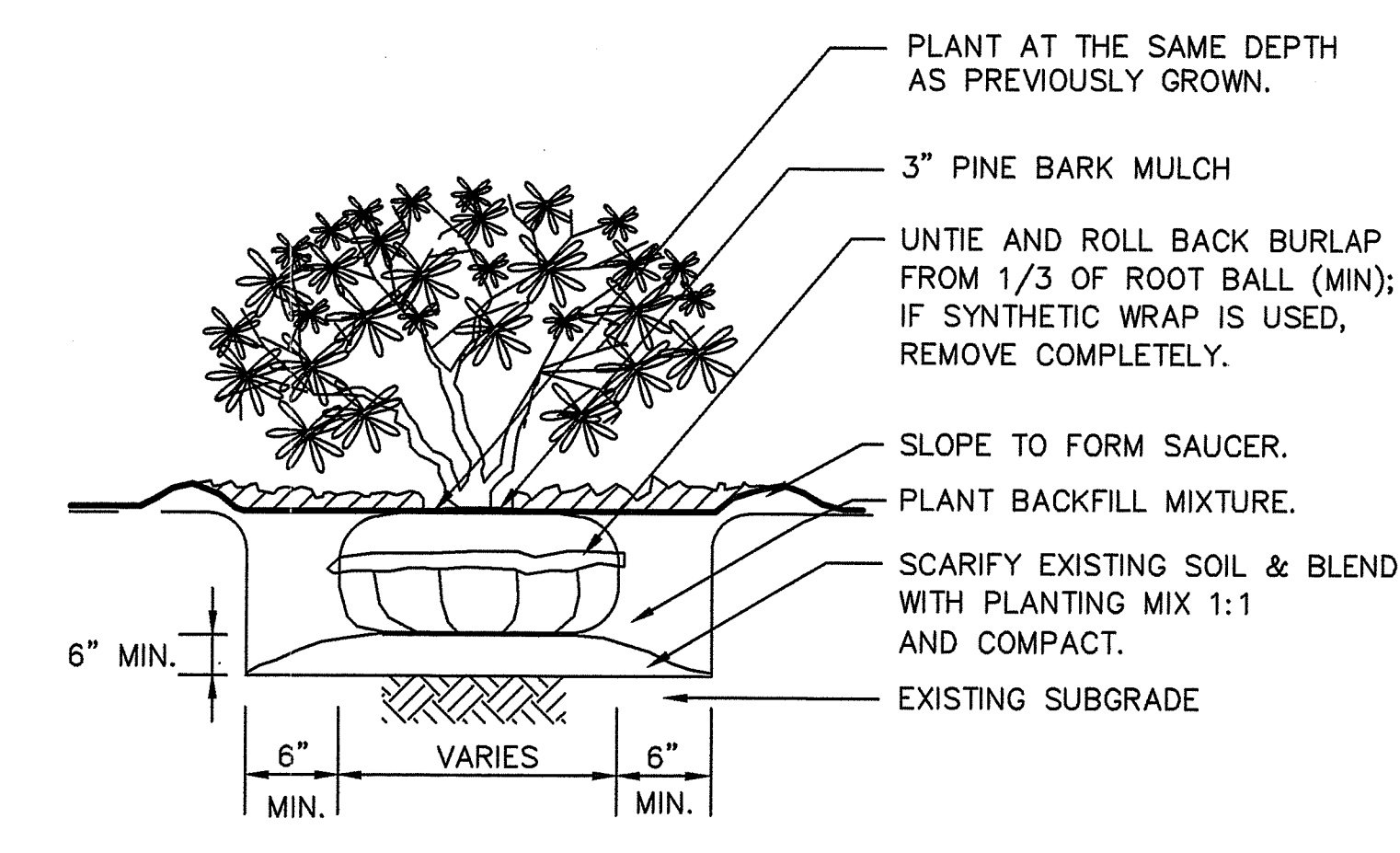
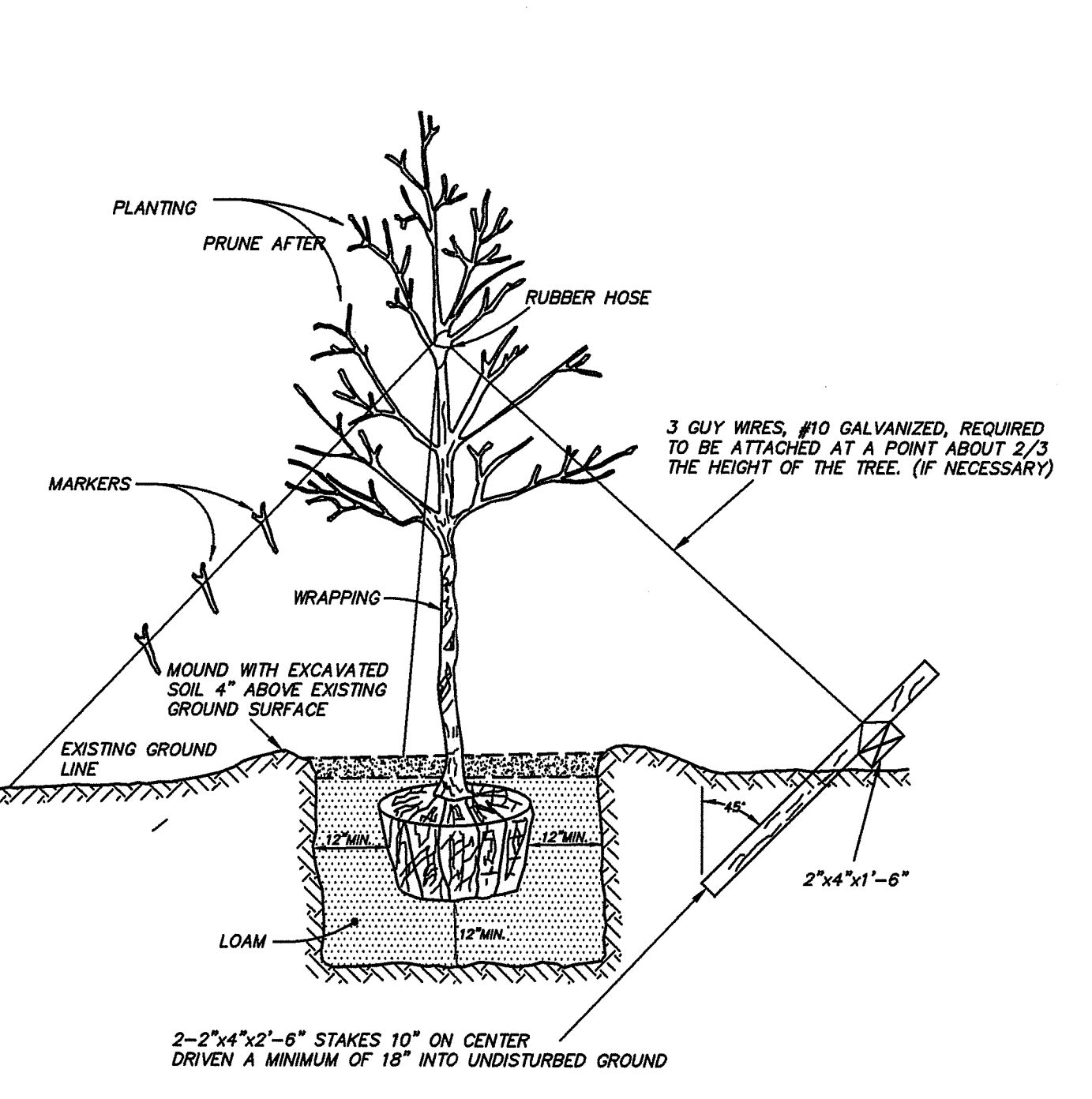


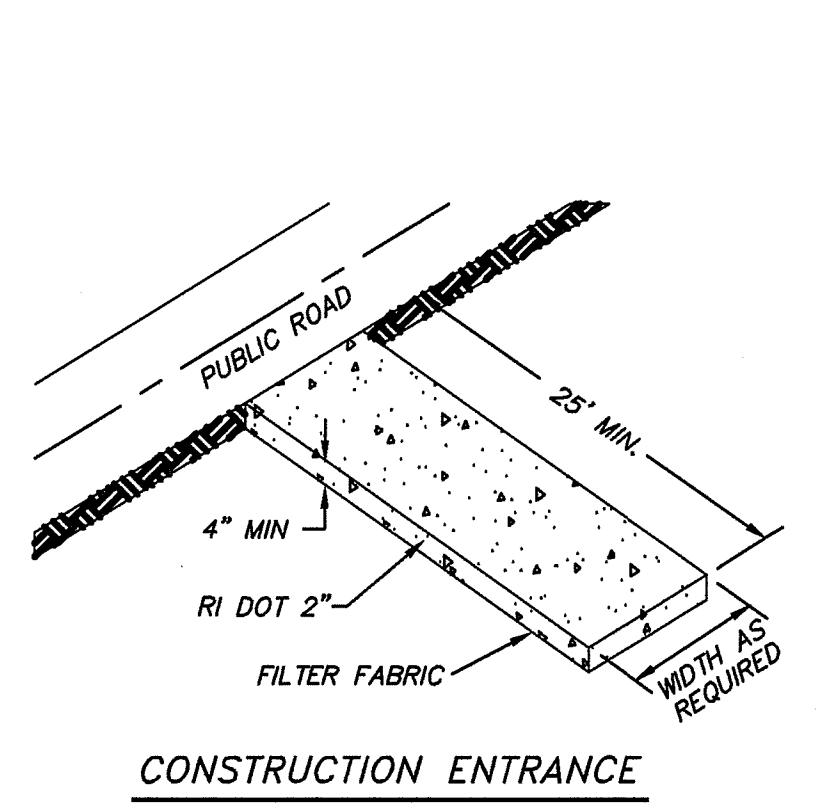
**LOAM-SOD DETAIL**  
NOT TO SCALE



**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE



**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE**

MATERIALS SIZE			
SQUARE MESH SIEVES (INCHES)	RIDOT 2\"/>		
2-1/2	100	90-100	100
2	95-100	35-70	90-100
1-1/2	30-55	0-15	35-70
1-1/4	0-25	0-25	—
1	0-5	—	0-15
3/4	—	0-5	—
1/2	—	—	0-5
3/8	—	—	—

**INSTALLATION REQUIREMENTS**  
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. A STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

**MAINTENANCE**  
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL PROGRAM**

PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES AND ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE.

CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES AND STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF ANY ISSUED PERMIT SHALL BE ADHERED TO.

THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.

**SEDIMENTATION CONTROL PROGRAM**

ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION AND EROSION CONTROLS. THIS WILL INCLUDE LOAMING AND SEEDING, MULCHING, HAYMATS, ETC., TO STABILIZE THE AREA.

ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.

DRYWELLS, GALLEYS, RAIN GARDENS, AND OTHER LEACHING FACILITIES SHALL BE THOROUGHLY PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION. IF SEDIMENTS ENTER FACILITIES DURING CONSTRUCTION, THE STRUCTURES SHALL BE CLEARED AND, IF NECESSARY, REMOVED AND REINSTALLED WITH ALL EXPENSE TO BE BORNE BY CONTRACTOR.

SHOULD SEDIMENTS ENTER A CRITICAL AREA, (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN AND RESTORE THE EFFECTED AREA.

SLOPE PROTECTION TO BE INSTALLED ON ANY DISTURBED AREAS SUBJECT TO EROSION.

EXTREME CARE SHALL BE TAKEN TO PREVENT SEDIMENT OR UNSUITABLE MATERIAL FROM ENTERING WETLANDS, ROADWAYS AND/OR DRAINAGE STRUCTURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES PROMPTLY AFTER EACH RAINFALL AND TO ENSURE THAT RUNOFF FLOW PATTERNS ARE NOT INHIBITED DURING RAINFALL AND/OR SNOWMELT.

REMOVED SEDIMENTS SHALL NOT BE STOCKPILED IN AREAS WHERE POTENTIAL EXISTS FOR TRANSPORT OF THESE SEDIMENTS VIA STORM FLOW TO WETLANDS OR OTHER UNDESIRABLE LOCATIONS.

SILT FENCE SHALL BE PLACED AS DESIGNATED ON PLAN AS WELL AS ANY AREAS WHERE CONDITIONS WARRANT DURING CONSTRUCTION.

ACCUMULATED SEDIMENTS SHALL BE REMOVED AS DIRECTED BY THE OWNER, ENGINEER, BIOLOGIST, APPLICANT, LOCAL OR STATE OFFICIALS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION ENTRANCE. AT A MINIMUM THE ENTRANCE SHALL BE SWEEPED FREE OF SEDIMENT AND DEBRIS AT THE END OF EACH WORK DAY.

**SUGGESTED BIORETENTION AREA PLANT LIST**

SPECIES	COMMON NAME	PLANT TYPE
Amelanchier arborea	SERVICEBERRY	TREE
Amelanchier canadensis	SHADBUSH	SHRUB
Amelanchier laevis	ALLEGHENY SERVICEBERRY	TREE
Arctostaphylos uva-ursi	BEARBERRY	SHRUB
Asclepias tuberosa	BUTTERFLY MILKWEED	PERENNIAL
Carex stricta	TUSsock SEDGE	SHRUB
Clethra alnifolia	SWEET PEPPERBUSH	SHRUB
Comptonia peregrina	SWEET FERN	SHRUB
Cornus amomum	SILKY DOGWOOD	SHRUB
Cornus racemosa	GRAY DOGWOOD	SHRUB
Cornus sericea	REDSIER DOGWOOD	SHRUB
Eupatorium purpureum	JOE PYE WEED	PERENNIAL
Ilex glabra	INKBERRY HOLLY	SHRUB
Ilex opaca	AMERICAN HOLLY	TREE
Ilex verticillata	WINTERBERRY HOLLY	SHRUB
Morella (Myrica) pensylvanica	BAYBERRY	SHRUB
Panicum virgatum	SWITHGRASS	GRASS
Photinia melanocarpa	BLACK CHOKEBERRY	SHRUB
Photinia pyrifolia	RED CHOKEBERRY	SHRUB
Symphoricarpon novae-angliae	NEW ENGLAND ASTER	PERENNIAL
Vaccinium corymbosum	HIGHBUSH BLUEBERRY	SHRUB
Vernonia noveboracensis	NEW YORK IRONWEED	PERENNIAL
Viburnum dentatum	ARROWOOD	SHRUB

PLANT SPECIES WERE SELECTED FROM THE RHODE ISLAND COASTAL PLANT GUIDE PREPARED BY THE URI CELS AND RI CRMC. ONLY THOSE NATIVE PLANTS THAT ARE SUITABLE FOR RAIN GARDENS AND ARE TOLERANT OF FULL SUN AND DROUGHT ARE SHOWN HERE.

TREES SHALL BE PLANTED WITH A DENSITY OF NO MORE THAN ONE PER 250 SF, SPACED 15 FT ON CENTER. SHRUBS SHALL BE PLANTED 5-10 FT ON CENTER AND HERBACEOUS VEGETATION PLANTED 2.5 FT ON-CENTER.

**SOIL STABILIZATION & PLANTING PROGRAM**

**ACCEPTABLE PLANTING MATERIALS:**  
LOAM - THE MATERIAL TO BE FURNISHED SHALL CONSIST OF LOOSE, FRIABLE, SANDY LOAM OR LOAM TOPSOIL FREE OF A MIXTURE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, BRUSH, WEEDS AND OTHER MATERIAL WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED.

**SEED MIXTURES - ALL LEGUME SEED SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING WITH THE APPROPRIATE INOCULUM FOR EACH VARIETY. ALL INOCULA SHALL BE FRESH AND SHALL BE USED WITHIN THE DATE LIMIT PRESCRIBED BY THE MANUFACTURER.**

FOR RELATIVELY FLAT SLOPES:

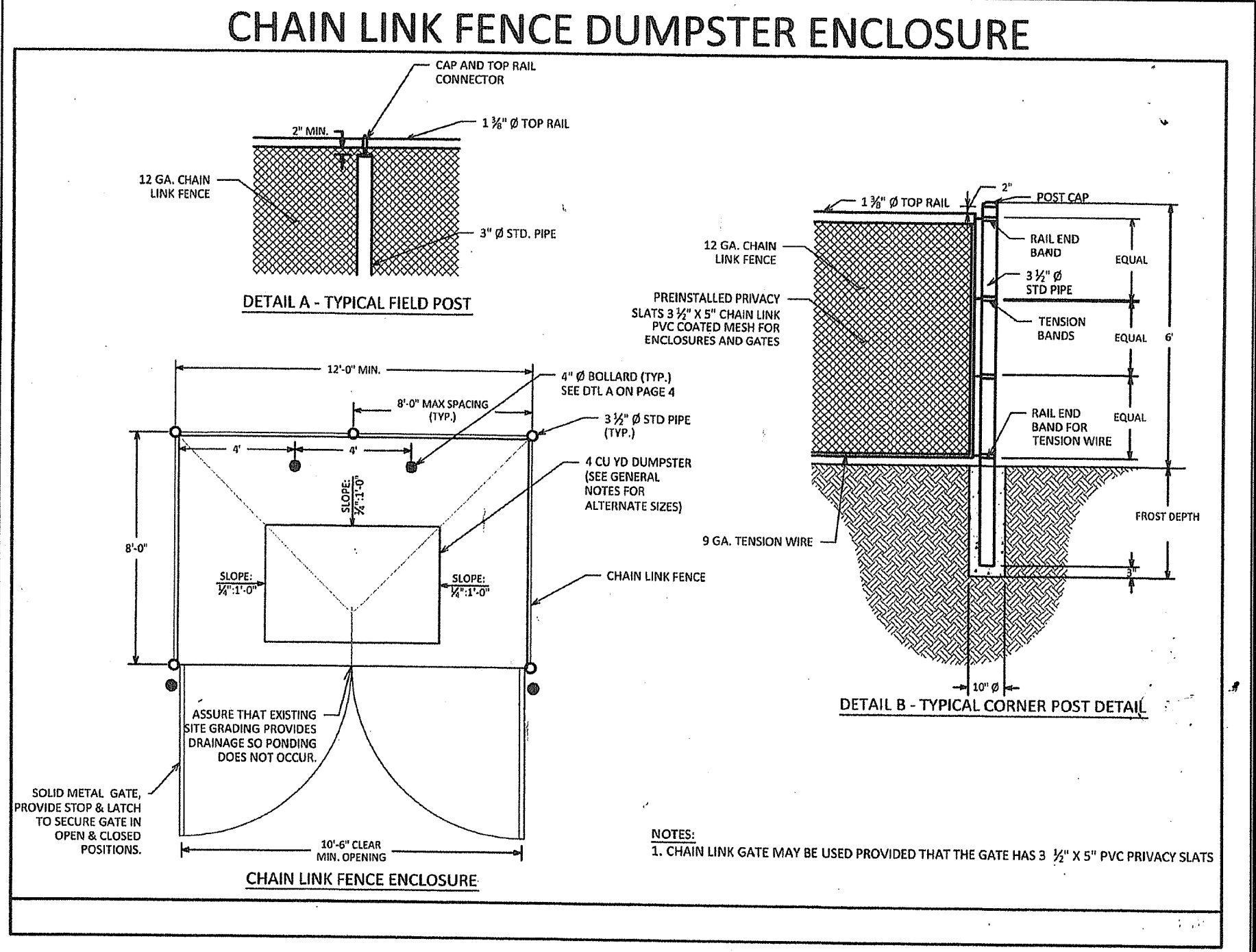
MIX	% BY WEIGHT
RED FESCUE - CHEWING'S PENNLAWN OR CREEPING	70
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
PERENNIAL RYEGRASS	10

- SEEDING RATE = 100 LBS. PER ACRE FOR STEEP SLOPES 3:1 OR GREATER

MIX	% BY WEIGHT
RED FESCUE - PENNLAWN OR CREEPING	75
PERENNIAL RYEGRASS	5
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
BIRDSFOOT TREFOIL - EMPIRE	15

- SEEDING RATE: 100 LBS. PER ACRE

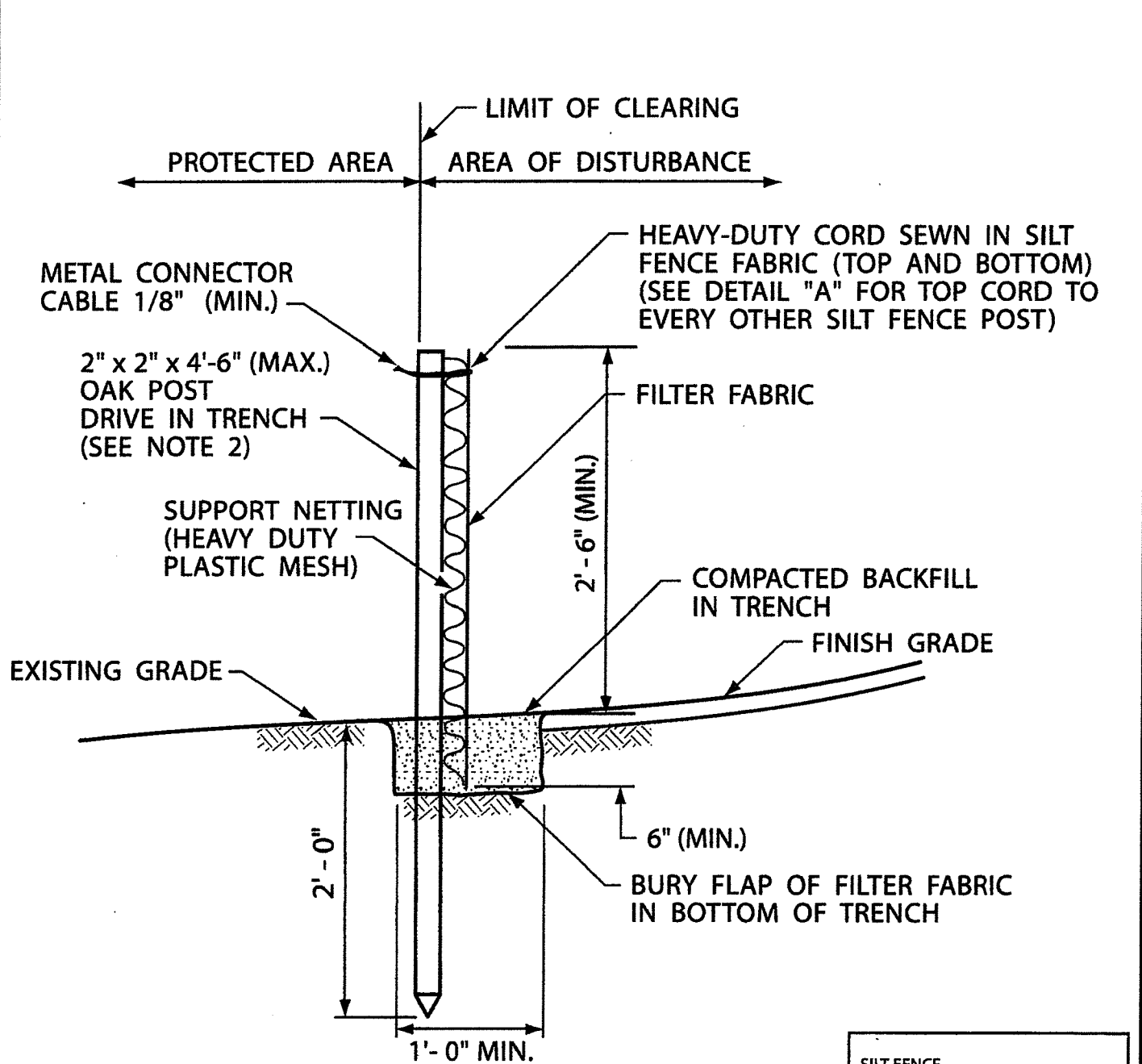
THE ACCEPTED PLANTING SEASON SHALL BE BETWEEN APRIL 1ST AND OCTOBER 15TH. CONTRACTOR SHOULD COORDINATE ON ALL DISTURBED AREAS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR (4) INCHES OF LOAM ON AREAS UP TO 10% IN GRADE. ALL AREAS OVER 10% SHALL RECEIVE A MINIMUM OF SIX (6) INCHES.



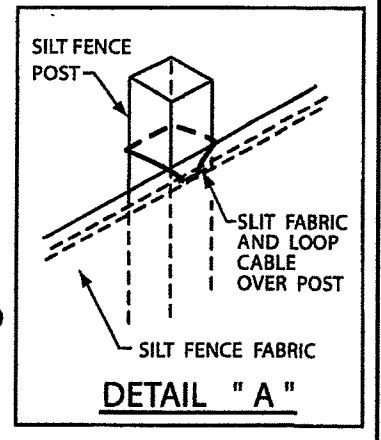
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED FEB 22, 2021 FILE # 19-0346  
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Nancy L. Freeman*

**Installation of Silt Fence**



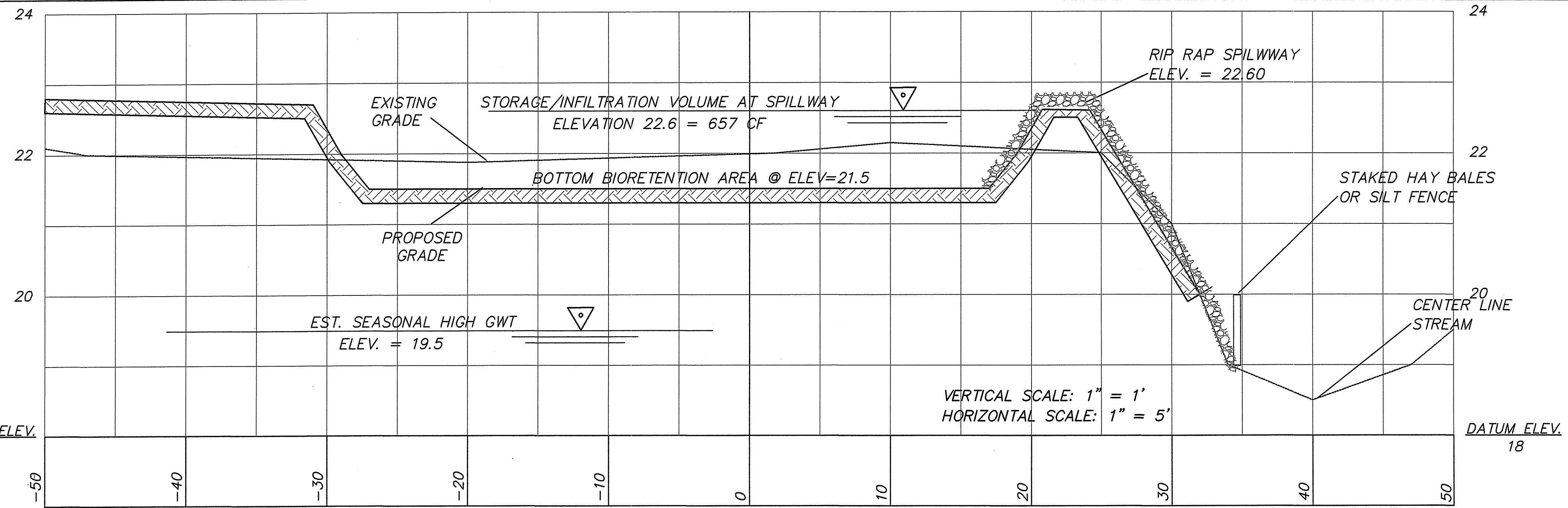
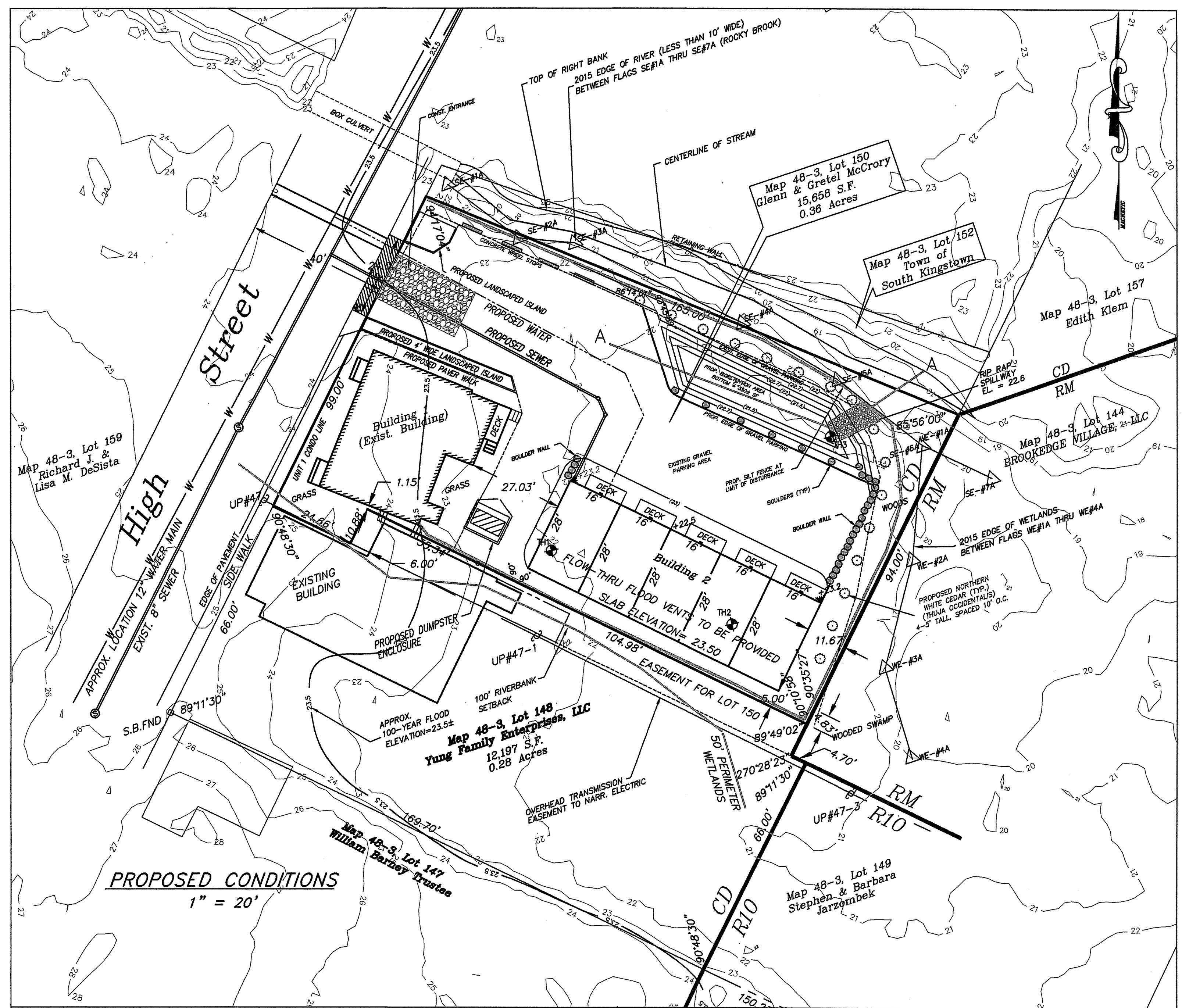
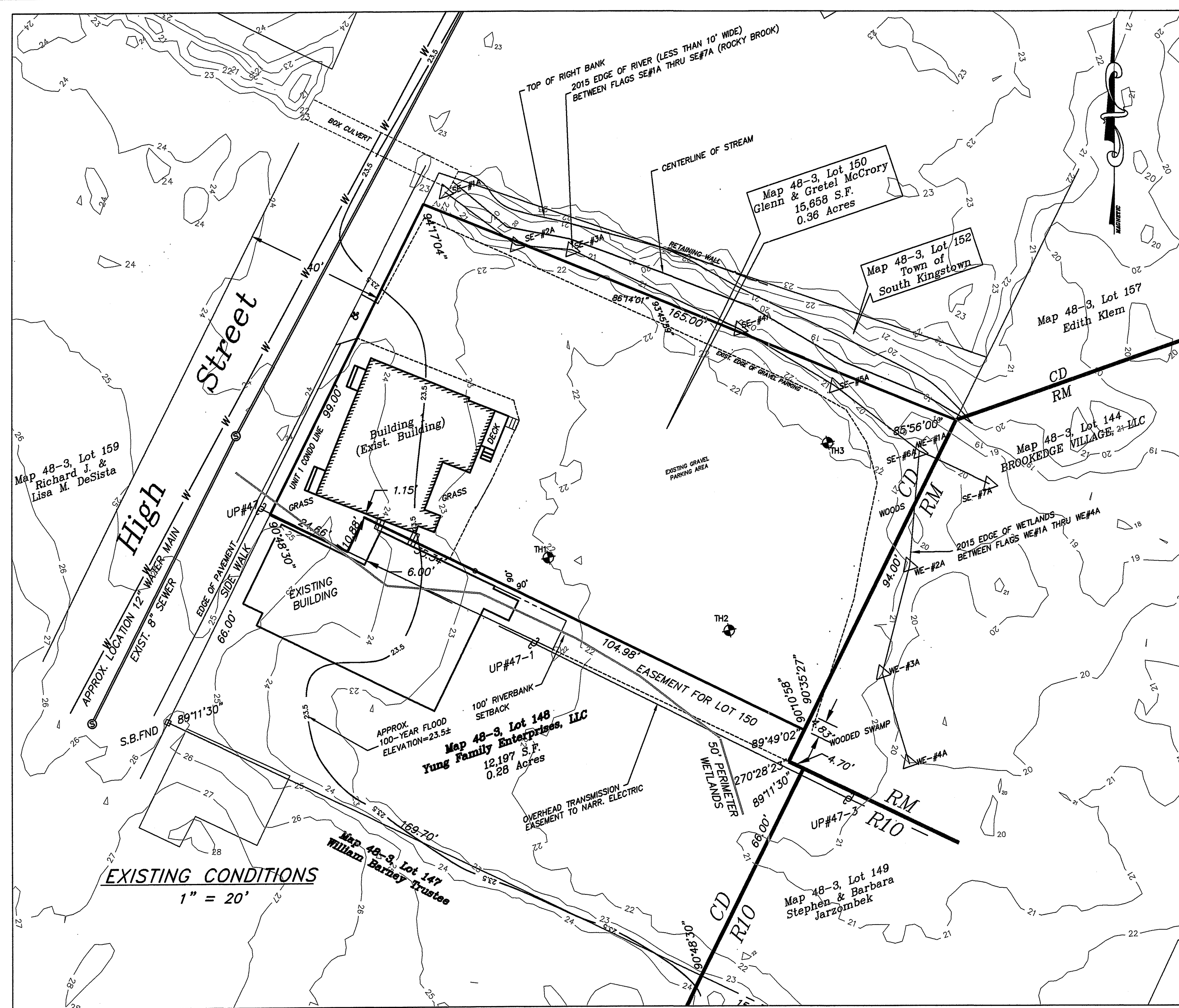
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  - 2" x 2" x 4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  - 1" x 1" x 4'-6" (MIN.)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



**GARY C. LAMOND**  
No. 7123  
REGISTERED PROFESSIONAL ENGINEER CIVIL  
GCL GCL  
GCL GCL  
SCALE: AS SHOWN

**TITLE: PROPOSED SITE PLAN**  
**PROJECT:** A.P. 48-3 LOT 150  
507-509 HIGH STREET  
SO. KINGSTOWN, RHODE ISLAND  
**CLIENT:** GLENN & GRETEL McCRORY  
**GARY C. LAMOND, PE, LLC**  
194 HATCHERY ROAD  
NORTH KINGSTOWN, RI 02852

**PROJ. NO:** 2019074  
**DATE:** 12/5/19  
**2/5**  
**REVISED:** 12/8/2020

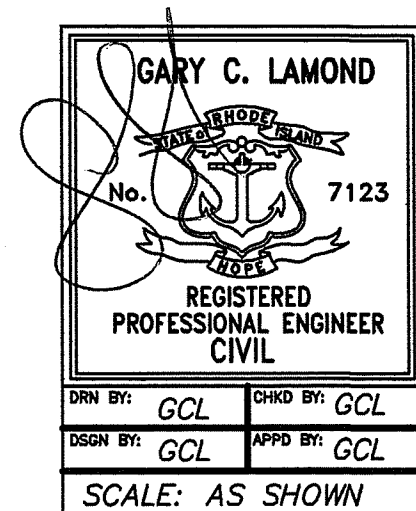


Type	UnAdjusted Volume (CF)	Adjusted Volume (CF)	Comparison Area (SF)
In Cut:	0.00	0.00	0.00
In Fill:	9,517.95	9,517.95	8,018.38
Undisturbed:	0.00	0.00	0.00
Total:	9,517.95	9,517.95	8,018.38

SUBTRACTING THE VOLUME RESTORED FROM THE REMOVAL OF THE EXISTING BUILDINGS (718 CF) YIELDS A NET REDUCTION IN FLOOD STORAGE OF 8800 CF.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
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 DATED FEB 22, 2021 FILE # 19-0346  
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*Nancy L. Freeman*



**TITLE: PROPOSED SITE PLAN**

**PROJECT:** A.P. 48-3 LOT 150  
 507-509 HIGH STREET  
 SO. KINGSTOWN, RHODE ISLAND

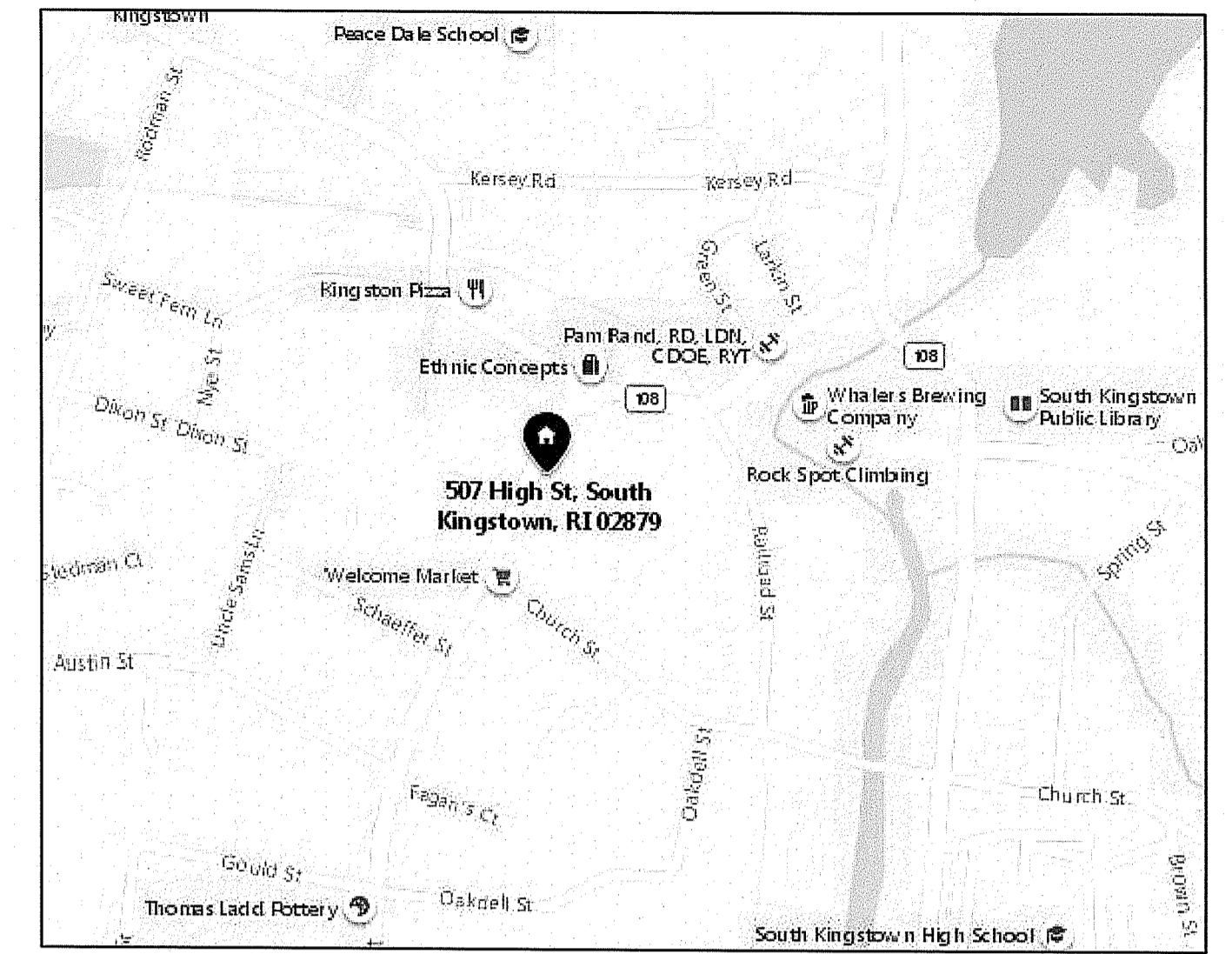
**CLIENT:** GLENN & GRETEL McCORRY  
**GARY C. LAMOND, P.E. LLC**  
 194 HATCHERY ROAD  
 NORTH KINGSTOWN, RI 02852

**PROJ. NO:** 2019074  
**DATE:** 12/5/19

3/5

**REVISED:** 12/8/2020

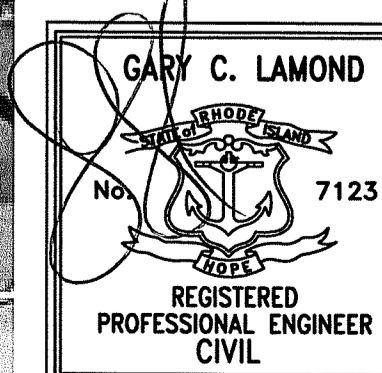
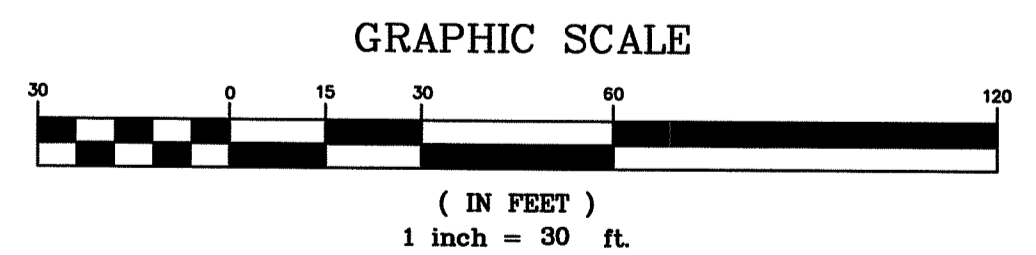
SECTION A-A



ELEVATION OF WEIR FLOW = 21.7±  
 ESTIMATED 100-YEAR FLOOD ELEVATION = 23.5±  
 AREA OF REACH = 222,520± SF  
 PROPOSED FLOODPLAIN DISPLACEMENT = 8800±  
 RISE IN FLOOD PLAIN OVER REACH AREA = 0.0395 FT. = 0.47 IN.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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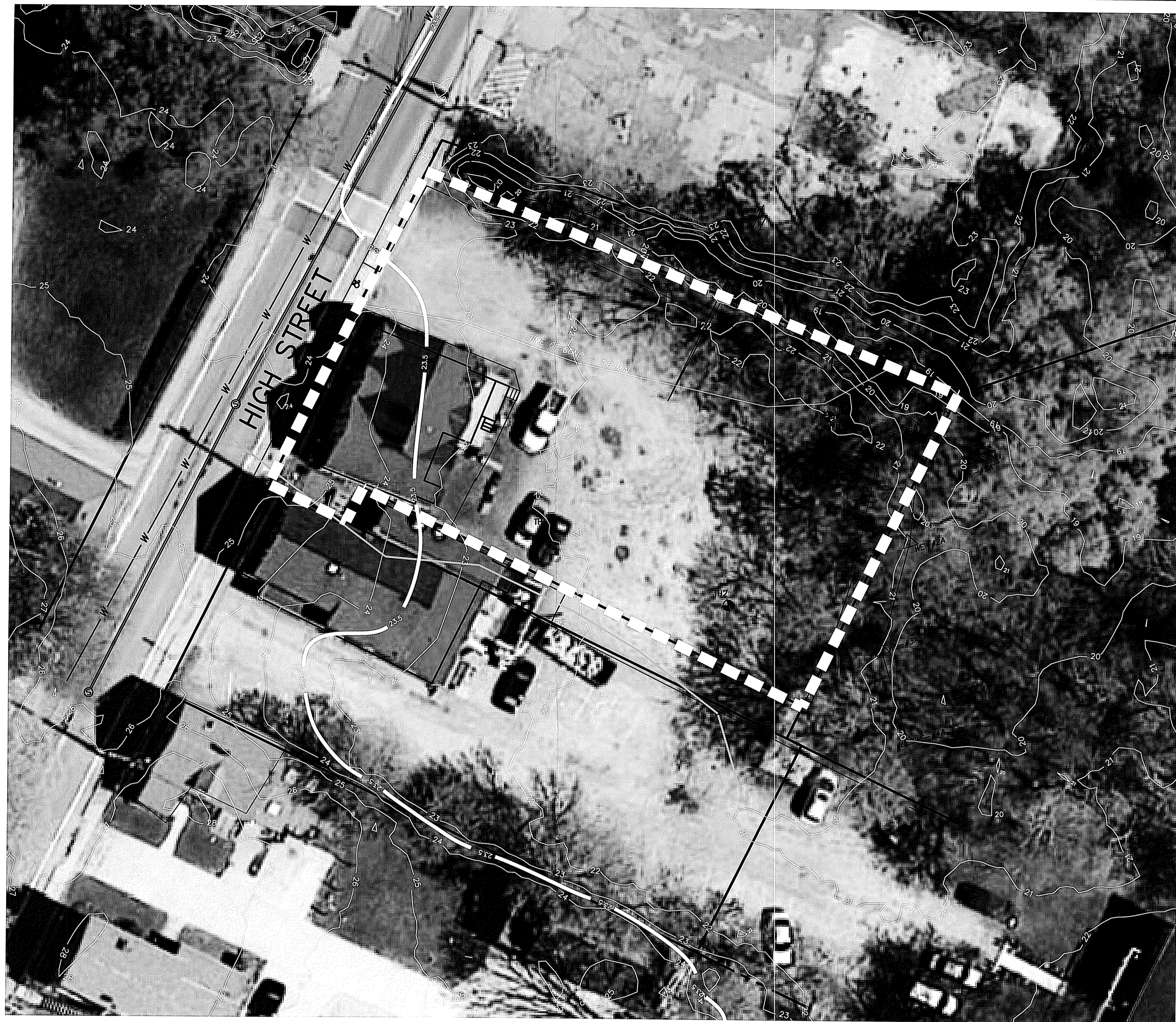
*Nancy L. Freeman*



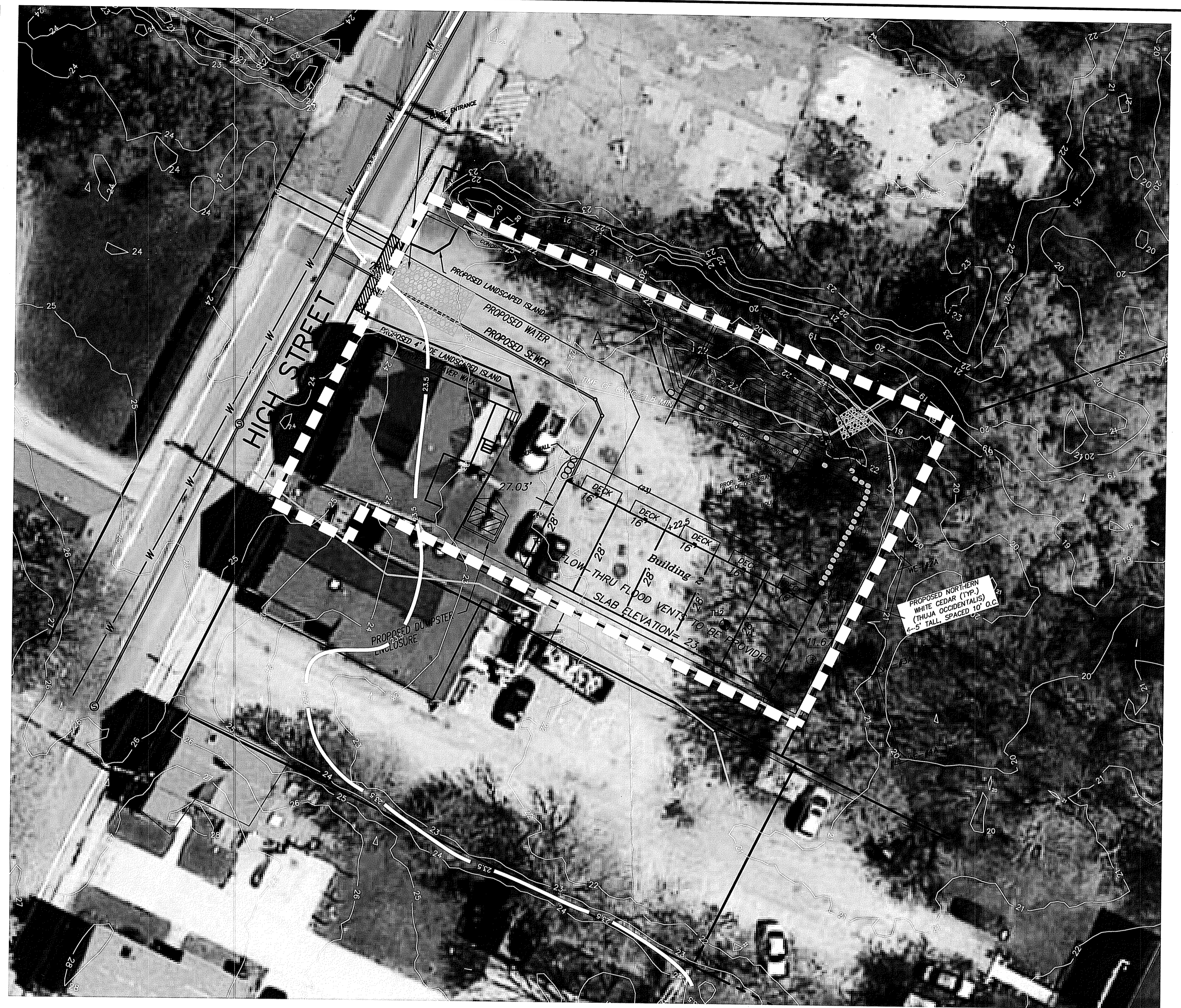
TITLE: **FLOOD ELEVATION PLAN**  
 PROJECT: **A.P. 48-3 LOT 150  
 507-509 HIGH STREET  
 SO. KINGSTOWN, RHODE ISLAND**  
 CLIENT: **GLENN & GRETEL McCRORY**  
**GARY C. LAMOND, PE, LLC**  
 194 HATCHERY ROAD  
 NORTH KINGSTOWN, RI 02852

PROJ. NO: 2019074  
 DATE: 12/5/19  
 4/5  
 REVISED: 12/8/2020

DRN BY: GCL CHD BY: GCL  
 DGN BY: GCL APPD BY: GCL  
 SCALE: AS SHOWN



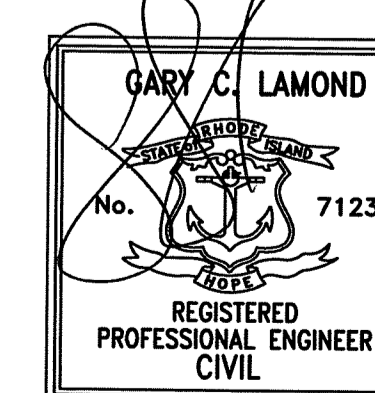
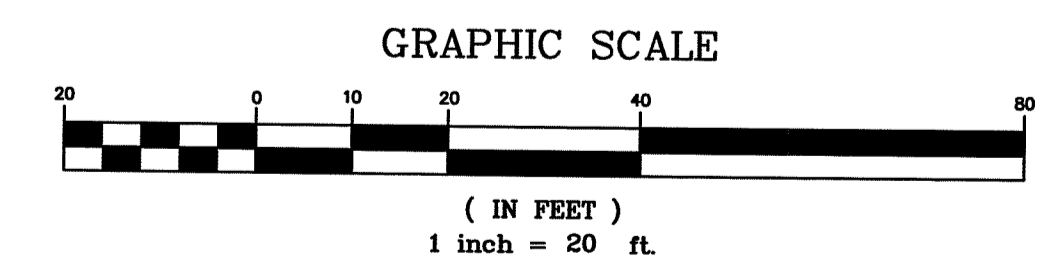
EXISTING WATERSHED MAP  
1" = 20'



PROPOSED WATERSHED MAP  
1" = 20'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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*Nancy L. Freeman*



TITLE: WATERSHED MAPS  
PROJECT: A.P. 48-3 LOT 150  
507-509 HIGH STREET  
SO. KINGSTOWN, RHODE ISLAND

PROJ. NO: 2019074  
DATE: 12/5/19

CLIENT: GLENN & GRETEL McCRORY

5/5

DRN BY: GCL  
EGN BY: GCL  
SCALE: AS SHOWN

DESIGN BY: GCL  
CHECK BY: GCL  
GARY C. LAMOND, PE, LLC  
194 HATCHERY ROAD  
NORTH KINGSTOWN, RI 02852

REVISED: 12/8/2020

# CONCEPTUAL MASTER/PRELIMINARY PLAN SUBMISSION FOR HIGH STREET MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

**A.P. 48-3 LOT 150  
507-509 HIGH STREET**

**IN  
SOUTH KINGSTOWN, RHODE ISLAND**

OWNER/APPLICANT:  
GLENN & GRETAL McCRORY  
570 GLEN HILL DRIVE  
SAUNDERSTOWN, RI 02874

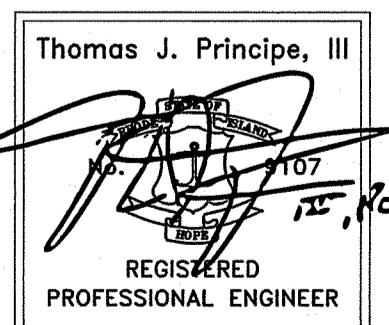


PREPARED BY:  
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385

WWW.PRINCIPECOMPANY.COM

MARCH 7, 2024  
REVISED MAY 23, 2024  
REVISED JUNE 6, 2024



DRAWING ISSUE:

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR  
CONSTRUCTION SHALL BE USED FOR  
CONSTRUCTION



AERIAL LOCUS MAP

SCALE 1"=80'

PROJECT DATA:

EXISTING: PLAT: 48-3 LOT: 150  
LOT AREA : 15,678 SF (0.36 Ac.)

STREET INDEX  
HIGH STREET

ZONING DESIGNATION: CD (Commercial Downtown)

MIN. LOT AREA	12,200 SF (8 DU)
MIN. FRONTAGE/LOT WIDTH	50 FT
MIN. FRONT YARD	-0- FT
MIN. SIDE YARD	-0- FT
MIN. REAR YARD	-0- FT
MIN. CORNER SIDE YARD	-0- FT

PROPOSED:  
EIGHT (8) RESIDENTIAL UNITS:  
THREE (3) EXISTING + FIVE (5) PROPOSED

PARKING (CD ZONE):  
8 UNITS/10 SPACES PROVIDED

WAIVERS REQUESTED:

1. PAVING (GRAVEL SURFACE)
2. REAR YARD TRANSITION

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED LAYOUT PLAN
- 4) PROPOSED CONDITIONS PLAN
- 5) PROPOSED LANDSCAPE PLAN
- 6) DETAIL-1
- 7) DETAIL-2

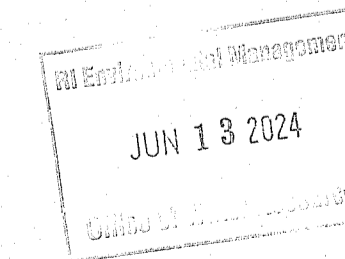
LOT COVERAGE:

TOTAL LOT AREA	15,678 SF
UNSUITABLE AREA (WETLANDS)	390 SF
SUITABLE AREA	15,288 SF
EXISTING STRUCTURE	1,443 SF
PROP. STRUCTURE (WITH OVERHANGS)	2,554 SF
LOT COVERAGE	26%

LIGHTING NOTE:

ALL PROPOSED LIGHTING TO BE DARK-SKY COMPLIANT.

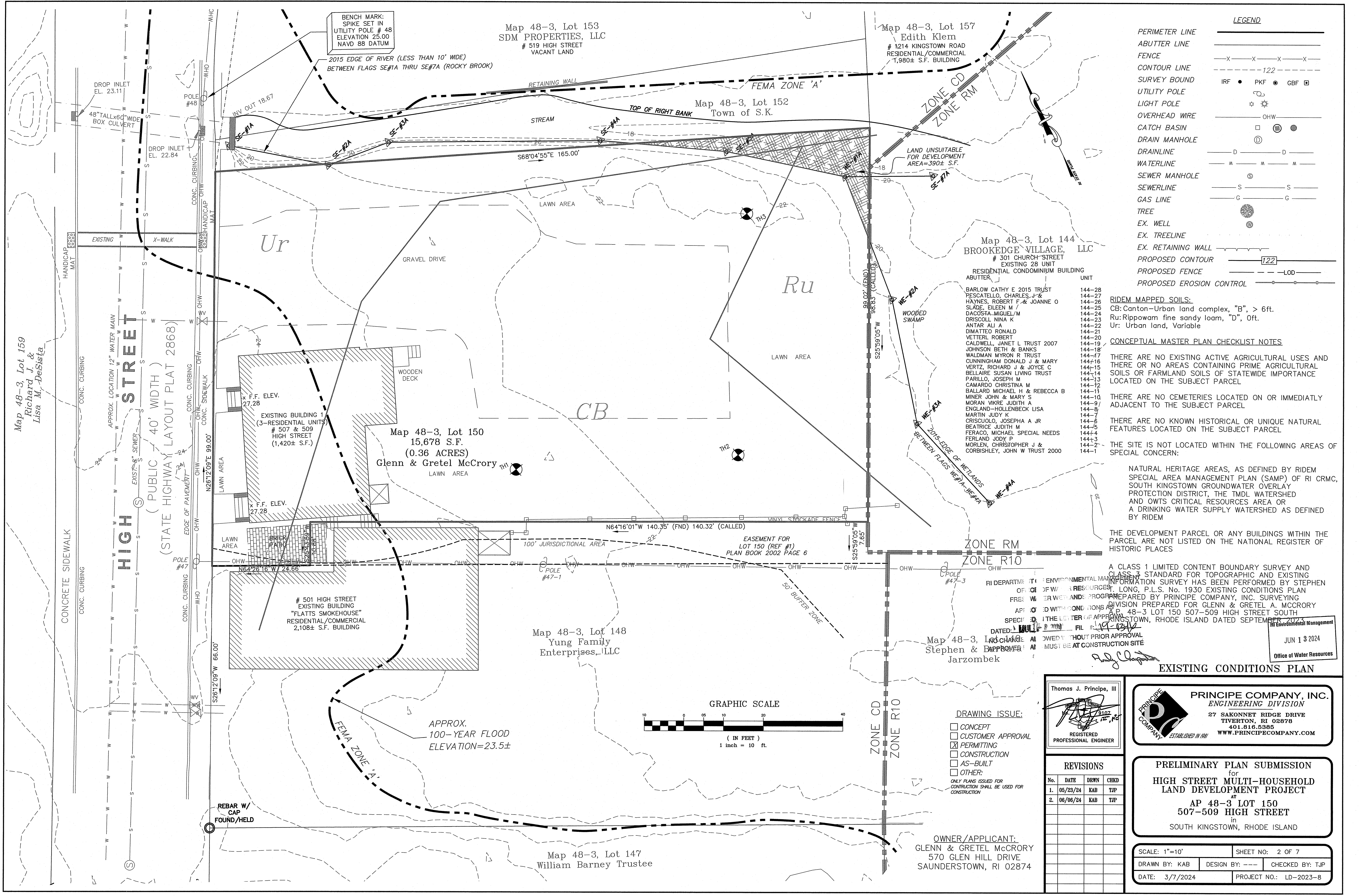
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
SPECIFIED IN THE LETTER OF APPROVAL  
DATED: JUL - 8 2024 FILE #: P1-0346  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



PLAN REFERENCES:

- 1) RIDEM FRESHWATER WETLANDS APPROVAL 19-0346 DATED FEBRUARY 22, 2021
- 2) CLASS 1 LIMITED CONTENT BOUNDARY SURVEY DATED SEPTEMBER 2023 BY STEPHEN T. LONG, P.L.S. No. 1930 EXISTING CONDITIONS PLAN PREPARED BY PRINCIPE COMPANY, INC. SURVEYING DIVISION PREPARED FOR GLENN & GRETAL A. McCRORY A.P. 48-3 LOT 150 507-509 HIGH STREET SOUTH KINGSTOWN, RHODE ISLAND

C:\Users\Admin\Principle Engineering Dropbox\Land Development\2023\LD-2023-8-507-509 High Street\_South Kingstown\_Glenn McCrory Current Working Drawings and PDFs\LD-2023-08 PRELIM-FINAL 6-6-24.dwg, DWG To PDF.pc3



**LEGEND**

PERIMETER LINE	---
ABUTTER LINE	---
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - 122 - - - -
SURVEY BOUND	IRF ● PKF ● GFB □
UTILITY POLE	⊙
LIGHT POLE	⊙
OVERHEAD WIRE	— OHW —
CATCH BASIN	⊠
DRAIN MANHOLE	⊙
DRAINLINE	— D — D —
WATERLINE	— M — M — M —
SEWER MANHOLE	⊙
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
EX. WELL	⊙
EX. TREELINE	---
EX. RETAINING WALL	---
PROPOSED CONTOUR	--- 122 ---
PROPOSED EROSION	--- LOD ---
PROPOSED EROSION CONTROL	---

**RIDEM MAPPED SOILS:**  
 CB: Canton-Urban land complex, "B", > 6ft.  
 Ru: Rippowam fine sandy loam, "D", 0ft.  
 Ur: Urban land, Variable

**CONCEPTUAL MASTER PLAN CHECKLIST NOTES**

THERE ARE NO EXISTING ACTIVE AGRICULTURAL USES AND THERE OR NO AREAS CONTAINING PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE LOCATED ON THE SUBJECT PARCEL

THERE ARE NO CEMETERIES LOCATED ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PARCEL

THERE ARE NO KNOWN HISTORICAL OR UNIQUE NATURAL FEATURES LOCATED ON THE SUBJECT PARCEL

THE SITE IS NOT LOCATED WITHIN THE FOLLOWING AREAS OF SPECIAL CONCERN:

NATURAL HERITAGE AREAS, AS DEFINED BY RIDEM SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CRMC, SOUTH KINGSTOWN GROUNDWATER OVERLAY PROTECTION DISTRICT, THE TMDL WATERSHED AND OWTS CRITICAL RESOURCES AREA OR A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM

THE DEVELOPMENT PARCEL OR ANY BUILDINGS WITHIN THE PARCEL ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

A CLASS 1 LIMITED CONTENT BOUNDARY SURVEY AND CLASS 3 STANDARD FOR TOPOGRAPHIC AND EXISTING INFORMATION SURVEY HAS BEEN PERFORMED BY STEPHEN J. LONG, P.L.S. No. 1930 EXISTING CONDITIONS PLAN PREPARED BY PRINCIPLE COMPANY, INC. SURVEYING DIVISION PREPARED FOR GLENN & GRETEL A. MCCRORY AP 48-3 LOT 150 507-509 HIGH STREET SOUTH KINGSTOWN, RHODE ISLAND DATED SEPTEMBER 2023

DATE: 09/19/24  
 DRAWN BY: KAB  
 CHECKED BY: TJP

Office of Water Resources  
 JUN 13 2024

**EXISTING CONDITIONS PLAN**

Thomas J. Principe, III  
 REGISTERED PROFESSIONAL ENGINEER

**PRINCIPLE COMPANY, INC.**  
 ENGINEERING DIVISION  
 27 SAKONNET RIDGE DRIVE  
 TIVERTON, RI 02878  
 401.816.5385  
 WWW.PRINCIPLECOMPANY.COM

**REVISIONS**

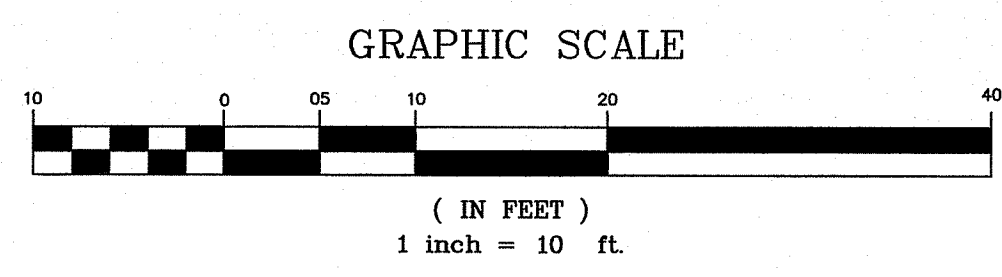
No.	DATE	DRWN	CHKD
1.	05/23/24	KAB	TJP
2.	06/06/24	KAB	TJP

**PRELIMINARY PLAN SUBMISSION**  
 for  
**HIGH STREET MULTI-HOUSEHOLD  
 LAND DEVELOPMENT PROJECT**  
 AT  
**AP 48-3 LOT 150  
 507-509 HIGH STREET**  
 in  
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10'  
 SHEET NO: 2 OF 7

DRAWN BY: KAB DESIGN BY: --- CHECKED BY: TJP  
 DATE: 3/7/2024 PROJECT NO.: LD-2023-8

- DRAWING ISSUE:**
- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



**OWNER/APPLICANT:**  
 GLENN & GRETEL MCCRORY  
 570 GLEN HILL DRIVE  
 SAUNDERSTOWN, RI 02874

Map 48-3, Lot 159  
 Richard J. &  
 Lisa M. Desista

Map 48-3, Lot 153  
 SDM PROPERTIES, LLC  
 # 519 HIGH STREET  
 VACANT LAND

Map 48-3, Lot 157  
 Edith Klem  
 # 1214 KINGSTOWN ROAD  
 RESIDENTIAL/COMMERCIAL  
 1,980± S.F. BUILDING

Map 48-3, Lot 152  
 Town of S.K.

Map 48-3, Lot 144  
 BROOKEDGE VILLAGE, LLC  
 # 301 CHURCH STREET  
 EXISTING 28 UNIT  
 RESIDENTIAL CONDOMINIUM BUILDING

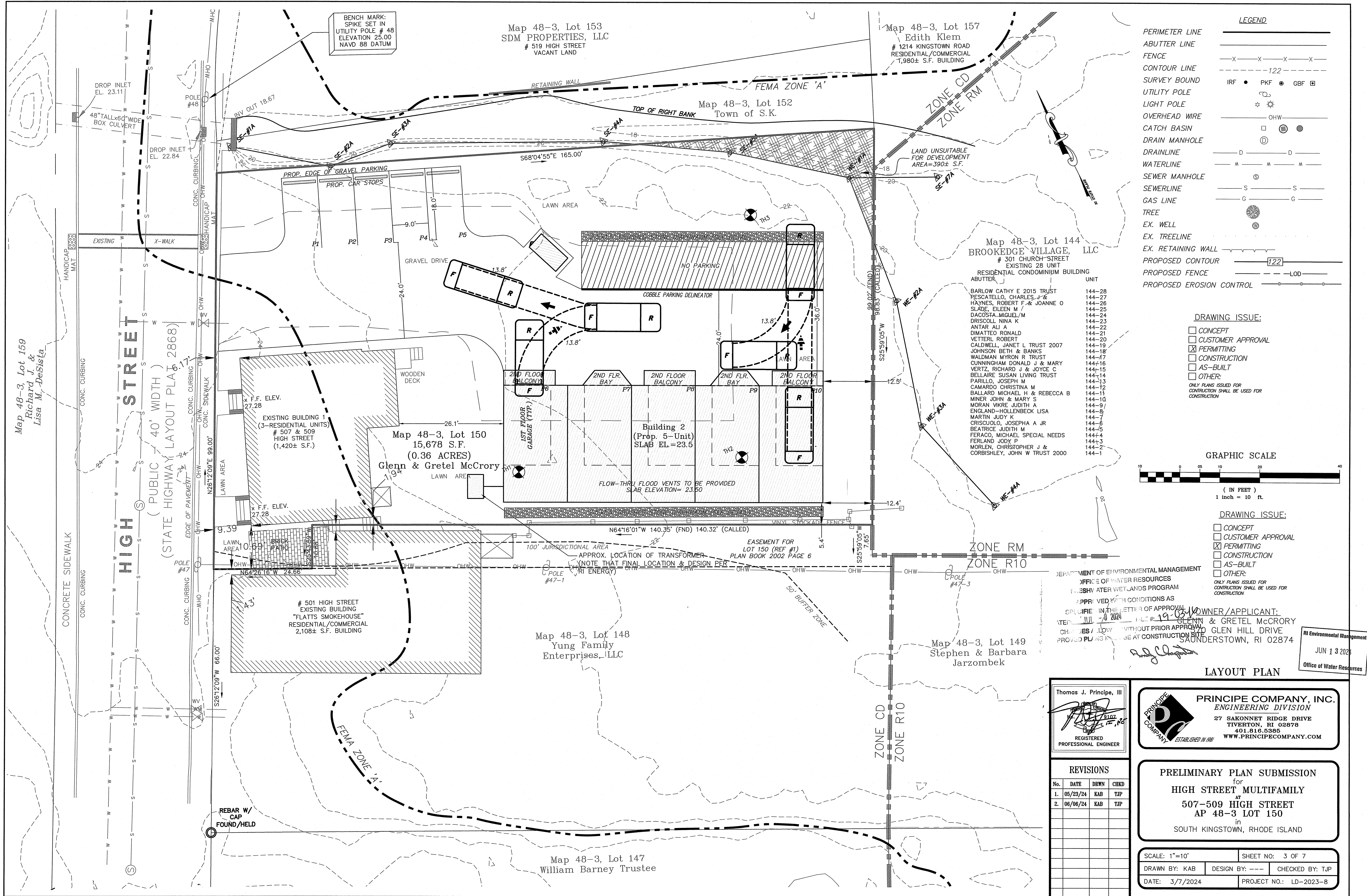
Map 48-3, Lot 150  
 15,678 S.F.  
 (0.36 ACRES)  
 Glenn & Gretel McCrory

Map 48-3, Lot 148  
 Yung Family  
 Enterprises, LLC

Map 48-3, Lot 149  
 Stephen & Barbara  
 Jarzombek

Map 48-3, Lot 147  
 William Barney Trustee

C:\Users\jprincipe\Documents\Projects\LD-2023-8-507-509 High Street\_South Kingstown\_Glenn McCrory\Current Drawings and PDFs\LD-2023-08 PRELIM-FINAL 6-6-24.dwg, DWG To PDF.pc3



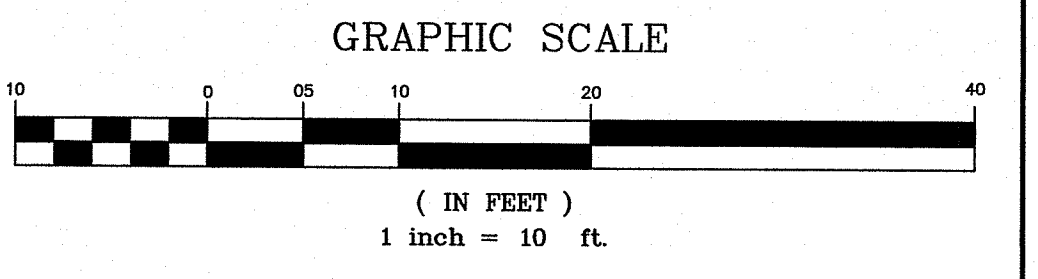
**LEGEND**

PERIMETER LINE	---
ABUTTER LINE	---
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - 122 - - - -
SURVEY BOUND	IRF • PKF • GBF □
UTILITY POLE	⊙
LIGHT POLE	⊙
OVERHEAD WIRE	— OHW —
CATCH BASIN	⊕
DRAIN MANHOLE	⊕
DRAINLINE	— D — D —
WATERLINE	— M — M — M —
SEWER MANHOLE	⊕
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
EX. WELL	⊕
EX. TREELINE	---
EX. RETAINING WALL	---
PROPOSED CONTOUR	--- 122 ---
PROPOSED FENCE	--- LOD ---
PROPOSED EROSION CONTROL	---

**DRAWING ISSUE:**

<input type="checkbox"/> CONCEPT
<input type="checkbox"/> CUSTOMER APPROVAL
<input checked="" type="checkbox"/> PERMITTING
<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> AS-BUILT
<input type="checkbox"/> OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



**DRAWING ISSUE:**

<input type="checkbox"/> CONCEPT
<input type="checkbox"/> CUSTOMER APPROVAL
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<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> AS-BUILT
<input type="checkbox"/> OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESH WATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED JUL 19, 2024  
OWNER/APPLICANT: GLENN & GRETEL MCCRORY  
19-0310  
CHANGES / LOW WITHOUT PRIOR APPROVAL GLEN HILL DRIVE SAUNDERSTOWN, RI 02874  
PROVIDED PLANS SHALL BE AT CONSTRUCTION SITE

RI Environmental Management  
JUN 13 2024  
Office of Water Resources

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPLE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.818.5395  
WWW.PRINCIPALCOMPANY.COM

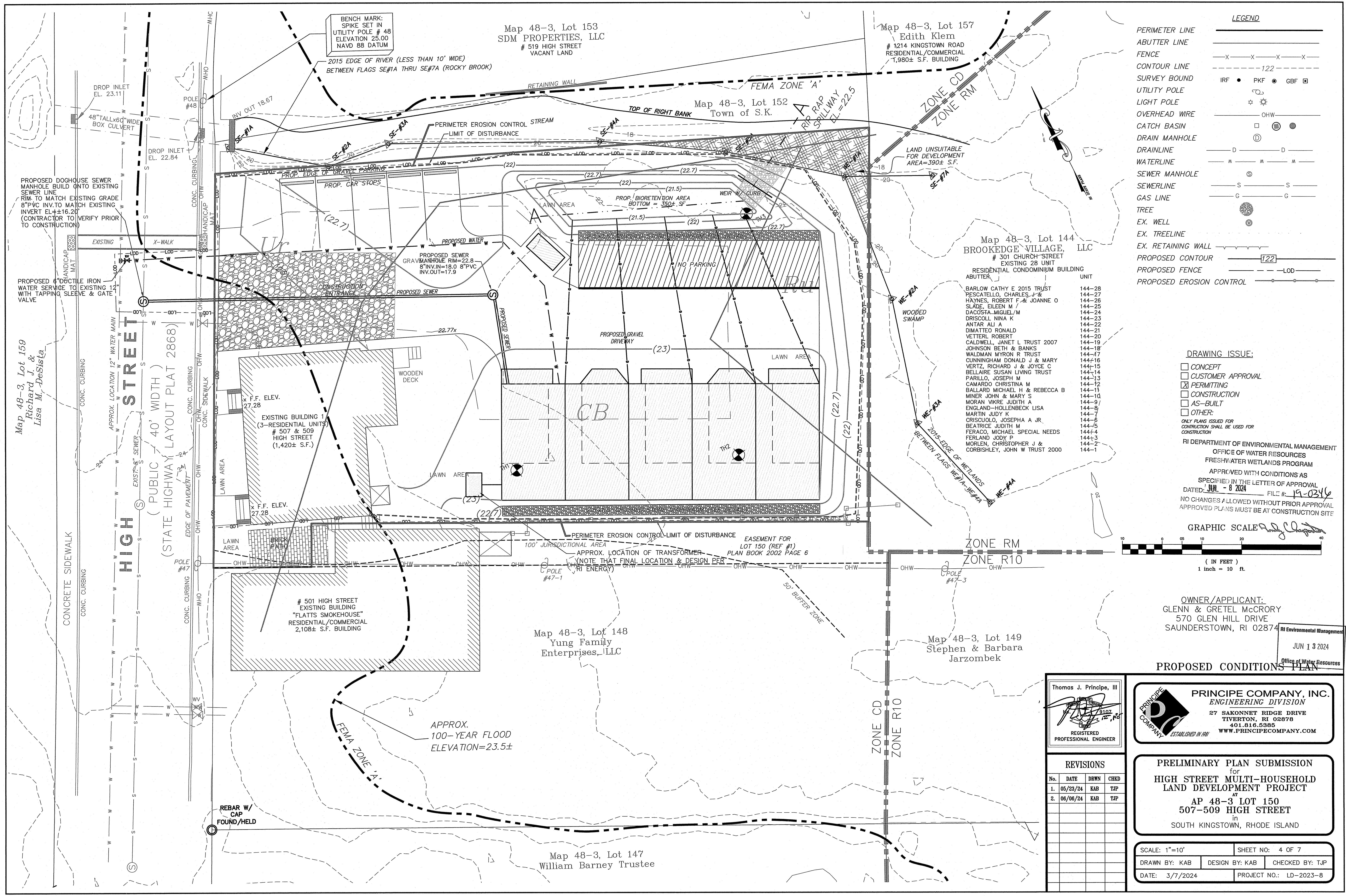
**REVISIONS**

No.	DATE	DRWN	CHKD
1.	05/23/24	KAB	TJP
2.	06/06/24	KAB	TJP

**PRELIMINARY PLAN SUBMISSION**  
for  
**HIGH STREET MULTIFAMILY**  
at  
**507-509 HIGH STREET**  
AP 48-3 LOT 150  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10'  
SHEET NO: 3 OF 7  
DRAWN BY: KAB DESIGN BY: --- CHECKED BY: TJP  
DATE: 3/7/2024 PROJECT NO.: LD-2023-8

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**LEGEND**

PERIMETER LINE	---
ABUTTER LINE	---
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - - 122
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	⊙
LIGHT POLE	⊙
OVERHEAD WIRE	— OHW
CATCH BASIN	⊕
DRAIN MANHOLE	⊕
DRAINLINE	— D — D —
WATERLINE	— M — M —
SEWER MANHOLE	⊕
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
EX. WELL	⊕
EX. TREELINE	---
EX. RETAINING WALL	---
PROPOSED CONTOUR	--- 122 ---
PROPOSED FENCE	--- LOD ---
PROPOSED EROSION CONTROL	---

**Map 48-3, Lot 144  
BROOKEDGE VILLAGE, LLC**  
# 301 CHURCH STREET  
EXISTING 28 UNIT  
RESIDENTIAL CONDOMINIUM BUILDING

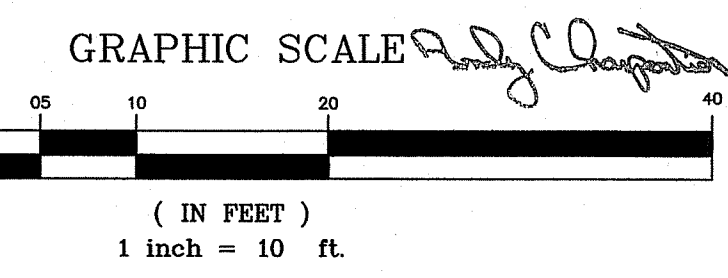
UNIT	OWNER
144-28	BARLOW CATHY E 2015 TRUST
144-27	PESCATELLO, CHARLES J &
144-26	HAYNES, ROBERT F & JOANNE O
144-25	SLADE, EILEEN M /
144-24	DACOSTA MIGUEL M
144-23	DRISCOLL NINA K
144-22	ANTAR ALI A
144-21	DIMATTEO RONALD
144-20	VETTERL ROBERT
144-19	CALDWELL, JANET L TRUST 2007
144-18	JOHNSON BETH & BANKS
144-17	WALDMAN MYRON R TRUST
144-16	CUNNINGHAM DONALD J & MARY
144-15	VERTZ, RICHARD J & JOYCE C
144-14	BELLAIRE SUSAN LIVING TRUST
144-13	PARILLO, JOSEPH M
144-12	CAMARDO CHRISTINA M
144-11	BALLARD MICHAEL H & REBECCA B
144-10	MINER JOHN & MARY S
144-9	MORAN VIKRE JUDITH A
144-8	ENGLAND-HOLLENBECK LISA
144-7	MARTIN JUDY K
144-6	CRISCIULO, JOSEPHA A JR,
144-5	BEATRICE JUDITH M
144-4	FERACO, MICHAEL SPECIAL NEEDS
144-3	FERLAND JODY P
144-2	MORLEN, CHRISTOPHER J &
144-1	CORBISHLEY, JOHN W TRUST 2000

**DRAWING ISSUE:**

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: **JUN - 8 2024** FILE # **19-0346**  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



**OWNER/APPLICANT:**  
GLENN & GRETTEL MCCRORY  
570 GLEN HILL DRIVE  
SAUNDERSTOWN, RI 02874

**PROPOSED CONDITIONS PLAN**

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPECOMPANY.COM

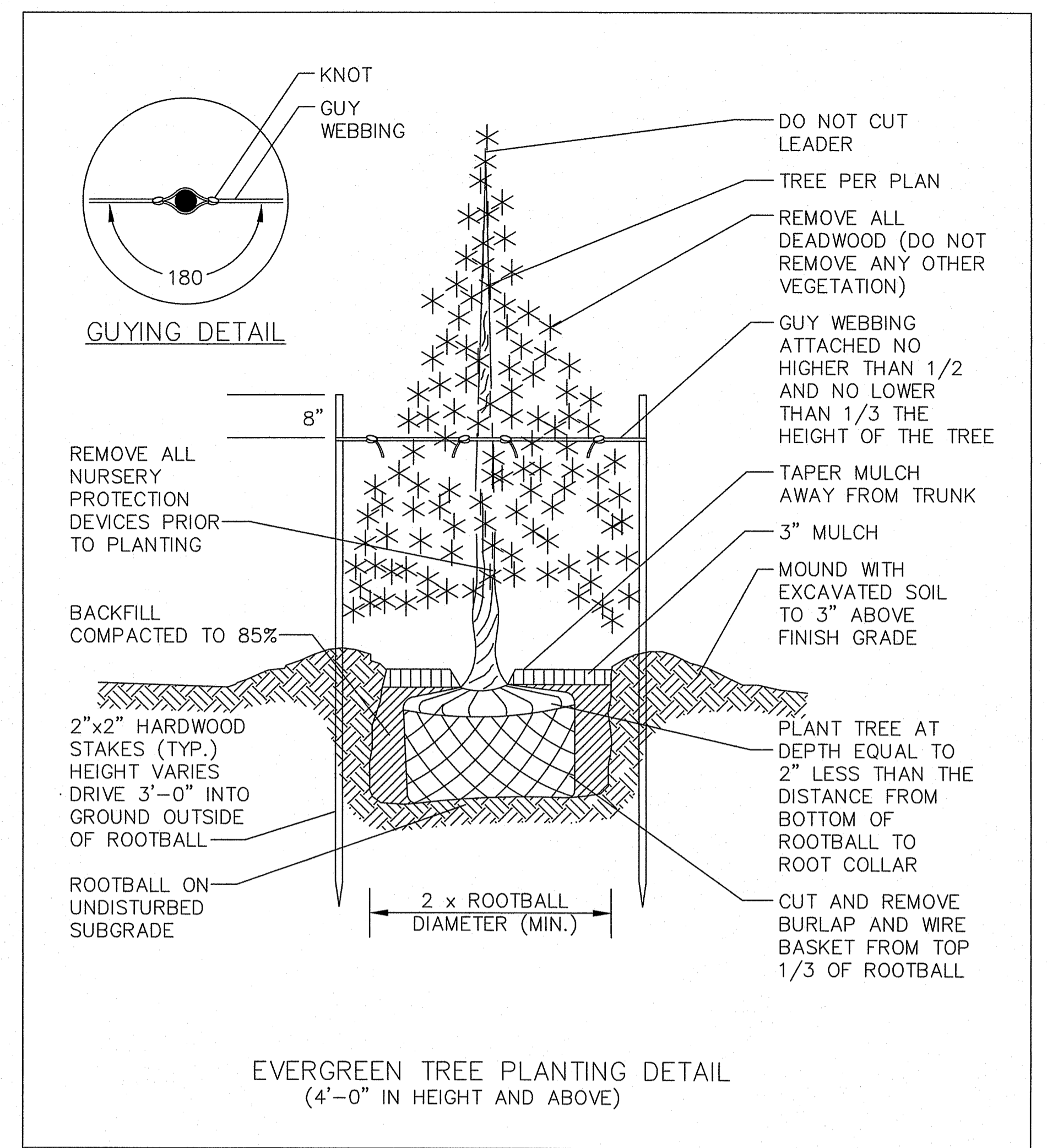
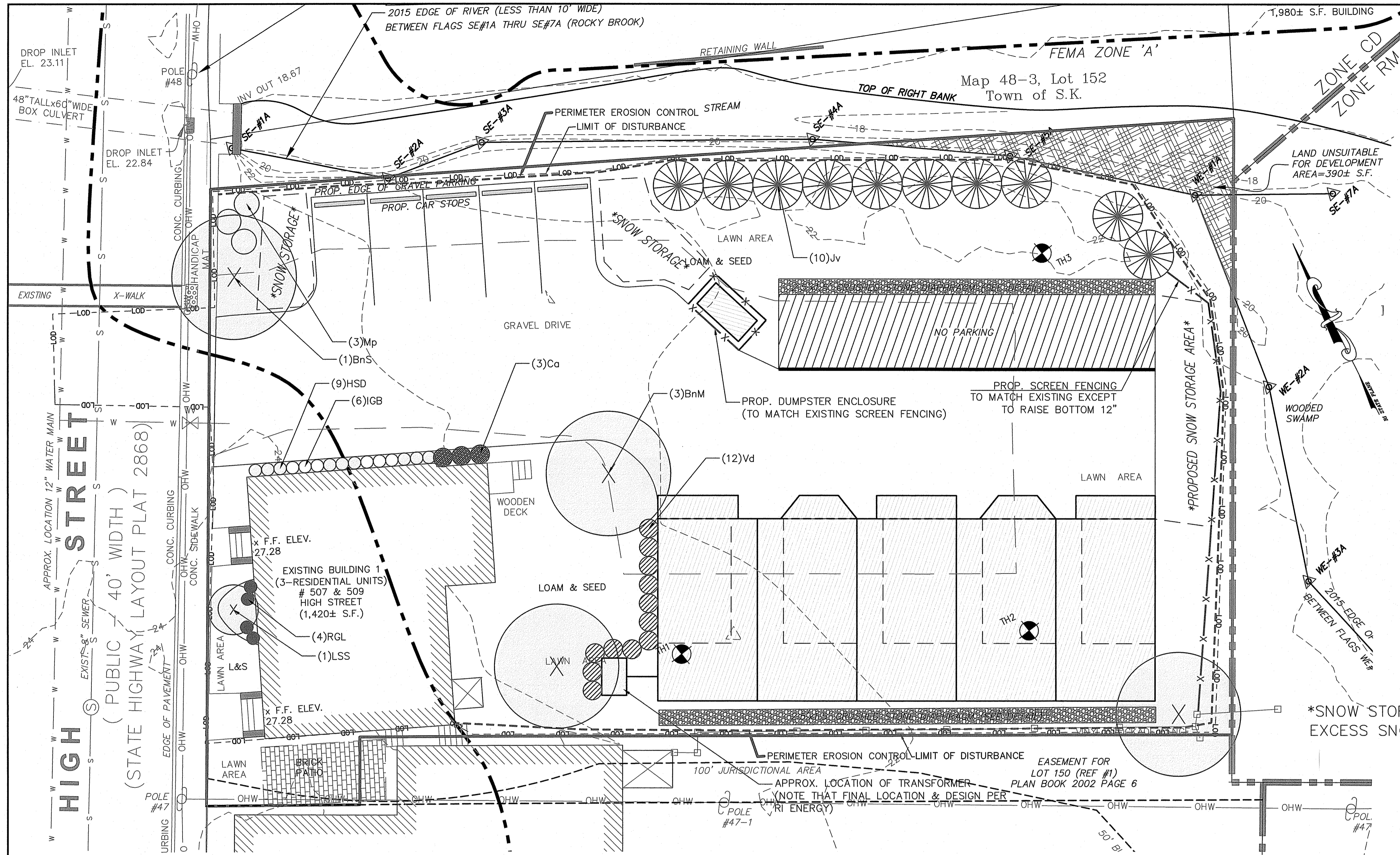
**REVISIONS**

No.	DATE	DRWN	CHKD
1.	05/23/24	KAB	TJP
2.	06/06/24	KAB	TJP

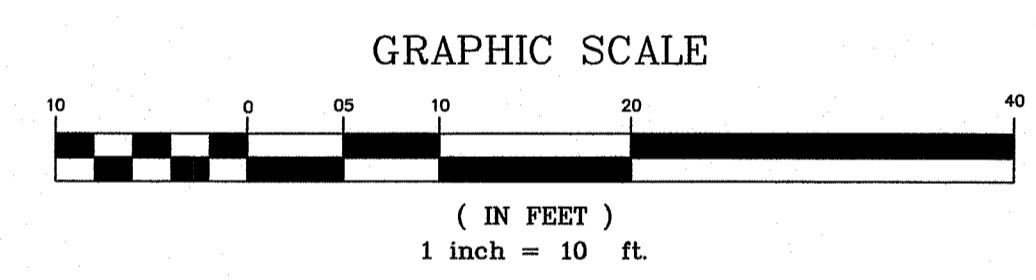
**PRELIMINARY PLAN SUBMISSION**  
for  
**HIGH STREET MULTI-HOUSEHOLD  
LAND DEVELOPMENT PROJECT**  
AT  
**AP 48-3 LOT 150  
507-509 HIGH STREET**  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10'	SHEET NO: 4 OF 7	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 3/7/2024	PROJECT NO.: LD-2023-8	

JUN 13 2024  
Office of Water Resources



\*SNOW STORAGE NOTE: IF PROPOSED AREA IS EXCEEDED, EXCESS SNOW MUST BE REMOVED & DISPOSED OF OFF-SITE.



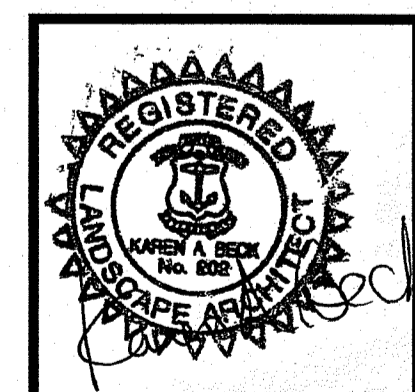
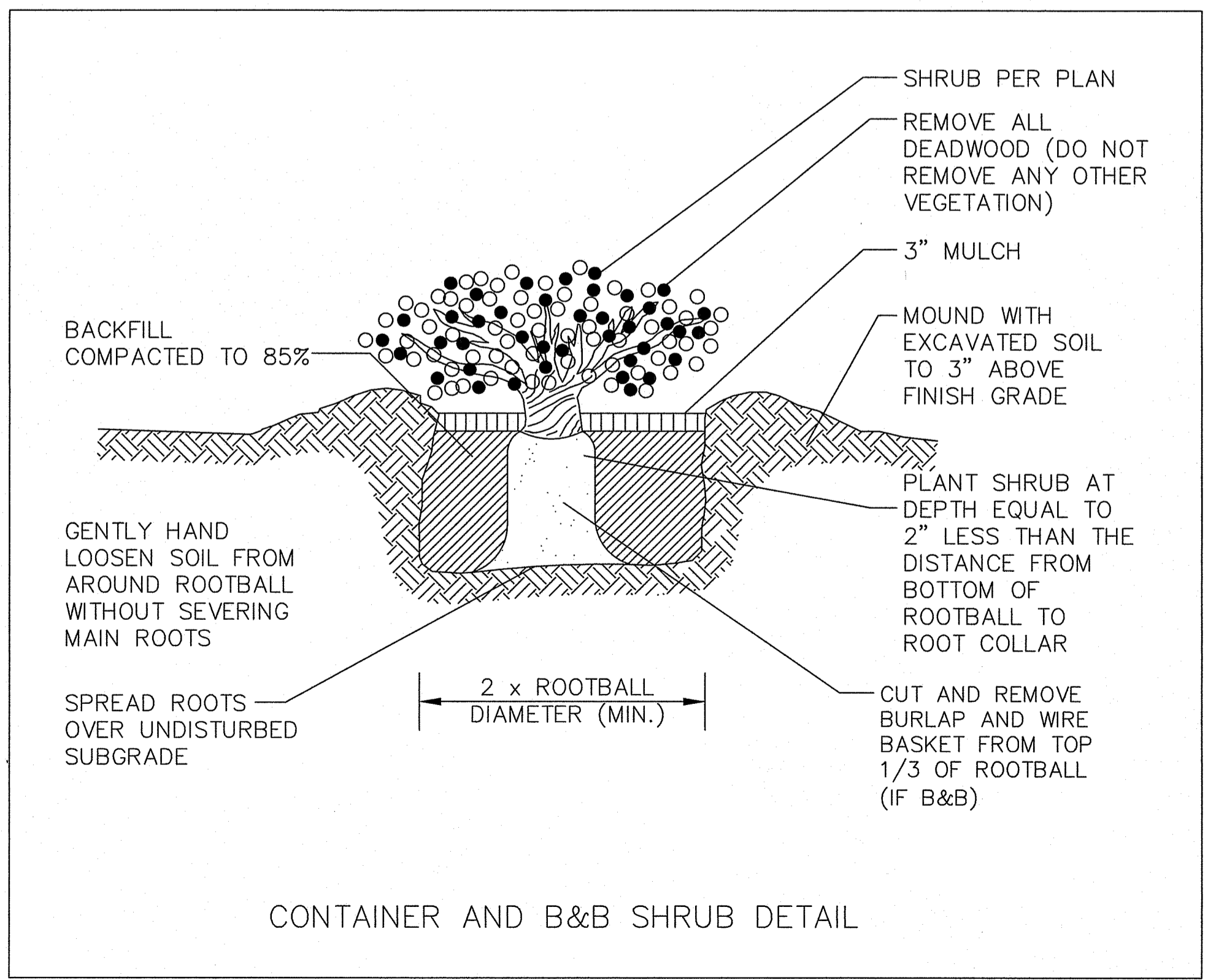
**DRAWING ISSUE:**

- CONCEPT
- CUSTOMER APPROVAL
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- OTHER:

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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DATED: JUL - 8 2024 FILE #: 19-0346  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

MASTER PLANT SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
BnM	3	Betula nigra (multi-stem)	River birch (multi-stem)	8-10'	B&B	---
BnS	1	Betula nigra (single stem)	River birch (single stem)	2-2.5" cal.	B&B	---
Ca	3	Clethra alnifolia	Summersweet	#3	CAN	3' o.c.
HSD	9	Hydrangea quercifolia 'Sikes Dwarf'	Sikes dwarf oakleaf hydrangea	#2	CAN	2' o.c.
IGB	6	Ilex glabra 'Gem Box'	Gem Box inkberry	#2	CAN	2' o.c.
Jv	10	Juniperus virginiana	Eastern red cedar	5-6'	B&B	8' o.c.
LSS	1	Liquidambar styraciflua 'Slender Silhouette'	Columnar sweetgum	1.5-2" cal.	B&B	SPECIMEN
Mp	3	Myrica pensylvanica	Bayberry	3-4'	B&B	4' o.c.
RGL	4	Rhus aromatica 'Gro-Low'	Gro-low fragrant sumac	#2	CAN	2' o.c.
Vd	12	Viburnum dentatum	Arrowwood	5-6'	B&B	3' o.c.

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



**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.818.5385  
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REVISIONS				
No.	DATE	DRWN	CHKD	
1.	05/23/24	KAB	TJP	
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**PRELIMINARY PLAN SUBMISSION**  
for  
**HIGH STREET MULTI-HOUSEHOLD  
LAND DEVELOPMENT PROJECT**  
AT  
**AP 48-3 LOT 150  
507-509 HIGH STREET**  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10' SHEET NO: 5 OF 7  
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
DATE: 3/7/2024 PROJECT NO.: LD-2023-8

**GENERAL NOTES**

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. BEFORE STARTING ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY HYDRANTS, WATER MAINS, BLOWOFF ASSEMBLIES, FITTINGS, AND VALVES WITH THE LOCAL WATER DEPARTMENT AS TO TYPE AND MANUFACTURER.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY COMPANY. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
5. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 1997)" WITH ALL CORRECTIONS AND ADDENDA AND THE 1974 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE TOWN OF WARREN STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
7. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED, SEE EROSION CONTROL PROGRAM.
8. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAINS SHALL BE REINFORCED CONCRETE CLASS III PIPE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO SITE, ANY REPAIRS, ANY TRENCHING REQUIRED, HYDRANTS, ANY AND ALL CONSTRUCTION FOR ACCEPTANCE OF ROADS AND EASEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
11. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
12. IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
13. ALL WATER MAINS SHALL BE DEFLECTED ALONG A CURVE WITH A MINIMUM RADIUS OF 250' AT ANY LOCATION WHERE THIS IS NOT POSSIBLE, PROPER BENDS AND FITTINGS SHALL BE USED.
14. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

**EROSION CONTROL & SOIL STABILIZATION PROGRAM**

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
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 R.I. STD SPECIFICATION M 18.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
<b>TOTAL:</b>	<b>100 lbs/Ac.</b>	

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 - JUNE 15
COLONIAL BENTGRASS	15	AUGUST 15 - OCTOBER 15
PERENNIAL RYEGRASS	5	
BIRDFOOT TREFLOIL	5	
<b>TOTAL:</b>	<b>100 lbs/Ac.</b>	

6. TEMPORARY TREATMENTS SHALL CONSIST OF A 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.
7. STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs/Ac.
8. ALL STRAW BALES OR COMPOST FILTER SOCK 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.	lbs/Ac.	SEEDING DATES:
ANNUAL RYEGRASS	1.0 - 1.5	40 - 60	3/1 - 6/1
PERENNIAL RYEGRASS	1.0 - 1.5	40 - 60	3/1 - 6/1
SUDAN GRASS	0.7 - 1.0	30 - 40	5/15 - 8/15
MILET	0.7 - 1.0	30 - 40	5/15 - 8/15
WINTER RYE	3.0	120	4/15 - 6/15
OATS	0.5 - 5.0	86 - 120	3/1 - 6/15
WEEPING COVER GRASS	0.5 - 5.0	5 - 20	5/1 - 7/1

9. 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.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEED AND/OR STABILIZED.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. 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.

**ORDER OF PROCEDURE:**

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES OR COMPOST FILTER SOCK SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY STRAW BALES OR COMPOST FILTER SOCK ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. HAYBALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

**SEDIMENTATION CONTROL PROGRAM:**

1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
3. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEED AND PROTECTED WITH A FIBER MULCH.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
7. ADDITIONAL STRAW BALES OF COMPOST FILTER SOCK SHALL BE LOCATED AS CONDITIONS WARRANT.
8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND INFILTRATION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE INFILTRATION BASIN MAINTENANCE, THIS SHEET).
9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

**INFILTRATION BASIN MAINTENANCE SCHEDULE:**

1. Side-slopes, embankments, and the basin floor 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.
2. 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.
3. 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.
4. If blockage of a basin outlet structure occurs it may be necessary to dewater the pond for access to the blockage. The dewatering flow must be adequately filtered prior to discharge into a receiving water body to remove suspended solids.
5. Pools of stagnant water in the 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. All drainage facilities will be maintained by a Homeowner's Association.

**VEGETATIVE COVER AND PLANTING**

1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.
3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:

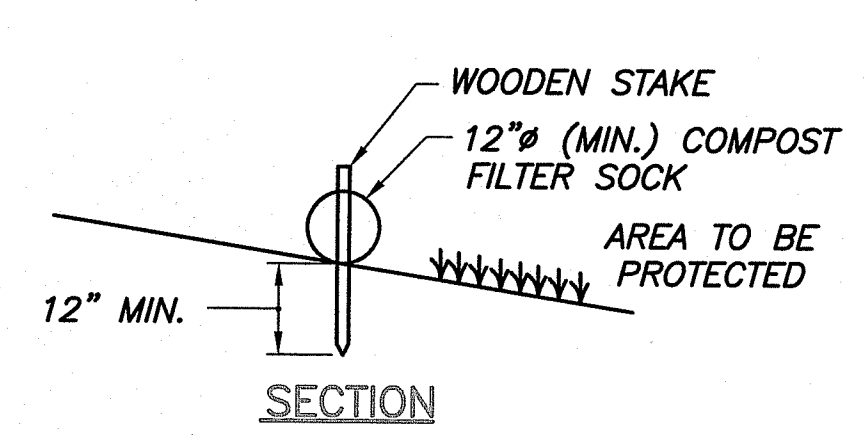
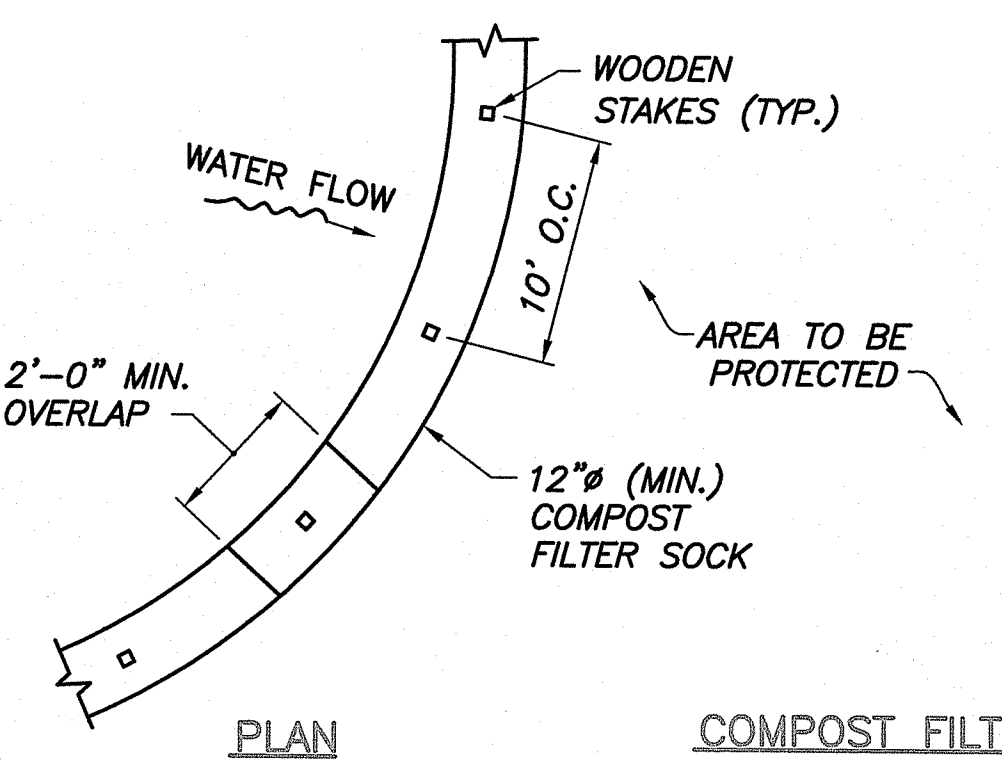
TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 - JUNE 15
BIRDFOOT TREFLOIL	15	AUG. 15 - OCT. 15
PERENNIAL RYE GRASS	10	

APPLICATION RATE - 100 LBS PER ACRE

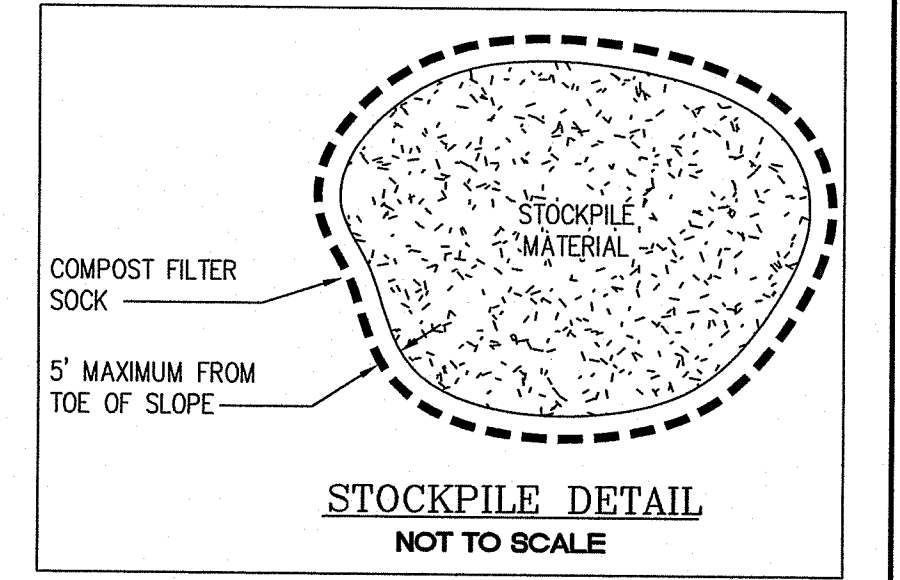
- SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
  5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

**EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN**

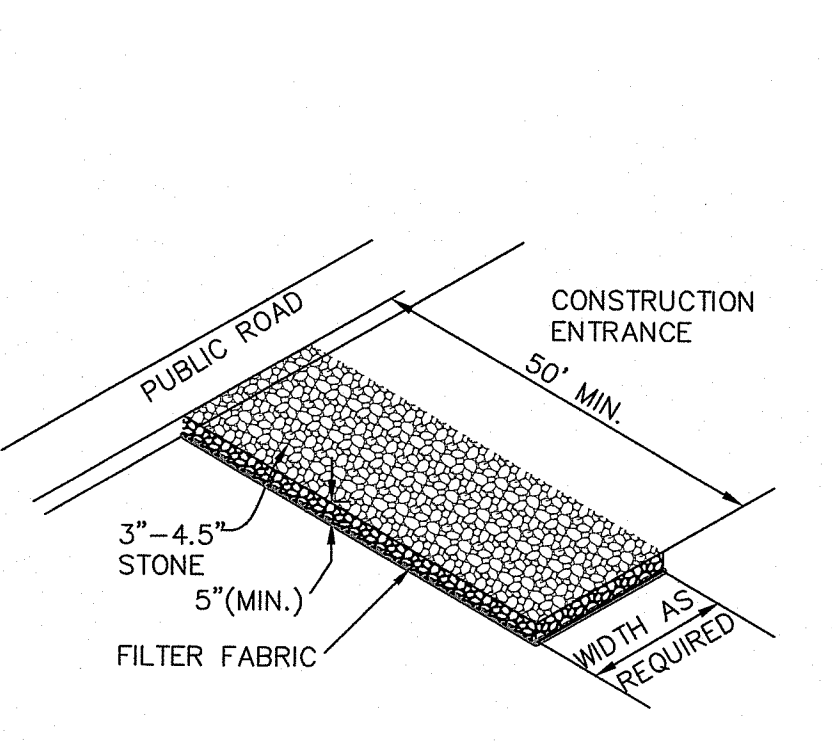
1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH STRAW 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.
4. 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.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF 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.
6. 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.
7. 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.
8. 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.
9. 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 STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
10. 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.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. 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.
13. 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.
14. 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.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



- NOTES:**
1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
  2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.



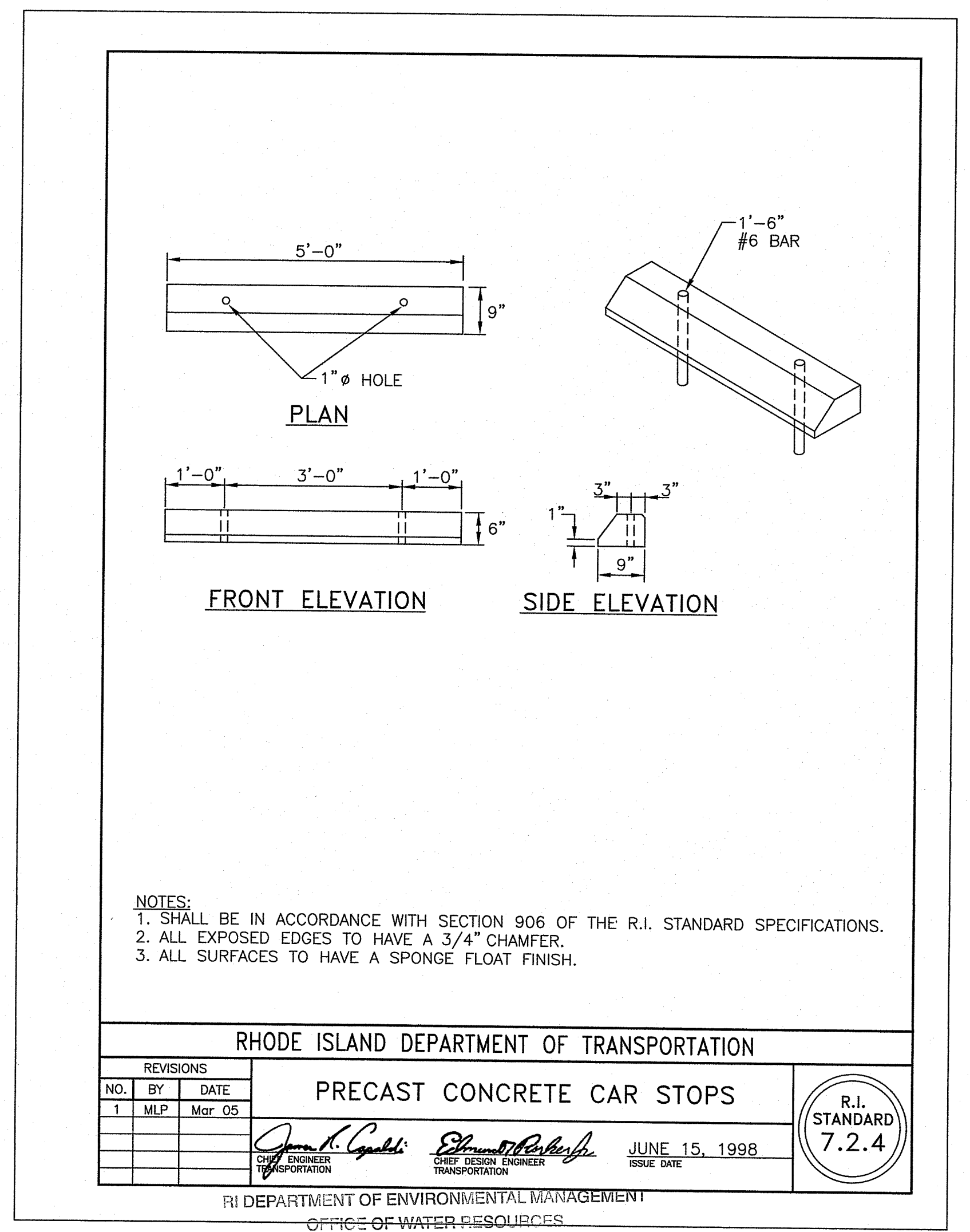
**PERIMETER EROSION CONTROLS**



SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

**RIP-RAP STABILIZATION PAD @ CONSTRUCTION ENTRANCE**

NOT TO SCALE



- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
  2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
  3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PRECAST CONCRETE CAR STOPS

REVISIONS

NO.	BY	DATE
1	MLP	Mar. 05

ISSUE DATE: JUNE 15, 1998

R.I. STANDARD 7.2.4

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF WATER RESOURCES

FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: JUL - 8 2024 FILE #: 1A-02510

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL

APPROVED PLANS MUST BE AT CONSTRUCTION DETAILS-1

JUN 13 2024

Thomas J. Principe, III

REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.

ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE

TIVERTON, RI 02878

401.816.5385

WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	05/23/24	KAB	TJP
2.	06/06/24	KAB	TJP

PRELIMINARY PLAN SUBMISSION

for

HIGH STREET MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

AT

AP 48-3 LOT 150

507-509 HIGH STREET

in

SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 6 OF 7

DRAWN BY: KAB DESIGN BY: --- CHECKED BY: TJP

DATE: 3/7/2024 PROJECT NO.: LD-2023-8

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

SUGGESTED BIORETENTION AREA PLANT LIST

SPECIES	COMMON NAME	PLANT TYPE
Amelanchier canadensis	SHADBUSH	SHRUB
Asclepias tuberosa	BUTTERFLY MILKWEED	PERENNIAL
Carex stricta	TUSSOCK SEDGE	GRASS
Clethra alnifolia	SWEET PEPPERBUSH	SHRUB
Comptonia peregrina	SWEET FERN	SHRUB
Cornus amomum	SILKY DOGWOOD	SHRUB
Cornus racemosa	GRAY DOGWOOD	SHRUB
Cornus sericea	REDOSIER DOGWOOD	SHRUB
Eupatorium purpureum	JOE PYE WEED	PERENNIAL
Ilex glabra	INKBERRY HOLLY	SHRUB
Ilex verticillata	WINTERBERRY HOLLY	SHRUB
Panicum virgatum	SWITHGRASS	GRASS
Photinia melanocarpa	BLACK CHOKEBERRY	SHRUB
Photinia pyrifolia	RED CHOKEBERRY	SHRUB
Symphoricarpon novae-angliae	NEW ENGLAND ASTER	PERENNIAL
Vaccinium corymbosum	HIGHBUSH BLUEBERRY	SHRUB
Vernonia noveboracensis	NEW YORK IRONWEED	PERENNIAL
Viburnum dentatum	ARROWOOD	SHRUB

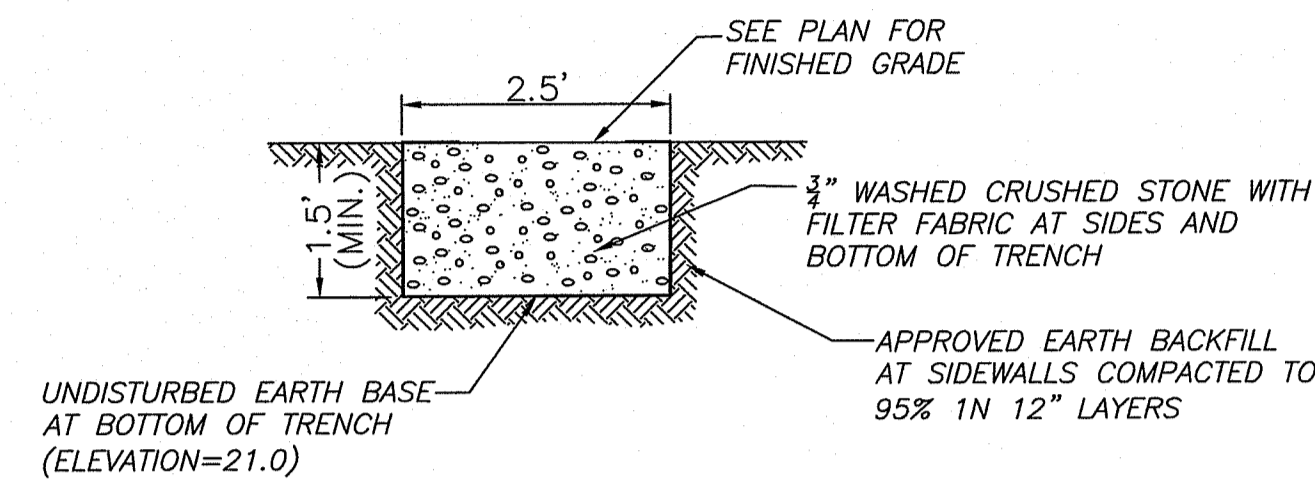
PLANT SPECIES WERE SELECTED FROM THE RHODE ISLAND COASTAL PLANT GUIDE PREPARED BY THE URI CELS AND RI CRMC. ONLY THOSE NATIVE PLANTS THAT ARE SUITABLE FOR RAIN GARDENS AND ARE TOLERANT OF FULL SUN AND DROUGHT ARE SHOWN HERE.

TREES SHALL BE PLANTED WITH A DENSITY OF NO MORE THAN ONE PER 250 SF, SPACED 15 FT ON CENTER. SHRUBS SHALL BE PLANTED 5-10 FT ON CENTER AND HERBACEOUS VEGETATION PLANTED 2.5 FT ON-CENTER.

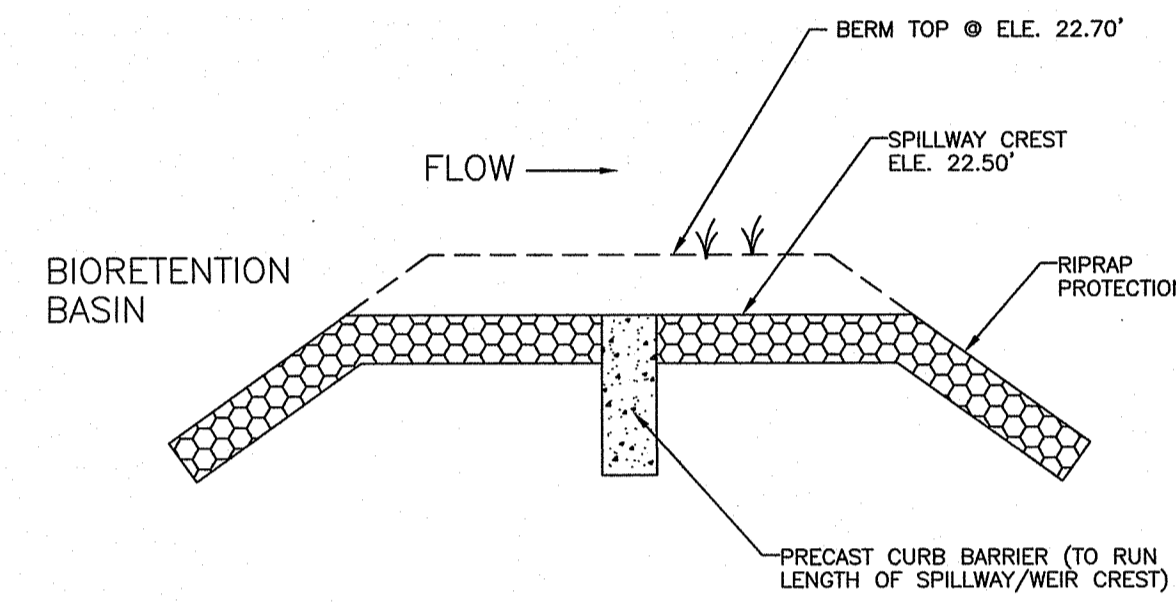
NOTE: BIORETENTION AREA LOCATED AT LEAST 15 FT FROM OWTS AND 25 FT FROM ANY WELL OR WATER SUPPLY.

ROOF GUTTER DOWNSPOUTS SHALL DIRECT WATER TO BIORETENTION VIA UNDERGROUND PIPING OR OVERLAND WHERE UNDERGROUND PIPING IS UNFEASIBLE OR NOT PERMISSIBLE.

Type	Elevation 21.50 (CF)	Elevation 22.00 (CF)	Elevation 23.00 (CF)
In Cut:	339.00	354.00	362.00
In Fill:	-0-	6,533.00	3,481.00
Total/Elevation:	-339.00	+6,199.00	+3,119.00
Total:		+8,979.00	

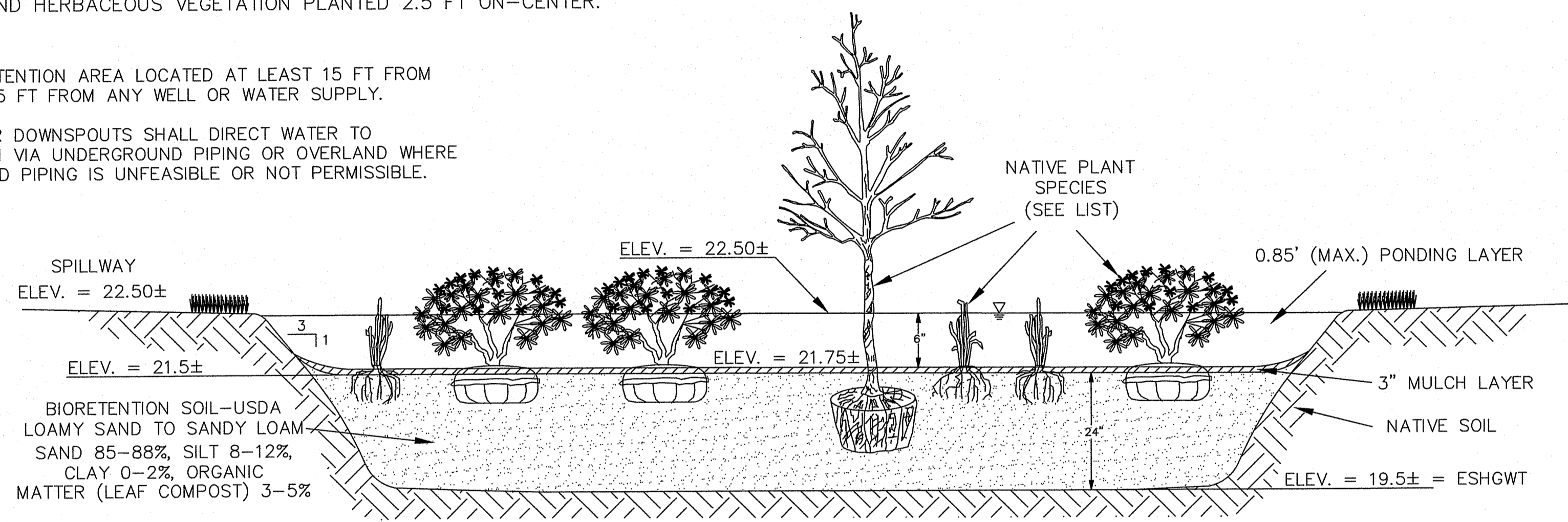


**DIAPHRAGM DETAIL**  
BETWEEN PARKING AREA/BIORETENTION AREA & BEHIND NEW 5-UNIT  
NOT TO SCALE

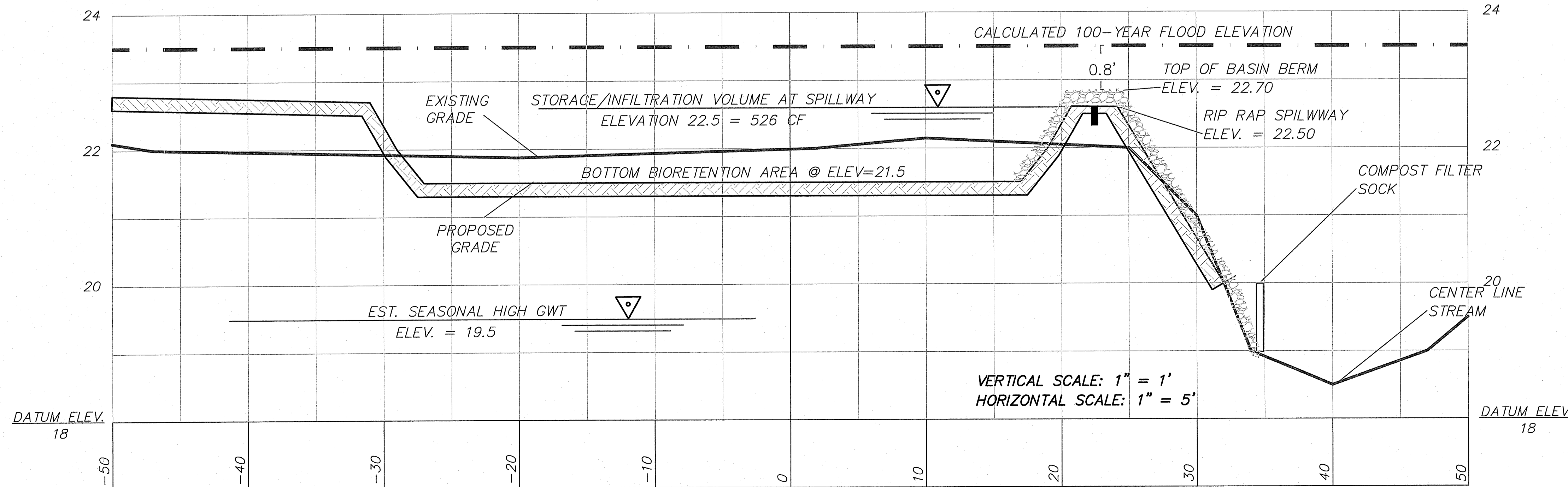
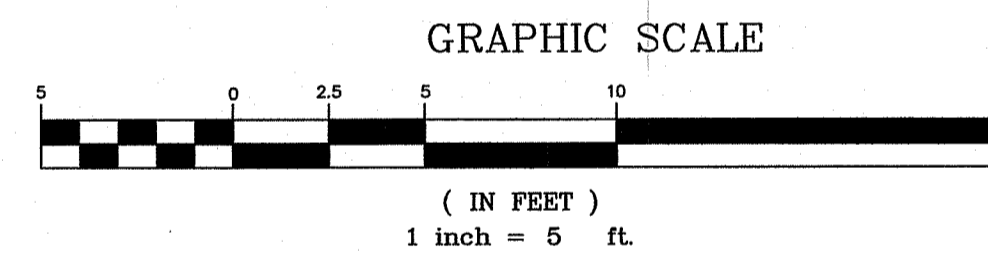


NOTE:  
MULTIPLE CURB SECTIONS MAY BE NECESSARY TO SPAN WEIR WIDTH.

**BASIN OUTLET OVERFLOW CURB DETAIL**  
NOT TO SCALE



**BIORETENTION AREA-TYPICAL CROSS-SECTION**  
NOT TO SCALE



**SECTION A-A**

SCALE: 1"=5' HORIZONTAL / 1"=1' VERTICAL

NOTE: BASIN IS INUNDATED DURING 100-YEAR FLOOD AND THEREFORE DOES NOT CONTROL THIS STORM EVENT.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: 06/06/24 FILE #: 19-0346  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT:  
GLENN & GRETEL MCCRORY  
570 GLEN HILL DRIVE  
SAUNDERSTOWN, RI 02874

**DETAILS-2**

JUN 13 2024

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPLE COMPANY, INC.**  
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AT  
**AP 48-3 LOT 150  
507-509 HIGH STREET**  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 7 OF 7  
DRAWN BY: KAB DESIGN BY: --- CHECKED BY: TJP  
DATE: 3/7/2024 PROJECT NO.: LD-2023-8

c:\Users\admin\Principle Engineering Dropbox\Land Development\2023\LD-2023-8\_507-509 High Street\_South Kingstown\_Glenn McCrory\Current Working Drawings and PDFs\LD-2023-08 PRELIM-FINAL 6-6-24.dwg, DWG To PDF.pc3