

PERMIT DOCUMENTS for a PROPOSED 5-LOT MAJOR SUBDIVISION

# SAUGATUCKET FARMS

216 SAUGATUCKET ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
AP 42, LOT 8

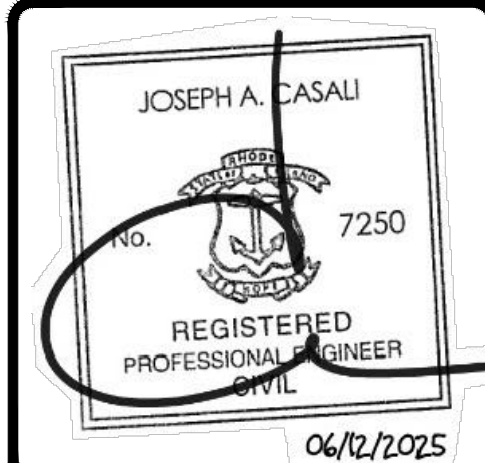
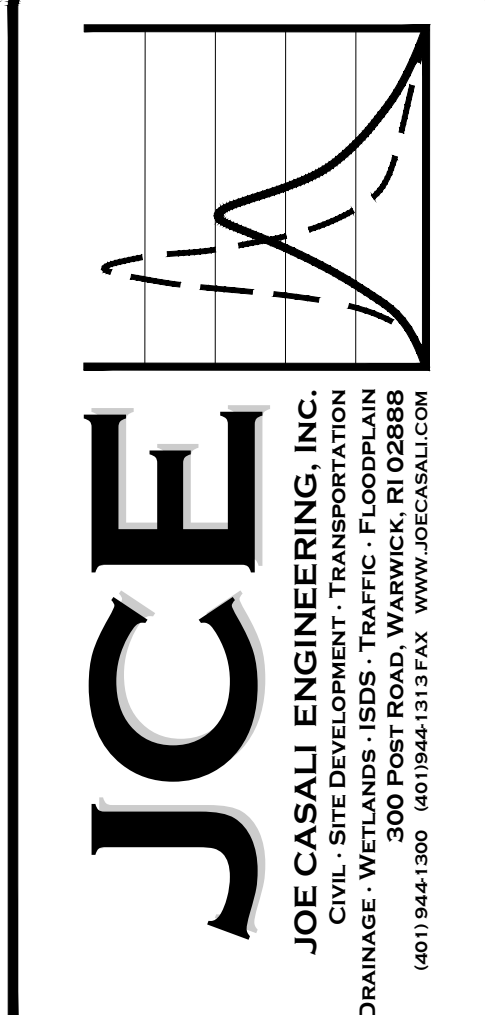
ZONING DISTRICT: R40 - MEDIUM DENSITY RESIDENTIAL

**SUBMISSIONS:**

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - FRESHWATER WETLANDS PERMIT APPLICATION  
TOWN OF SOUTH KINGSTOWN PLANNING BOARD - COMBINED MASTER/PRELIMINARY PLAN  
TOWN OF SOUTH KINGSTOWN WATER DEPARTMENT

**APPROVALS:**

SOUTH KINGSTOWN PLANNING BOARD - PRE-APPLICATION REVIEW (DECEMBER 10, 2024)  
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - WETLAND EDGE VERIFICATION NO. 24-0177



**SAUGATUCKET FARMS**  
 5-LOT MAJOR SUBDIVISION  
 216 SAUGATUCKET RD  
 SOUTH KINGSTOWN, RI  
 AP 42, LOT 8

**OWNER/APPLICANT:**  
DENALI BUILDING CO.  
C/O PETER ABBENANTE JR.  
620 OLD BAPTIST RD.  
N. KINGSTOWN, RI 02852  
(401) 300-9716

**PARCEL:** AP 42, LOT 8  
**ZONE:** R-40  
**FEMA FLOOD ZONE:** ZONE X

**REVISIONS:**

NO.	DATE	DESCRIPTION

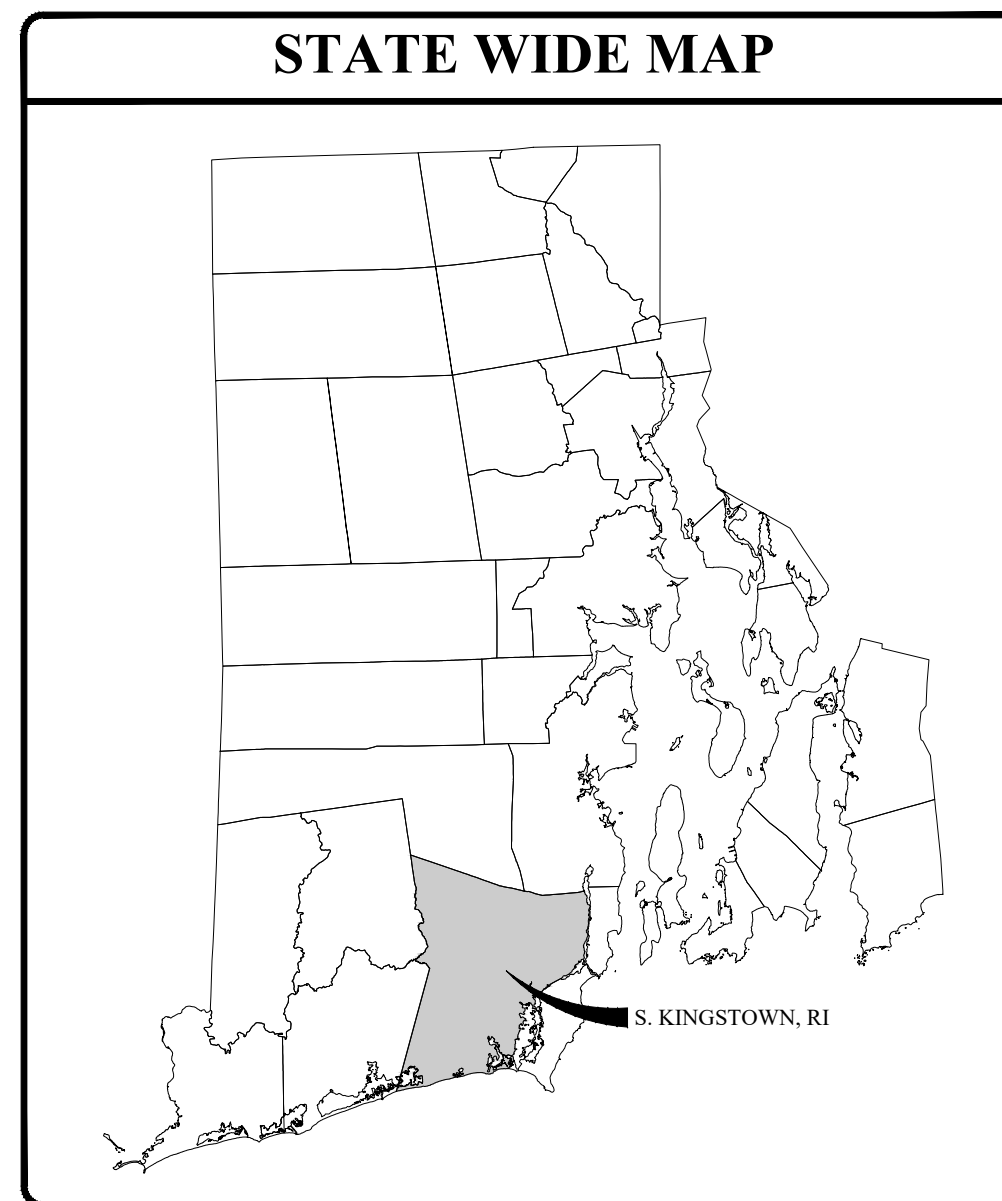
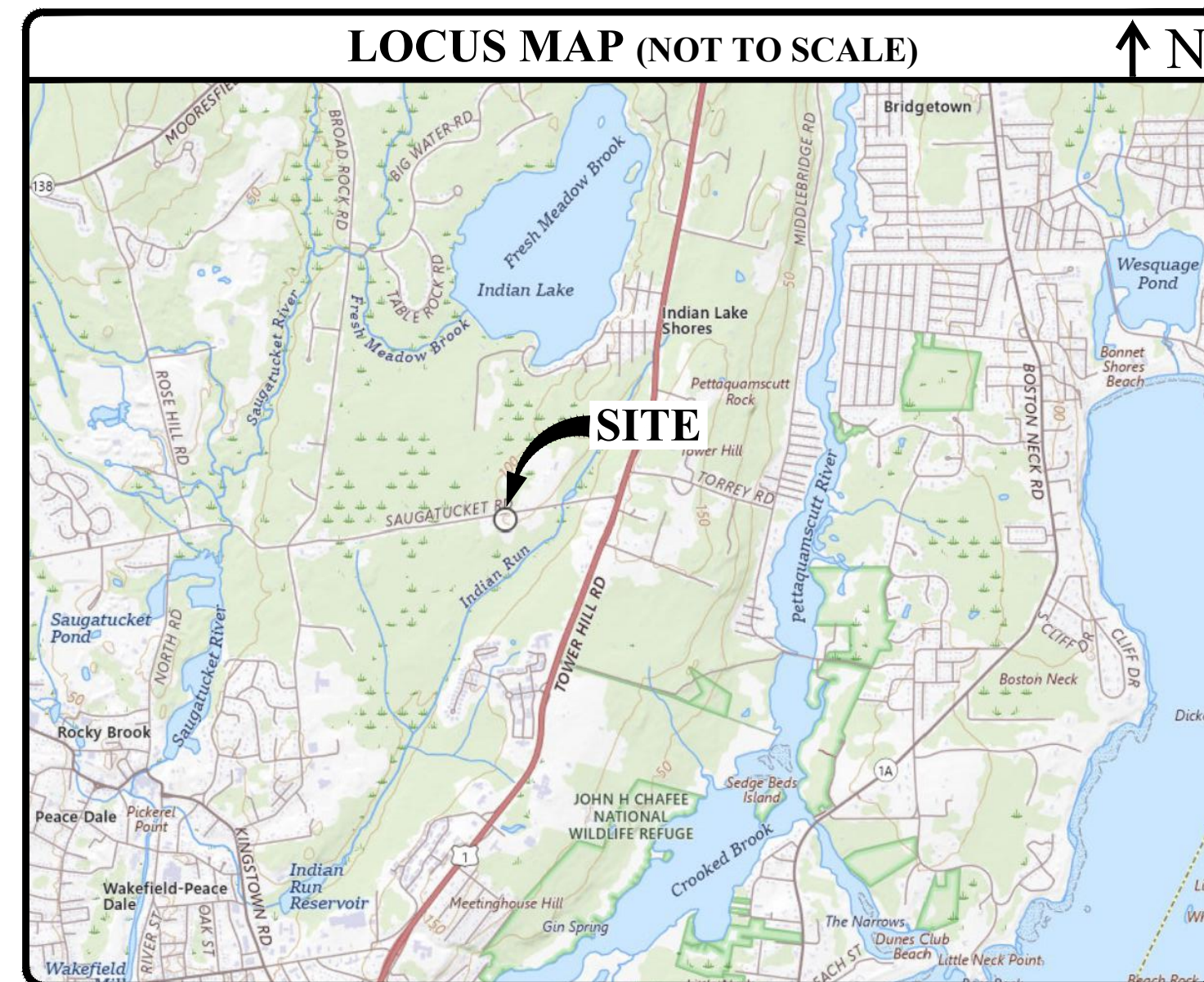
**DESIGNED BY:** DRD  
**DRAWN BY:** SEP/SD  
**CHECKED BY:** JAC  
**DATE:** JUNE 2025  
**PROJECT NO.:** 24-20

PRELIMINARY, NOT FOR CONSTRUCTION

**COVER SHEET**

**SHEET 1 OF 9**

PROJECT TEAM	
<b>OWNER/APPLICANT:</b>	DENALI BUILDING CO. C/O PETER ABBENANTE JR. 620 OLD BAPTIST RD. N. KINGSTOWN, RI 02852 (401) 300-9716
<b>CIVIL ENGINEER:</b>	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax
<b>SURVEYOR:</b>	OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVE. CRANSTON, RI 02920 (401) 463-9696
<b>WETLAND BIOLOGIST:</b>	NATURAL RESOURCE SERVICES, INC. P.O. BOX 311, HARRISVILLE, RI 02830 (401) 568-7390
<b>LANDSCAPE ARCHITECT:</b>	DIANE C. SOULE & ASSOCIATES 422 FARNUM PIKE SMITHFIELD, RI 02917 (401) 231-0736



INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	SITE CONTEXT AND AERIAL MAP
4	EXISTING CONDITIONS PLAN
5	CONVENTIONAL SUBDIVISION PLAN (YIELD PLAN)
6	SITE & UTILITY PLAN
7	GRADING & DRAINAGE PLAN
8	CIVIL DETAILS I
9	CIVIL DETAILS II
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
R1	CLASS I BOUNDARY AND CLASS III DATA ACCUMULATION SURVEY, PREPARED BY OCEAN STATE PLANNERS, INC., STAMPED AND DATED AUGUST 2024.

C:\24-20 Denali\_Comp\KCD\216 Saugatucket Rd (PERMIT SET).dwg Jul 16, 2025 9:54am

**GENERAL NOTES:**

- 1. THESE PLANS ARE BASED ON A CLASS 1 BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY, COMPLETED BY OCEAN STATE PLANNERS INC. IN AUGUST 2024 (REFERENCE PLAN 1). ADDITIONAL EXISTING CONDITIONS INFORMATION OBTAINED FROM NEARMAP (AERIAL IMAGERY) DATED APRIL 2024.
- 2. THE PROJECT SITE LIES WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, MAP NUMBER 44009C0204K, EFFECTIVE DATE APRIL 3, 2023. A VERY SMALL PORTION OF THE SUBJECT PROPERTY TO THE SOUTH IS LOCATED WITHIN FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD.
- 3. THE SUBJECT PARCEL IS LOCATED WITH THE R40 MEDIUM RESIDENTIAL DISTRICT. THE PARCEL IS NOT LOCATED WITHIN ANY KNOWN TOWN OVERLAY DISTRICTS.
- 4. THERE ARE NO KNOWN EASEMENTS WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT SITE.
- 5. THE SUBJECT PROPERTY HAS A HISTORY OF AGRICULTURAL USE THAT IS NO LONGER ACTIVE.
- 6. THERE ARE NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY; THERE ARE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS SHOWN WITHIN THE PROJECT AREA BASED ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- 7. THERE ARE NO UNIQUE NATURAL FEATURES PRESENT WITHIN THE SUBJECT PROPERTY.
- 8. SPECIAL AREAS OF CONCERN AFFECTING THE DEVELOPMENT PARCEL:
  - NATURAL HERITAGE AREA, AS DEFINED BY RIDEM: YES, ID: 187
  - AREAS UNDER JURISDICTION OF ANY SAMP OF RI CRMC: N/A
  - A GROUNDWATER PROTECTION OVERLAY DISTRICT: N/A
  - A WELLHEAD PROTECTION AREA: N/A
  - GROUNDWATER RECHARGE AREA: N/A
  - AREAS WITHIN A TMDL WATERSHED, AS DEFINED BY RIDEM: YES
  - OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM: N/A
  - A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM: N/A
  - NATIONAL REGISTER OF HISTORIC PLACES: N/A
- 9. FRESHWATER WETLANDS WERE FIELD DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN DECEMBER 2023. WETLAND FLAGS WERE SURVEY LOCATED BY JOE CASALI ENGINEERING ON JUNE 25 2024. WETLAND EDGE, AS SHOWN, CONFIRMED BY THE RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT THROUGH EDGE VERIFICATION NO. 24-0177. THE PROJECT SITE IS LOCATED WITHIN RIDEM'S RIVER REGION 2. INDIAN RUN BROOK IS A FIRST ORDER STREAM WITH AN ASSOCIATED 100-FOOT BUFFER ZONE.
- 10. EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS BROADBROOK SILT LOAM, 0-3% SLOPES (B/A), RAINBOW SILT LOAM, 3-8% SLOPES (R/b), AND STISSING SILT LOAM (S/b). B/A AND R/b SOILS ARE CLASSIFIED AS PRIME FARMLAND. S/b SOILS ARE CLASSIFIED AS FARMLAND OF STATEWIDE IMPORTANCE. SOIL EVALUATION TEST HOLES WERE COMPLETED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2024.
- 11. PUBLIC SEWER IS NOT AVAILABLE TO THE PROJECT SITE. THE SITE IS SERVICED BY PUBLIC WATER (UNITED WATER DISTRICT). THE SITE WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND PUBLIC WATER.

**SITE NOTES:**

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- 2. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO EXISTING OR PROPOSED DRAINAGE STRUCTURES.
- 3. ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 4" OF LOAM AND SEED.
- 4. THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- 5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- 6. ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- 7. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- 8. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 9. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- 10. THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- 11. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- 12. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- 13. ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- 14. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- 15. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AUGUST 2024 WITH LATEST AMENDMENTS, ADDENDA AND REVISIONS AND THE RIDOT STANDARD DETAILS, OCTOBER 2022 WITH LATEST AMENDMENTS, ADDENDA AND REVISIONS.

**MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:**

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- 3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE TOWN'S RIGHT-OF-WAY.
- 4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

**DRAINAGE SYSTEM NOTES:**

- 1. THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- 2. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES:**

- 1. THE COMPOST SOCK LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
- 2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- 3. ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED COMPOST SOCK OUTLET PROTECTION. OUTLET PROTECTION (COMPOST SOCK) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- 4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- 5. ALL COMPOST SOCKS, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- 6. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- 7. THE COMPOST SOCK SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY COMPOST SOCK AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE COMPOST SOCK BECOMES FILLED WITH SEDIMENTS.
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (COMPOST SOCK, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- 9. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993 AMENDED 2014.

**MISCELLANEOUS UTILITY NOTES:**

- 1. PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
- 3. THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR TOWN.
- 4. EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.
- 5. ALL CONSTRUCTION MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHEETS SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER, SOUTH KINGSTOWN PUBLIC WORKS, OR ITS REPRESENTATIVE PRIOR TO FABRICATION AND INSTALLATION, AND SUBMITTED TO THE SOUTH KINGSTOWN PUBLIC WORKS AND TOWN ENGINEER PRIOR TO CONSTRUCTION FOR THEIR RECORDS.
- 6. PRIOR TO CONSTRUCTION OF THE RELOCATION OF ALL WATER MAINS, THE CONTRACTOR SHALL COORDINATE WITH SOUTH KINGSTOWN PUBLIC WORKS FOR INSPECTION AND CHLORINATION OF NEW PIPING, FITTINGS AND VALVES.

**LOAMING & SEEDING NOTES:**

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- 1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS LOAM AND SEED ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- 2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).
- 3. PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS, AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- 4. APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
- 5. SEEDING AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
- 20% IMPROVED PERENNIAL RYEGRASS
- 20% IMPROVED KENTUCKY BLUEGRASS
- 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

**BMP MAINTENANCE SCHEDULE:**

- 1. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
  - A. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SLUMPS, AND MANHOLES.
  - B. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
- 2. UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
- 3. ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, AMENDED 2015).
- 4. TO PREVENT COMPACTION OF THE SOIL IN THE QPA, CONSTRUCTION VEHICLES MUST NOT BE ALLOWED TO DRIVE OVER THE AREA. IF IT BECOMES COMPACTED, THE SOIL MUST BE SUITABLY AMENDED, TILLED, AND RE-VEGETATED ONCE CONSTRUCTION IS COMPLETE TO RESTORE INFILTRATION CAPACITY.
- 5. AFTER CONSTRUCTION, STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS FOLLOWS:

- ROOF DRAIN LEADERS**
  - PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
  - KEEP ROOFS CLEAN AND FREE OF DEBRIS.
  - KEEP ROOF DRAINAGE SYSTEMS CLEAR.

- PRE-TREATMENT SEDIMENT FOREBAYS**
  - AFTER CONSTRUCTION, THE SEDIMENT FOREBAY SHALL BE INSPECTED AND CLEANED WHEN SEDIMENT BUILD UP IS IN EXCESS OF 6" OR 25% OF THE SEDIMENT STORAGE VOLUME.

- SAND FILTER SYSTEM:**
  - DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, THE SAND FILTER SHALL BE INSPECTED AFTER THE FIRST TWO RAINFALL EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO 2 INCHES.
  - SILT AND SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. WHEN THE FILTERING CAPACITY OF THE SAND FILTER DIMINISHES SUBSTANTIALLY (I.E. WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 48 HOURS), THE TOP FEW INCHES OF DISCOLORED IN AN ACCEPTANCE MANNER AT AN APPROVED AND PERMITTED LOCATION.

ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. SEDIMENT IS TO BE PROPERLY DISPOSED OF BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS.

THE FOLLOWING STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE HOMEOWNER AS FOLLOWS:

- QUALIFIED PERVIOUS AREAS (QPAs) - MAINTAINED BY HOMEOWNER:**
  - QPAs SHALL BE INSPECTED AT LEAST YEARLY TO REMOVE ANY DEPOSITED SEDIMENT (E.G. SAND FROM WINTER SANDING OPERATIONS), ADDRESS ANY PONDING, EROSION AND REPLANT ANY VEGETATION THAT HAS DIED.
  - QPAs SHALL NOT BE EXCESSIVELY FERTILIZED OR IRRIGATED.

**SEQUENCE & STAGING OF PROPOSED CONSTRUCTION ACTIVITIES:**

THIS IS A GENERAL SEQUENCE AND STAGING OF CONSTRUCTION ACTIVITIES. A DETAILED SEQUENCE WITH TIME LINES SHALL BE ESTABLISHED BY THE CONTRACTOR IN COORDINATION WITH THE OWNER, ENGINEER AND SITE CONTRACTORS PRIOR TO THE START OF CONSTRUCTION.

- 1. SURVEY AND STAKE THE PROPOSED DRAINAGE BMPs (SEDIMENT FOREBAY, SAND FILTER, AND RAIN GARDENS), ROADWAY CENTERLINE, WATER LINE, OWTS LOCATIONS AND LIMIT OF DISTURBANCE. THE CONTRACTOR SHALL NOT COMPACT THE AREAS OF THE DRAINAGE BMPs DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE TO PROTECT BMPs.
- 2. PLACE SEDIMENTATION BARRIERS (HAY BALES OR SILT FENCE) AS SHOWN ON THE PLANS AND AS STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
- 3. BEGIN SITE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING ETC.) TOPSOIL IS TO STRIPPED AND STOCKPILED WITHIN DISTURBANCE LIMITS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS. STOCKPILES TO BE COVERED OR TEMPORARILY SEEDED.
- 4. EXCAVATE AND CONSTRUCT STORMWATER MANAGEMENT AREAS AS SHOWN ON PLAN. DIVERT ALL THE RUNOFF FROM DISTURBED AREAS TO THE PROPOSED STORMWATER STORAGE AREA. DIVERT ALL THE RUNOFF FROM DISTURBED AREAS TO THE PROPOSED STORMWATER STORAGE AREA.
- 5. INSTALL UTILITIES AND DRAINAGE INCLUDING DRAINAGE PIPE. IMMEDIATELY PLACE THE RIP-RAP AT THE DISCHARGE POINTS. SEED ALL DISTURBED AREAS.
- 6. BEGIN BUILDING CONSTRUCTION.
- 7. BEGIN PAVEMENT AND PROPOSED GRADING. BRING ROADWAY TO SUBBASE GRADE WITH GRAVEL. SEED ALL DISTURBED AREAS.
- 8. FINISH PAVEMENT CONSTRUCTION.
- 9. MAINTAIN SEDIMENT AND EROSIONS CONTROLS WHILE BUILDING ARE CONSTRUCTED.
- 10. FINISH LANDSCAPING AND PERMANENT STABILIZATION.
- 11. INSPECT AND REPAIR ALL DRAINAGE STRUCTURES INCLUDING DISCHARGE POINTS. REMOVE ANY DEBRIS (LEAVES, TREE LIMBS, BOULDERS, ETC.) FROM DRAINAGE INLETS AND OUTLETS. FLUSH ALL SEDIMENTS FROM DRAINAGE PIPES AND APPLY TOPSOIL TO PONDS.
- 12. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE VEGETATION HAS BEEN ESTABLISHED TO ALL DISTURBED AREAS.

**LEGEND:**

---	EXISTING PROPERTY LINE	---	UTILITY POLE
---	PROPOSED PROPERTY LINE	---	OVERHEAD WIRES
---	ABUTTING PROPERTY LINE	---	UNDERGROUND ELECTRIC
---	BUILDING SETBACK LINE	---	VERIZON LINE
---	WETLAND EDGE	---	WATER LINE
WF	WETLAND FLAG	---	WATER SHUT OFF VALVE
---	WETLAND BUFFER	---	WELL
---	WETLAND JURISDICTIONAL ZONE	---	SEWER
---	EXISTING CONTOUR	---	SMH
---	PROPOSED CONTOUR	N/F	NOW OR FORMERLY
---	IRON PIN	---	EXISTING TREE LINE
---	DRILL HOLE	---	SILT FENCE
---	CONCRETE BOUND	---	LIMIT OF DISTURBANCE
---	EXISTING CURB	B-101	BORING LOCATION
---	GUARD RAIL	R&R	REMOVE & RESET
---	DRAIN LINE	R&D	REMOVE & DISPOSE
---	DRAINAGE MANHOLE	R&S	REMOVE & STOCKPILE
---	CATCH BASIN		

**SAUGATUCKET FARMS**  
5-LOT MAJOR SUBDIVISION  
216 SAUGATUCKET RD  
SOUTH KINGSTOWN, RI  
AP 42, LOT 8

**OWNER/APPLICANT:**  
DENALI BUILDING CO.  
C/O PETER ABBENANTE JR.  
620 OLD BAPTIST RD.  
N. KINGSTOWN, RI 02852  
(401) 300-9716

**PARCEL:** AP 42, LOT 8  
**ZONE:** R-40  
**FEMA FLOOD ZONE:** ZONE X

**REVISIONS:**

NO.	DATE	DESCRIPTION

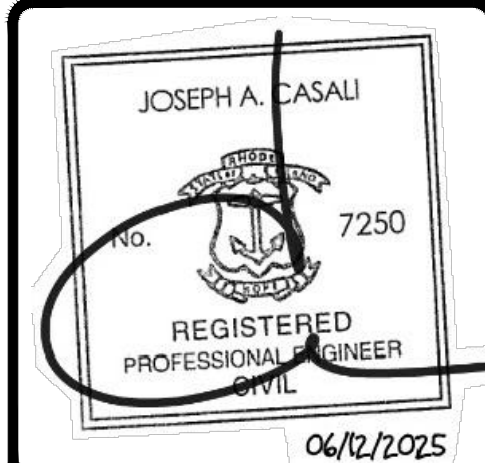
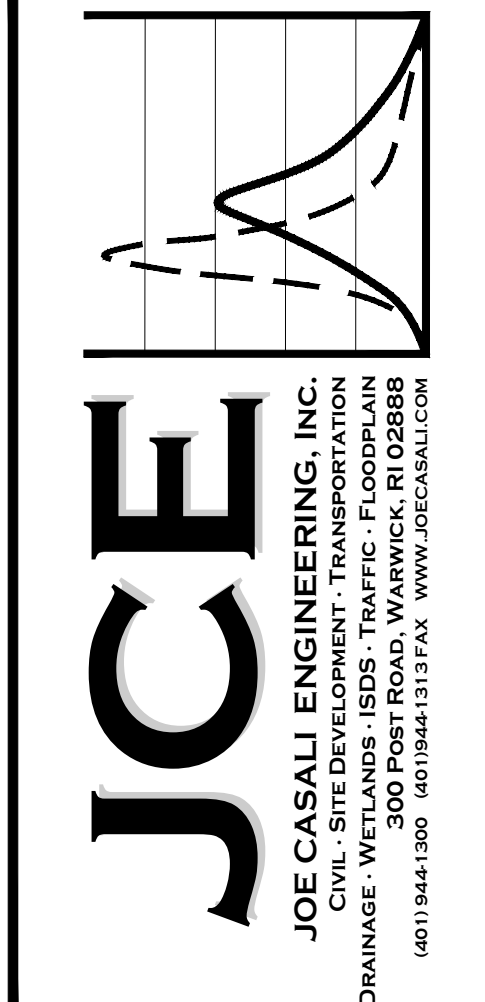
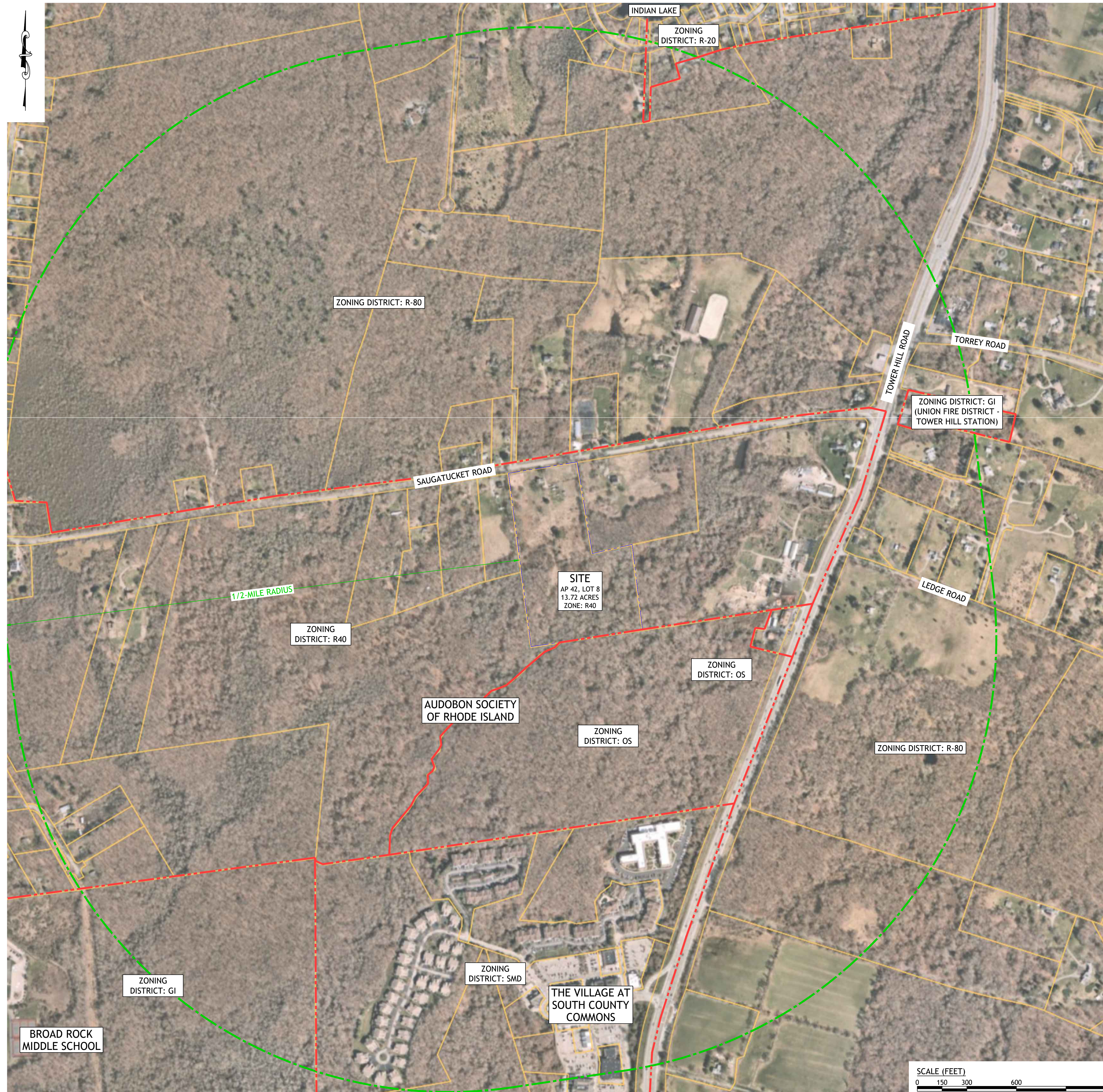
**DESIGNED BY:** DRD  
**DRAWN BY:** SEP/SD  
**CHECKED BY:** JAC  
**DATE:** JUNE 2025  
**PROJECT NO.:** 24-20

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**GENERAL NOTES AND LEGEND**

**SHEET 2 OF 9**

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**SAUGATUCKET FARMS**  
**5-LOT MAJOR SUBDIVISION**  
**216 SAUGATUCKET RD**  
**SOUTH KINGSTOWN, RI**  
**AP 42, LOT 8**

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**PARCEL:** AP 42, LOT 8  
**ZONE:** R-40  
**FEMA FLOOD ZONE:** ZONE X

**REVISIONS:**

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**SITE CONTEXT AND AERIAL MAP**

**SHEET 3 OF 9**

**EXISTING CONDITIONS NOTES:**

- THESE PLANS ARE BASED ON A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY, COMPLETED BY OCEAN STATE PLANNERS INC. IN AUGUST 2024 (REFERENCE PLAN 1). ADDITIONAL EXISTING CONDITIONS INFORMATION OBTAINED FROM NEARMAP (AERIAL IMAGERY) DATED APRIL 2024.
- THE SUBJECT PROPERTY HAS A HISTORY OF AGRICULTURAL USE THAT IS NO LONGER ACTIVE.
- EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS BROADBROOK SILT LOAM, 0-3% SLOPES (B/A), RAINBOW SILT LOAM, 3-8% SLOPES (R/B), AND STISSING SILT LOAM (S/B). B/A AND R/B SOILS ARE CLASSIFIED AS PRIME FARMLAND. S/B SOILS ARE CLASSIFIED AS FARMLAND OF STATEWIDE IMPORTANCE. SOIL EVALUATION TEST HOLES WERE COMPLETED BY AYZINIS ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2024.
- THERE ARE NO USES AVAILABLE TO THE PUBLIC WITHIN THE SUBJECT PROPERTY (I.E. FARM ROADS, WOOD ROADS, AND/OR TRAILS).
- EXISTING WATERSHEDS FOR THE SUBJECT PARCEL ARE DEPICTED ON THE EXISTING CONDITION WATERSHED MAP INCLUDED WITHIN THE PROJECT NARRATIVE AND STORMWATER MANAGEMENT REPORT.
- THERE ARE NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY; THERE ARE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS SHOWN WITHIN THE PROJECT AREA BASED ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- THERE ARE NO UNIQUE NATURAL FEATURES PRESENT WITHIN THE SUBJECT PROPERTY.
- SPECIAL AREAS OF CONCERN AFFECTING THE DEVELOPMENT PARCEL:
  - NATURAL HERITAGE AREA, AS DEFINED BY RIDEM: YES, ID: 187
  - AREAS UNDER JURISDICTION OF ANY SWAMP OR CRICM: N/A
  - TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT: N/A
  - AREAS WITHIN A TMDL WATERSHED, AS DEFINED BY RIDEM: YES
  - OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM: N/A
  - A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM: N/A
  - NATIONAL REGISTER OF HISTORIC PLACES: N/A

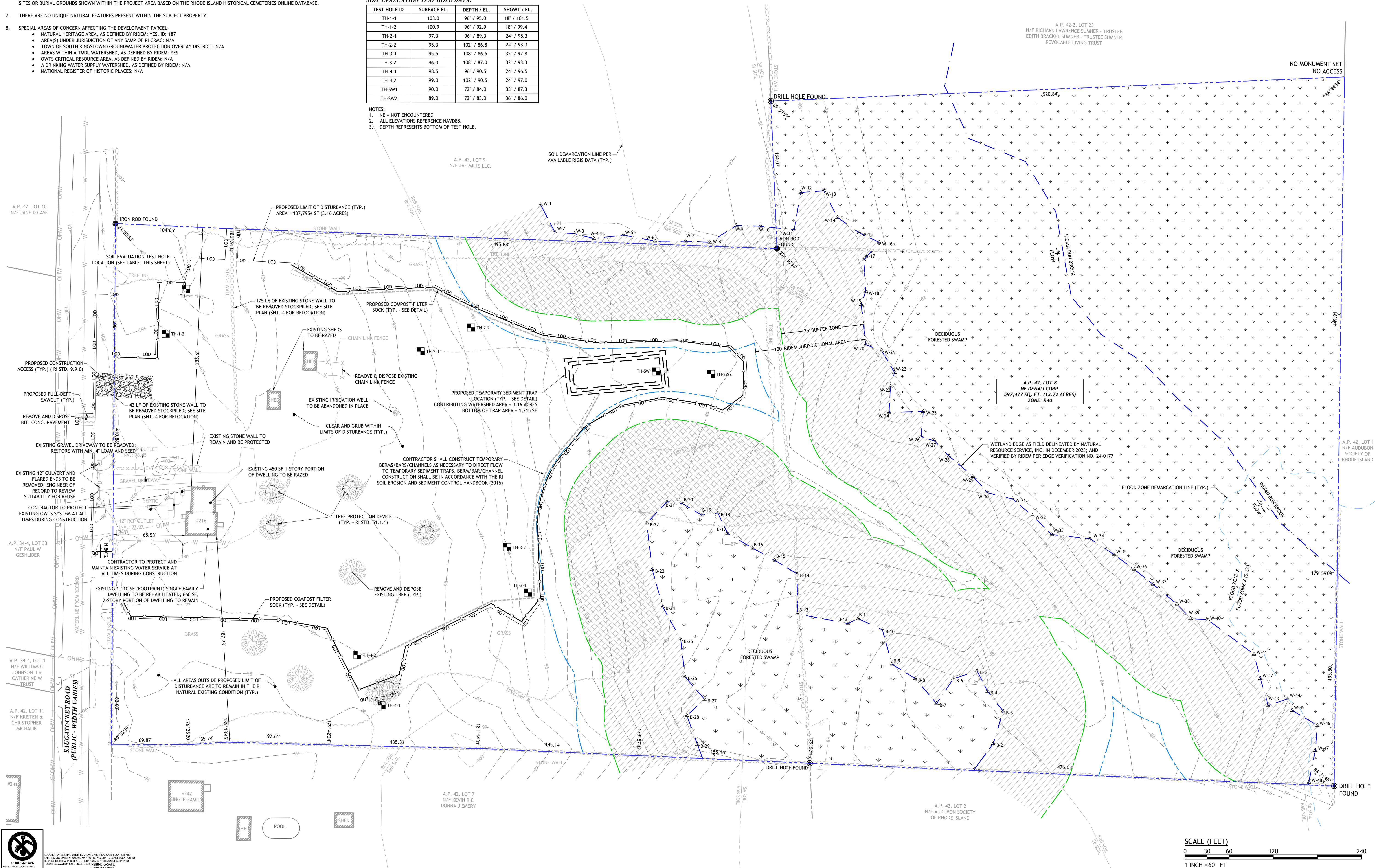
**ZONING DIMENSIONAL REQUIREMENTS:**

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	R40	R40
MINIMUM LOT AREA	40,000 SF	597,477 SF
MINIMUM LOT FRONTAGE	150 FT	472.91 FT
MINIMUM FRONT YARD SETBACK	40 FT	65.5 FT
MINIMUM SIDE YARD SETBACK	20 FT	187.2 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	N/A
MINIMUM REAR YARD SETBACK	40 FT	1,071.7 FT
MAX. BUILDING COVERAGE	20%	0.21%
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	<20 FT
MIN. ACCESSORY BUILDING SIDE YARD SETBACK	15 FT	>15 FT
MIN. ACCESSORY BUILDING REAR YARD SETBACK	10 FT	>10 FT

**SOIL EVALUATION TEST HOLE DATA:**

TEST HOLE ID	SURFACE EL.	DEPTH / EL.	SHGWT / EL.
TH-1-1	103.0	96' / 95.0	18' / 101.5
TH-1-2	100.9	96' / 92.9	18' / 99.4
TH-2-1	97.3	96' / 89.3	24' / 95.3
TH-2-2	95.3	102' / 86.8	24' / 93.3
TH-3-1	95.5	108' / 86.5	32' / 92.8
TH-3-2	96.0	108' / 87.0	32' / 93.3
TH-4-1	98.5	96' / 90.5	24' / 96.5
TH-4-2	99.0	102' / 90.5	24' / 97.0
TH-SW1	90.0	72' / 84.0	33' / 87.3
TH-SW2	89.0	72' / 83.0	36' / 86.0

- NOTES:
- NE = NOT ENCOUNTERED
  - ALL ELEVATIONS REFERENCE NAVD88.
  - DEPTH REPRESENTS BOTTOM OF TEST HOLE.



**JCE**  
 JOE CASALI ENGINEERING, INC.  
 CIVIL ENGINEER  
 300 POST ROAD, WARWICK, RI 02888  
 (401) 944-1300

JOSEPH A. CASALI  
 No. 7250  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 06/12/2025

**SAUGATUCKET FARMS**  
 5-LOT MAJOR SUBDIVISION  
 216 SAUGATUCKET RD  
 SOUTH KINGSTOWN, RI  
 AP 42, LOT 8

**OWNER/APPLICANT:**  
 DENALI BUILDING CO.  
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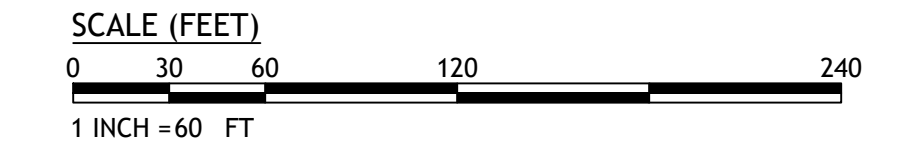
**REVISIONS:**  
 NO. DATE DESCRIPTION

**DESIGNED BY:** DRD  
**DRAWN BY:** SEP/SD  
**CHECKED BY:** JAC  
**DATE:** JUNE 2025  
**PROJECT NO.:** 24-20

PRELIMINARY, NOT FOR CONSTRUCTION

**EXISTING CONDITIONS AND SITE PREP. PLAN**

**SHEET 4 OF 9**



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 1-888-ONE-SAFE  
 WWW.ONE-SAFE.COM  
 TO ANY EXISTING CALL US AT 1-888-ONE-SAFE  
 1-888-344-7233



**GENERAL NOTES:**

- THE PLAN PRESENTED ON THIS SHEET IS PROPOSED TO BE BUILT IN ONE (1) PHASE, CONSISTING OF 1,560 SQ. FT. (FOOTPRINT), 3-BEDROOM, SINGLE-FAMILY DWELLINGS. DWELLING FOOTPRINTS ARE SUBJECT TO CHANGE.
- THE DEVELOPMENT IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
- THE DEVELOPMENT IS PROPOSED TO BE ACCESSED BY A 20-FT-WIDE PRIVATE DRIVEWAY WITH HAMMERHEAD TURNAROUND. ROADWAY TO BE MAINTAINED BY HOA.
- STORMWATER MANAGEMENT SYSTEM TO BE MAINTAINED BY HOA.

**ZONING DIMENSIONAL REQUIREMENTS:**

ZONING CRITERIA	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT AREA	40,000 SF	597,477 SF	40,132 SF	40,237 SF	426,007 SF	46,552 SF	44,549 SF
MINIMUM LOT FRONTAGE	150 FT	472.91 FT	146.98 FT <sup>(1)</sup>	20.0 FT <sup>(1)</sup>	20.0 FT <sup>(1)</sup>	20.0 FT <sup>(1)</sup>	265.91 FT
MINIMUM FRONT YARD SETBACK	40 FT	65.5 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MINIMUM SIDE YARD SETBACK	20 FT	187.2 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	40 FT	1,017.1 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MAX. BUILDING COVERAGE	20%	0.21%	<20%	<20%	<20%	<20%	<20%
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	>20 FT	N/A	N/A	N/A	N/A	N/A
MIN. ACCESSORY BUILDING SIDE YARD SETBACK	10 FT	>10 FT	N/A	N/A	N/A	N/A	N/A

**NOTES:**

- ON A CORNER LOT, THERE SHALL BE MORE THAN ONE (1) FRONT LOT LINE, AND THERE MAY BE NO REAR LOT LINE.
- CORNER YARD: THE SIDE YARD ON THAT SIDE OF LOT, LOCATED AT THE CORNER OR INTERSECTION OF TWO (2) STREET LINES, NEAREST THE SIDE STREET. A SIDE STREET SHALL BE THE LESS TRAVELED STREET.
- WAIVER REQUIRED, SEE BASIS OF DESIGN NOTES TO RIGHT.

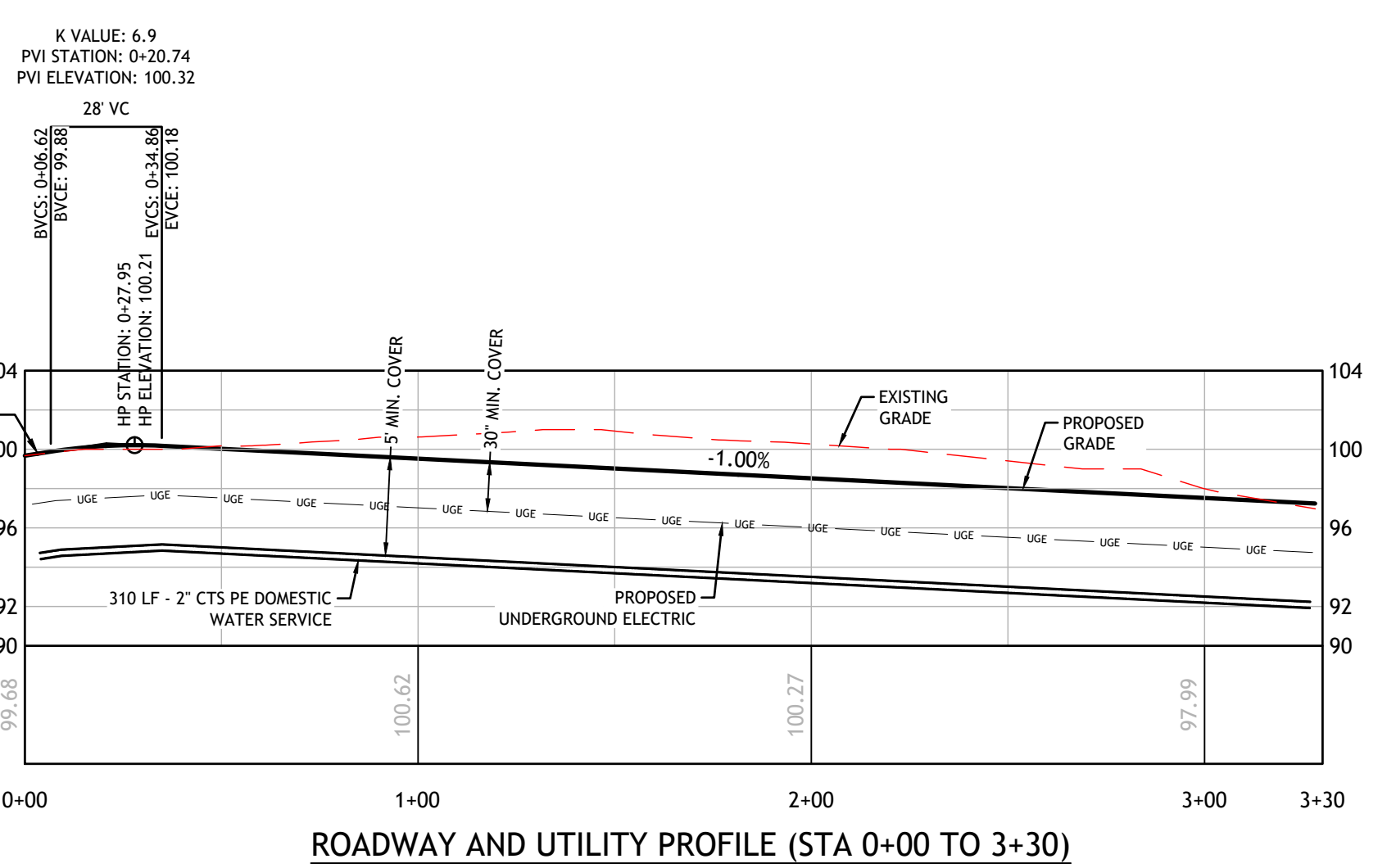
**BASIS OF DESIGN NOTES:**

PER SECTION 502.2 OF THE S. KINGSTOWN ZONING ORDINANCE - LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS.

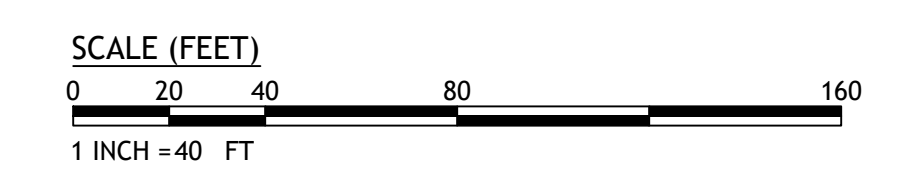
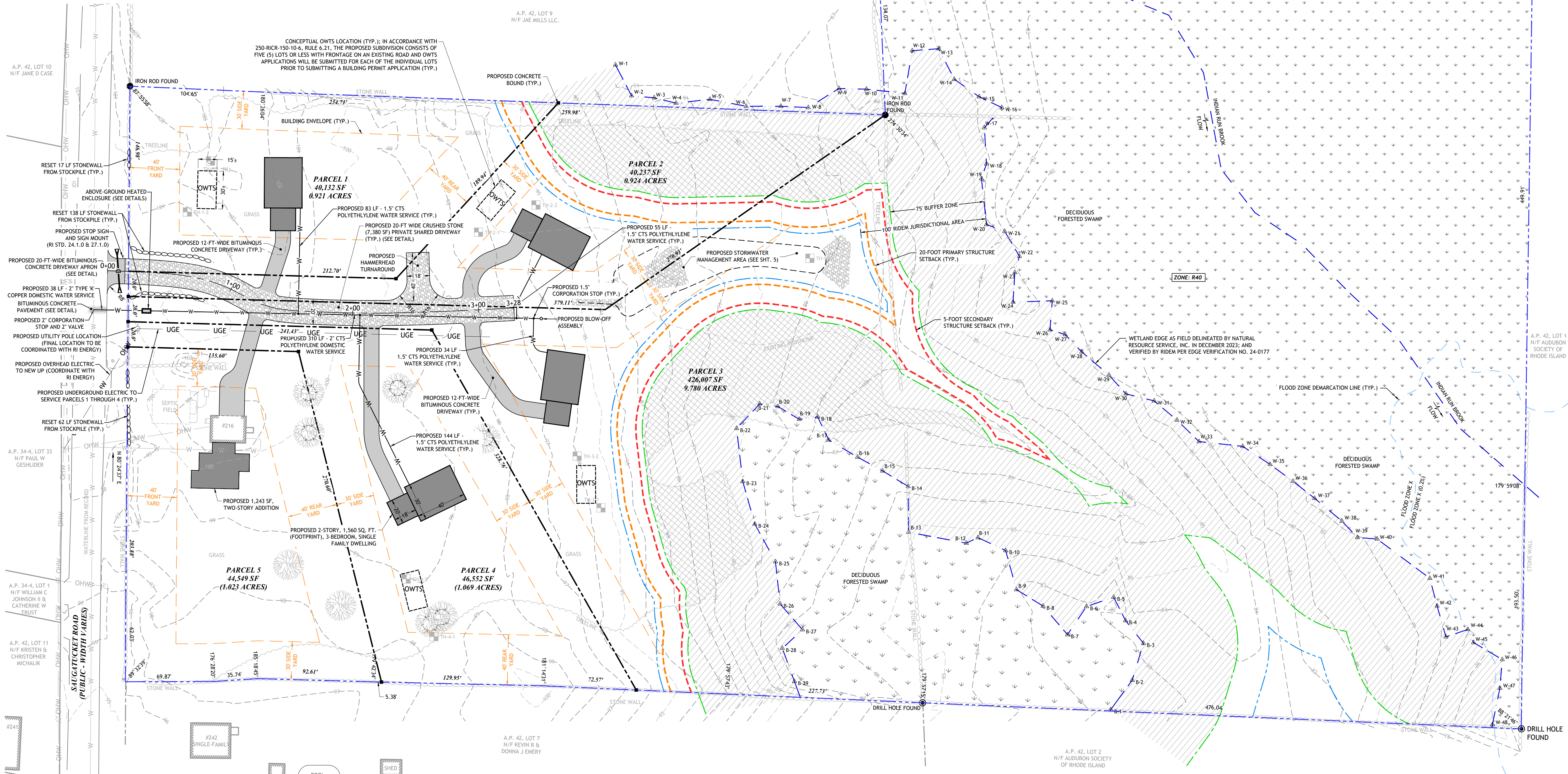
UPON APPROVAL BY THE PLANNING BOARD, THROUGH A REQUEST FOR WAIVER PURSUANT TO THE TOWN'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOLLOWING LOT FRONTAGE AND WIDTH VARIATIONS MAY BE PERMITTED:

- IN RESIDENTIAL ZONES R-10 THROUGH R-200, 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 TWENTY (20) FEET.
- THE PLANNING BOARD MUST, BEFORE APPROVING SUCH FLEXIBLE LOT FRONTAGE AND LOT WIDTH, MAKE FINDINGS OF FACT THAT:
  - USING FLEXIBLE ZONING IS IN THE BEST INTEREST OF GOOD PLANNING DESIGN AS EVIDENCED BY CONSISTENCY WITH THE COMPREHENSIVE COMMUNITY PLAN AND THE ZONING ORDINANCE; AND
  - WOULD RESULT IN A BETTER USE OF THE LAND THAN PERMITTED UNDER CONVENTIONAL ZONING.
- OPEN SPACE LOTS, WITHIN AN APPROVED CLUSTER SUBDIVISION, MAY HAVE ZERO (0) FRONTAGE ON A STREET, AS LONG AS THE PLANNING BOARD APPROVES PRIVATE ACCESS TO THE OPEN SPACE BY EASEMENT.
- AS PART OF THE APPLICATION TO THE PLANNING BOARD FOR FLEXIBLE LOT FRONTAGE AND WIDTH, A "YIELD PLAN", AS DEFINED IN ARTICLE 12 SHALL BE REQUIRED. NO MORE BUILDABLE LOTS SHALL BE ALLOWED USING FLEXIBLE FRONTAGE AND WIDTH PROVISIONS THAN ARE ALLOWED BY USING THE CONVENTIONAL FRONTAGE AND WIDTH PROVISIONS.

A.P. 42-2, LOT 23  
 N/F RICHARD LAWRENCE SUMNER - TRUSTEE  
 EDITH BRACKET SUMNER - TRUSTEE SUMNER  
 REVOCABLE LIVING TRUST



**ROADWAY AND UTILITY PROFILE (STA 0+00 TO 3+30)**  
 HORIZONTAL: 1" = 40'  
 VERTICAL: 1" = 8'



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**JOE CASALI ENGINEERING, INC.**  
 CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
 300 POST ROAD, WARWICK, RI 02888  
 (401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI  
 No. 7250  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 06/12/2025

**SAUGATUCKET FARMS**  
**5-LOT MAJOR SUBDIVISION**  
**216 SAUGATUCKET RD**  
**SOUTH KINGSTOWN, RI**  
**AP 42, LOT 8**

**OWNER/APPLICANT:**  
 DENALI BUILDING CO.  
 C/O PETER ABBENANTE JR.  
 620 OLD BAPTIST RD.  
 N. KINGSTOWN, RI 02852  
 (401) 300-9716

**PARCEL:** AP 42, LOT 8  
**ZONE:** R-40  
**FEMA FLOOD ZONE:** ZONE X

**REVISIONS:**

NO.	DATE	DESCRIPTION

**DESIGNED BY:** DRD  
**DRAWN BY:** SEP/SD  
**CHECKED BY:** JAC  
**DATE:** JUNE 2025  
**PROJECT NO.:** 24-20

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**GRADING & DRAINAGE PLAN**

02/24/20 Denali Corp/KCAD/216 Saugatucket Rd (PERMIT SET).dwg Jul. 16, 2025 9:55am





SOUTH KINGSTOWN LANDSCAPE PLANNING DATA

ARTICLE XIII Design and Public Improvement Standards  
Subdivision and Land Development Regulations - ARTICLE IV  
Special Requirements

ZONING CRITERIA	REQUIRED	PROPOSED	REGULATION 16
STREET TREE LOCATION	LOCATED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY LINE	LOCATED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY LINE	ARTICLE XIII 13.a.
SPACING OF STREET TREES	30 TO 50 FEET ON CENTER	30 TO 50 FEET ON CENTER	
TREE SIZE	1 1/2" TO 2" CALIPER AND 6 TO 8 FEET TALL	TREES - 2 1/2" CAL.	ARTICLE XIII 13.c.
SMALL SHRUB SIZE	4 FEET MINIMUM	4 FEET MINIMUM	ARTICLE IV G.1.c.
SMALL EVERGREEN TREE AND LARGE SHRUB SIZE	6 TO 8 FEET MINIMUM	N/A	ARTICLE IV.G.1.d.
PARKING LOT SCREENING ADJACENT TO A PUBLIC STREET	SELECTION OF 5 OPTIONS OPTION 1 SELECTED-10 FOOT LANDSCAPE STRIP BETWEEN PARKING AND RIGHT-OF-WAY PLANTED AS A PARTIAL LANDSCAPE SCREEN	N/A	ARTICLE IV.G.3
INTERIOR LANDSCAPING	PARKING AREAS 2,500 TO 20,000 SQUARE FEET REQUIRE 5% INTERIOR LANDSCAPING (9,320 SQUARE FEET X 5% = 466 SQUARE FEET REQ'D)	N/A	ARTICLE IV.G.4.
INTERIOR LANDSCAPING COMBINATIONS	HALF END ISLANDS (ONLY APPLICABLE ITEM REGARDING PROPOSED LAYOUT) REQUIRE 1 TREE AND 3 LOW SHRUBS OR GROUNDCOVER PER ISLAND. LANDSCAPE STRIPS ALONG STREET CAN NOT BE COUNTED TO MEET THIS REQUIREMENT	N/A	ARTICLE IV.G.4.d.

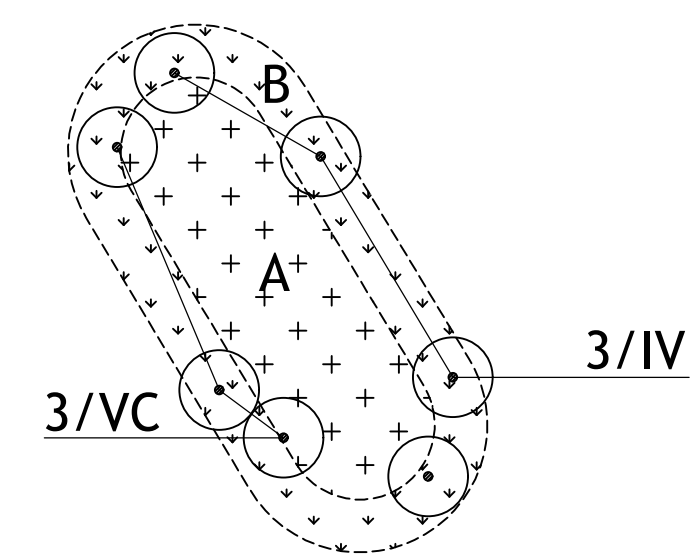


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
<b>DECIDUOUS TREES</b>							
•	AG8	Acer rubrum 'October Glory'™ / October Glory Maple	B & B	2.5' Cal	3		Native to RI
•	GB	Ginkgo biloba 'Princeton Sentry'™ / Princeton Sentry Ginkgo	B & B	2.5' Cal	5		Male trees only
+	TC2	Tilia cordata 'Corzam'™ / Corinthian Littleleaf Linden	B & B	2.5' Cal	4		
<b>FLOWERING TREES</b>							
+	CR8	Cornus florida rubra / Pink Flowering Dogwood	B & B	2.5' Cal	7		
•	SI	Syringa reticulata 'Ivory Silk'™ / Ivory Silk Japanese Tree Lilac	B & B	2.5' Cal	2		
<b>SHRUBS</b>							
•	CH	Clethra alnifolia 'Hummingbird'™ / Summersweet		5 gal	16		
•	HMS	Hydrangea macrophylla 'Endless Summer'™ / Balmer Hydrangea		5 gal	17		

NOTE: LOAM AND SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE

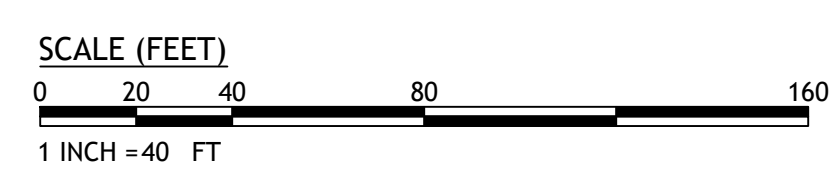
TYPICAL BIORETENTION BED PLANTING - 10 LOCATIONS (SEE PLAN)



BIO-RETENTION BASIN PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>A</b>					
	7	Iris verticolor	Blugflag Iris	plug	18" o.c. spacing
	7	Scirpus cyrinus	Wool Grass	plug	18" o.c. spacing
	7	Pontederia cordata	Pickeralweed	plug	18" o.c. spacing
<b>B</b>					
VC	3	Vaccinium corymbosum	Highbush Blueberry	1 gallon	spacing as shown on plan
IV	3	Ilex verticillata	Winterberry	1 gallon	spacing as shown on plan
	5	Verbena hastata	Blue Vervain	plug	18" o.c. spacing
	5	Juncus effusus	Soft Rush	plug	18" o.c. spacing
	5	Eupatorium maculatum	Joe-pye Weed	plug	18" o.c. spacing

Note: multiply quantities by 10 to get overall plant quantities



**SAUGATUCKET FARMS**  
5-LOT MAJOR SUBDIVISION  
216 SAUGATUCKET RD  
SOUTH KINGSTOWN, RI  
AP 42, LOT 8

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N. KINGSTOWN, RI 02852  
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PARCEL: AP 42, LOT 8  
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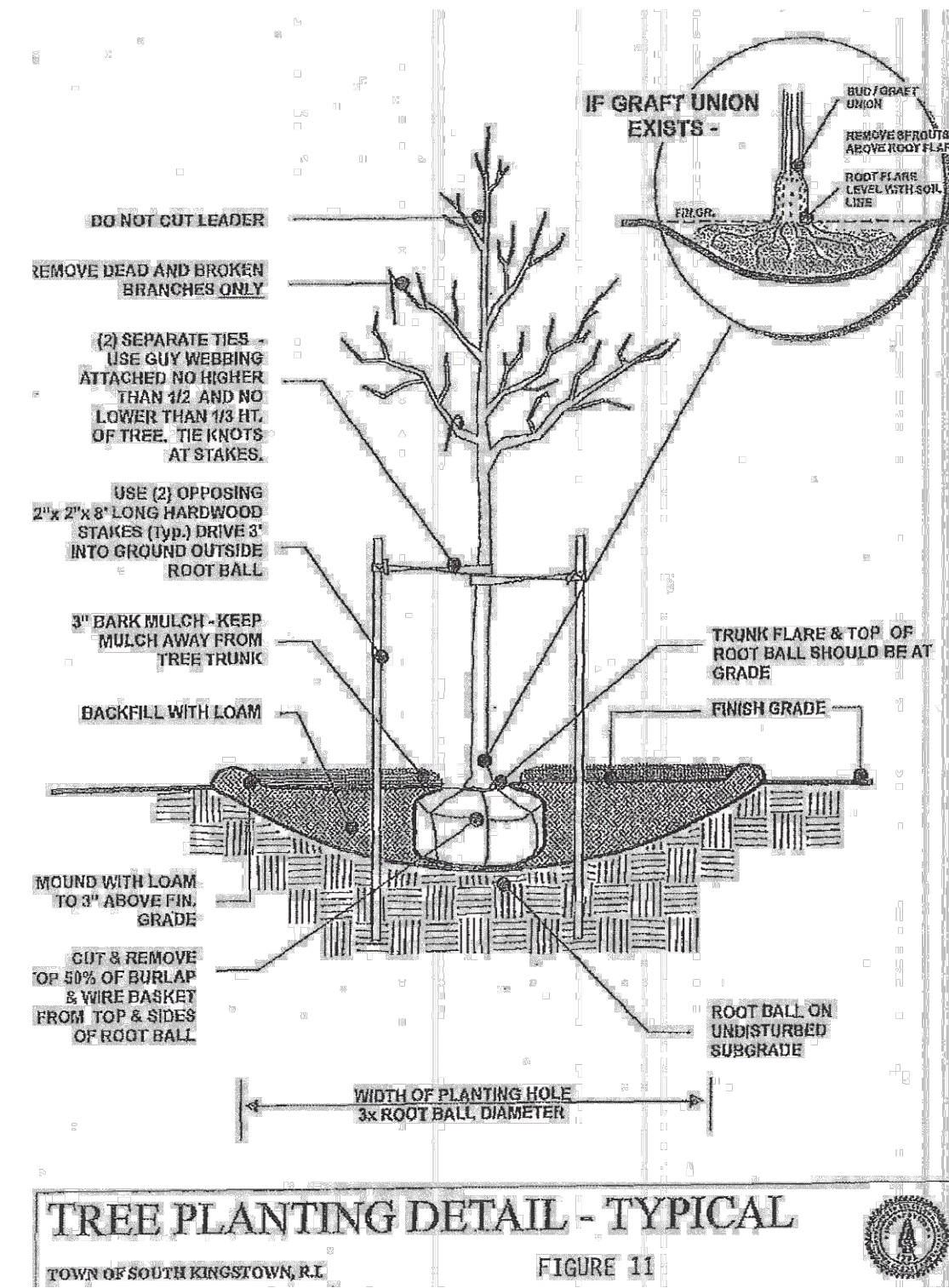
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CHECKED BY: DCS  
DATE: JUNE 2025  
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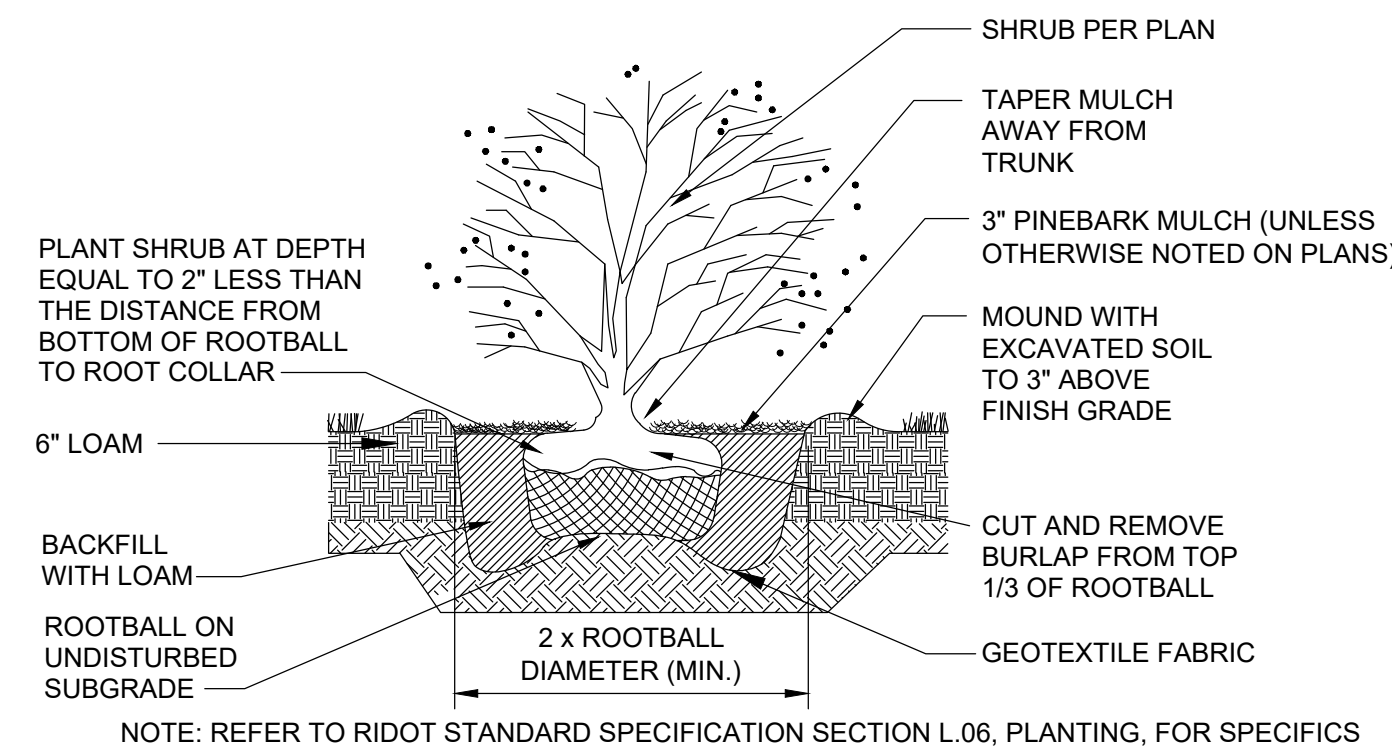
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**LANDSCAPE PLAN**

**SHEET L1.0**



TREE PLANTING DETAIL  
no scale



SHRUB PLANTING DETAIL  
no scale

**NEW ENGLAND WETLAND PLANTS, INC**

820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000 FAX: 413-549-4000  
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

**New England Wetmix (Wetland Seed Mix)**

Botanical Name	Common Name	Indicator
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Verbena hastata</i>	Blue Vervain	FACW
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Panicum rigidulum</i>	Redtop Panic Grass	FACW+
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	FACW
<i>Bidens aristosa</i>	Tickseed Sunflower/Bur Marigold	FACW
<i>Eleocharis palustris</i>	Creeping Spike Rush	OBL
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Aster puniceus</i>	Swamp Aster	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Glyceria canadensis</i>	Rattlesnake Grass	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Helenium autumnale</i>	Common Sneezeweed	FACW+
<i>Penthorum sedoides</i>	Ditch Stonecrop	OBL

PRICE PER LB. \$135.00  
REG. QUANTITY: 1 LBS.  
TOTAL \$135.00  
APPLY: 18 LBS/ACRE  
1 LB/2500 SQ FT  
MINIMUM QUANTITY: 1 LBS

The New England Wetmix (Wetland seed mix) contains a wide variety of native seeds which are suitable for most wetland restoration sites that are not permanently inundated. All species are best suited to moist disturbed ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. This mix is well suited for detention basin borders, and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds, while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is composed of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring seeding. Late Spring and Summer seeding will benefit with a light mulching of clean weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not recommended. Preparation of a clean weed free soil surface is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, plus S&H and applicable taxes.

**NEW ENGLAND WETLAND PLANTS, INC**

820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000 FAX: 413-549-4000  
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

**New England Erosion Control/Restoration Mix for Detention Basins and Moist**

BOTANICAL NAME	COMMON NAME	IND.
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Festuca rubra</i>	Creeping Red Fescue	FACU
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Verbena hastata</i>	Blue Vervain	FACW
<i>Agrostis scabra</i>	Rough Bentgrass/Ticklegrass	FAC
<i>Aster novae-angliae</i>	New England Aster	FACW-
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	FACW
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Scirpus cyperinus</i>	Wool Grass	FACW

PRICE PER LB. \$34.00  
MIN. QUANTITY: 3 LBS.  
TOTAL \$102.00  
APPLY: 35 LBS/ACRE  
1 LB/1250 SQ FT  
MINIMUM QUANTITY: 3 LBS

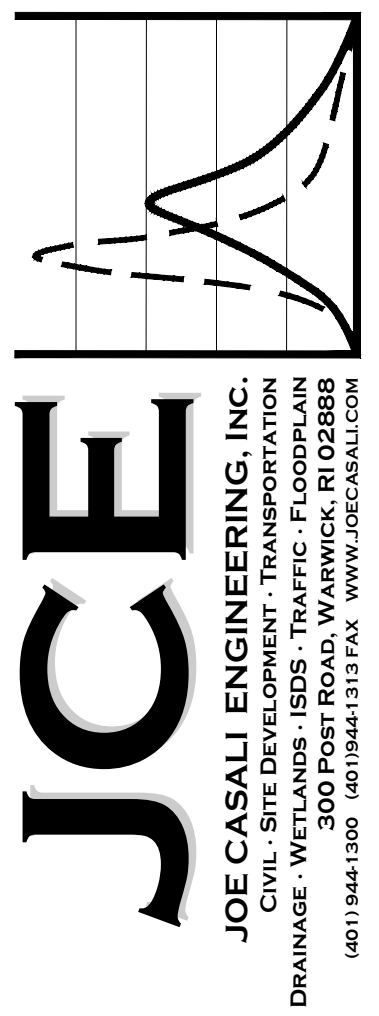
The New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an excellent seed mix for ecologically appropriate restorations on moist sites that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not normally hold standing water. Some plants in this mix can tolerate infrequent inundation, but not constant flooding. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Early-Mid Summer seeding will benefit with a light mulching of clean weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not recommended. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged.

Price is \$/bulk pound. FOB warehouse, plus S&H and applicable taxes.

LANDSCAPE NOTES:

1. GUARANTEE THAT, UPON COMPLETION AND FINAL ACCEPTANCE, LANDSCAPE PLANTINGS CONFORM TO REQUIREMENTS OF CONTRACT DOCUMENTS. PROVIDE A WARRANTY FOR TREE PLANTINGS FOR A MINIMUM OF TWO (2) YEARS, INCLUDING TWO (2) CONTINUOUS GROWING SEASONS. COMMENCE WARRANTY ON DATE IDENTIFIED IN THE 'CERTIFICATE OF FINAL COMPLETION'.
2. REPLACEMENTS: PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH NEW WARRANTY AND EXTENDED MAINTENANCE SERVICE COMMENCING ON THE DATE OF REPLACEMENT.
3. PLANT MATERIALS SHALL BE OF SIZE AND CALIPER REQUIRED AND CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS OF OTHER KINDS THAN THOSE NAMED IN THE PLANT SCHEDULE SHALL NOT BE ACCEPTED WITHOUT APPROVAL. REPLACEMENT PLANTS LARGER IN SIZE THAN EXISTING MAY BE USED IF APPROVED BY THE A/E, PROVIDED USE OF LARGER PLANTS DOES NOT INCREASE CONTRACT PRICE.
5. A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT STRESS TO THE PLANT IS MINIMIZED. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
6. UNLESS OTHERWISE APPROVED BY THE A/E, ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
7. SET PLANTS PLUMB AND AT SUCH A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY & PROPERLY, BY FIRMIING OR TAMPING. ACCOMPANY BACKFILLING WITH THOROUGH WATERING UNLESS OTHERWISE APPROVED. FORM SAUCER CAPABLE OF HOLDING WATER AROUND INDIVIDUAL PLANTS.
8. FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF SURFACE AREA, BROAD CAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO (2) INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE (1) AGRIFORM PELLETT PER INCH OF TREE DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS). APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
9. CONTAINER GROWN MATERIALS: REMOVE PLANT FROM CONTAINER AND "BUTTERFLY" ROOT BALL OR OTHERWISE SPREAD OUT ROOTS ON SETTING MOUND. BACKFILL SHALL BE SIFTED THROUGH THEM AND SOLIDLY FIRMED.
10. AFTER PLANTING PRUNE ONLY BROKEN OR DEFORMED BRANCHES AND IN SUCH MANNER AS TO PRESERVE NATURAL CHARACTER OF PLANT.
11. IMMEDIATELY AFTER PLANTING, STAKE TREES OVER FIVE (5) FEET AS INDICATED ON DETAIL DRAWING INDICATED OR APPROVED BY THE OWNERS REPRESENTATIVE. MULCH SHALL BE APPLIED A MINIMUM OF THREE (3) INCHES IN DEPTH IN ALL PLANTING BEDS, AS INDICATED ON THE DRAWINGS.
12. THE PLANTS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING, PREFERABLY WHEN TWO THIRDS OF THE BACKFILL HAS BEEN PLACED SO ALL AIR POCKETS ARE REMOVED AND THE PLANT PROPERLY SET. ADDITIONAL WATERING SHALL BE MADE AT LEAST ONCE EVERY THREE (3) WEEKS UNLESS OTHERWISE DIRECTED UNTIL FINAL ACCEPTANCE OF THE PLANT MATERIAL.
13. INSTALL 'JUTE MESH' EROSION CONTROL FABRIC WHERE FINAL GRADES ARE 3:1 (33%) OR GREATER PER MANUFACTURER'S INSTRUCTIONS.
14. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS. SEEDING NOTE: USE UNIVERSITY OF RHODE ISLAND NO. 2 IMPROVED SEED MIX OR EQUAL. TREE PRUNING NOTE: STREET TREES SHOULD BE PRUNED TO MAINTAIN A MINIMAL BRANCH HEIGHT OF 8' WITHIN TWO (2) YEARS OF INSTALLATION OF THE TREE.
15. LANDSCAPE ESTABLISHMENT AND MAINTENANCE NOTE: CONTRACTOR SHALL ENSURE THAT ALL LAWN AREAS AND PLANTINGS ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO RELINQUISHING THEIR RESPONSIBILITIES FOR MAINTENANCE OF THESE AREAS.
16. TREE PROTECTION NOTE: NO MATERIAL, TEMPORARY SOIL DEPOSIT OR EXCAVATION SHALL OCCUR WITHIN FOUR FEET OF SHRUBS OR WITHIN TWO FEET OF THE DRIP LINE OF ANY SHRUBS OR TREES TO REMAIN. ANY RETAINED EXISTING VEGETATION SHALL BE PROTECTED AS PER DETAIL ON PLAN.



**SAUGATUCKET FARMS**  
5-LOT MAJOR SUBDIVISION  
216 SAUGATUCKET RD  
SOUTH KINGSTOWN, RI  
AP 42, LOT 8

OWNER/APPLICANT:  
DENALI BUILDING CO.  
C/O PETER ABBENANTE JR.  
620 OLD BAPTIST RD.  
N. KINGSTOWN, RI 02852  
(401) 300-9716

PARCEL: AP 42, LOT 8  
ZONE: R-40  
FEMA FLOOD ZONE: ZONE X

NO.	DATE	DESCRIPTION

DESIGNED BY: DCS  
DRAWN BY: DCS  
CHECKED BY: DCS  
DATE: JUNE 2025  
PROJECT NO: 24-20

PRELIMINARY, NOT FOR CONSTRUCTION

**LANDSCAPE DETAILS**

**SHEET L2.0**

