE WITH LABEL	B1 B2 B3
EXISTING MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	— 160 —
CENTERLINE STREAM	—
50' PERIMETER WETLAND	---
150' OWTS SETBACK	---
PROPOSED SETBACK LINE	---
SOILS TEXT	ChB
SOILS LINE	---

**Soil Information:**

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

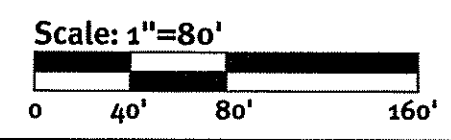
SOIL NAME	DESCRIPTION
BnB	BRIDGEHAMPTON-CHARLTON COMPLEX, VERY STONY, 0 TO 8 PERCENT SLOPES
CdA	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
ChB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
SuB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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*Matthew D. Wozniak*

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Environmental Management  
 APR 30 2015  
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ERIC M. PRIVE  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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No.	Date	Description	By:
6	4/28/2015	RDW/PL Submission	J.A.R.
5	4/28/2015	RDW/PL Submission	J.A.R.
4	4/28/2015	RDW/PL Submission	J.A.R.
3	4/29/2015	RDW/PL Submission	J.A.R.
2	4/29/2015	RDW/PL Submission	J.A.R.
1	4/29/2015	RDW/PL Submission	J.A.R.
0	4/29/2015	Pre-application Submission	J.A.R.

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

Existing Conditions Plan  
 South County Trail Subdivision  
 South Kingstown, Rhode Island  
 Applicant: **5A Builders, LLC**  
 15 Roberson Road, Narragansett, Rhode Island 02882  
 SHEET 3 OF 12



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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**General Notes:**

- THE SITE IS PROPOSED TO BE SERVICED BY PRIVATE WELLS AND PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEMS (OWTS). THERE ARE NO OWTS PROPOSED WITHIN 150' OF THE WETLAND.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MEET RIDEM AND SOUTH KINGSTOWN BEST MANAGEMENT PRACTICES. THE SITE IS DESIGNED WITH OPEN DRAINAGE INCLUDING SWALES, SAND FILTERS AND OPEN DRAINAGE BASINS.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- OPEN SPACE AREA WILL BE UTILIZED FOR PASSIVE RECREATION
- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- THE SITE IS PROPOSED WITH UNDERGROUND UTILITIES.
- ALL HOMES ARE PROPOSED TO BE 3 BEDROOM DWELLINGS
- TURNAROUND HAS BEEN DESIGNED TO SAFELY ALLOW EMERGENCY VEHICLES TO TURN AROUND. THE PROJECT WILL BE REQUIRED TO BE REVIEWED BY THE LOCAL FIRE DEPARTMENT DURING THE APPROVAL PROCESS.
- RESIDENTIAL LOTS ARE PROPOSED WITH INDIVIDUAL DRIVEWAYS
- SITE IS PROPOSED WITH A 50' PUBLIC RIGHT OF WAY AND A 22' WIDE SUPER ELEVATED ROADWAY WITH NO CURB OR BERM.
- ACCORDING TO THE 2000 CENSUS AS OF APRIL 1 (WWW.RIDEM.COM) THERE WERE 27,921 PEOPLE AND 6,392 FAMILY HOUSEHOLDS IN SOUTH KINGSTOWN WITH AN AVERAGE FAMILY SIZE OF 2.56 PERSONS PER HOUSEHOLD. IT IS ANTICIPATED THAT THE AVERAGE HOUSEHOLD SIZE OF THE PROPOSED DEVELOPMENT WILL BE SIMILAR TO THAT OF THE TOWN. THIS CALCULATES TO A POPULATION FOR THIS DEVELOPMENT OF 41 PERSONS (2.56 X 16 = 40.96).
- ACCORDING TO THE RI DEPARTMENT OF EDUCATION (WWW.INFOWORKS.RIDEM.EDU) THERE WERE 3,845 CHILDREN THAT ATTENDED THE SOUTH KINGSTOWN SCHOOL DISTRICT SCHOOLS DURING THE 2006-2007 SCHOOL YEARS. THIS EQUATED TO AN AVERAGE OF 0.60 STUDENTS PER HOUSEHOLD. IT IS ANTICIPATED THAT THE SOUTH COUNTY TRAIL DEVELOPMENT WILL HAVE A SIMILAR SCHOOL-AGE POPULATION AS OTHER HOUSEHOLDS IN THE SOUTH KINGSTOWN SCHOOL DISTRICT. THIS CALCULATES TO A SCHOOL-AGE POPULATION FOR THE DEVELOPMENT OF 10 SCHOOL AGE CHILDREN (0.60 X 16 = 9.6).
- THE SITE IS NOT WITHIN A NATURAL RESOURCE AREA (RIDEM)
- THE SITE IS NOT WITHIN A GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- AFFORDABLE LOTS TO BE DESIGNATED AT MASTER PLAN PHASE
- ALL TRAFFIC CONTROL ASSOCIATED WITH CONSTRUCTION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.

**Dimensional Regulations:**

UNDERLYING ZONE:	RESIDENTIAL R-80
FLEXIBLE DESIGN ZONING:	RESIDENTIAL R-10
MINIMUM LOT AREA:	10,000 SF
MINIMUM FRONTAGE/LOT WIDTH:	80 (20' *)
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM HEIGHT:	35'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER YARD:	20'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'

\* PER SECTION 502.2.A LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS- IN R10 TO R200 ZONES, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF NEWLY CREATED LOTS IN A SUBDIVISION ON ANY PUBLIC OR APPROVED PRIVATE STREET TO A MINIMUM OF 20 FEET.

**Development Data:**

TOTAL SITE AREA:	26.66± ACRES
TOTAL NUMBER OF LOTS:	16
AVERAGE LOT AREA:	23,478 SF
TOTAL AREA OF LOTS:	8.62± ACRES
RIGHT OF WAY AREA:	1.39± ACRES
RIGHT OF WAY WIDTH:	50'
ROAD A (> 10 LOTS):	50'
TOTAL LENGTH OF ROAD:	1,148'
ROAD A:	1,148'

**Open Space Analysis:**

TOTAL SITE AREA:	26.66± ACRES
TOTAL UNSUITABLE AREA (WETLANDS):	0.25± ACRES
TOTAL SUITABLE LAND:	26.41± ACRES
REQUIRED SUITABLE OPEN SPACE:	15.85± ACRES (60% OF SUITABLE LAND)
PROPOSED OPEN SPACE:	16.65± ACRES
PROPOSED SUITABLE OPEN SPACE:	16.41± ACRES (62.14% OF SUITABLE LAND)

**Density Analysis:**

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DENSITY:	.60 UNITS PER ACRE/1.6 ACRES PER UNIT

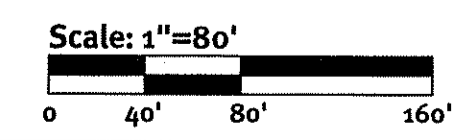
**Affordable Housing (Inclusionary Zoning):**

A MINIMUM OF 20 PERCENT OF THE BASIC MAXIMUM NUMBER OF LOTS/UNITS MUST BE AFFORDABLE TO LOW AND/OR MODERATE INCOME HOUSEHOLDS AS DEFINED UNDER G.L. 1956, §45-53, LOW AND MODERATE INCOME HOUSING ACT. WHERE SUCH CALCULATION YIELDS A FRACTION OF A UNIT AND SUCH FRACTION IS .5 OR ABOVE THE REQUIREMENT SHALL BE ROUNDED TO THE NEXT HIGHER, WHOLE NUMBER.

BASIC MAXIMUM NUMBER OF LOTS:	13
AFFORDABLE CALCULATION:	BASIC MAX UNITS * 0.2
LOT CALCULATION:	13 * 0.2 = 2.6
AFFORDABLE LOTS PROPOSED:	3
TOTAL NUMBER OF LOTS:	16

**Legend:**

- ASSESSOR'S LINE
- PROPERTY LINE
- EXISTING EDGE OF PAVE
- EXISTING STRUCTURE
- WETLAND LINE WITH LABEL
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CENTERLINE STREAM
- 50' PERIMETER WETLAND
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE



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**ERIC M. DRIWE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER CIVIL

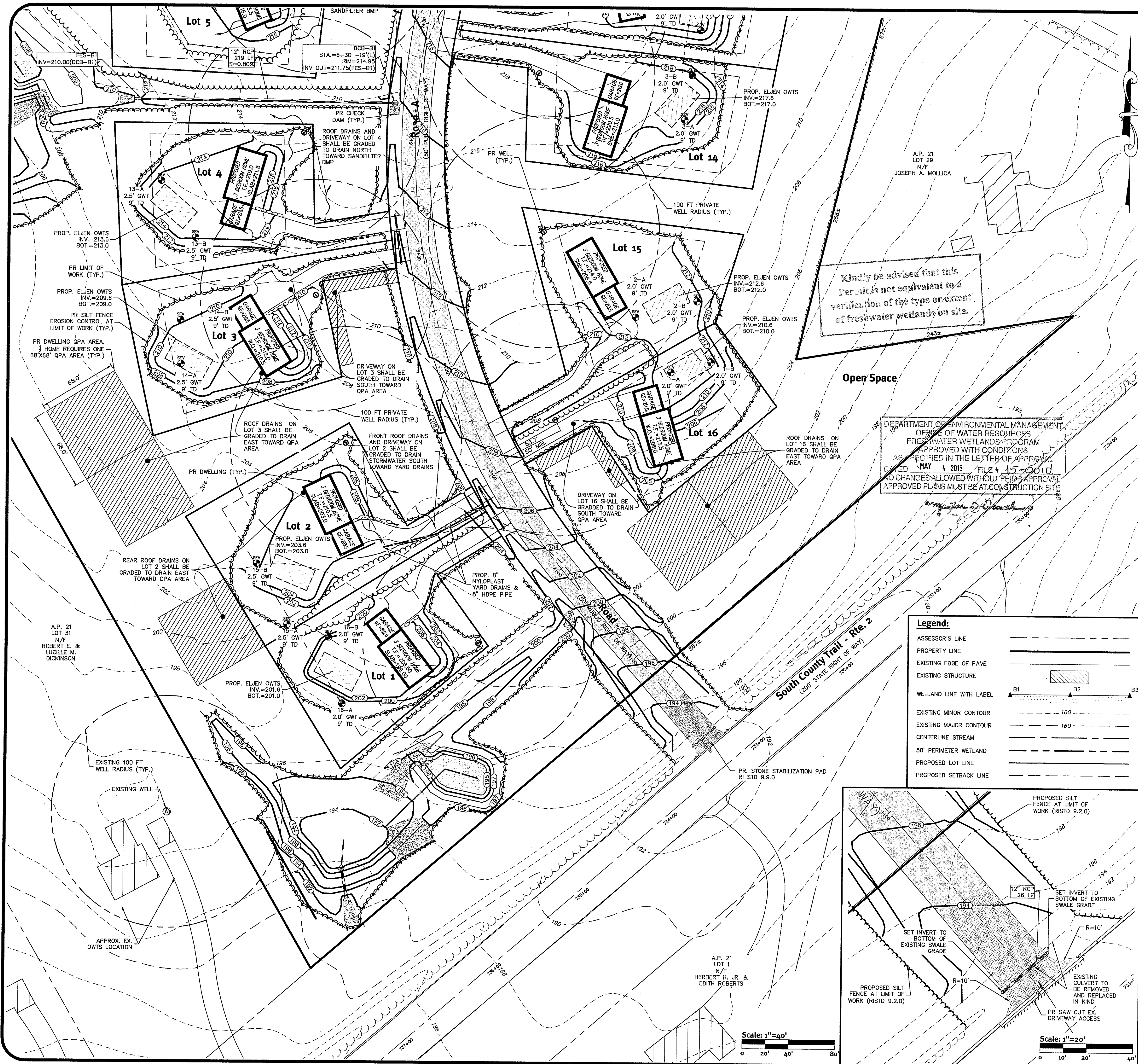
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No.	Date	Description	By
1	2-28-2015	Initial Submission	J.A.R.
2	4-29-2015	Site Plan Submission	J.A.R.
3	6-9-2015	Final Submission	J.A.R.
4	7-12-2015	Final Submission	J.A.R.
5	7-21-2015	Final Submission	J.A.R.
6	7-21-2015	Final Submission	J.A.R.

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

**Site Plan**  
**South County Trail Subdivision**  
South Kingstown, Rhode Island  
Applicant: **5 A Builders, LLC**  
15 Robertson Road, Narragansett, Rhode Island 02882  
DE Job No: 0267-070 Copyright ©2015 by Diprete Engineering Associates, Inc.

Environmental Management  
APR 30 2015  
Office of Water Resources



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LOT CALCULATION:	13 * 0.2 = 2.6
AFFORDABLE LOTS PROPOSED:	3
TOTAL NUMBER OF LOTS:	16

- RIDEM Site Suitability Notes:**
- THERE ARE NO KNOWN EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200 FT. OF THE PROPOSED DEVELOPMENT EXCEPT WHERE SHOWN.
  - THERE ARE NO KNOWN EXISTING OR PROPOSED OWTS WITHIN 200 FT. OF THE DEVELOPMENT EXCEPT WHERE SHOWN.
  - THERE ARE NO KNOWN PUBLIC WELLS WITHIN 500 FT. OF THE PROPOSED DEVELOPMENT.
  - THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200 FT. OF A PROPOSED OWTS EXCEPT WHERE SHOWN.
  - RESIDENTIAL HOMES ARE TO BE SERVICED BY PRIVATE WELLS AND OWTS.

**DiPrete Engineering**  
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**ERIC M. DRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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No.	Date	Description	By:
1	02/28/2015	PRELIMINARY SUBMISSION	J.A.R.
2	03/10/2015	REVISION	J.A.R.
3	03/10/2015	REVISION	J.A.R.
4	03/10/2015	REVISION	J.A.R.
5	03/10/2015	REVISION	J.A.R.
6	03/10/2015	REVISION	J.A.R.
7	03/10/2015	REVISION	J.A.R.
8	03/10/2015	REVISION	J.A.R.
9	03/10/2015	REVISION	J.A.R.
10	03/10/2015	REVISION	J.A.R.
11	03/10/2015	REVISION	J.A.R.
12	03/10/2015	REVISION	J.A.R.
13	03/10/2015	REVISION	J.A.R.
14	03/10/2015	REVISION	J.A.R.
15	03/10/2015	REVISION	J.A.R.
16	03/10/2015	REVISION	J.A.R.
17	03/10/2015	REVISION	J.A.R.
18	03/10/2015	REVISION	J.A.R.
19	03/10/2015	REVISION	J.A.R.
20	03/10/2015	REVISION	J.A.R.

**Grading Sheet - 1**  
**South County Trail Subdivision**  
 South Kingstown, Rhode Island  
 Applicant: **5 A Builders, LLC**  
 15 Robinson Road, Narragansett, Rhode Island 02882  
 SHEET 5 OF 12



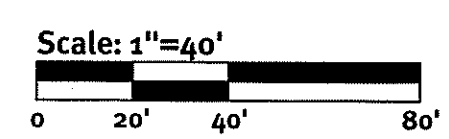
- Legend:**
- ASSESSOR'S LINE
  - PROPERTY LINE
  - EXISTING EDGE OF PAVE
  - EXISTING STRUCTURE
  - WETLAND LINE WITH LABEL
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - CENTERLINE STREAM
  - 50' PERIMETER WETLAND
  - PROPOSED LOT LINE
  - PROPOSED SETBACK LINE

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED MAY 4 2015 FILE # 15-0010  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Jonathan D. Wenzel*

Environmental Management  
 APR 30 2015  
 Office of Water Resources



**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com  
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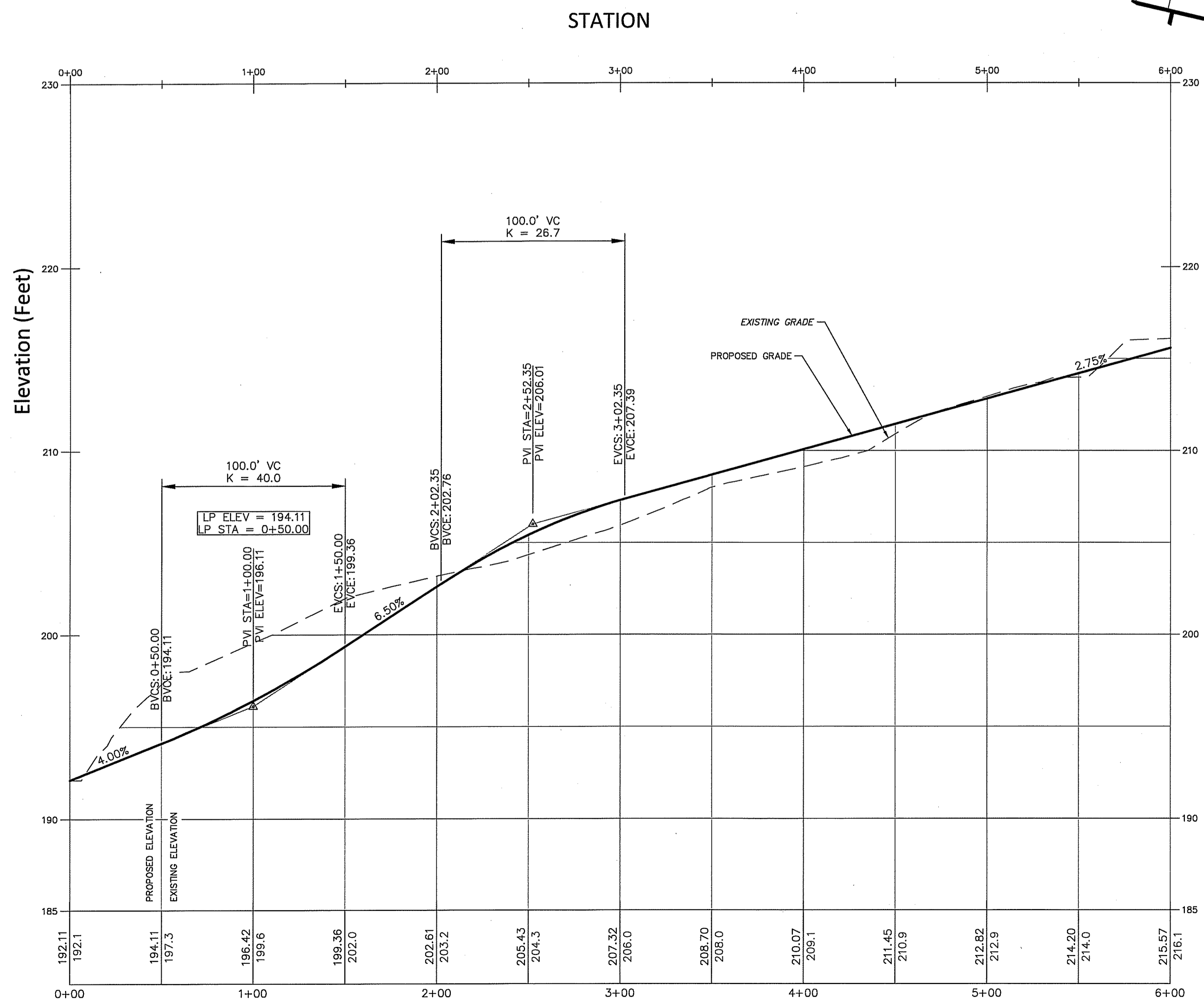
ERIC M. PRIVE  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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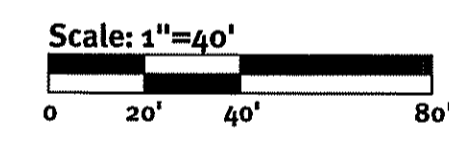
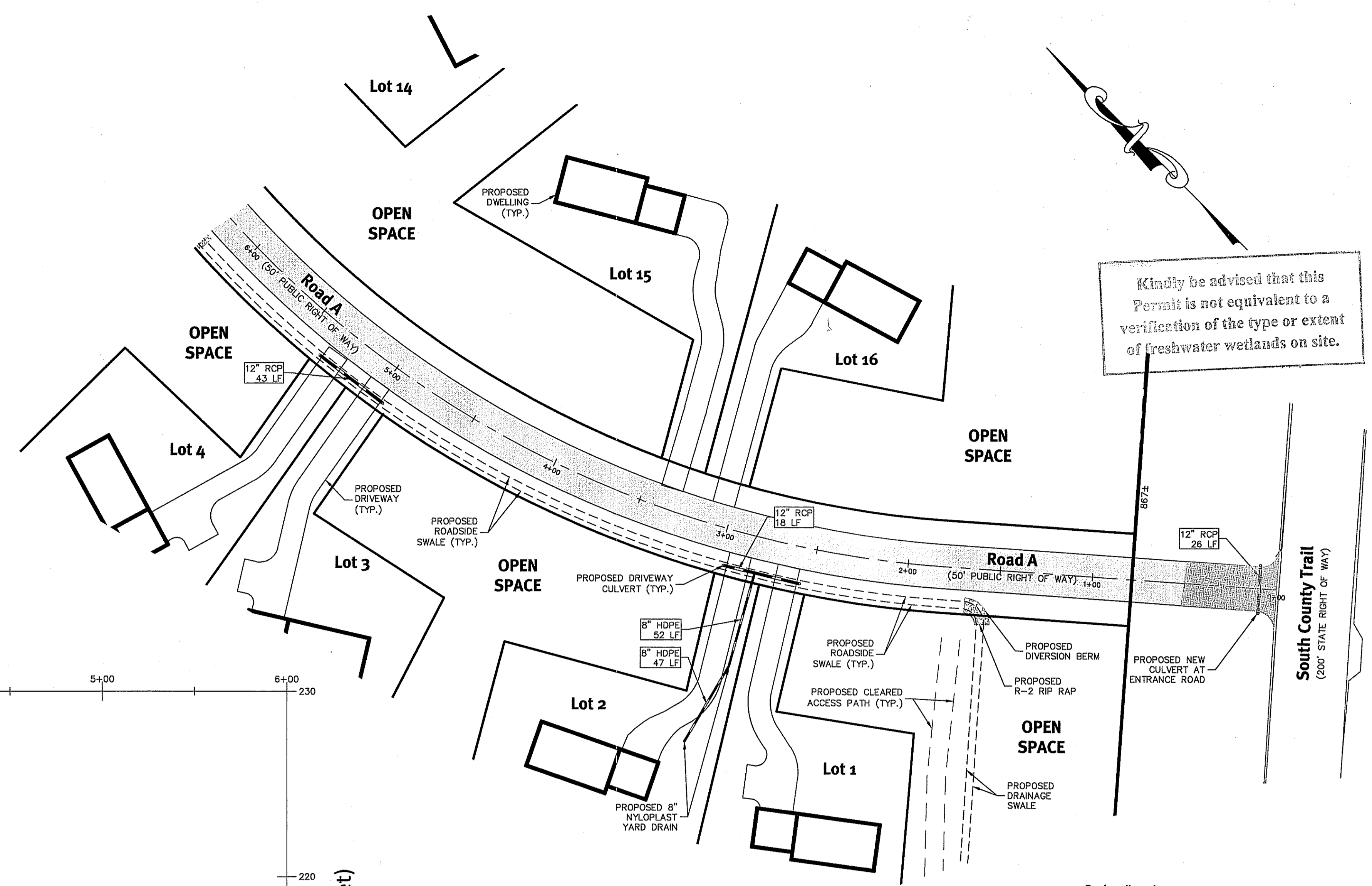
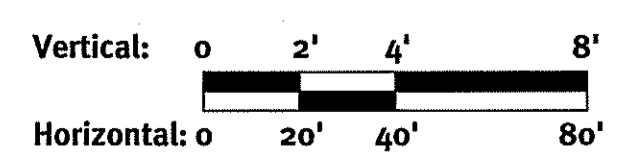
No.	Date	Description	By
1	4-29-2015	REVISIONS	J.A.R.
2	4-29-2015	Site Plan, Re-Submission	J.A.R.
3	4-29-2015	Final Submission	J.A.R.
4	5-12-2015	Master Plan, Submission	D.S.K.
5	5-12-2015	Revised Final Submission	M.S.C.
6	5-12-2015	Revised Final Submission	M.S.C.
7	5-12-2015	Revised Final Submission	M.S.C.
8	5-12-2015	Revised Final Submission	M.S.C.
9	5-12-2015	Revised Final Submission	M.S.C.
10	5-12-2015	Revised Final Submission	M.S.C.
11	5-12-2015	Revised Final Submission	M.S.C.
12	5-12-2015	Revised Final Submission	M.S.C.
13	5-12-2015	Revised Final Submission	M.S.C.
14	5-12-2015	Revised Final Submission	M.S.C.
15	5-12-2015	Revised Final Submission	M.S.C.
16	5-12-2015	Revised Final Submission	M.S.C.
17	5-12-2015	Revised Final Submission	M.S.C.
18	5-12-2015	Revised Final Submission	M.S.C.
19	5-12-2015	Revised Final Submission	M.S.C.
20	5-12-2015	Revised Final Submission	M.S.C.

Design By: J.A.R.  
 Drawn By: J.A.R.

Grading Sheet - 2  
 South County Trail Subdivision  
 South Kingstown, Rhode Island  
 Applicant  
**5 A Builders, LLC**  
 15 Robertson Road, Narragansett, Rhode Island 02882  
 DE Job No: 0287-070 Copyright: 2015 by DiPrete Engineering Associates, Inc.

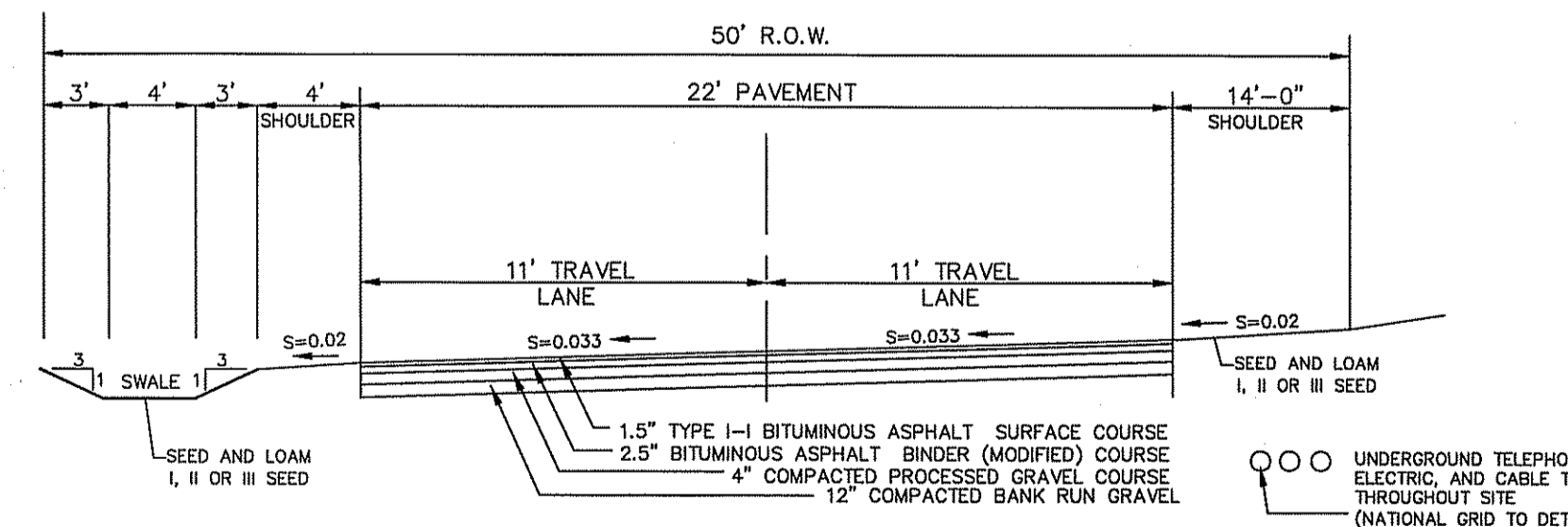


Profile View of Alignment - Road A

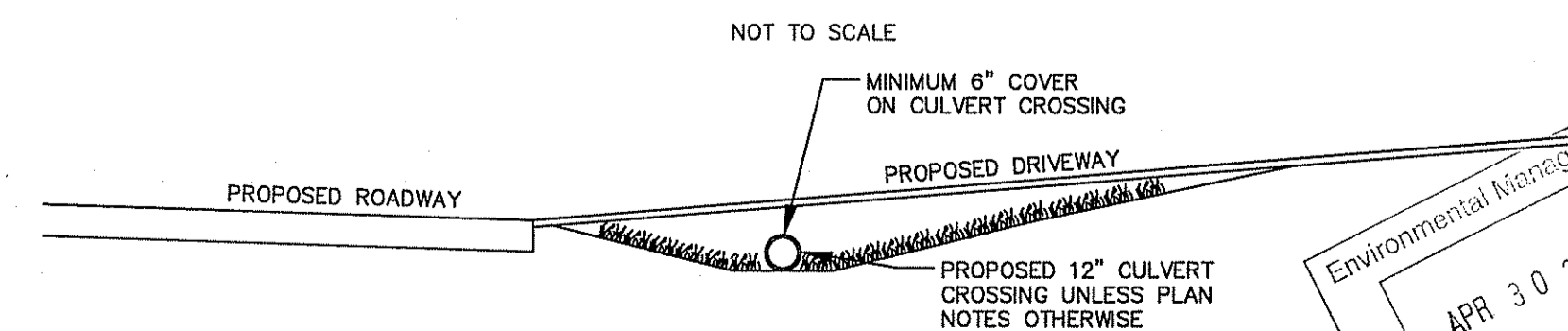


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAY 1, 2015 FILE # 15-0010  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

*Eric M. DiPrete*

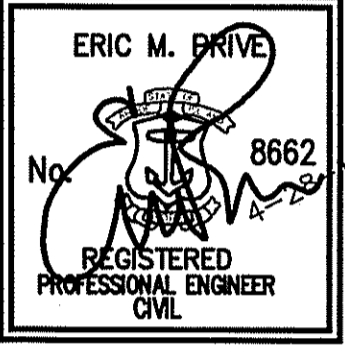


ROADWAY CONSTRUCTION CROSS SECTION



DRIVEWAY CULVERT DETAIL (TYPICAL)

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



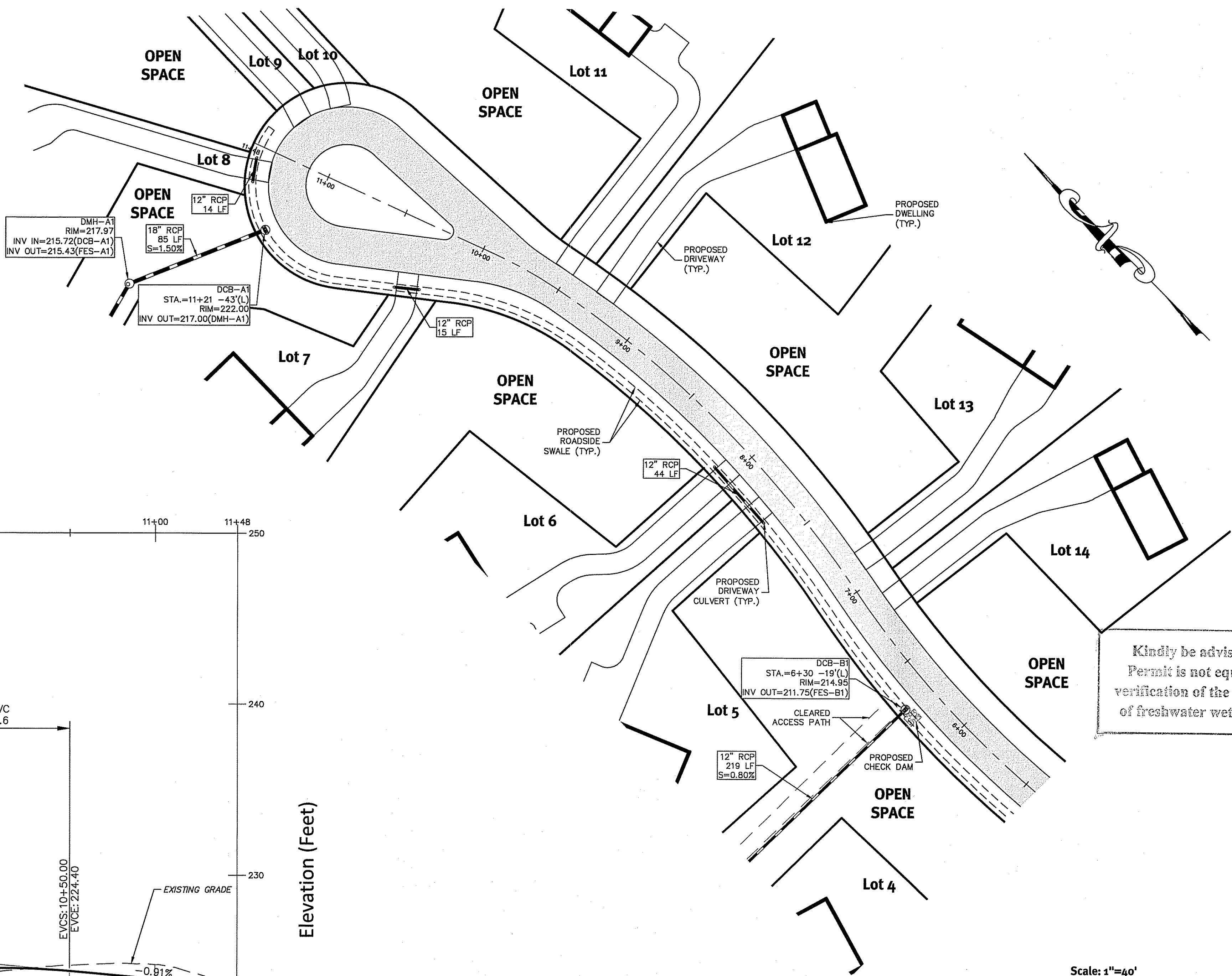
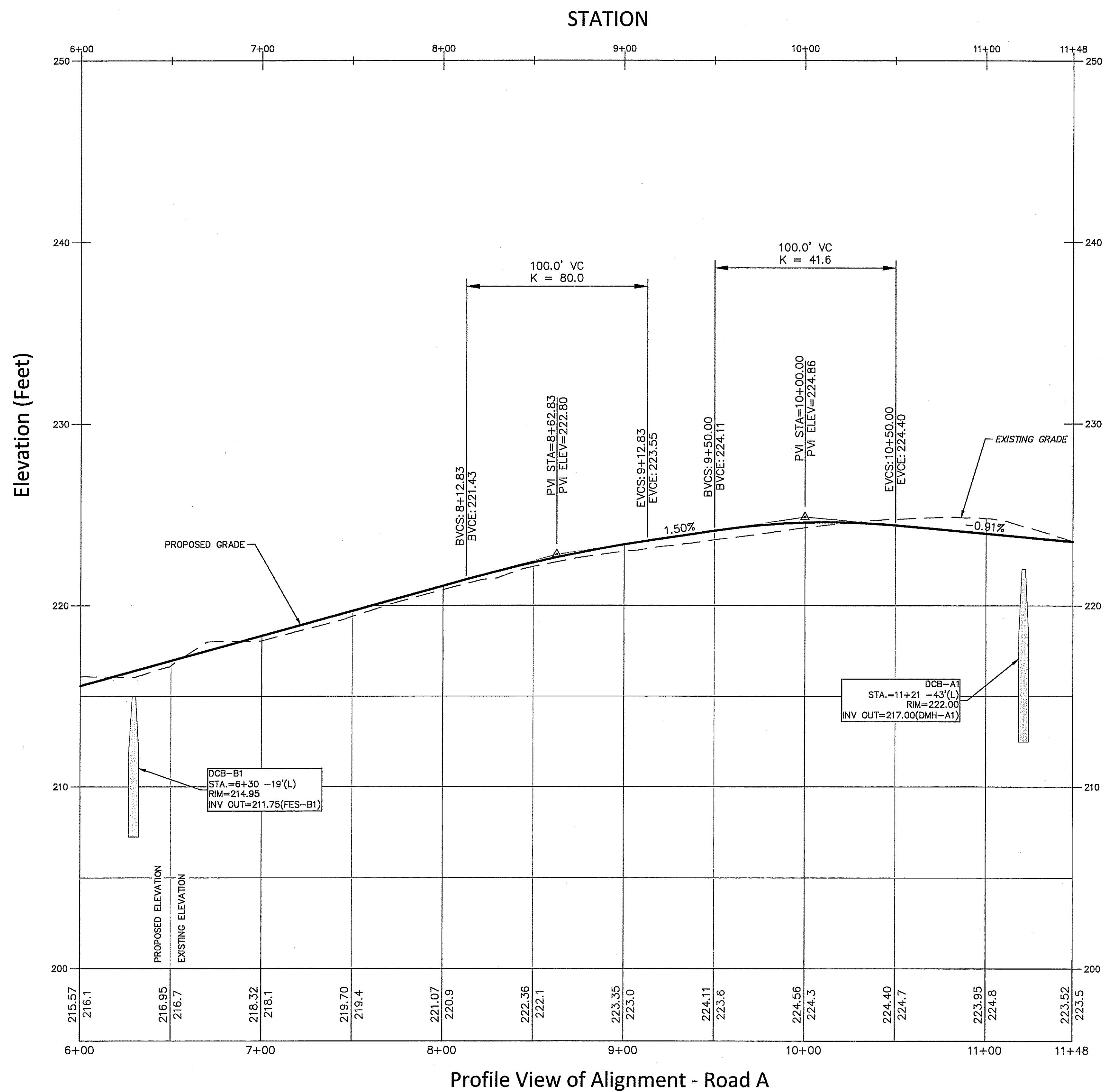
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No.	Date	Description	By:
1	05/01/2015	Initial Submission	J.M.C.
2	05/01/2015	Re-Submission	J.M.C.
3	05/01/2015	Final Submission	J.M.C.
4	05/01/2015	Final Submission	J.M.C.
5	05/01/2015	Final Submission	J.M.C.
6	05/01/2015	Final Submission	J.M.C.
7	05/01/2015	Final Submission	J.M.C.
8	05/01/2015	Final Submission	J.M.C.
9	05/01/2015	Final Submission	J.M.C.
10	05/01/2015	Final Submission	J.M.C.

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

**Plan & Profile - 1**  
**South County Trail Subdivision**  
South Kingston, Rhode Island  
Applicant: **5A Builders, LLC**  
15 Roberson Road, Narragansett, Rhode Island 02882



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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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DATED MAY 4, 2015 FILE # 15-0010  
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Signature*

Environmental Management  
APR 30 2015  
Office of Water Resources

**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
tel: 401-943-1000 fax: 401-664-6006 www.diprete-eng.com

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ERIC M. PRIVE  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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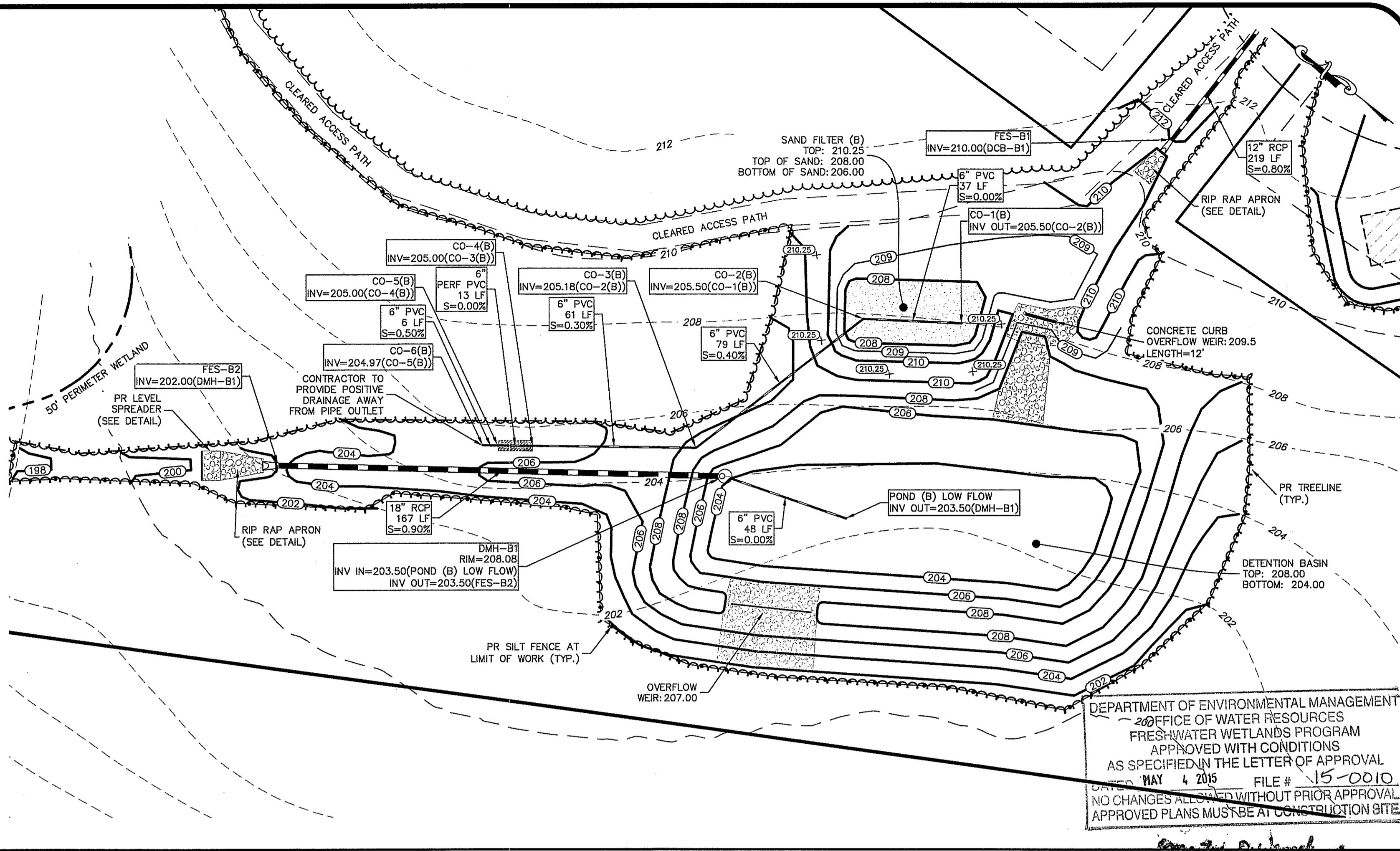
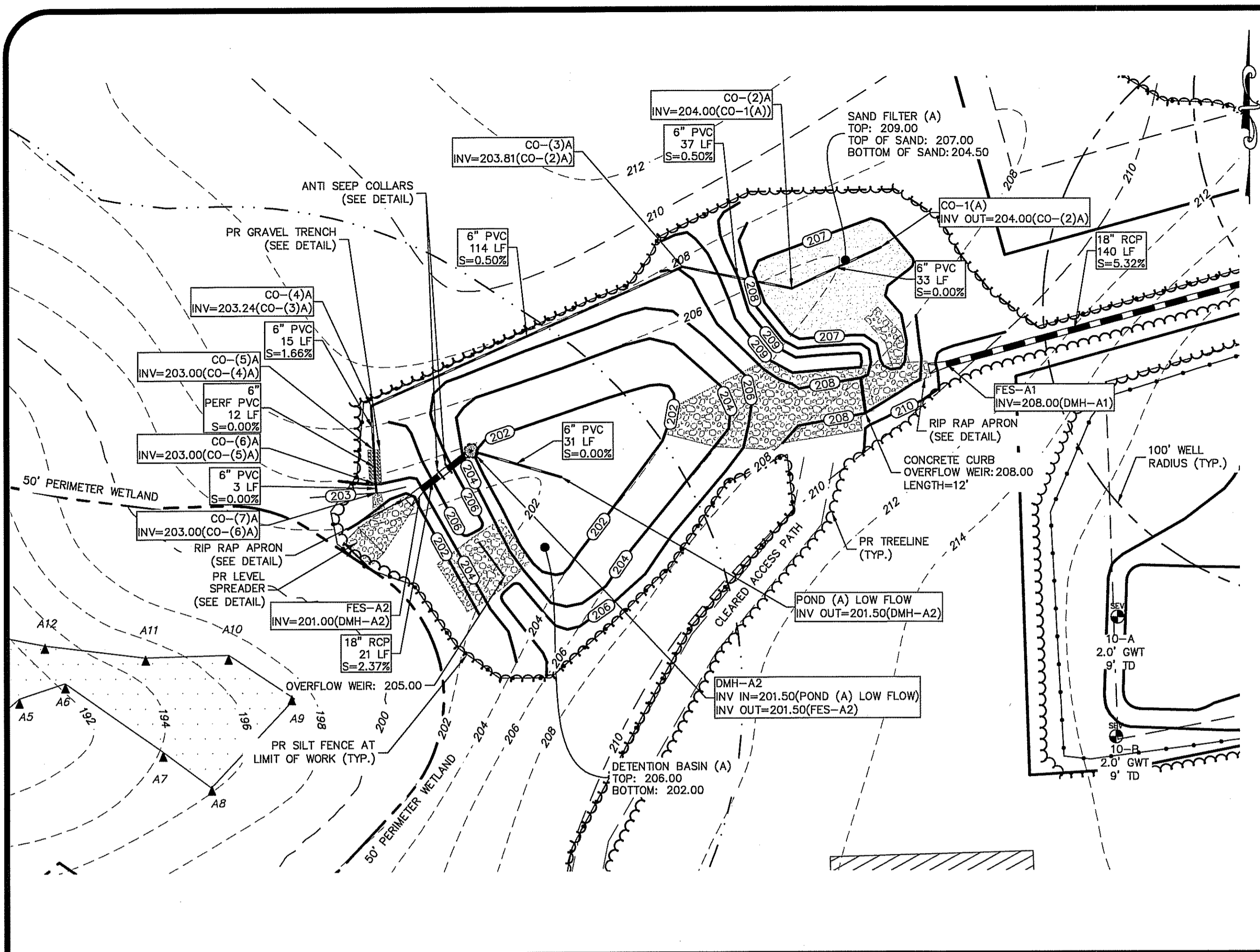
No.	Date	Description	By
6	4-28-2015	Final Submission	A.J.R.
5	4-29-2015	Final Submission	A.J.R.
4	4-29-2015	Final Submission	A.J.R.
3	4-29-2015	Final Submission	A.J.R.
2	4-29-2015	Final Submission	A.J.R.
1	4-29-2015	Final Submission	A.J.R.
0	7-15-2014	Pre-application Submission	A.J.R.

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

**Plan & Profile - 2**  
**South County Trail Subdivision**  
South Kingstown, Rhode Island

Applicant:  
**5 A Builders, LLC**  
15 Robertson Road, Narragansett, Rhode Island 02882

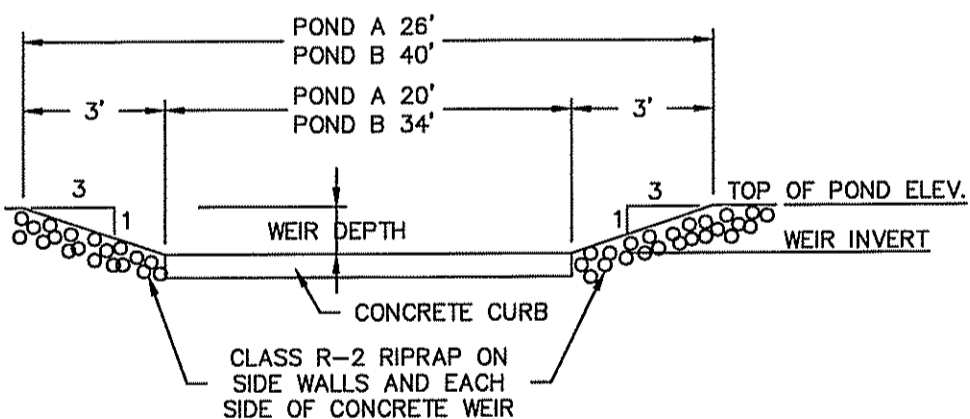
DE job No: 0267-070 Copyright: 2013 by Diprete Engineering Associates, Inc.



Drainage Area A  
Scale: 1"=30'  
0 15' 30' 60'

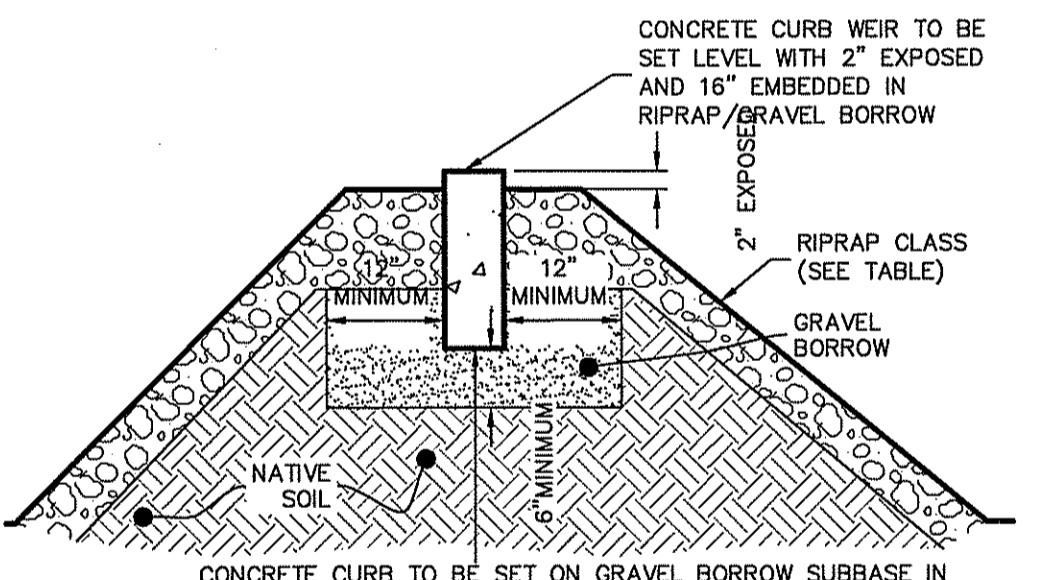
Drainage Area B  
Scale: 1"=30'  
0 15' 30' 60'

LOCATION	TOP OF POND ELEV.	WEIR INVERT	WEIR DEPTH
POND A	206.00	205.00	1.00
POND B	208.00	207.00	1.00

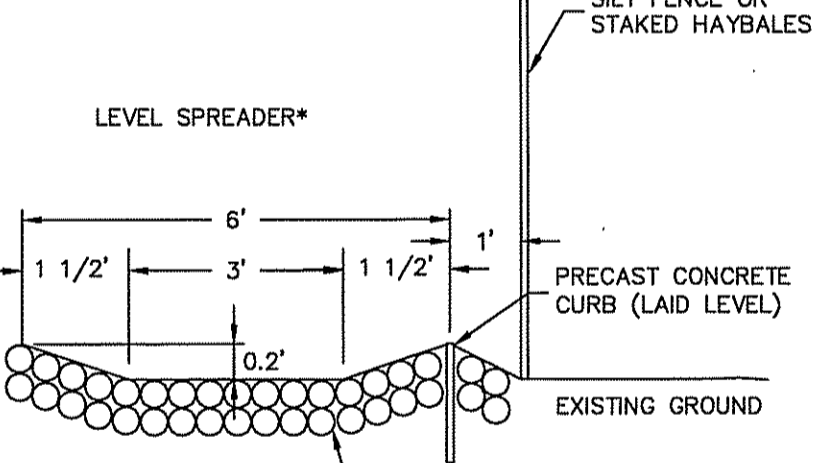


Emergency Spillway Detail  
NOT TO SCALE

LOCATION	TOP OF POND ELEV.	WEIR INVERT	WEIR DEPTH	RIPRAP CLASS
POND A	209.00	208.00	1.00	R-2
POND B	210.00	209.50	1.00	R-2

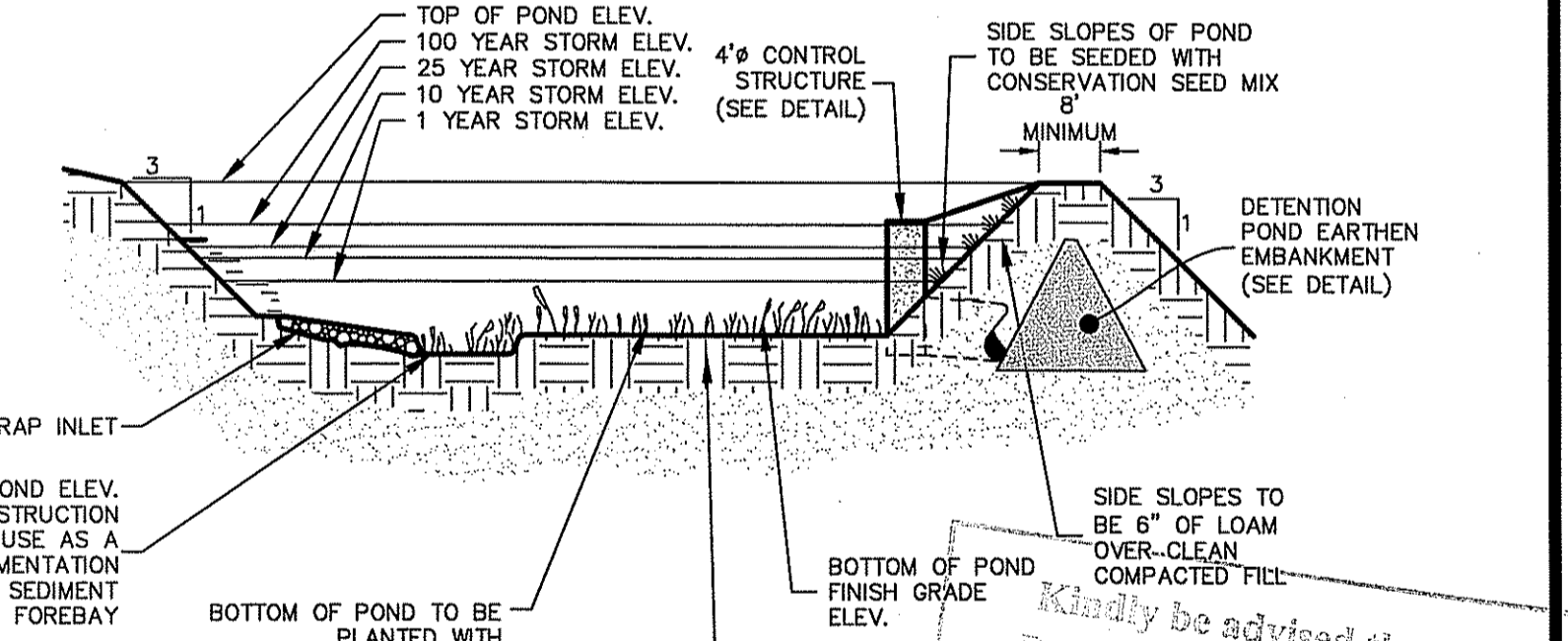


Curb Outlet Weir Cross Section  
NOT TO SCALE

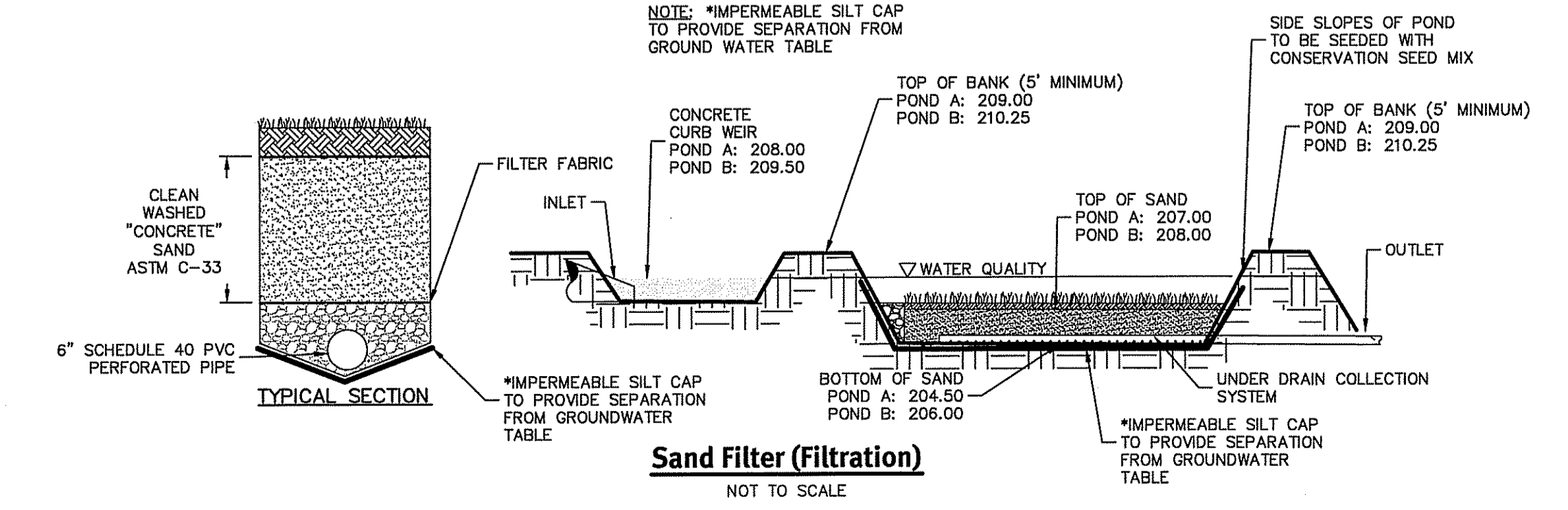


Level Spreader  
NOT TO SCALE

DESCRIPTION	POND A	POND B
TOP OF POND ELEVATION	206.00	208.00
BOTTOM OF POND	202.00	204.00
100 YEAR STORM ELEVATION	204.99	206.70
25 YEAR STORM ELEVATION	204.05	205.83
10 YEAR STORM ELEVATION	203.50	205.30
1 YEAR STORM ELEVATION	202.45	204.46
SEASONAL HIGH GWT ELEVATION	201.00	202.00



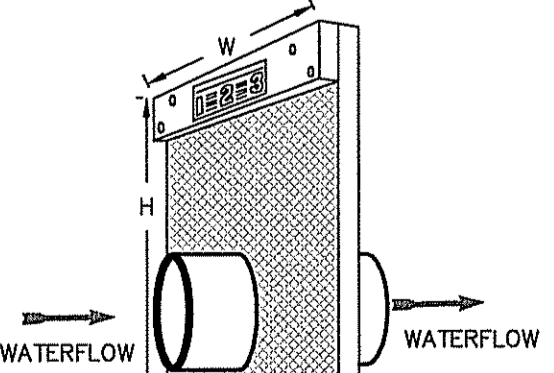
Detention Pond Typical Cross Section  
NOT TO SCALE



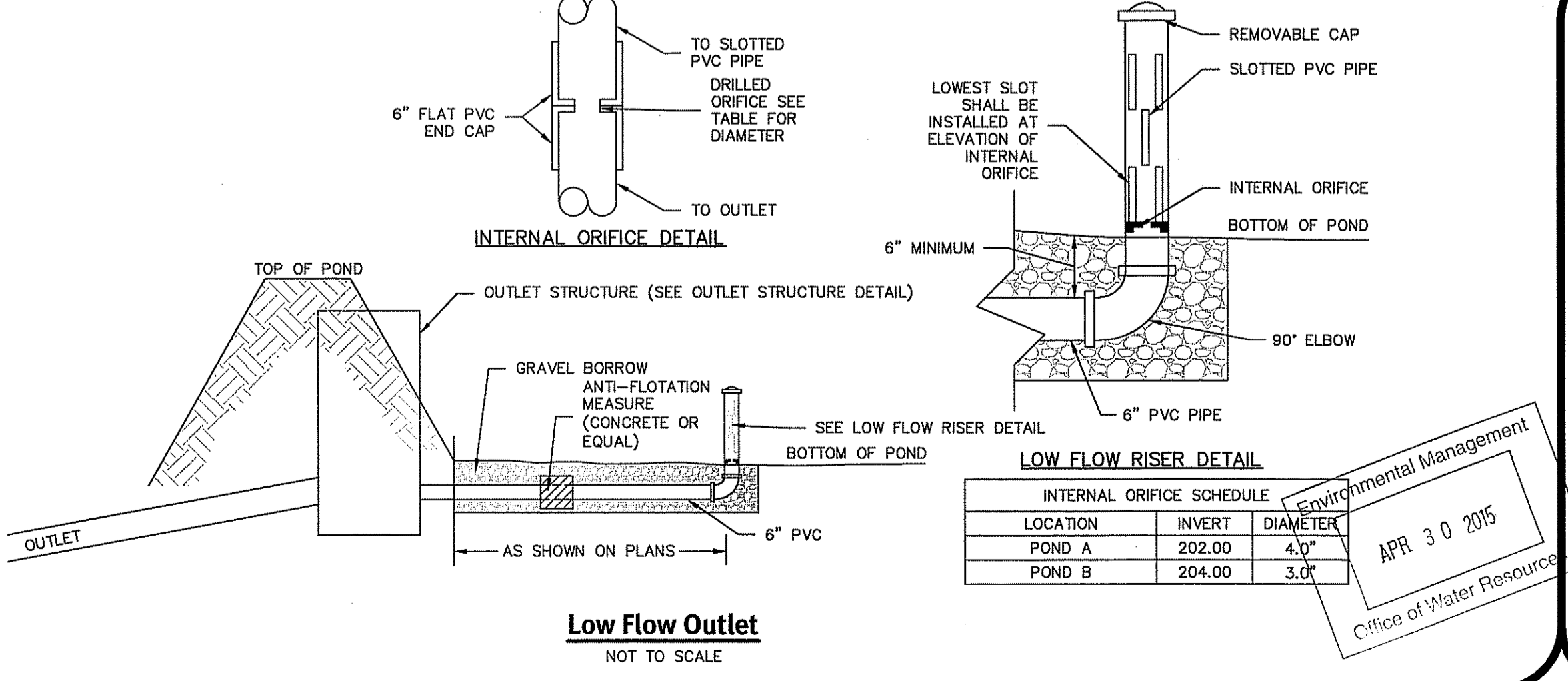
Sand Filter (Filtration)  
NOT TO SCALE

LOCATION	WIDTH	HEIGHT	QUANTITY
POND A	4.0	4.0	2

**INSTALLATION NOTES:**  
1. UNROLL THE ANTI-SEEP AND ATTACH THE BOARDS TO THE EDGES TO FORM A SQUARE. (USE THE BOARDS AND NAILS PROVIDED.) (4\"/>



Anti-Seep Collar  
NOT TO SCALE



Low Flow Outlet  
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
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DATE: MAY 4 2015 FILE # 15-0010  
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**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com  
Boston • Providence • Newport

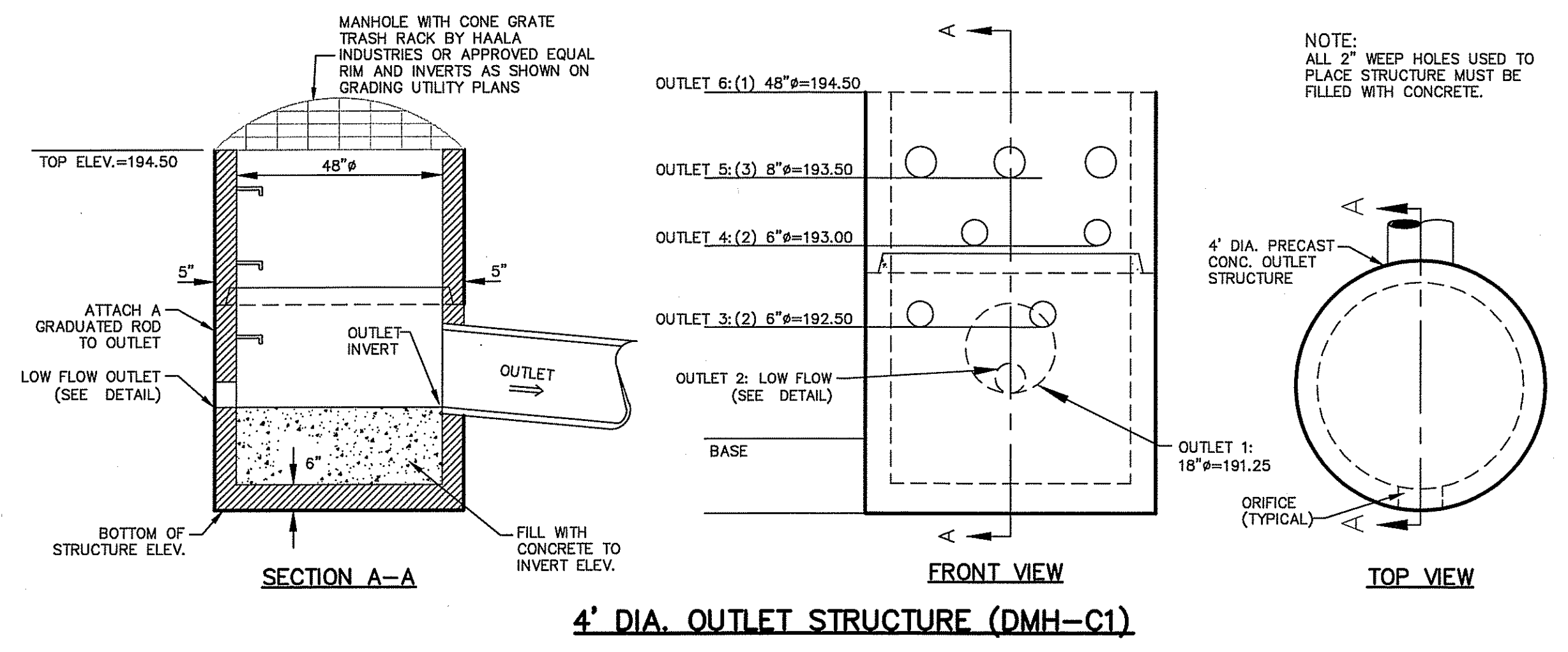
**ERIC M. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

This regulatory submission shall not be used for any other project, construction, and signed by a Diprete Engineering representative.

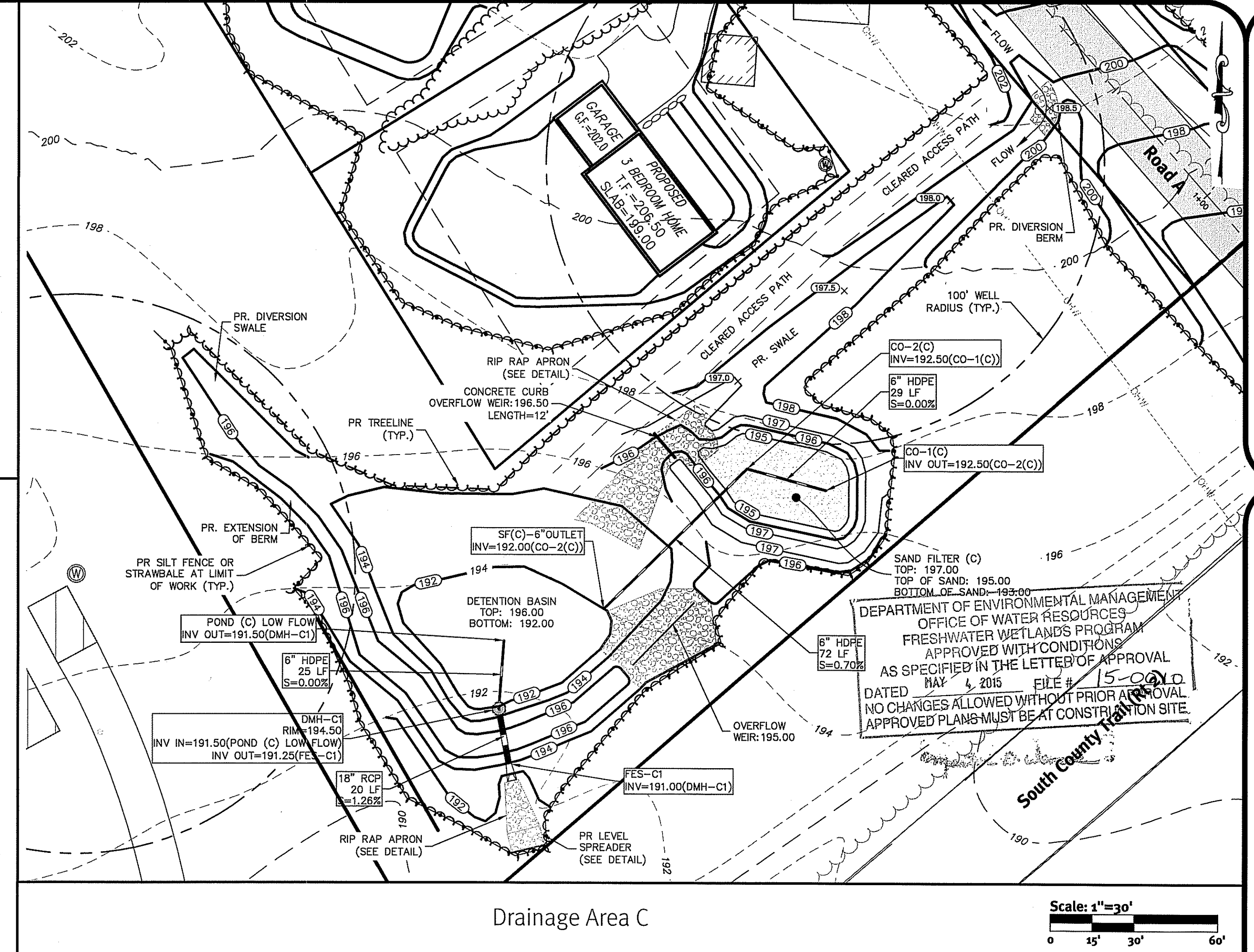
The contractor is responsible for all of the means, methods, safety precautions and requirements and OSHA performance in the implementation of this plan and design.

No.	Date	Description	By:	Design By: D.A.R.
6	02-28-2015	RDMA Submittal	D.A.R.	
5	02-20-2015	Site Plan, Re-Submission	D.A.R.	
4	02-19-2015	RDMA Submittal	D.A.R.	
3	02-19-2015	RDMA Submittal	D.A.R.	
2	02-19-2015	RDMA Submittal	D.A.R.	
1	02-19-2015	RDMA Submittal	D.A.R.	

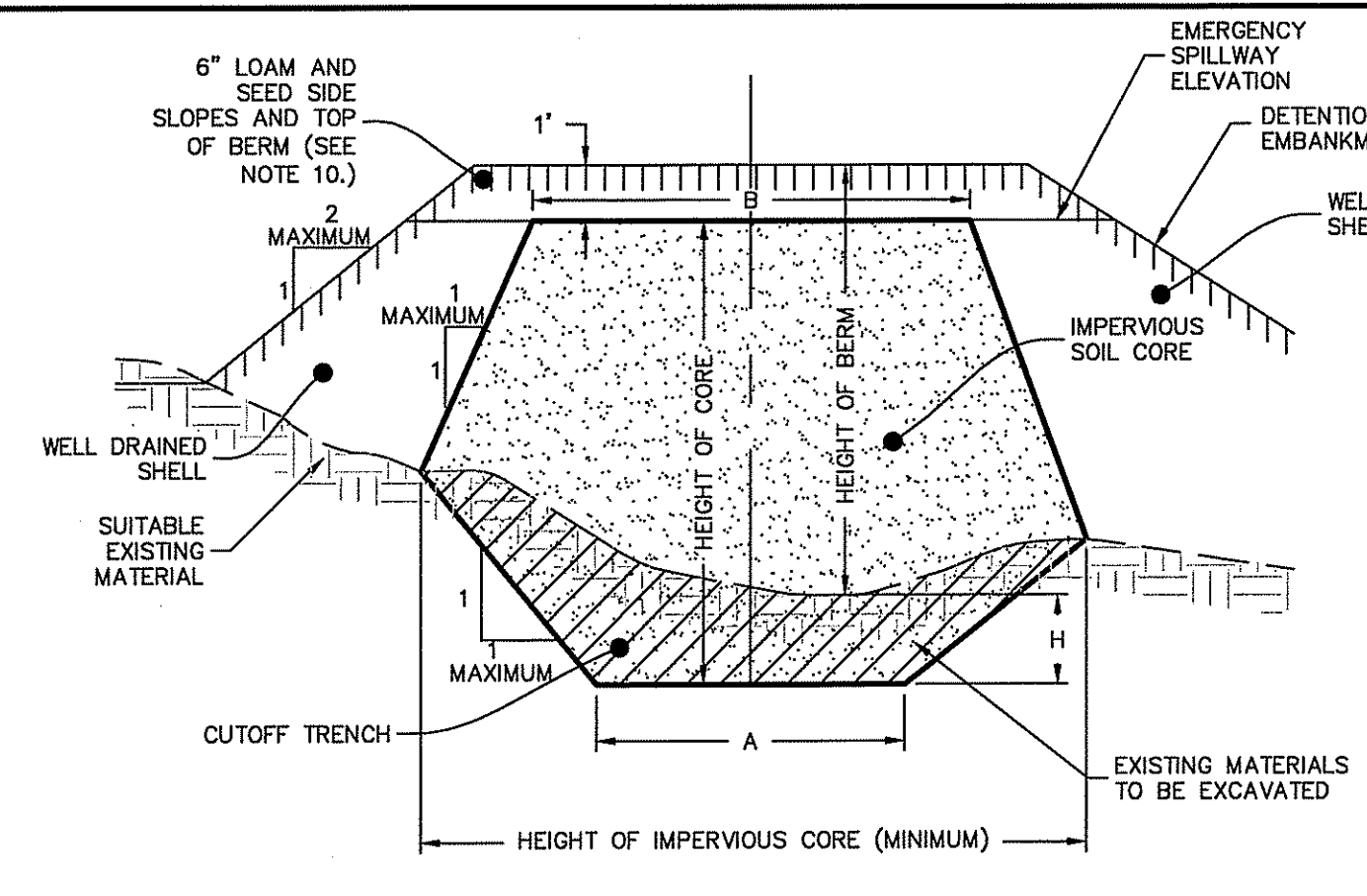
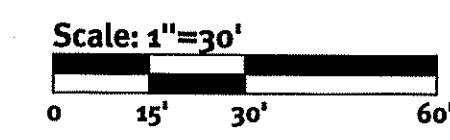
**Detail Sheet 1**  
**South County Trail Subdivision**  
South Kingstown, Rhode Island  
Applicant: **5 A Builders, LLC**  
15 Roberson Road, Narragansett, Rhode Island 02882  
APR 30 2015  
Office of Water Resources  
SHEET 9 OF 12



**4' DIA. OUTLET STRUCTURE (DMH-C1)**

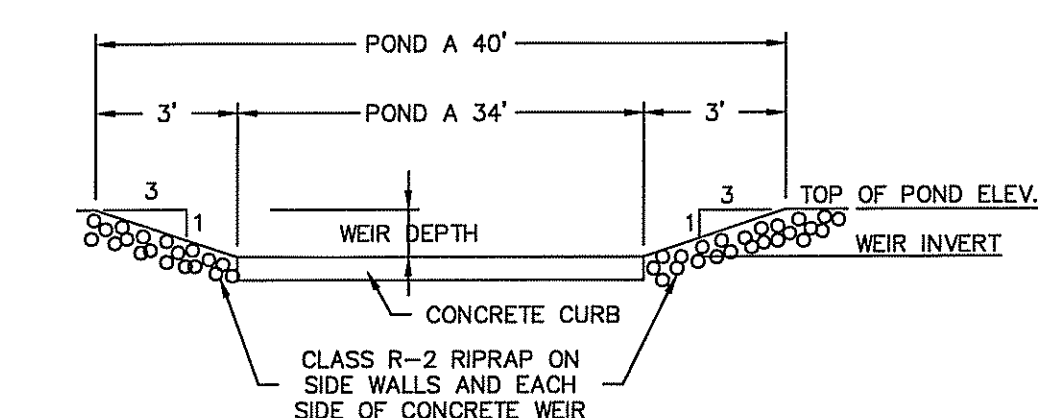


**Drainage Area C**

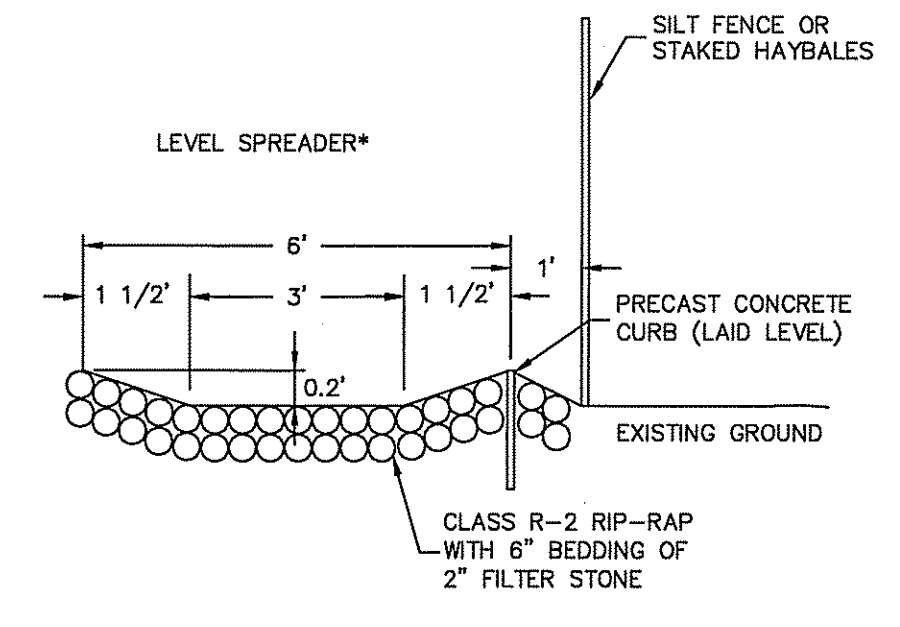
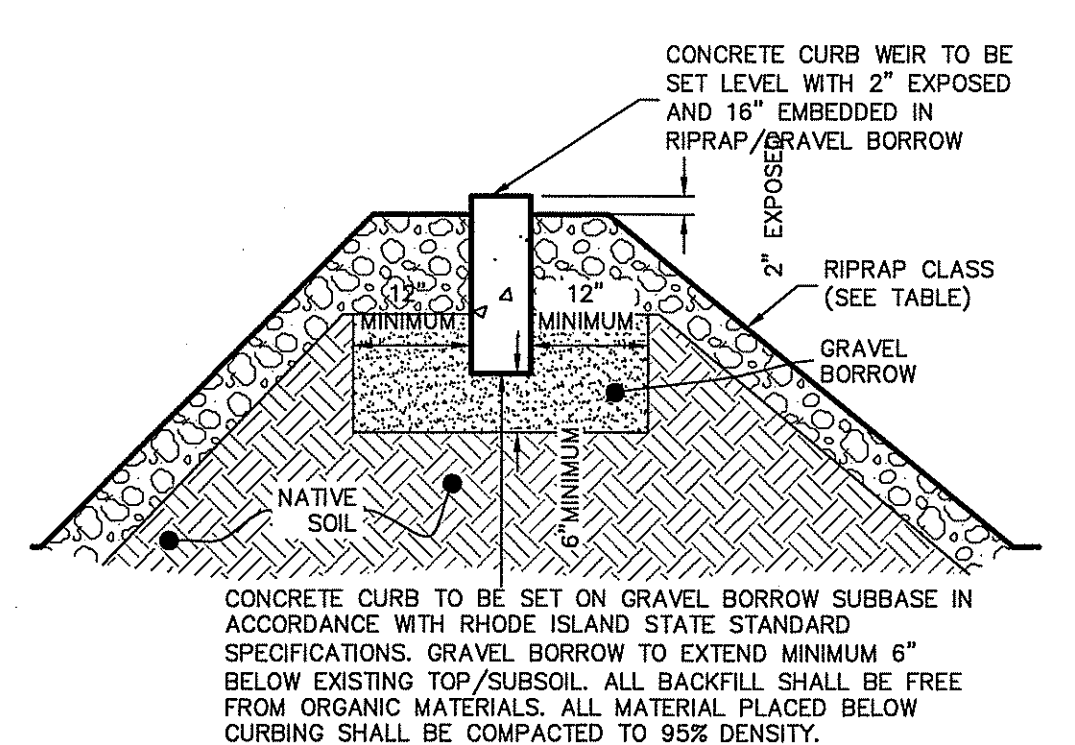


**Detention Pond Earthen Embankment**  
 NOT TO SCALE

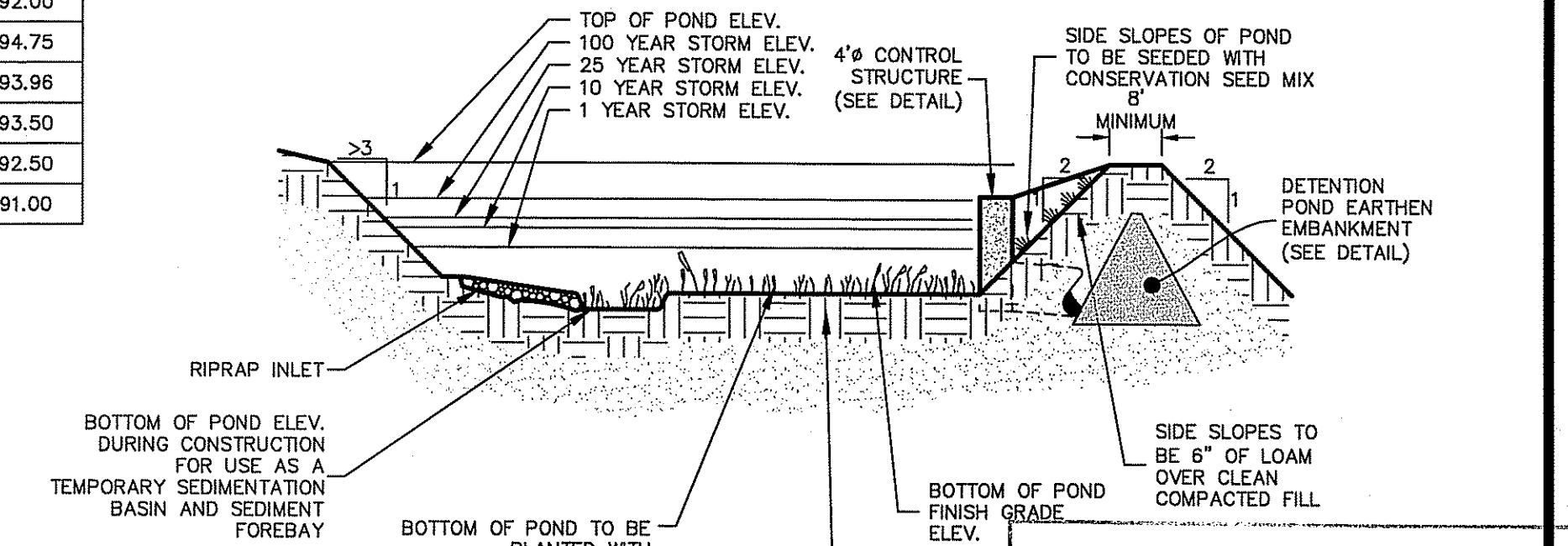
LOCATION	TOP OF POND ELEV.	WEIR INVERT	WEIR DEPTH
POND C	196.00	195.00	1.00



LOCATION	TOP OF POND ELEV.	WEIR INVERT	WEIR DEPTH	RIPRAP CLASS
POND C	197.00	196.50	0.50	R-2



DESCRIPTION	POND C
TOP OF POND ELEVATION	196.00
BOTTOM OF POND	192.00
100 YEAR STORM ELEVATION	194.75
25 YEAR STORM ELEVATION	193.96
10 YEAR STORM ELEVATION	193.50
1 YEAR STORM ELEVATION	192.50
SEASONAL HIGH GWT ELEVATION	191.00



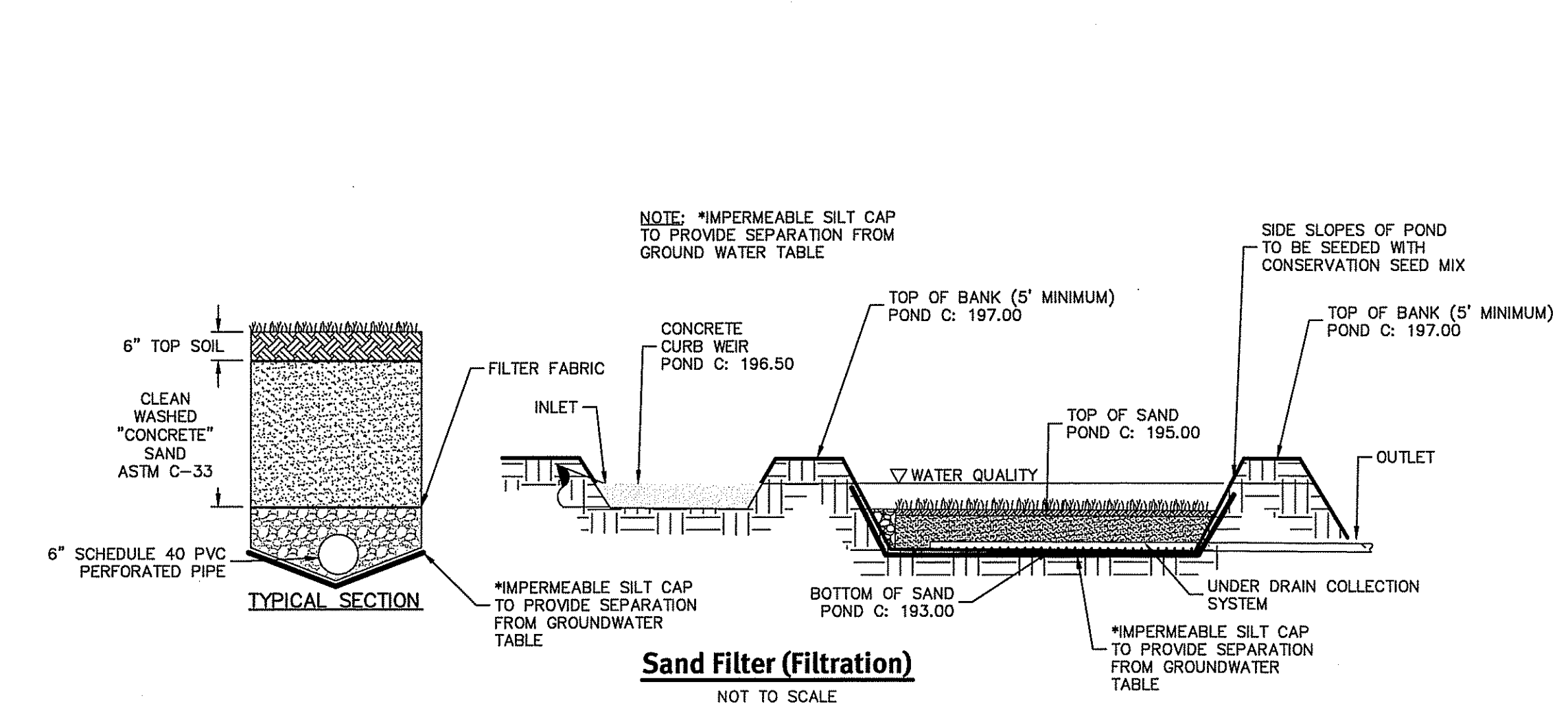
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**Emergency Spillway Detail**  
 NOT TO SCALE

**Curb Outlet Weir Cross Section**  
 NOT TO SCALE

**Level Spreader**  
 NOT TO SCALE

**Detention Pond Typical Cross Section**  
 NOT TO SCALE

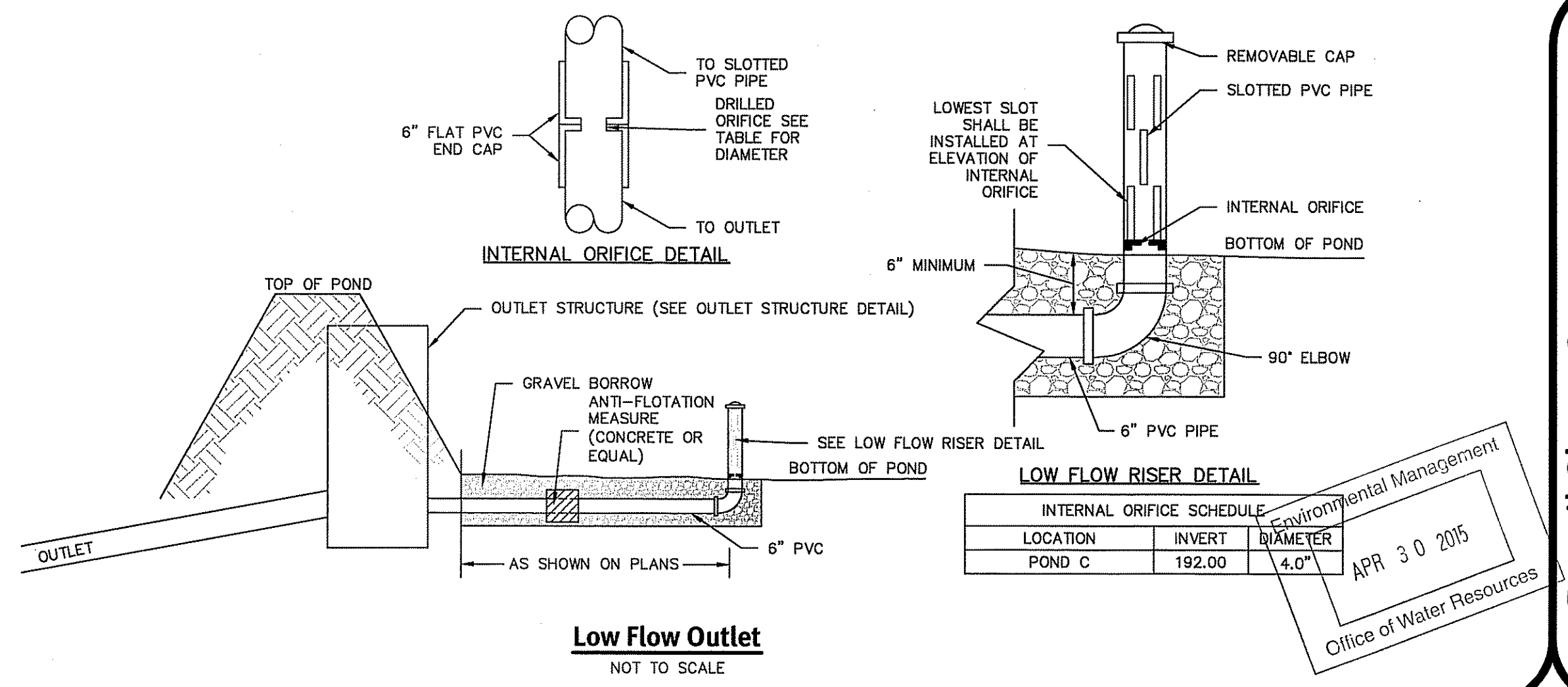


LOCATION	WIDTH	HEIGHT	QUANTITY
POND C	4.0	4.0	2

**INSTALLATION NOTES:**  
 1. UNROLL THE ANTI-SEEP AND ATTACH THE BOARDS TO THE EDGES TO FORM A SQUARE. (USE THE BOARDS AND NAILS PROVIDED.) (4"x4" AND LARGER)  
 2. CUT A ROUND HOLE IN THE CENTER OF THE RUBBER THAT IS SMALLER THAN THE PIPE SIZE (APPROX. 25% SMALLER). THIS WILL ALLOW THE RUBBER TO STRETCH OVER THE PIPE WHEN THE ANTI-SEEP IS INSTALLED ON THE PIPE. THIS SHOULD PROVIDE A NEARLY WATERPROOF SEAL BETWEEN THE PIPE AND THE ANTI-SEEP.  
 3. SLIP THE PIPE THROUGH THE ANTI-SEEP, INSPECT THE SEAL BETWEEN THE PIPE AND THE ANTI-SEEP, CAREFULLY BACKFILL AND COMPACT WITH SUITABLE SOIL.

**NOTE:**  
 AGRI DRAIN CORP. OR EQUAL

**Anti-Seep Collar**  
 NOT TO SCALE



INTERNAL ORIFICE SCHEDULE	LOCATION	INVERT	DIAMETER
DMH-C1	POND C	192.00	4.0"

APPROVED  
 APR 30 2015  
 Office of Water Resources

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02906  
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com  
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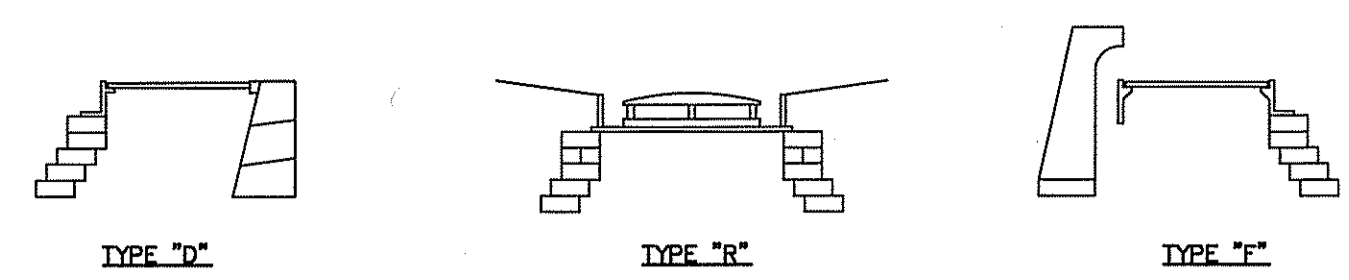
**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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No.	Date	Description	By:
1	02/28/2015	02/28/2015 Submittal	J.A.R.
2	03/02/2015	03/02/2015 Submittal	J.A.R.
3	03/02/2015	03/02/2015 Submittal	J.A.R.
4	03/02/2015	03/02/2015 Submittal	J.A.R.
5	03/02/2015	03/02/2015 Submittal	J.A.R.
6	03/02/2015	03/02/2015 Submittal	J.A.R.
7	03/02/2015	03/02/2015 Submittal	J.A.R.
8	03/02/2015	03/02/2015 Submittal	J.A.R.
9	03/02/2015	03/02/2015 Submittal	J.A.R.
10	03/02/2015	03/02/2015 Submittal	J.A.R.
11	03/02/2015	03/02/2015 Submittal	J.A.R.
12	03/02/2015	03/02/2015 Submittal	J.A.R.
13	03/02/2015	03/02/2015 Submittal	J.A.R.
14	03/02/2015	03/02/2015 Submittal	J.A.R.
15	03/02/2015	03/02/2015 Submittal	J.A.R.
16	03/02/2015	03/02/2015 Submittal	J.A.R.
17	03/02/2015	03/02/2015 Submittal	J.A.R.
18	03/02/2015	03/02/2015 Submittal	J.A.R.
19	03/02/2015	03/02/2015 Submittal	J.A.R.
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21	03/02/2015	03/02/2015 Submittal	J.A.R.
22	03/02/2015	03/02/2015 Submittal	J.A.R.
23	03/02/2015	03/02/2015 Submittal	J.A.R.
24	03/02/2015	03/02/2015 Submittal	J.A.R.
25	03/02/2015	03/02/2015 Submittal	J.A.R.
26	03/02/2015	03/02/2015 Submittal	J.A.R.
27	03/02/2015	03/02/2015 Submittal	J.A.R.
28	03/02/2015	03/02/2015 Submittal	J.A.R.
29	03/02/2015	03/02/2015 Submittal	J.A.R.
30	03/02/2015	03/02/2015 Submittal	J.A.R.
31	03/02/2015	03/02/2015 Submittal	J.A.R.
32	03/02/2015	03/02/2015 Submittal	J.A.R.
33	03/02/2015	03/02/2015 Submittal	J.A.R.
34	03/02/2015	03/02/2015 Submittal	J.A.R.
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41	03/02/2015	03/02/2015 Submittal	J.A.R.
42	03/02/2015	03/02/2015 Submittal	J.A.R.
43	03/02/2015	03/02/2015 Submittal	J.A.R.
44	03/02/2015	03/02/2015 Submittal	J.A.R.
45	03/02/2015	03/02/2015 Submittal	J.A.R.
46	03/02/2015	03/02/2015 Submittal	J.A.R.
47	03/02/2015	03/02/2015 Submittal	J.A.R.
48	03/02/2015	03/02/2015 Submittal	J.A.R.
49	03/02/2015	03/02/2015 Submittal	J.A.R.
50	03/02/2015	03/02/2015 Submittal	J.A.R.

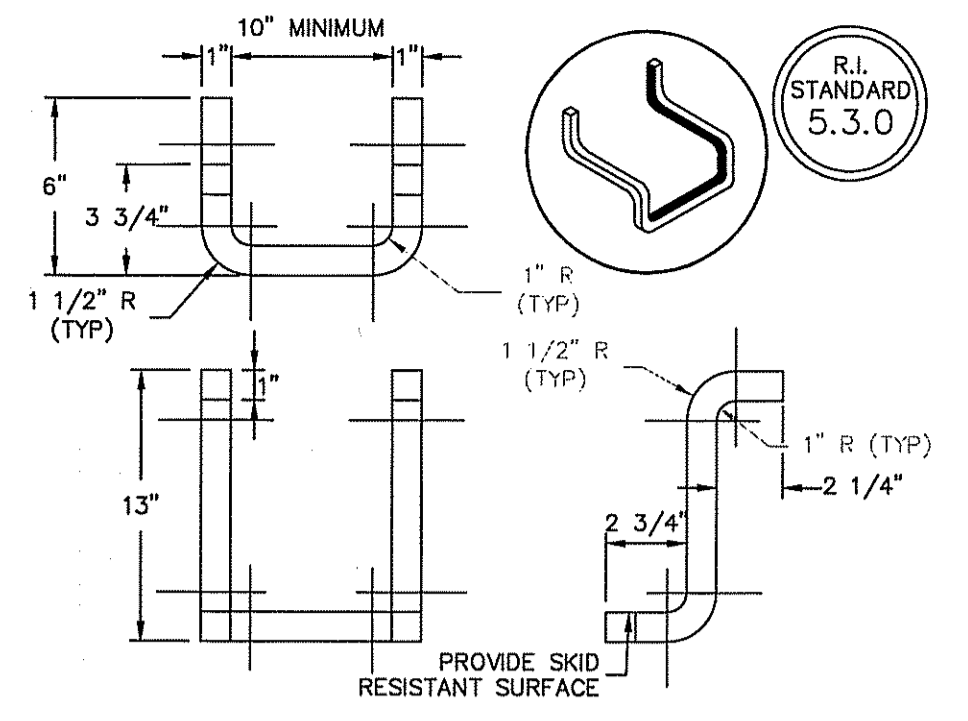
**Detail Sheet 2**  
**South County Trail Subdivision**  
 South Kingstown, Rhode Island  
**5 A Builders, LLC**  
 15 Hobertson Road, Narragansett, Rhode Island 02882  
 SHEET 10 OF 12





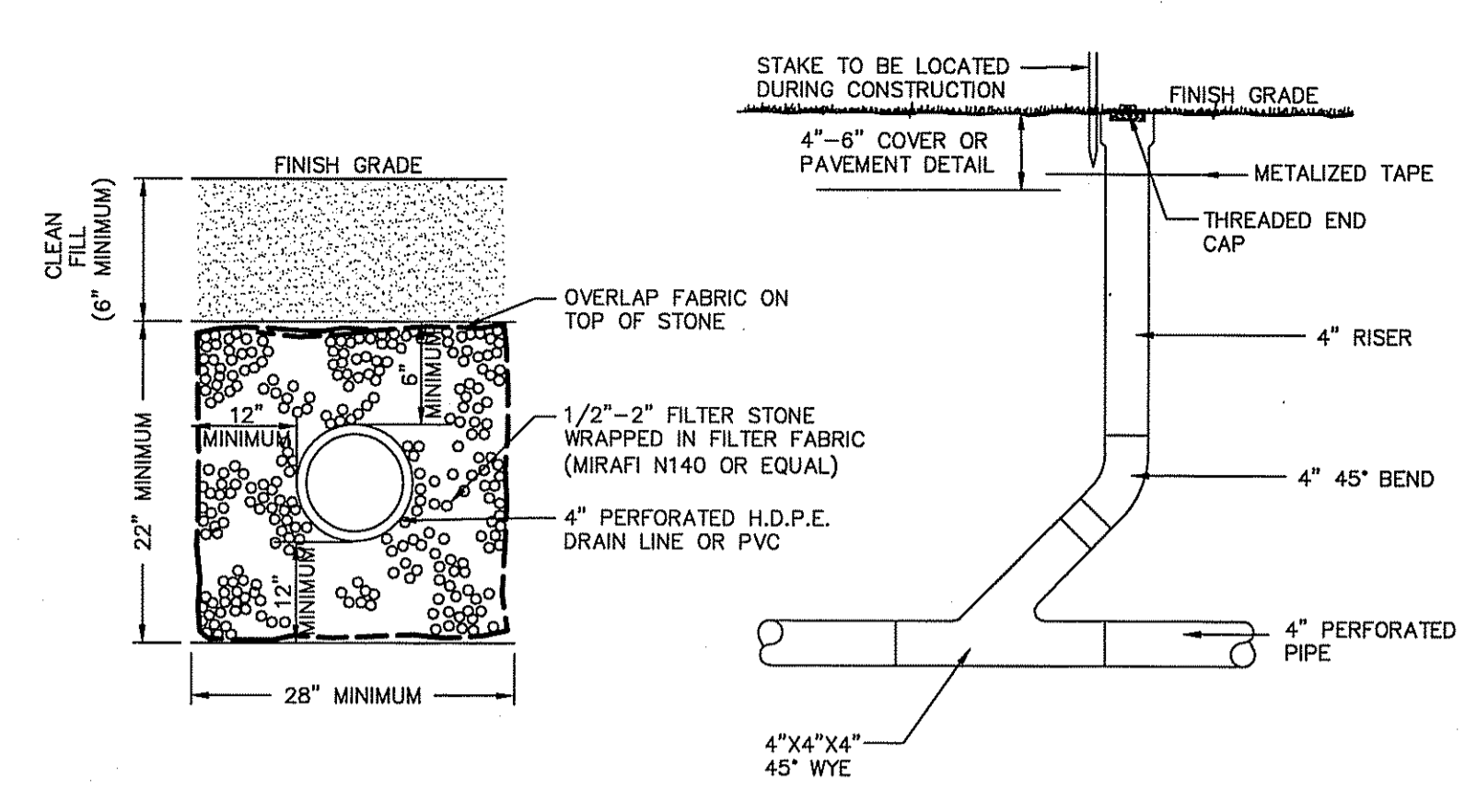
TYPE CATCH BASIN AS REQUIRED

STANDARD 4.4.0



- NOTES:
- STEPS SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
  - CROSS SECTION AREA MAY BE REDUCED UPON SUBMISSION OF CERTIFIED LOAD TESTS. STEPS MUST SUPPORT 300 LBS.
  - STOCK SHOWN IS 1" SQUARE WHICH MAY BE REPLACED BY 1"  $\phi$ .

Catch Basin And Manhole Step  
NOT TO SCALE



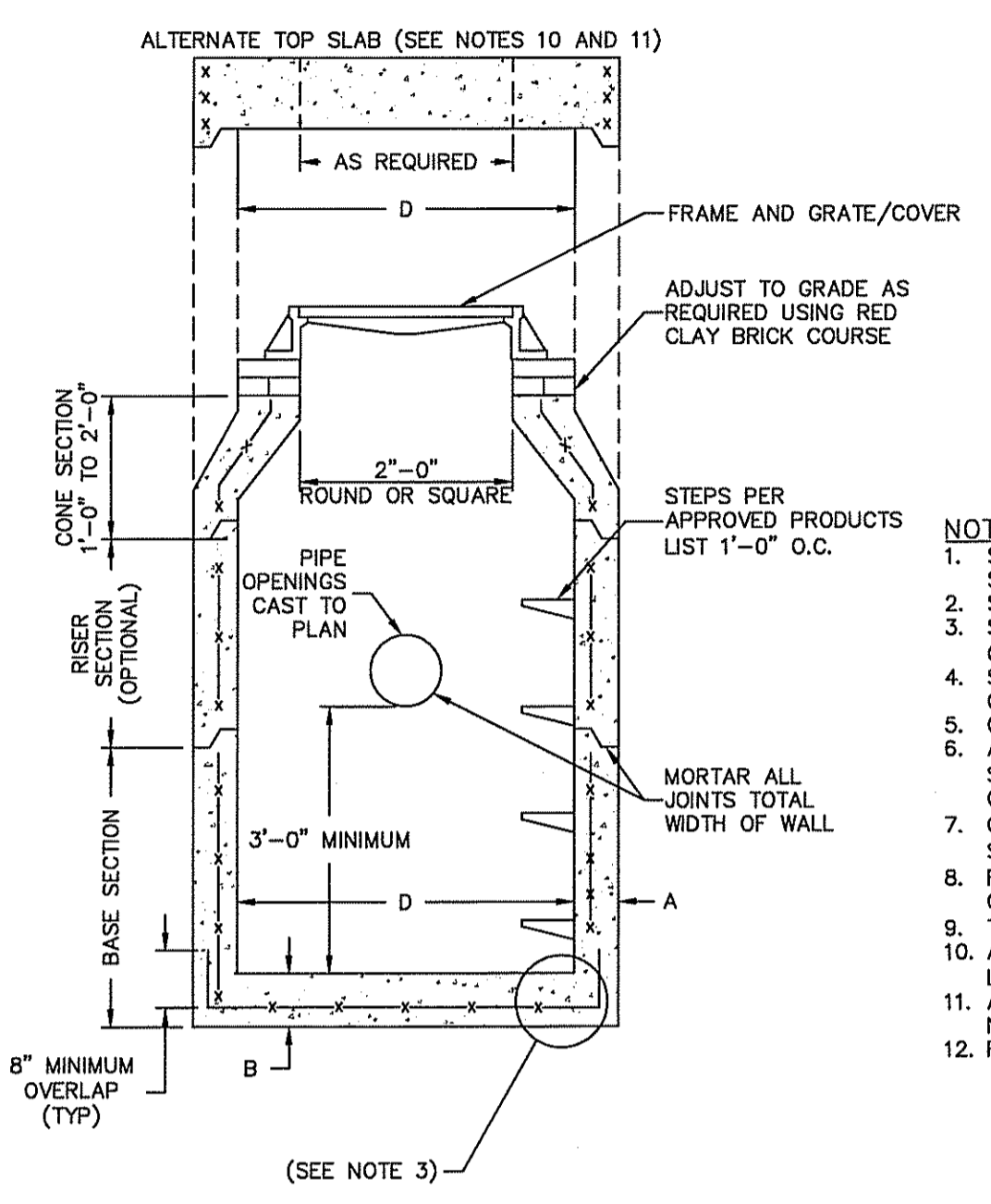
4" Subdrain (Underdrain) Cleanout And Trench (TYP)  
NOT TO SCALE

NOTES:

- ENCASE CLEANOUT IN CONCRETE WHEN INVERT IS 12" OR MORE BELOW FINISH GRADE.
- AT TERMINAL CLEANOUT REPLACE WYE WITH 45° BEND.
- SUBDRAIN AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON SUBDRAIN AREA PRIOR TO CONSTRUCTION.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAY 4, 2015 FILE # 15-0010  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Eric M. Prive*

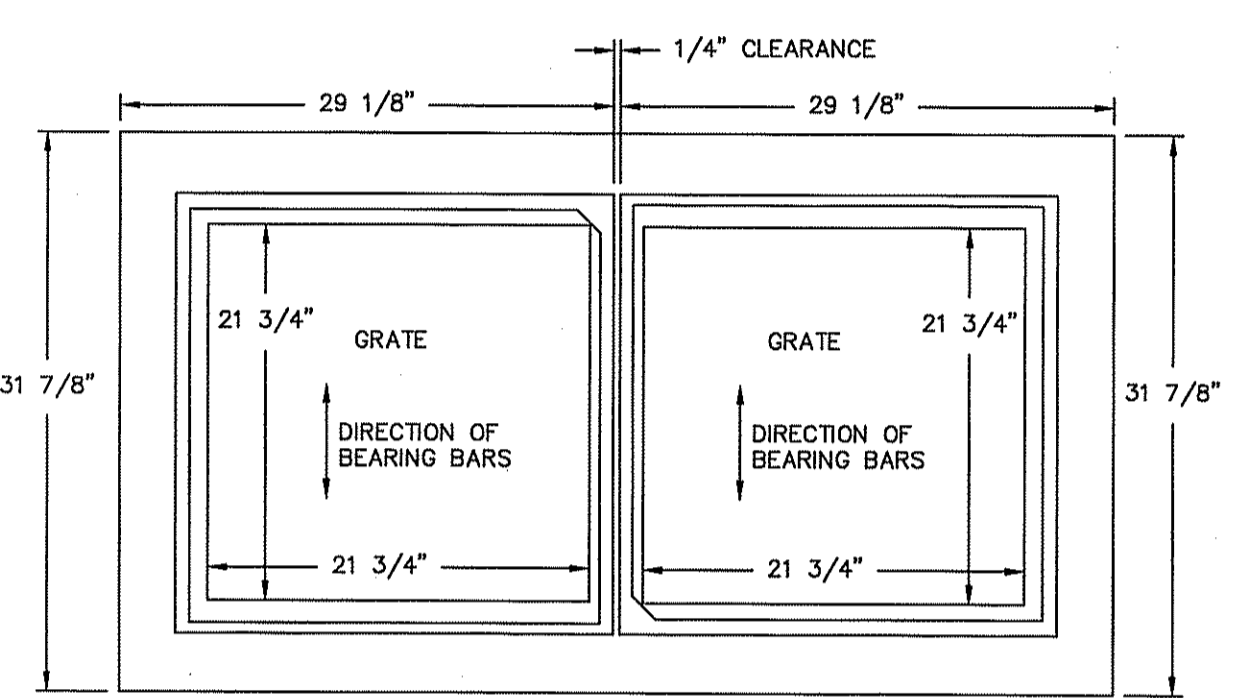
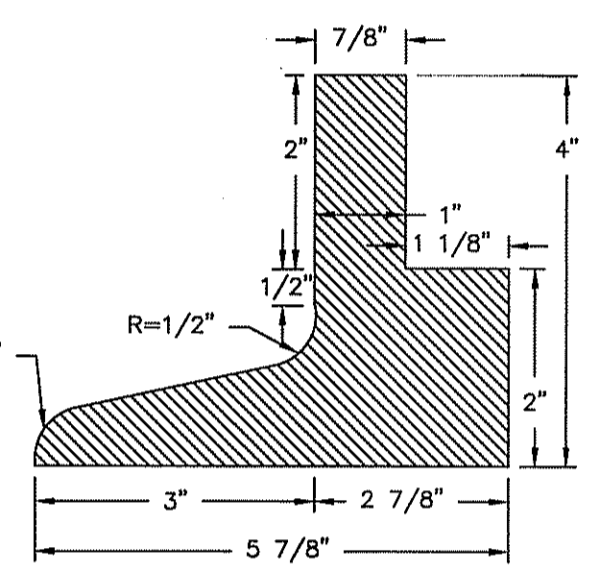
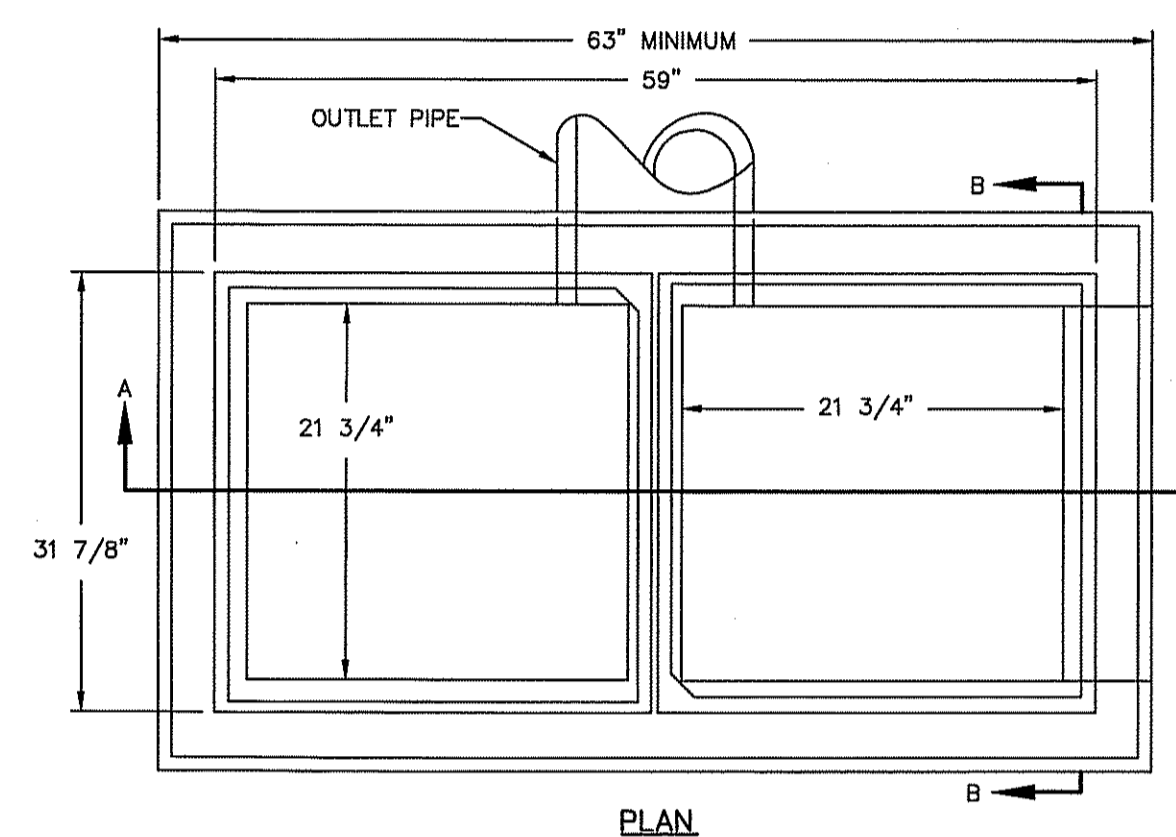


CATCH BASIN DIAMETER (D)	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*	
	A	B
4'-0"	5"	6"
5'-0"	6"	7"
6'-0"	7"	8"

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

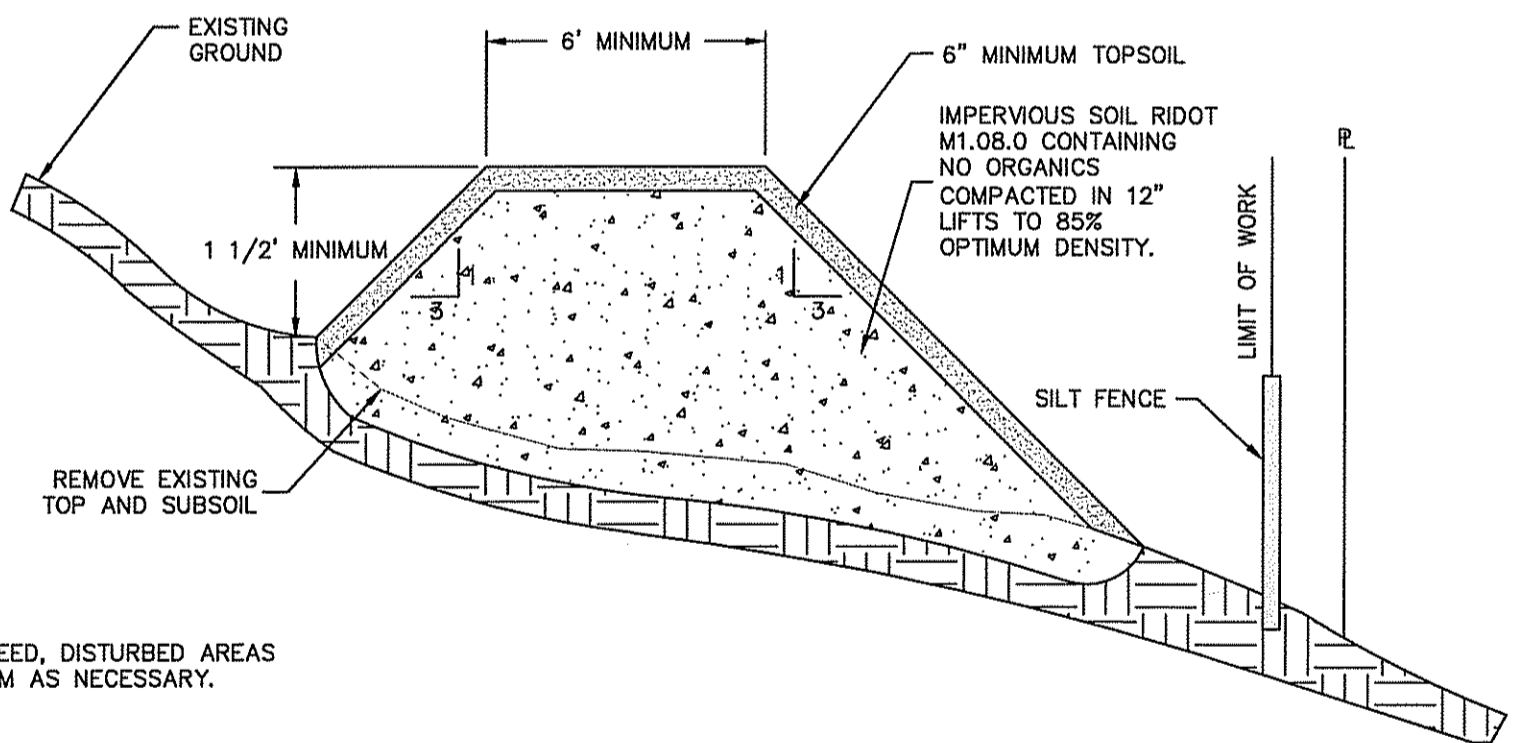
- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
  - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQUARE INCH/LIN. FOOT (BOTH WAYS).
  - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
  - ONE POUR MONOLITHIC BASE SECTION.
  - ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAWCUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
  - CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
  - FOR CATCH BASIN TYPES "D" AND "T" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
  - THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
  - ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.2.2).
  - ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
  - REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

Precast Round Catch Basin  
NOT TO SCALE



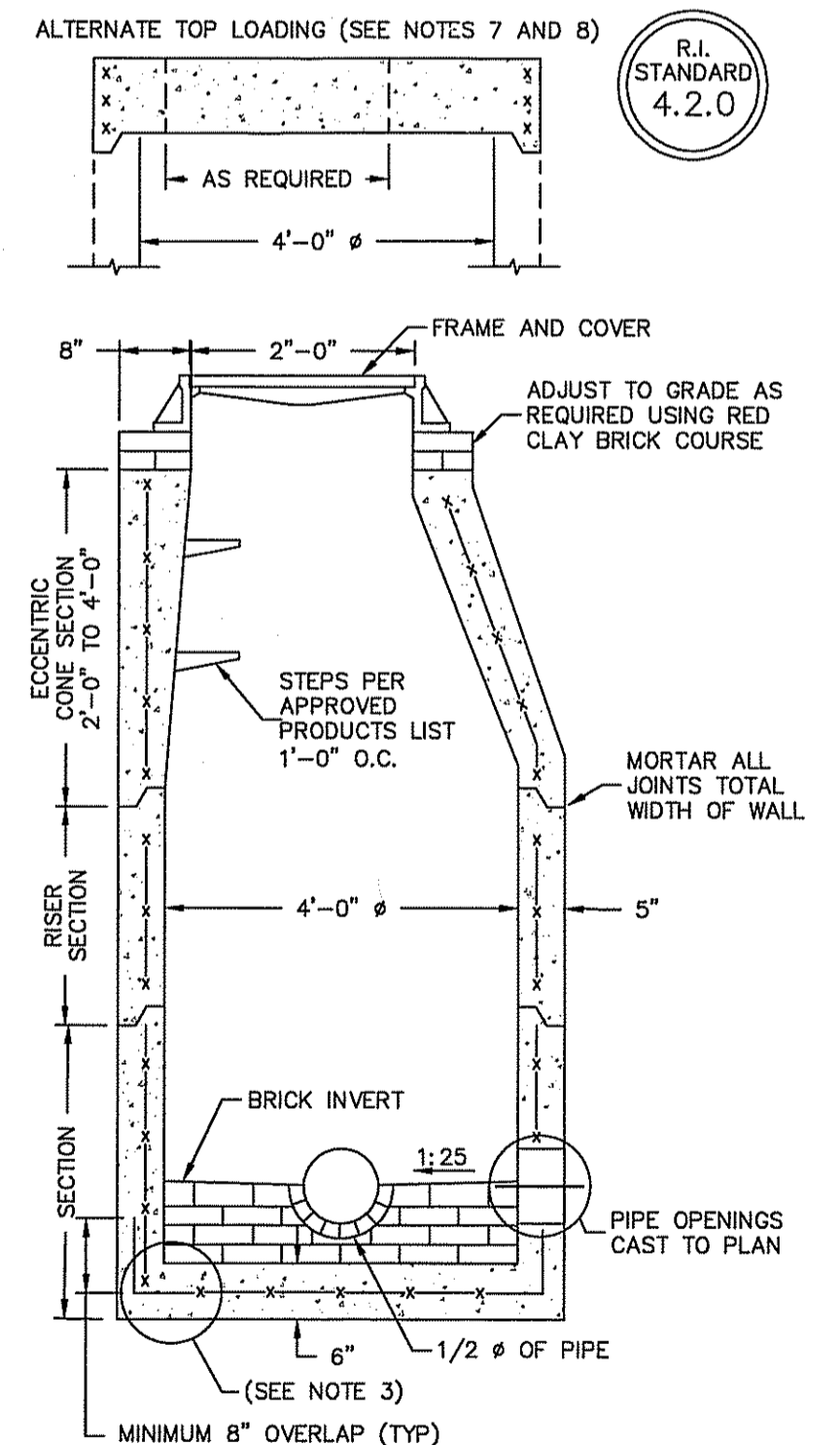
Double Catch Basin Frame  
NOT TO SCALE

2-3 FLANGE 4" C.I. FRAMES



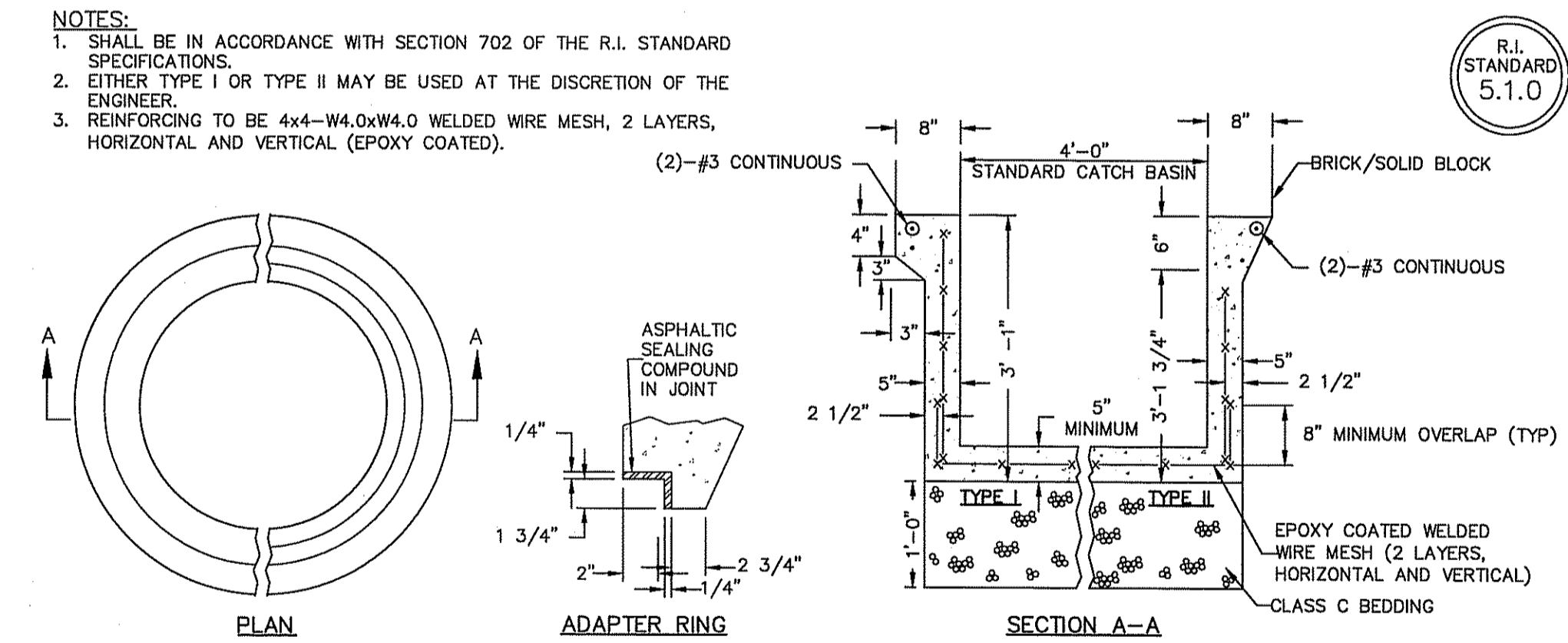
- NOTE:
- LOAM AND SEED, DISTURBED AREAS AROUND BERM AS NECESSARY.

Surface Water Diversion Berm  
NOT TO SCALE



- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  - CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQUARE INCH/LIN. FOOT MINIMUM.
  - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQUARE INCH/LIN. FOOT (BOTH WAYS).
  - ONE POUR MONOLITHIC BASE SECTION.
  - ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAWCUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
  - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
  - ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.2.2).
  - ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
  - REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

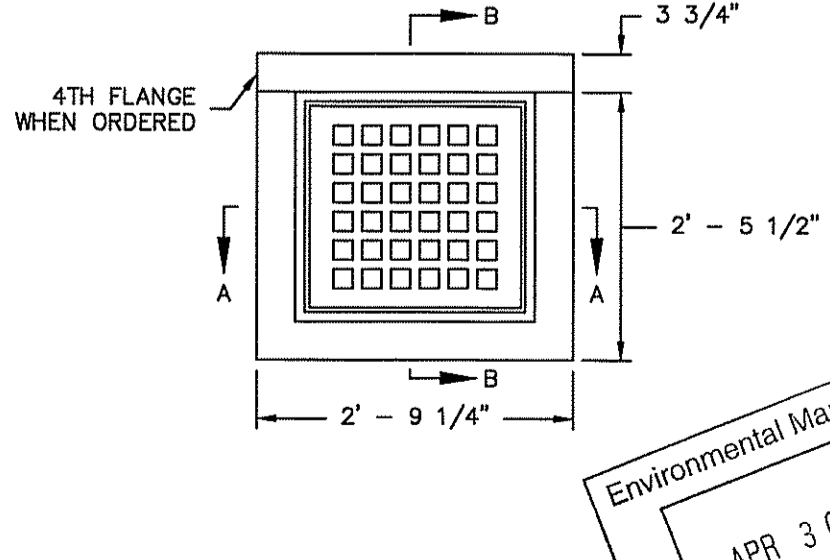
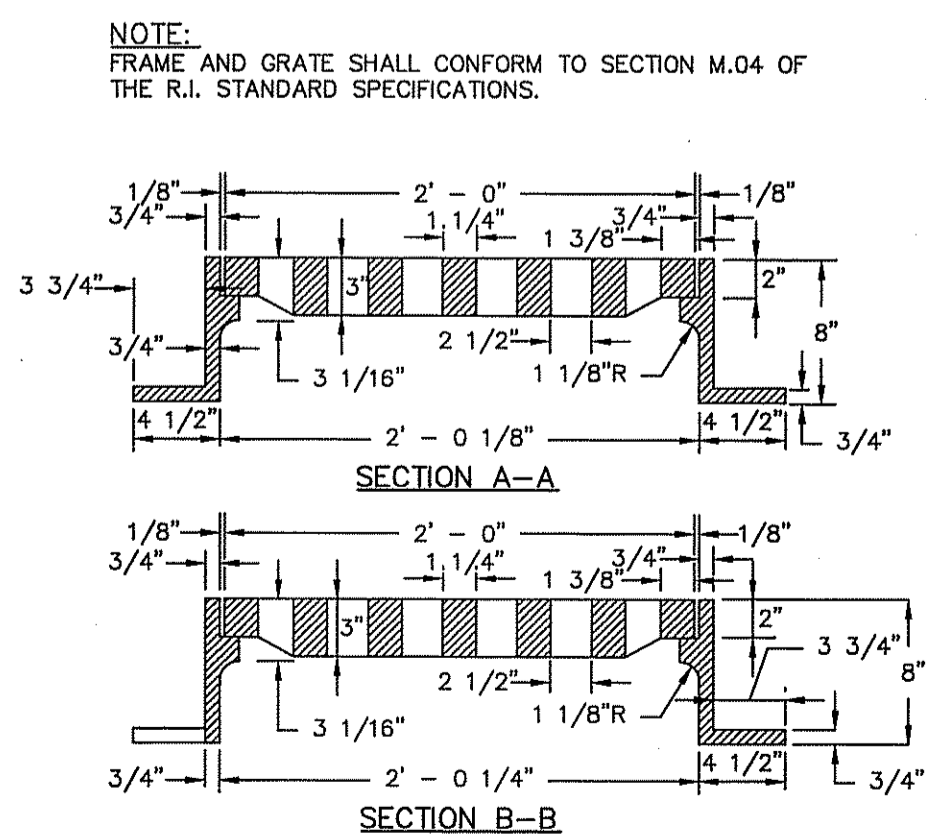
Precast 4'-0" Round Manhole  
NOT TO SCALE



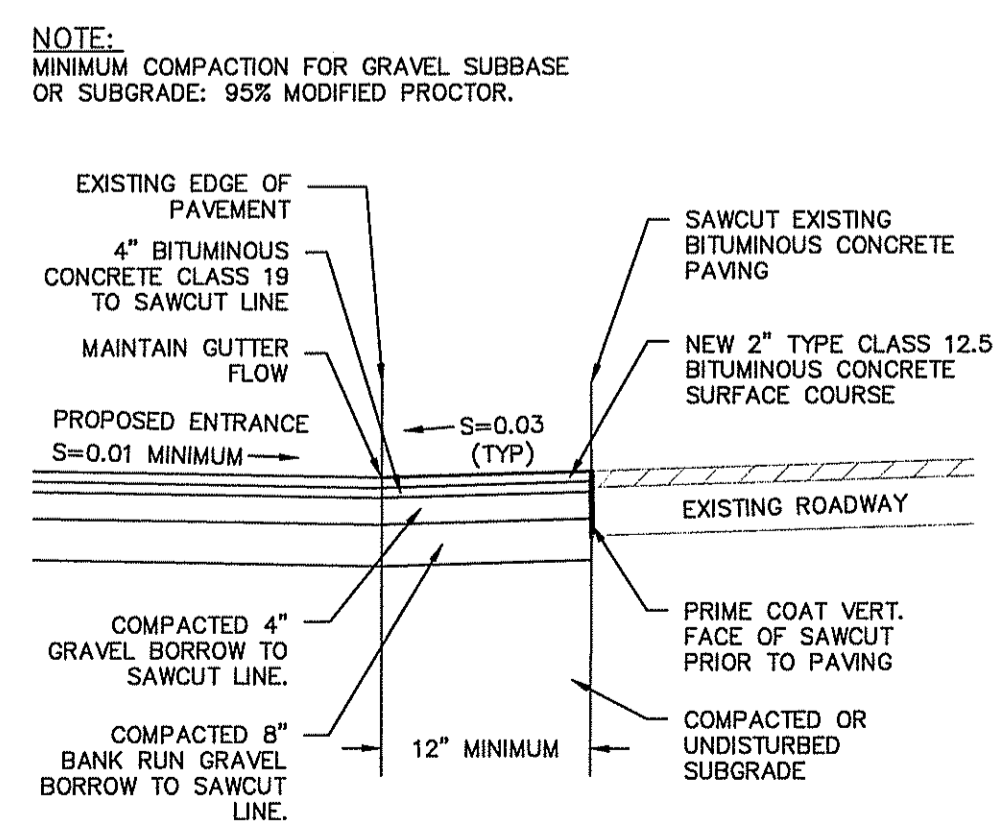
Precast Concrete Sump For Round Catch Basins (Wet Areas)  
NOT TO SCALE

- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  - EITHER TYPE I OR TYPE II MAY BE USED AT THE DISCRETION OF THE ENGINEER.
  - REINFORCING TO BE 4x4-W4.0x4.0 WELDED WIRE MESH, 2 LAYERS, HORIZONTAL AND VERTICAL (EPOXY COATED).

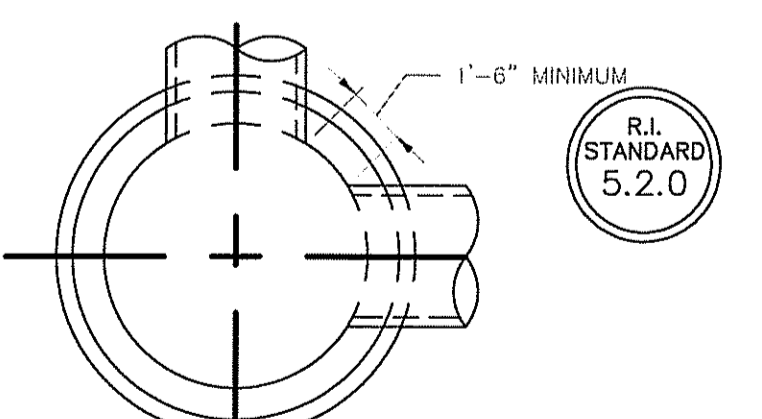
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



Square Frame And Grate  
NOT TO SCALE



Entrance Access Sawcut & Match  
NOT TO SCALE



CROSS SECTION OF MANHOLE OR CATCH BASIN

	4' MANHOLE OR CATCH BASIN	5' MANHOLE OR CATCH BASIN	6' MANHOLE OR CATCH BASIN
MAXIMUM PIPE O.D. STRAIGHT THROUGH TO 45° DEFLECTION	33 1/2" O.D. 27" R.C. PIPE	44" O.D. 36" R.C. PIPE	51" O.D. 42" R.C. PIPE
MAXIMUM PIPE O.D. 90° DEFLECTION	23" O.D. 18" R.C. PIPE	33 1/2" O.D. 27" R.C. PIPE	37" O.D. 30" R.C. PIPE

NOTES:

- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
- THE MINIMUM DISTANCE BETWEEN PIPES ENTERING MANHOLES AND CATCH BASINS MUST BE 1'-6". THE SIZE OF THE CATCH BASIN WILL BE DETERMINED BY THE PIPE SIZE AND ENTRY ANGLE. (SEE TABLE ABOVE.)

Round Manholes And Catch Basins Maximum Pipe Size  
Standard  
NOT TO SCALE

**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-3000 Fax: 401-644-6606 www.diprete-eng.com

**ERIC M. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

This regulatory submission set shall not be used for construction unless it is issued for construction and signed by a Diprete Engineering representative.

The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA performance in the implementation of this plan and design.

No.	Date	Description	By:	Design By: J.A.R.
1	12-28-2014	Initial Submission	J.A.R.	J.A.R.
2	1-29-2015	Revised Submission	J.A.R.	J.A.R.
3	4-27-2015	Revised Submission	J.A.R.	J.A.R.
4	5-29-2015	Revised Submission	J.A.R.	J.A.R.
5	7-23-2015	Revised Submission	J.A.R.	J.A.R.
6	7-23-2015	Revised Submission	J.A.R.	J.A.R.

**Detail Sheet 4**  
**South County Trail Subdivision**  
South Kingstown, Rhode Island

**5A Builders, LLC**  
Applicant  
15 Robertson Road, Narragansett, Rhode Island 02882

Environmental Management  
APR 30 2015  
Office of Water Resources