

SITE DEVELOPMENT PLANS

KING ROAD ASSESSORS MAP 602, PARCEL 115

Tiverton, Rhode Island

MAY 30, 2024

REVISED: OCTOBER 2024

CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

SURVEYOR OF RECORD
LAND DEVELOPMENT ENGINEERING &
CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050



LOCUS MAP

PLAN INDEX

<u>TITLE</u>	<u>SHEET NO.</u>
COVER SHEET	1
PERIMETER PLAN	2
EXISTING CONDITIONS PLAN	3
SITE PLAN	4
CONSTRUCTION DETAILS PLAN	5

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

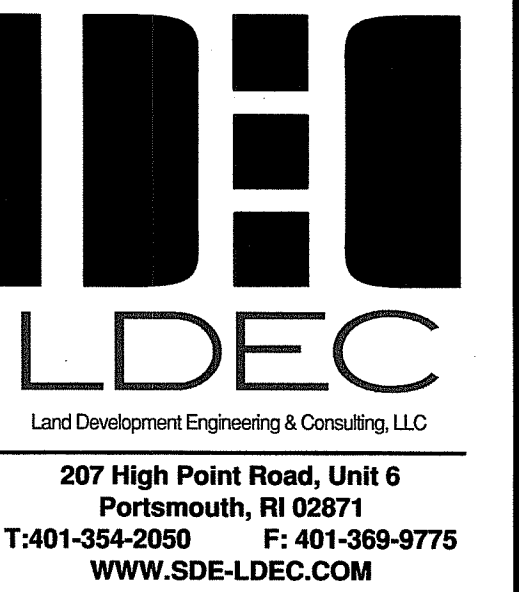
APPROVED WITH CONDITIONS AS

SPECIFIED IN THE LETTER OF APPROVAL

DATED: JAN 03 2025 FILE #: 24-0149

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Clapton



NO.	DATE	DESCRIPTION	MER	APPROVED
1.	10/18/2024	STORMWATER REVISIONS PER RIDEM COMMENTS		

PLAN REVISIONS

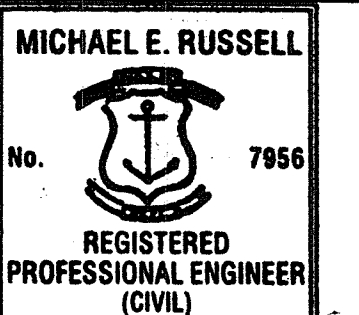
DATE: MAY 30, 2024

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 13166

ISSUED FOR:

PERMITTING



SITE DEVELOPMENT PLAN

KING ROAD
TIVERTON, RHODE ISLAND
ASSESSORS MAP 602, PARCEL 115

PREPARED FOR
A & C REALTY, LLC

OCT 9 5 2024

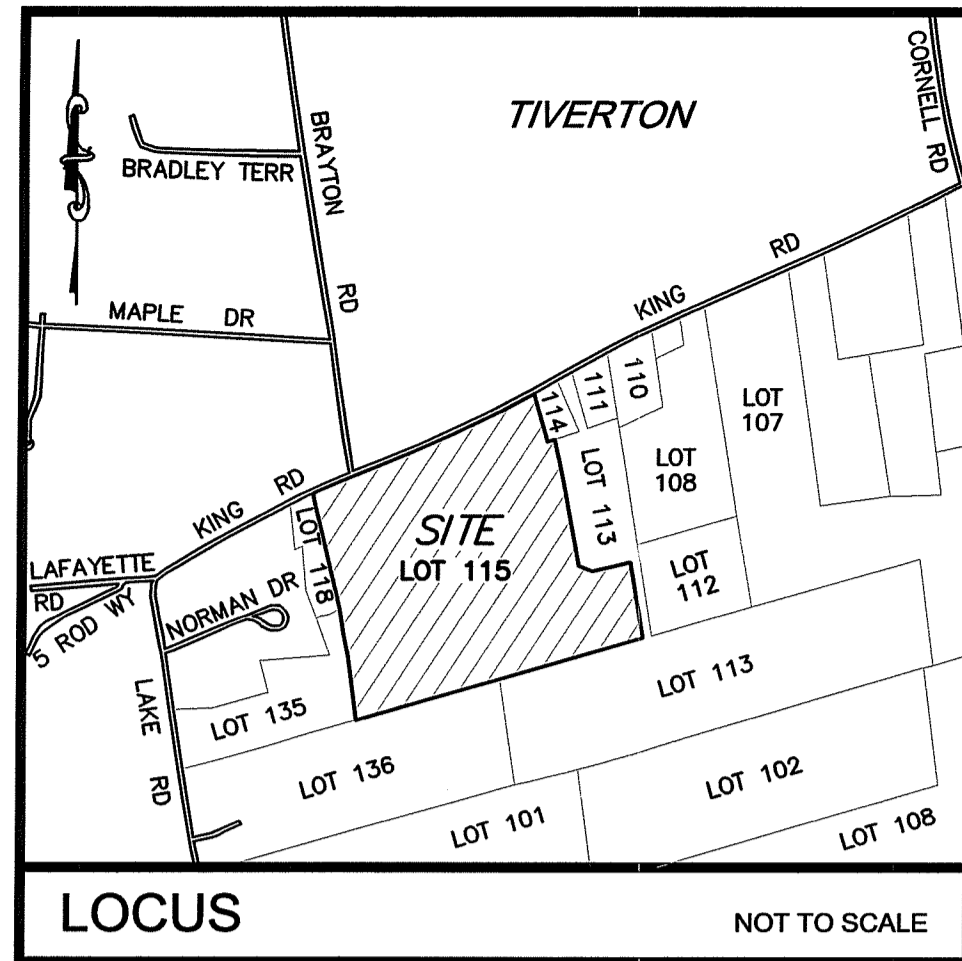
DRAWING TITLE:

COVER PLAN

SCALE: NTS

SHEET NO.

1 of 5



LOCUS NOT TO SCALE

OWNER & APPLICANT
 A & C REALTY, LLC
 384 KING ROAD
 TIVERTON, RI 02878
TITLE REFERENCES:
 DEED BK.1482/Pg.31
SITE LOCATION:
 KING ROAD
 TIVERTON, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 602 PARCEL 115

- LEGEND**
- CONCRETE BOUND W/DRILL HOLE
 - DRILL HOLE
 - IRON PIPE
 - STONE WALL
 - WETLANDS

- NOTES:**
1. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY GODDARD CONSULTING, INC. AND NATURAL RESOURCE SERVICES, INC..
 2. THE SITE IS PARTIALLY LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE A (WITHOUT BASE FLOOD ELEVATION) AS DETERMINED FROM THE TOWN OF TIVERTON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 440012 0106 J (MAP EFFECTIVE DATE 7/6/2021).
 3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
 4. VERNAL POOL LOCATION TAKEN FROM REQUIRED SCREENING VEGETATION & BUFFER ZONE MAKER LOCATIONS PLAN PREPARED BY NATURAL RESOURCE SERVICES, INC. DATED SPRING 2023.

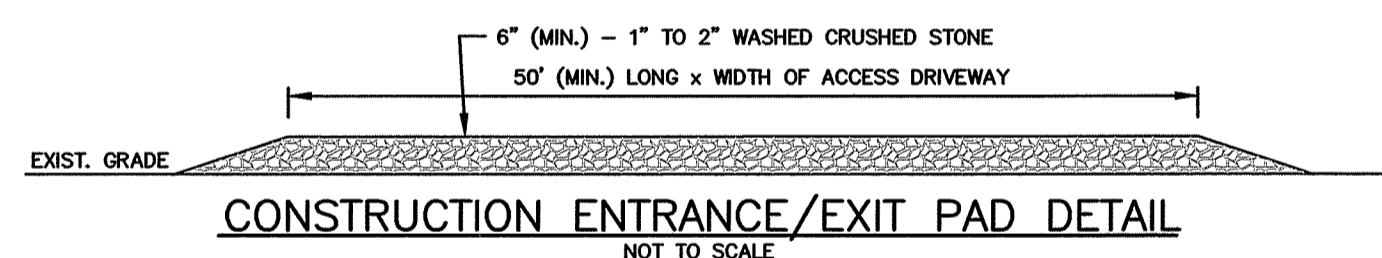
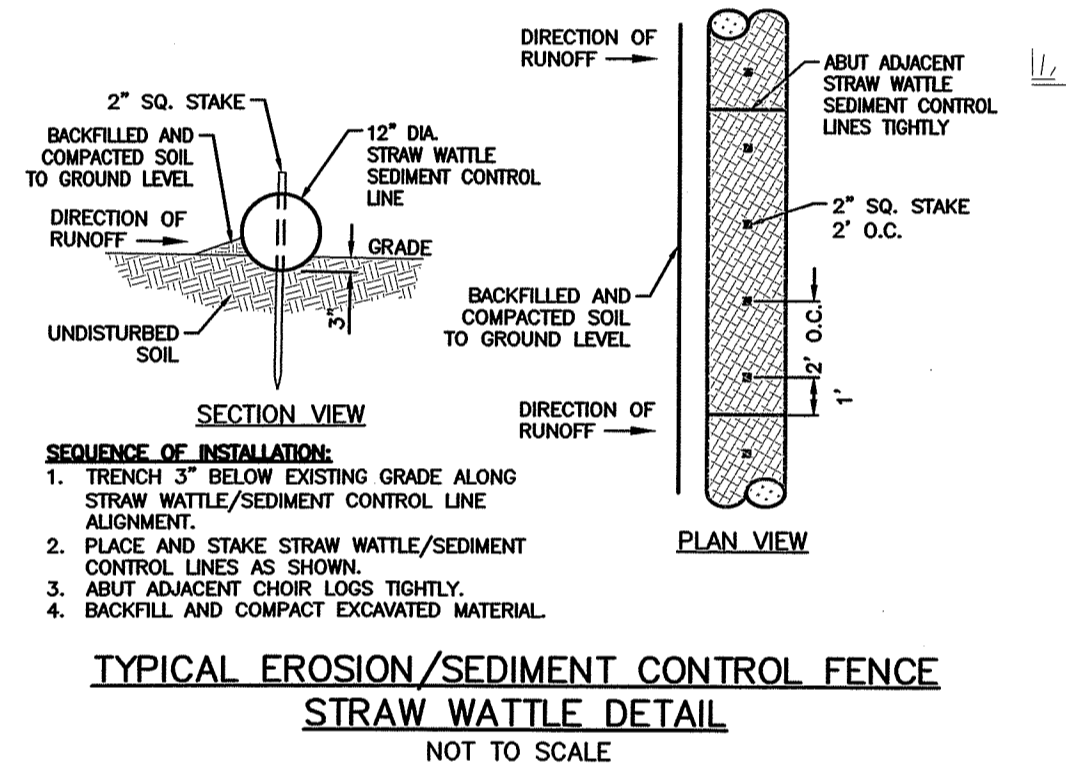
PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (MAP 602, PARCEL 115) TO CREATE LOTS 1, 2, AND 3 AS SHOWN.

ZONING REQUIREMENTS

	REQUIRED	RURAL RESIDENTIAL DEVELOPMENT (R-80)
LOT AREA	80,000 S.F.	30,000 S.F.
LOT FRONTAGE	200 FT.	50 FT.
FRONT YARD SETBACK	50 FT.	40 FT.
SIDE YARD SETBACK	35 FT.	20 FT.
REAR YARD SETBACK	80 FT.	40 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAX. LOT COVERAGE	10%	10%
MAX. BLDG. COVERAGE	-	4,750 SF

LEGEND

- EXISTING**
- PROPERTY LINE
 - CB/FD CONCRETE BOUND/FOUND
 - 18- TOPOGRAPHIC CONTOUR
 - 17.6 x SPOT ELEVATION
 - x FENCE
 - TREE LINE
 - S SEWER MAIN
 - W WATER MAIN
 - E/T/C ELECTRIC/TELEPHONE/CABLE TV SERVICE
 - TP TEST PIT
 - WF-# WETLAND FLAG
 - WETLAND BUFFER
- PROPOSED**
- 19.0+ SPOT ELEVATION
 - S SEWER SERVICE
 - W WATER SERVICE
 - E/T/C ELECTRIC/TELEPHONE/CABLE TV SERVICE
 - 100 TOPOGRAPHIC CONTOUR



CONSTRUCTION ENTRANCE/EXIT PAD DETAIL NOT TO SCALE

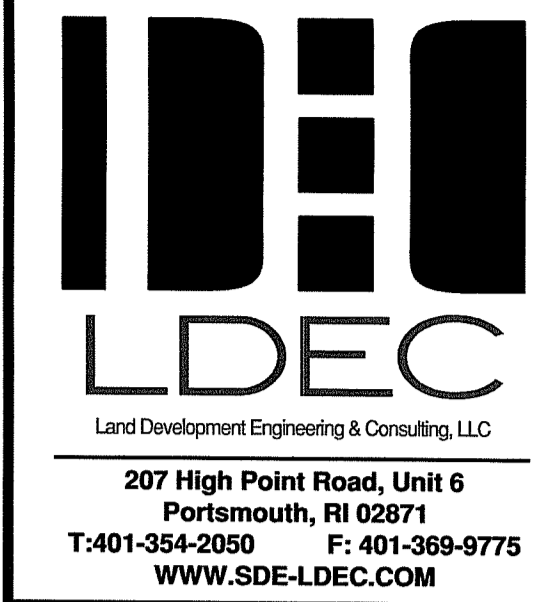
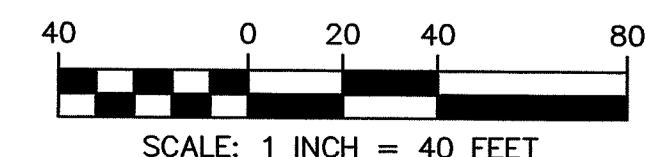
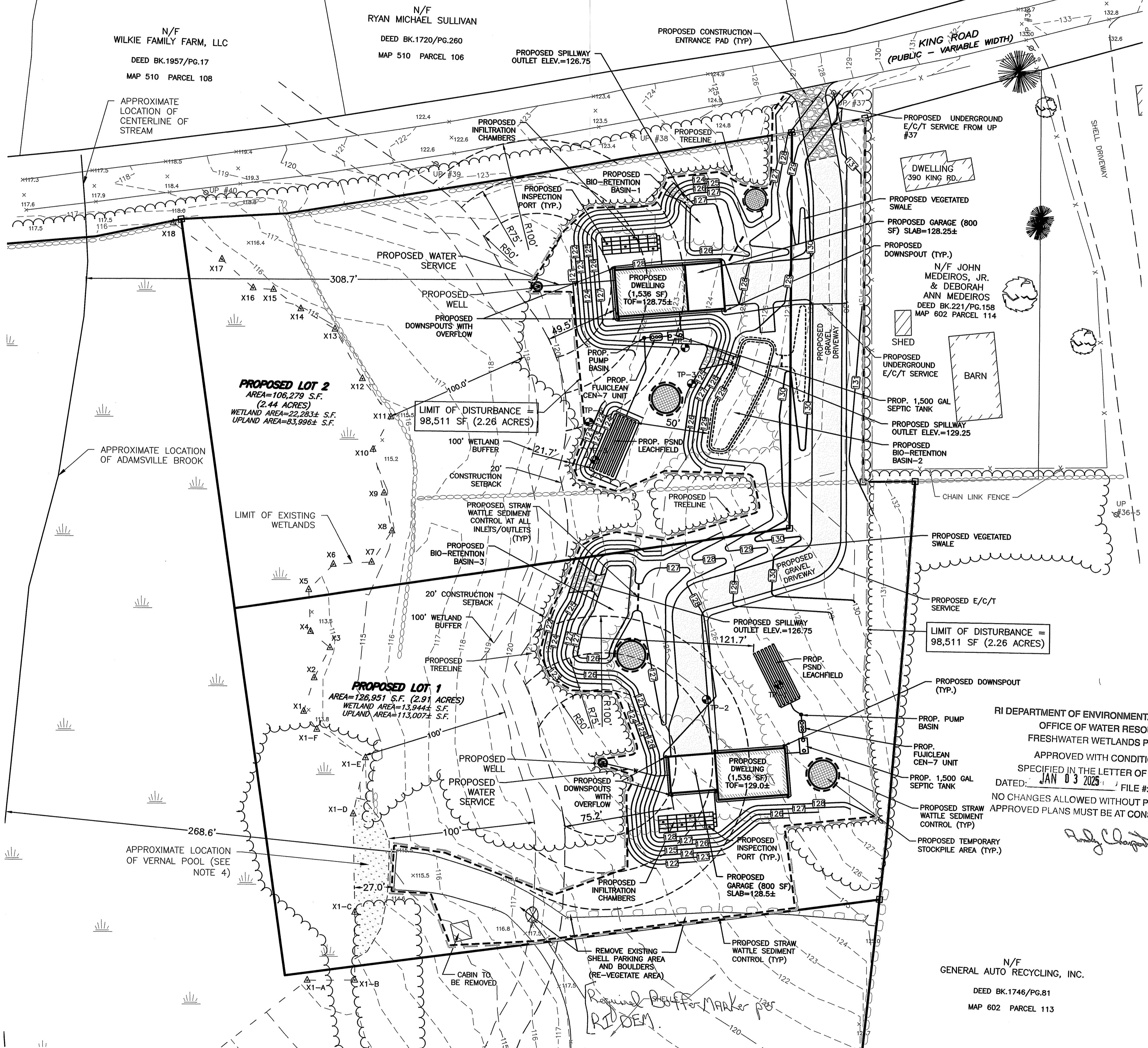
NOTE:
 CONSTRUCTION ENTRANCE IS A TEMPORARY STONE - STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.

INSTALLATION SEQUENCE:

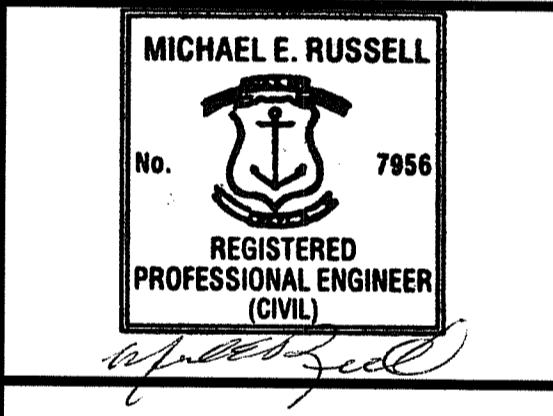
 - A. INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
 - B. CLEAR AND GRUB SITE.
 - C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
 - D. THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.
 - E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDING WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOO OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
 - A. WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, ESPECIALLY ON STOCKPILES.
 - B. INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
 - C. WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY DRIVEWAY WIDTH WIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EXISTING ACCESS DRIVEWAY.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.



NO.	DATE	DESCRIPTION
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DATE: MAY 30, 2024
 DRAWN BY: SJE
 COMPS. BY: SJE
 CHECK BY: MER

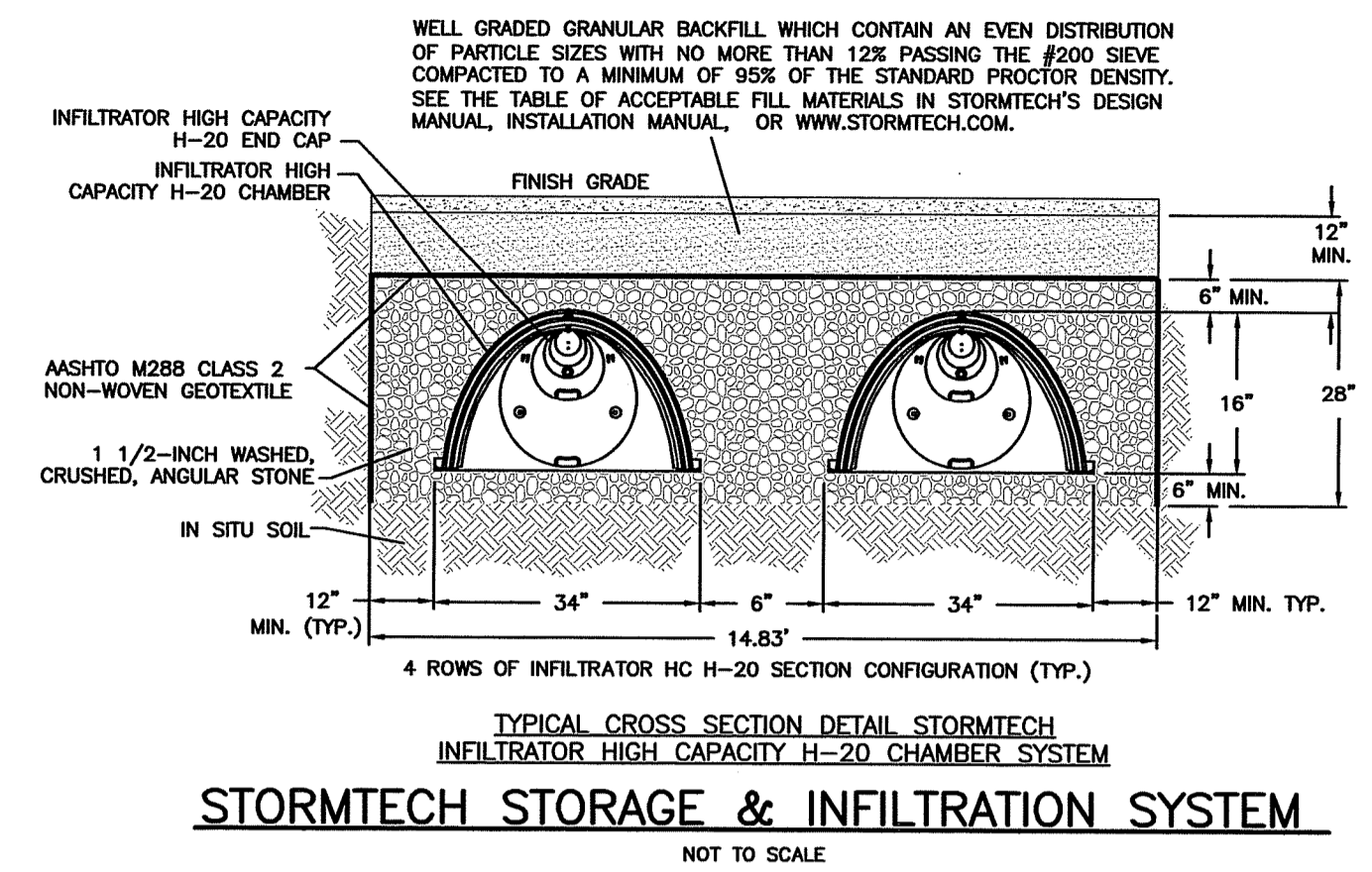
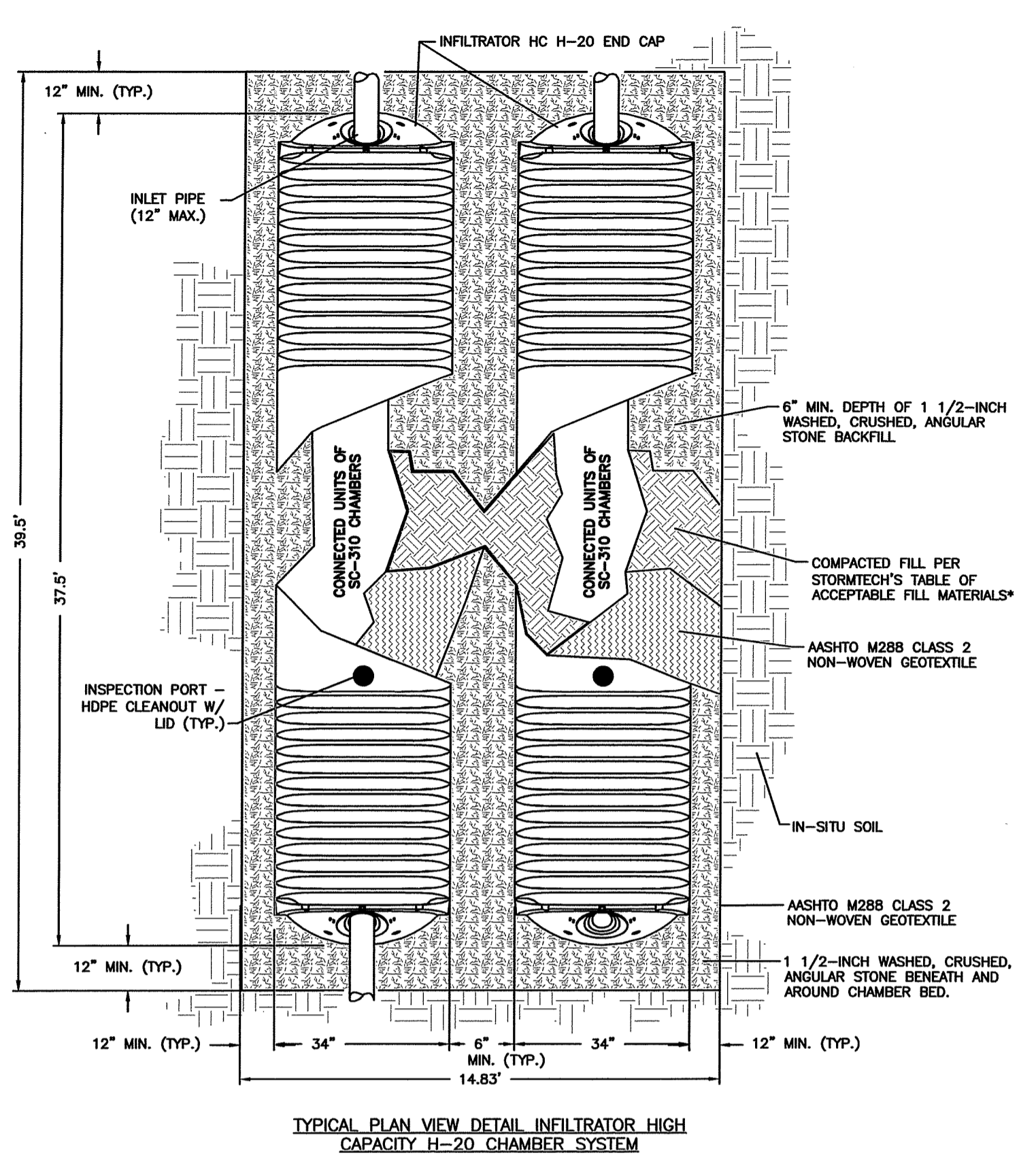
PROJECT NO. 13166
 ISSUED FOR: PERMITTING



PROPOSED SITE PLAN
 KING ROAD
 TIVERTON, RHODE ISLAND
 ASSESSORS MAP 602, PARCEL 115
 PREPARED FOR: A & C REALTY, LLC

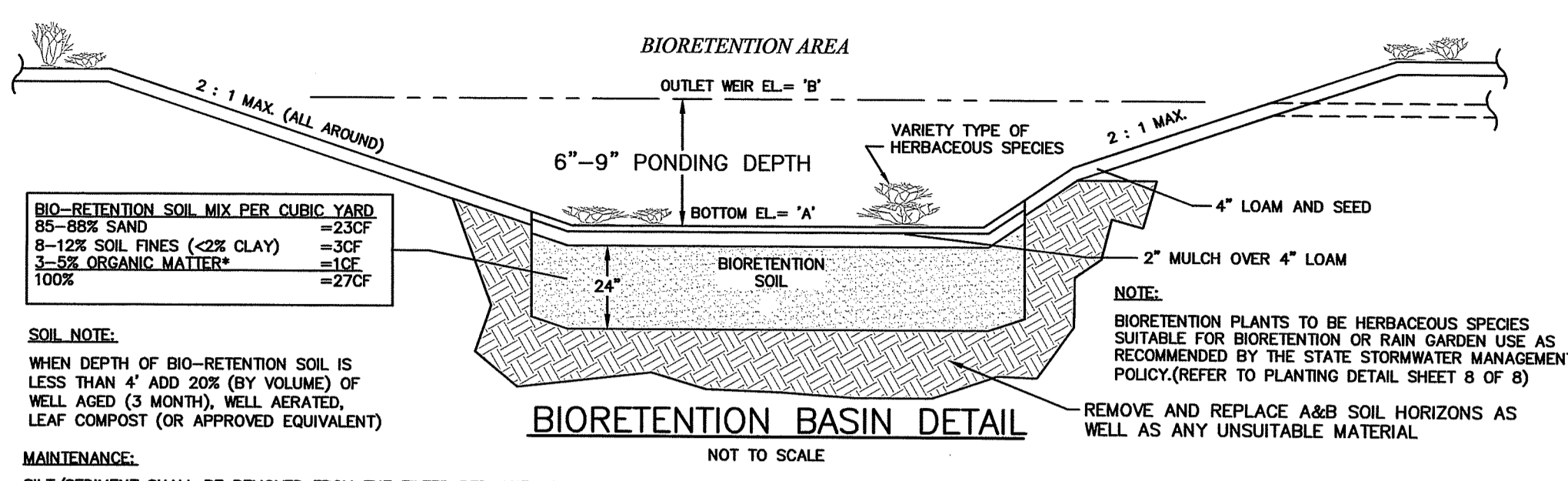
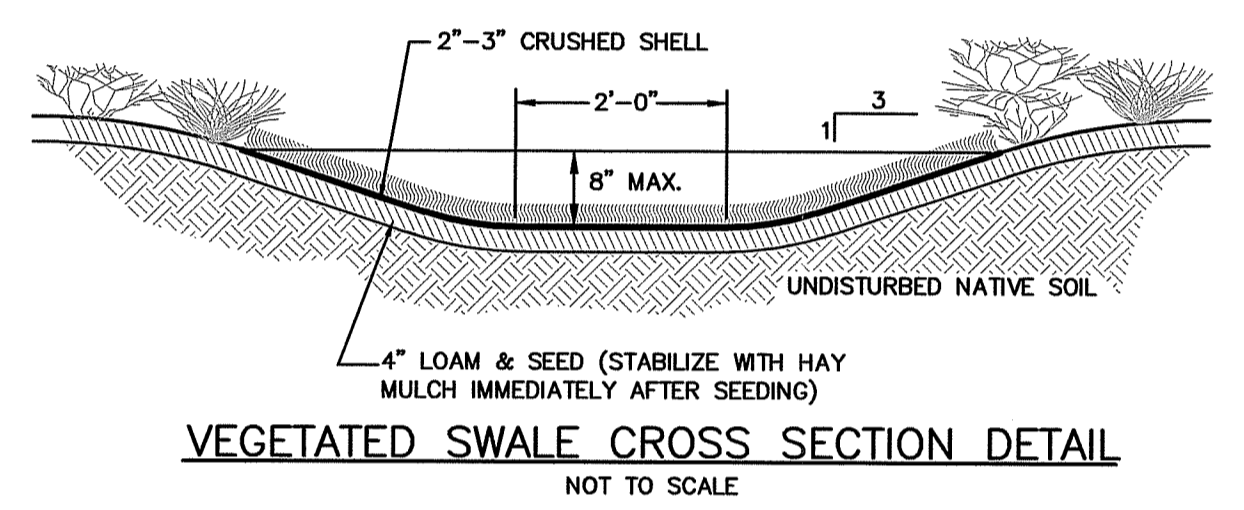
DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1" = 40'
 SHEET NO. **4 of 5**



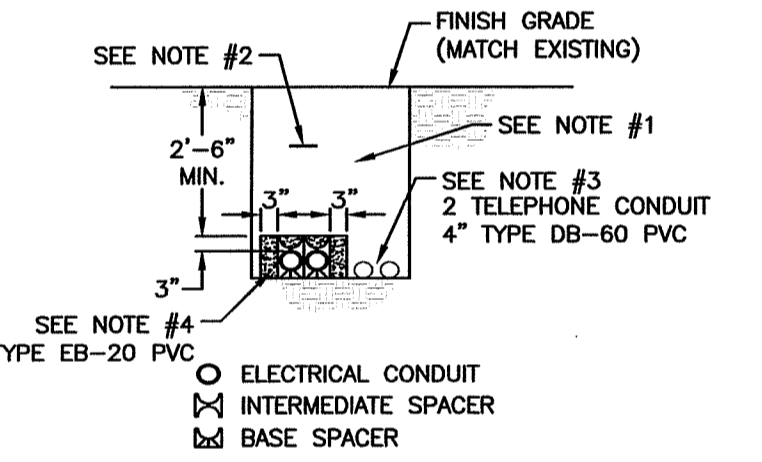
UNDERGROUND INFILTRATION SYSTEM (UIS)

UNDERGROUND SYSTEM	TEST HOLE	EXISTING ELEV.	SHOW ELEV.	BOTTOM OF STONE	BOTTOM OF CHAMBER	NUMBER OF CHAMBERS WIDE	NUMBER OF CHAMBERS LONG	TOTAL NUMBER OF CHAMBERS
1	TH-4	122.0	120.0 (24")	124.00	124.50	4	6	24
2	TH-2	123.5	121.4 (25")	125.50	126.00	4	6	24



ELEVATION TABLE

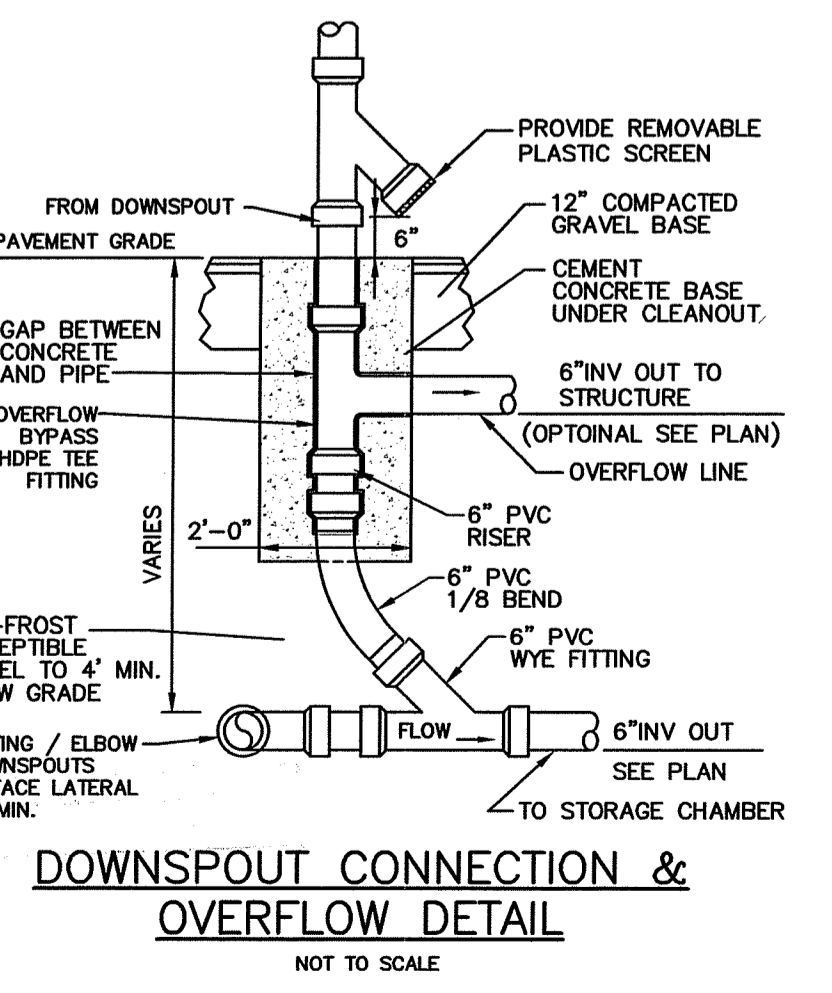
BIO-RETENTION BASIN	EXISTING ELEV.	SHGW ELEV.	BOTTOM OF BASIN 'A'	BOTTOM OF FILTER MATERIAL	OUTLET WEIR ELEV. 'B'
1	124.0	122.0	126.0	124.0	126.75
2	126.5	124.5	128.5	126.5	129.75
3	124.0	122.0	126.0	124.0	126.75



ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL
NOT TO SCALE

NOTES:

- BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL OR FROZEN MATERIAL.
- WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
- MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASUREMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
- 24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
- CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.



DOWNSPOUT CONNECTION & OVERFLOW DETAIL
NOT TO SCALE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program

Site Evaluation Form
Part A - Soil Profile Description
Application Number 1733-0139

Property Owner: GENERAL AUTO
Property Location: TIVERTON, 0 KING ROAD, PLOT 602, LOT 115
Date of Test Hole: 13 MARCH 2017
Soil Evaluator: N. LETENDRE License Number: 29019

Weather: SUNNY 26°F 0-5 mph Shaded: Yes No Time: 1pm

TH 1 Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
A	8	C	S	10R 3/3			FSL	1fgr	fr	4
Bw1	14	G	W	10R 1/6			SL	1fbbk	fr	3
Bw2	24	C	I	10R 5/4			gSL	1fbbk	fr	3
C	48	C	W	25Y 5/3	25	C 1 d	FSL	omm	fr	1
2C	100			25Y 4/2			gLS	omm	fr	6

TH 1 Soil Class B Total Depth 8' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 25" (cg)
TH 2 Soil Class B Total Depth 9' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 25" (cg)

Revised 1/31/14 17-0102

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program

Site Evaluation Form
Part A - Soil Profile Description
Application Number 1733-0139

Property Owner: GENERAL AUTO
Property Location: TIVERTON, 0 KING ROAD, PLOT 602, LOT 115
Date of Test Hole: 13 MARCH 2017
Soil Evaluator: N. LETENDRE License Number: 29019

Weather: SUNNY 26°F 0-5 mph Shaded: Yes No Time: 1pm

TH 3 Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
A	8	C	S	10R 3/3			FSL	1fgr	fr	4
Bw1	16	G	W	10R 1/6			SL	1fbbk	fr	3
Bw2	32	C	W	10R 5/4	30	f 1 f	gSL	1fbbk	fr	3
C	100			25Y 4/2			gLS	omm	fr	6

TH 3 Soil Class B Total Depth 8' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 30" (cg)
TH 4 Soil Class B Total Depth 8' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 24" (cg)

Revised 1/31/14 17-0102

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Part A - Soil Profile Description
Application Number 1733-0139

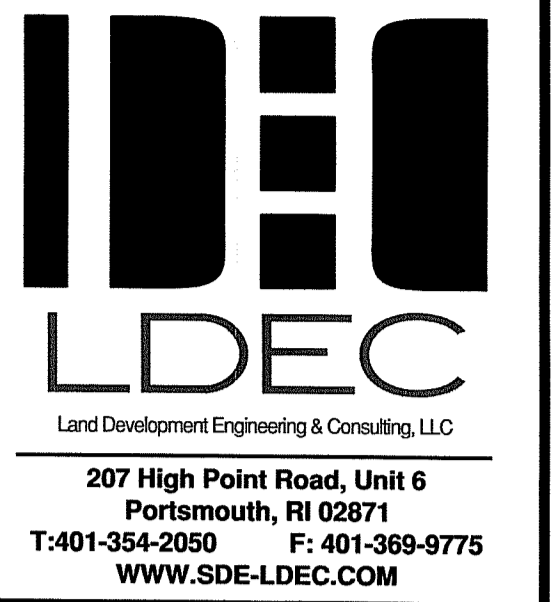
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Soil Evaluator: N. LETENDRE License Number: 29019

Weather: SUNNY 26°F 0-5 mph Shaded: Yes No Time: 1pm

TH 5 Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
A	8	C	S	10R 3/3			FSL	1fgr	fr	4
Bw1	18	G	W	10R 1/6			SL	1fbbk	fr	3
Bw2	24	C	I	10R 5/4			gSL	1fbbk	fr	3
C1	40	C	W	25Y 5/3	30	f 1 f	FSL	omm	fr	7
2C	96			25Y 4/2			gLS	omm	fr	6

TH 5 Soil Class B Total Depth 8' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 30" (cg)
TH 6 Soil Class B Total Depth 9' Impervious/Limiting Layer Depth N/A (cg) GW Seepage Depth N/A SHWT 28" (cg)

Revised 1/31/14 17-0102



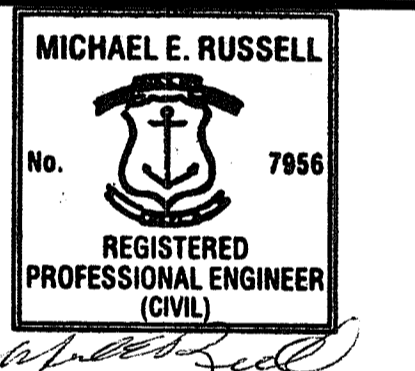
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CONSTRUCTION DETAILS
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TIVERTON, RHODE ISLAND
ASSESSORS MAP 602, PARCEL 115
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A & C REALTY, LLC

DRAWING TITLE:
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SCALE: **NTS**
SHEET NO. **5 of 5**