

PRELIMINARY SUBMISSION

SAUGATUCKET ACRES

176 SAUGATUCKET ROAD
SOUTH KINGSTOWN, RHODE ISLAND
ASSESSOR'S PLAT 42 LOT 9

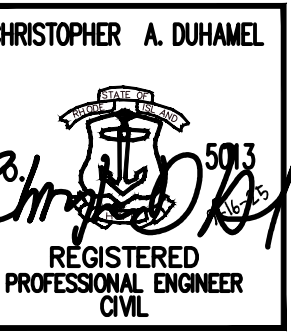
MASTER PLAN CONDITIONS OF APPROVAL:

1. THIS APPROVAL IS LIMITED TO FIVE (5) LOTS IN TOTAL.
2. ALL LOTS SHALL BE SERVICED BY PUBLIC WATER AND ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS).
3. ACCESS TO THE FIVE (5) LOTS, AS DEPICTED ON THE PLAN, SHALL BE PROVIDED BY A SHARED ACCESS DRIVEWAY UTILIZING THE EXISTING DRIVEWAY AND CURB CUT ON SAUGATUCKET ROAD. NO OTHER CURB CUTS SHALL BE PERMITTED. IN SUPPORT OF THIS CONDITION THE APPLICANT SHALL RECORD A RESTRICTIVE EASEMENT PROHIBITING ADDITIONAL DRIVEWAY CUTS ON LOTS 1 AND 5. THE EASEMENT LANGUAGE SHALL BE REVIEWED AND APPROVED BY THE AO IN CONSULTATION WITH LEGAL COUNSEL. ANY REQUIRED ACCESS EASEMENT AREAS, ALONG WITH ASSOCIATED DRAFT EASEMENT LANGUAGE, SHALL BE DELINEATED ON THE PLANS AND INCLUDED WITH THE FUTURE PRELIMINARY PLAN APPLICATION SUBMISSION.
4. ALL CONDITIONS AND RECOMMENDATIONS MADE BY THE TRC SHALL BE INCORPORATED IN THE PLANS AND INFORMATION TO BE SUBMITTED WITH THE FUTURE PRELIMINARY PLAN APPLICATION SUBMISSION. THE APPLICANT SHALL BE ALLOWED TO PROVIDE A FIRE APPARATUS TURNAROUND AREA WITHIN LOTS 2, 3, AND 4 UTILIZING LOADBEARING STRUCTURE SUCH AS GRASSPAVE II.
5. SURVEY MONUMENTATION SHALL BE SHOWN ON THE SITE PLAN FOR EACH PARCEL INTERSECTION ALONG THE STREET AND AT ANY INTERSECTION OR DIRECTIONAL CHANGE OF PARCEL BOUNDARIES TO THE SATISFACTION OF THE ADMINISTRATIVE OFFICER. SAID MONUMENTATION SHALL BE (1) SHOWN ON THE PLAN TO BE SUBMITTED WITH THE PRELIMINARY PLAN APPLICATION, AND (2) SHALL BE INSTALLED IN THE FIELD AND IDENTIFIED ON THE PLAN TO BE SUBMITTED WITH THE FINAL PLAN APPLICATION. THE TYPE, NUMBER AND LOCATION OF MONUMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER AS PART OF THE PRELIMINARY PLAN APPROVAL.
6. THE APPLICANT SHALL PROVIDE DETAILED EASEMENT LANGUAGE ASSOCIATED WITH THE ESTABLISHMENT OF AN HOA IN ORDER TO ENSURE THE PROPER INSTALLATION AND MAINTENANCE OF THE SHARED INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT.
7. THE APPLICANT SHALL SUBMIT A DETAILED LANDSCAPE PLAN TO SOFTEN THE APPEARANCE OF THE ADDITIONAL RESIDENTIAL DEVELOPMENT AS WELL AS SOFTENING THE LOOK OF THE SHARED DRIVEWAY AND FRONTAGE LOTS.

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com



Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-1000



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CLIENT ASSUMES ALL RISKS OF THE DESIGN. THE DESIGNER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION, DEPTH, OR UTILITY OF UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY:
1	08/14/2025	RESPONSE TO COMMENTS	J.A.B.
2	08/14/2025	SUBMISSION SUITABILITY PRODUCTION	S.L.C.
3	07/28/2025	RESPONSE TO COMMENTS	J.A.B.
4	07/28/2025	RESPONSE TO COMMENTS	J.A.B.
5	07/28/2025	RESPONSE TO COMMENTS	S.P.P.
6	07/28/2025	PRELIMINARY SUBMISSION	S.P.P.
7	07/28/2025	DESCRIPTION	B.T.
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COVER SHEET
SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
OWNER AND APPLICANT:
JAE MILLS, LLC.
90 MADISON ST STE 610, WORCESTER, MA 01608
TEL 774-696-3814



SHEET INDEX

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- 8 POND COMPLEX A
- 9 DETAIL SHEET
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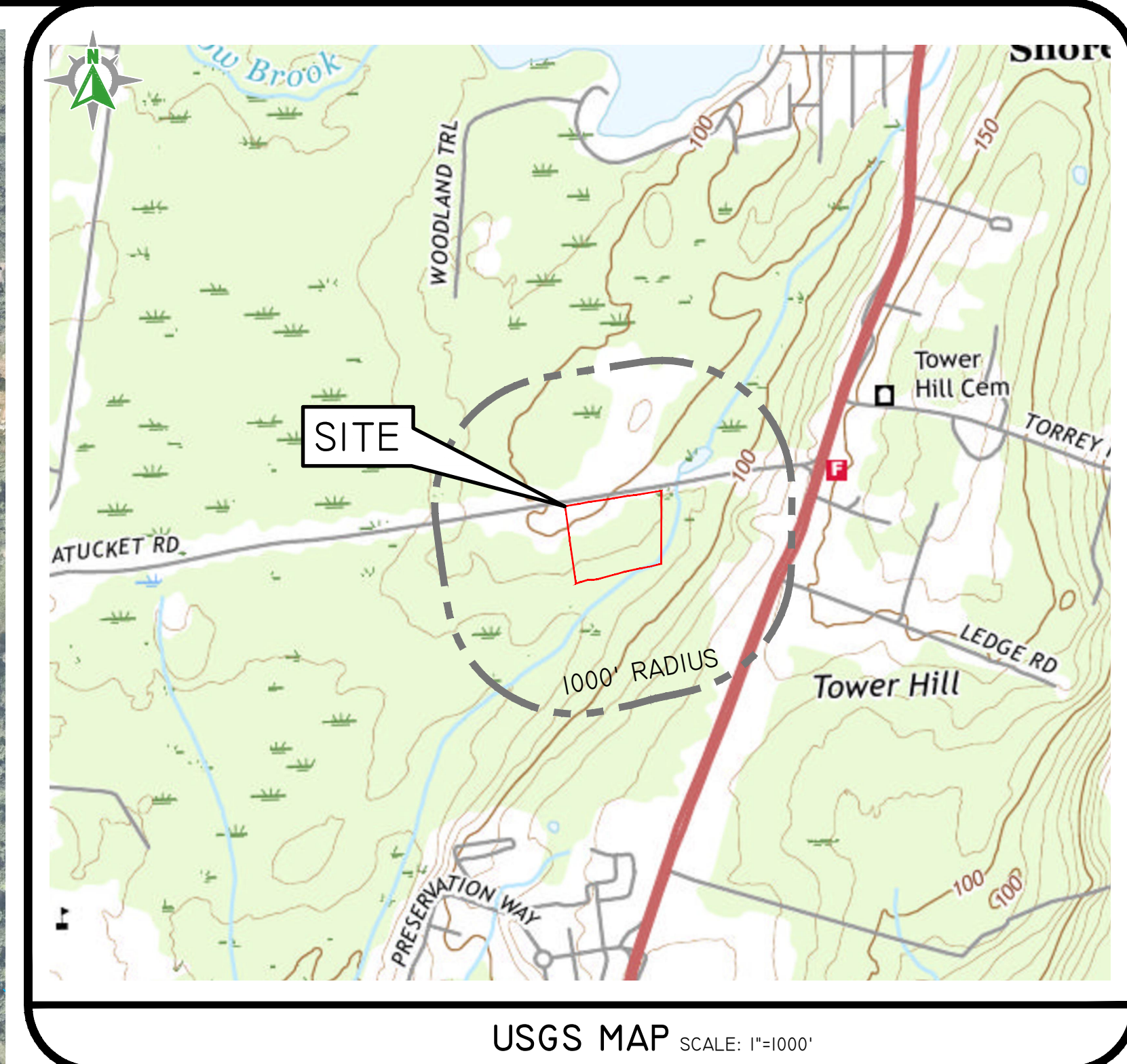
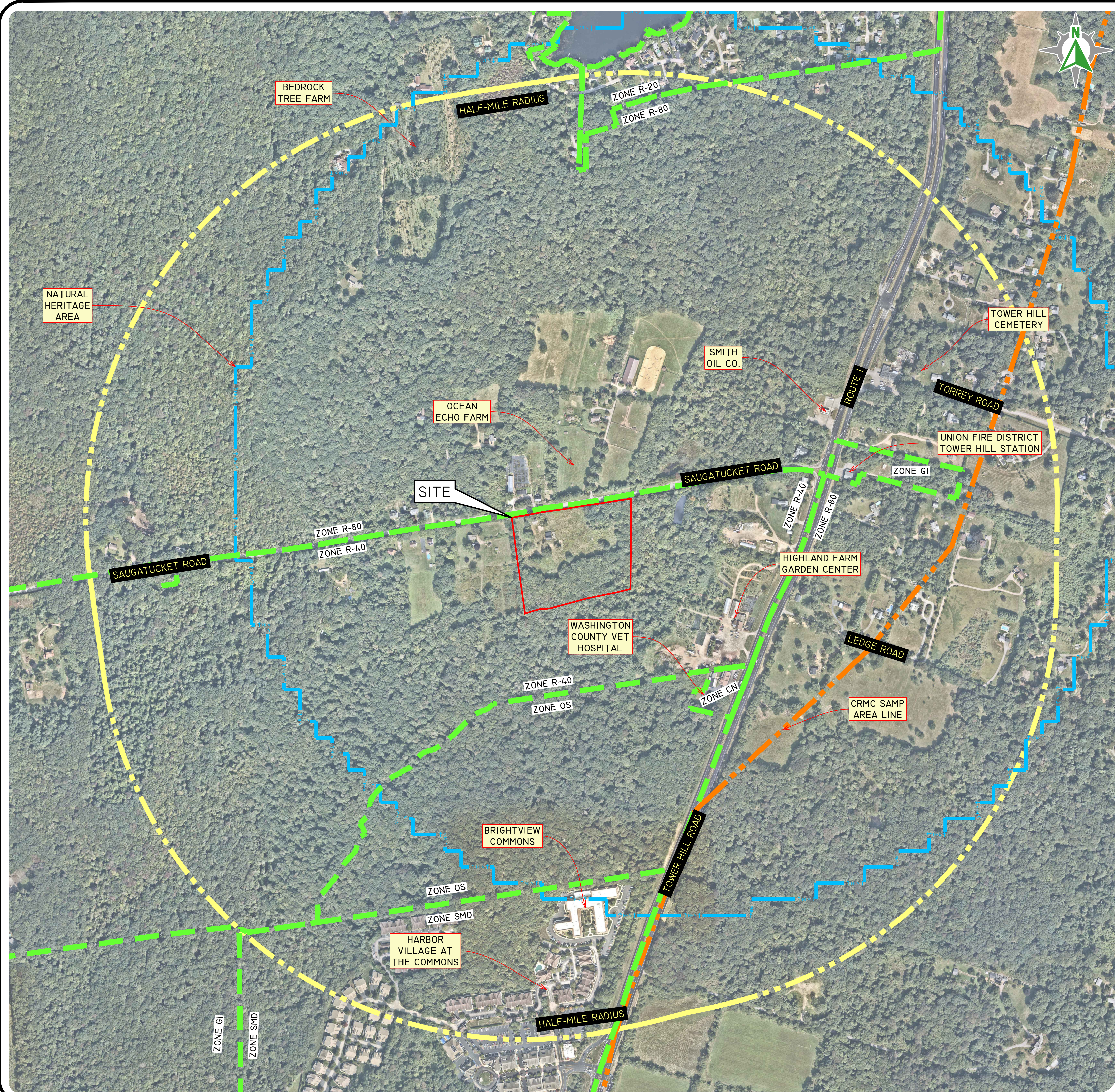
PERMITS:
FRESHWATER WETLANDS PERMIT FWW 24-0276 RIPDES NO. RIRI02734 RECEIVED: 2/14/2025
RIDEM OWTS SITE SUSTAINABILITY NO. 2232-1533 RECEIVED: 3/28/2025
VEOLIA WATER APPROVAL RECEIVED: 6/12/2025

SESC / O&M
THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

Z:\BENHAIN\PROJECTS\1387-001 SAUGATUCKET ROAD\176 SAUGATUCKET DRAWINGS\3287-000-CVAR-DWG-PL01.PLT 9/16/2025

DE-ARB-NO-1387-001-COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09/12/2024.
SCALE: 1"=300'
0 150' 300' 600'

DiPrete Engineering
Engineers - Planners - Surveyors
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CHRISTOPHER A. DUHAMEL
[Signature]
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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1	09/12/2024	RESPONSE TO COMMENTS	J.A.B.
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HALF-MILE RADIUS & USGS MAP
SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
OWNER AND ARCHITECT:
JAE MILLS, LLC.
90 MADISON ST. STE 610, WORCESTER, MA 01608
TEL 774-696-3814

GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 42 LOT 9.
2. THE SITE IS APPROXIMATELY 9.38 ACRES AND IS ZONED R-40.
3. THE OWNER OF AP 42 LOT 9 IS:
JAE MILLS LLC
90 MADISON ST, STE 610
WORCESTER, MA 01608

- 4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C0203K, MAP REVISED APRIL 3, 2020. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW).
• ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.

- 5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.

- 6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A 1-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE. (NAVDS83 + 0.91' = NGVD29)

- 7. ALL WORK PERFORMED HEREIN IS TO BE COVERED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.

- 8. THE SITE IS WITHIN A:
NATURAL HERITAGE AREA (RIDEM)
TMDL WATERSHED - INDIAN RIVER BROOK (RIDEM)

- 9. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
SPECIAL AREA MANAGEMENT PLAN (CRMC)
NARROW RIVER SAMP (CRMC)
SALT PONDS REGION SAMP (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)
EXISTING AGRICULTURAL USE AREA
DOWTS CRITICAL RESOURCE AREA (RIDEM)
DRINKING WATER SUPPLY WATERSHED (RIDEM)
NATIONAL REGISTER OF HISTORIC PLACES (TOWN)

- 10. THERE ARE NO UNIQUE NATURAL FEATURES ON SITE.
11. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-SOICR-150-15-3.24).

- 12. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
• SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
• EROSION CONTROL MEASURES
• SHORT TERM MAINTENANCE
• ESTABLISHMENT OF VEGETATIVE COVER
• CONSTRUCTION POLLUTION PREVENTION
• SEQUENCE OF CONSTRUCTION
• STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
• LONG TERM MAINTENANCE
• LONG TERM POLLUTION PREVENTION

- 21. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT:
HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
22. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
23. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF DRYWELLS AND INFILTRATION PONDS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
24. THE SITE IS PROPOSED TO BE BUILT IN I PHASE AND HOMES ARE PROPOSED TO BE 4 BEDROOMS.
25. SOIL EVALUATIONS AND INFILTRATION TESTS WERE COMPLETED BY DIPRETE ENGINEERING ON 11/16/2022, 12/15/2022, 12/16/2022, AND 09/05/2024.
26. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 12/15/2023 (FWM 24-0276).

- 27. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS. THE PROPOSE TO SERVE ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE AT:
HTTP://WWW.DIPRETEENGINEERING.COM/FILES/ALTERNATIVE%20DESIGN%20SHEETS/DESIGN%20CALCULATIONS%20THAT%20DEMONSTRATE%20THE%20ALTERNATIVE(S)%20MEET%20THE%20MINIMUM%20DESIGN%20PARAMETERS%20OF%20THE%20PRODUCT%20SHOWN%20ON%20THE%20PLANS.%20NO%20ALTERNATIVES%20MAY%20BE%20USED%20WITHOUT%20THE%20WRITTEN%20APPROVAL%20OF%20THE%20CEOR.
28. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS, ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL, BY OTHERS THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

- TRAFFIC NOTES:
1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

- RIDEM SITE SUITABILITY NOTES (RIDEM ID NO. 2232-1533):
1. THERE ARE NO KNOWN EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200 FT OF THE PROPOSED DEVELOPMENT EXCEPT WHERE SHOWN.
2. THERE ARE NO KNOWN EXISTING OR PROPOSED OWTS WITHIN 200 FT OF THE PROPOSED DEVELOPMENT EXCEPT WHERE SHOWN.
3. THERE ARE NO KNOWN PUBLIC WELLS WITHIN 500 FT OF THE PROPOSED DEVELOPMENT.
4. THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200 FT OF A PROPOSED OWTS EXCEPT WHERE SHOWN.
5. TEMPORARY HOMES ARE TO BE SERVICED BY PUBLIC WATER AND PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS.

- SOIL INFORMATION:
(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)
SOIL NAME DESCRIPTION
BBA* BROADBROOK SILT LOAM, 0 TO 3 PERCENT SLOPES
RAB* RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
SF STISSING SILT LOAM
SF STISSING VERY STONY SILT LOAM
NOTE: *PRIME FARMLAND

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISECS) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE RISECS HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISECS HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SECS WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE I ABOVE, SECS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SECS RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.

- 3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAPS NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEARED AND BROUGHT TO FINAL DESIGN GRADES.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.

- 6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
7. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
8. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM 6" 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE. DIPRETE ENGINEERING ONLY CERTIFIES TO THE SOIL CONDITIONS IN AREAS TESTED. ADDITIONAL TESTING WILL BE REQUIRED DURING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR. CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.

- 9. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE RECONSTRUCTED IN KIND FOLLOWING COMPLETION OF WORKS.
10. DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

- 11. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
13. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
15. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
16. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
17. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STANDARD PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
18. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.10 "MERRITT PARKWAY AESTHETIC GUARDRAIL" OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE NOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE. ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT, THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
19. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
20. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
21. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M287 TYPE II, AND ACCEPTED BY THE CEOR. ALL MARKING TO BE APPLIED TO PAVED PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

- AS-BUILT NOTES:
ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. DIPRETE ENGINEERING WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

GRADING, DRAINAGE, AND UTILITY NOTES:

- 1. CONSTRUCTION TO COMMENCE SPRING 2026 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT EXISTING DRIVEWAYS AND EXISTING GROUND ELEVATION AND PROPOSED DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND ADJACENT FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.

- 7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ONSITE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOLLARDS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. NO STUMP DUMPS ARE ALLOWED ON SITE.
12. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.

- 13. CONTRACTOR MUST PROVIDE SUE CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
14. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
15. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM 6" 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE. DIPRETE ENGINEERING ONLY CERTIFIES TO THE SOIL CONDITIONS IN AREAS TESTED. ADDITIONAL TESTING WILL BE REQUIRED DURING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR. CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.

- 16. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE RECONSTRUCTED IN KIND FOLLOWING COMPLETION OF WORKS.
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- 18. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
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21. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
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25. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.10 "MERRITT PARKWAY AESTHETIC GUARDRAIL" OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE NOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE. ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT, THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
26. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
27. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
28. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M287 TYPE II, AND ACCEPTED BY THE CEOR. ALL MARKING TO BE APPLIED TO PAVED PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

- CONSTRUCTION PHASE:
1. CONSTRUCTION OF SITE INFRASTRUCTURE REQUIRED HEREIN ARE TO BE COMPLETED PRIOR TO RECORDING OF INDIVIDUAL LOTS.
2. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROVED HEREIN SHALL BE COMPLETED FOR CONSTRUCTION OF THE SITE INFRASTRUCTURE.

ABBREVIATIONS LEGEND

Table with 2 columns: Abbreviation and Description. Includes ADA (Authority Having Jurisdiction), AHJ (Authority Having Jurisdiction), AP (Assessor's Plat), ARCH (Architect), BC (Bottom of Curb), BT (Bottom of Testhole), BIT (Bituminous (Berm)), BIO (Biorientation), RBD (Remove and Dispose), RCP (Reinforced Concrete Pipe), RHB (Rhode Island), CB (Catch Basin), CAL (Calculated), RL (Right of Way), ROW (Right-of-Way), S (Slope), SD (Subdrain), SED (Sediment Forebay), SF (Square Foot), SPL (State Freeway Line), SFM (Sewer Force Main), SG (Slab on Grade Elevation), SHL (State Highway Line), SMH (Sewer Manhole), SNF (Sand Filter), SS (Side Slope), STA (Station), TC (Top of Curb), EOP (Edge of Pavement), ESC (Erosion and Sediment Control), EX (Existing), FES (Flared End Section), FFE (Finish Floor Elevation), GS (Grass Slab Elevation), GWT (Ground Water Table), HW (Headwall), HC (High Capacity Catch Basin Grate), HDPE (High Density Polyethylene), ID (Inline Drain), INV (Invert), IP (Infiltration Pond), LARCH (Landscape Architect), LF (Linear Feet), LOD (Limit of Disturbance), LP (Light Pole), (M) (Measured), MEP (Mechanical/Electrical/Plumbing Engineer).

EXISTING LEGEND

Table with 2 columns: Symbol and Description. Includes NAIL FOUND/SET, DRILL HOLE FOUND/SET, IRON ROD FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, DMB DRAINAGE MANHOLE, FES FLARED END SECTION, GUY POLE, EHM ELECTRIC MANHOLE, UP UTILITY/POWER POLE, LIGHTPOST, SMH SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, BENCH MARK, STREAM FLOW DIRECTION, GROUNDWATER OVERLAY, GROUNDWATER RECHARGE AREA, GROUNDWATER RESERVOIR, NATURAL HERITAGE, COMMUNITY WELLSHEAD PROTECTION, NON-COMMUNITY WELLSHEAD PROTECTION.

PROPOSED LEGEND

Table with 2 columns: Symbol and Description. Includes PROPERTY LINE, BUILDING SETBACKS, CHAINLINK FENCE, GUARDRAIL, EASEMENT, RETAINING WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, SPOT ELEVATION, EDGE OF PAVEMENT, BITUMINOUS BERM, CONCRETE CURB (RIDOT STD 7.1.0), MONOLITHIC CONCRETE CURB AND SIDEWALK, BUILDING FOOTPRINT, BUILDING OVERHANG, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, HEAVY DUTY CONCRETE, MILL AND OVERLAY, CONCRETE, ASPHALT SIDEWALK, SAWCUT LINE, SIGN (RIDOT STD 24.6.2 AS APPLICABLE), ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/ LIMIT OF CLEARING, SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES), INFILTRATION OUTLINE, POND ACCESS, RIPRAP, SAND FILTER, CATCH BASIN, DOUBLE CATCH BASIN, DRAINAGE MANHOLE, FLARED END SECTION, HEADWALL, SEWER MANHOLE, SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT.

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 819. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES. LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

PERMIT NOTE:

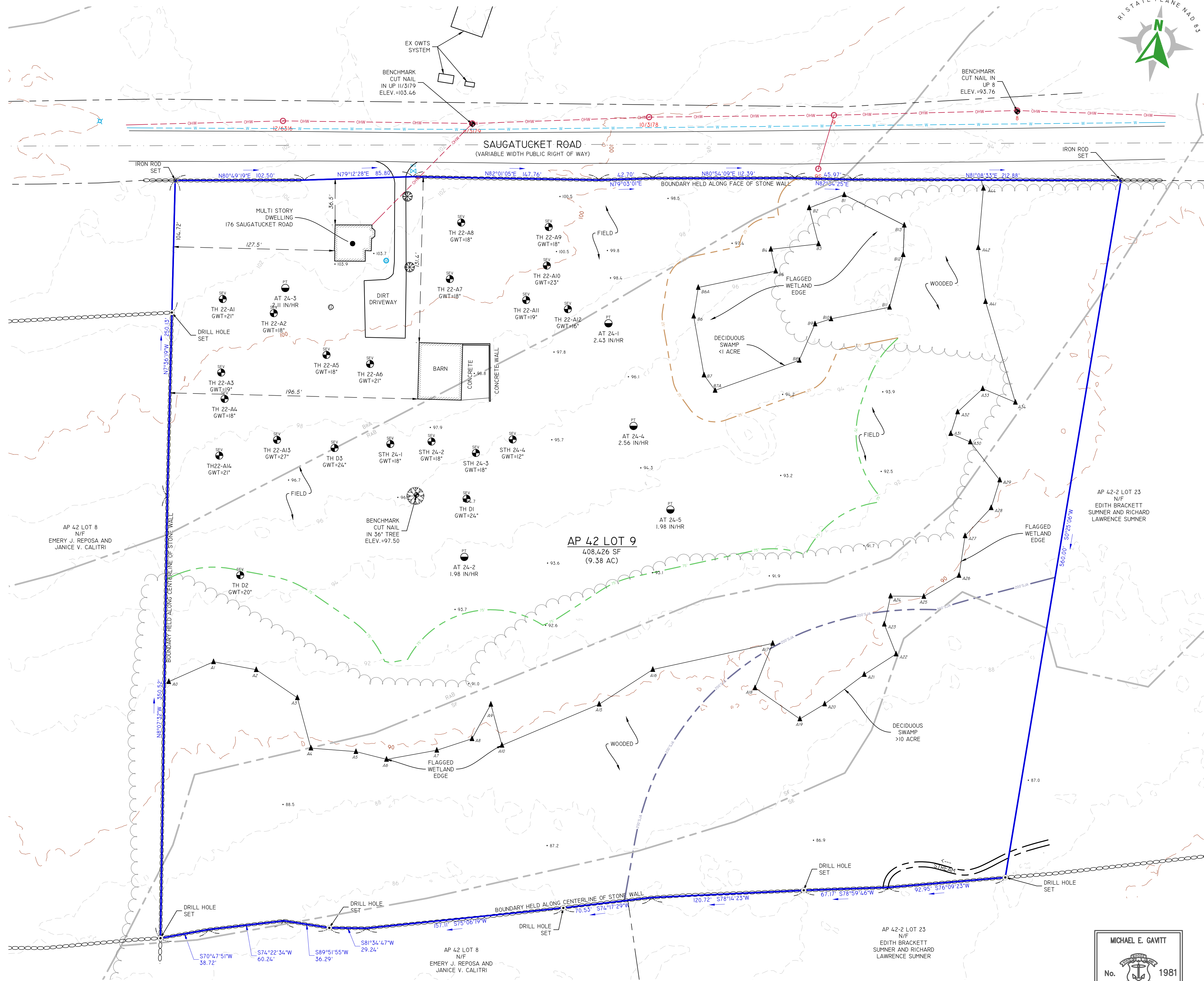
THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY MAPPING, BUILDING SHAPE LOCATION, ADA UTILITY CONNECTIONS, UTILITY CROSSINGS, SOIL STABILIZATION AND CONSISTENCY, CONSTRUCTION AND CONSISTENCY, SPECIFIC END USER NEEDS, CONTRACTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

Diprete Engineering logo and contact information: Diprete Engineering - Planners - Surveyors, www.diprete-eng.com, Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-4000

Professional Engineer seal for Christopher A. Duhamel, Registered Professional Engineer, Civil, No. 10133, State of Rhode Island.

Table with 2 columns: Revision Number and Description. Includes 1. 09/16/2025 (REVISION TO COMMENTS), 2. 10/16/2025 (REVISION TO COMMENTS), 3. 11/16/2025 (REVISION TO COMMENTS), 4. 12/15/2025 (REVISION TO COMMENTS), 5. 01/15/2026 (REVISION TO COMMENTS), 6. 02/15/2026 (REVISION TO COMMENTS), 7. 03/15/2026 (REVISION TO COMMENTS), 8. 04/15/2026 (REVISION TO COMMENTS), 9. 05/15/2026 (REVISION TO COMMENTS), 10. 06/15/2026 (REVISION TO COMMENTS), 11. 07/15/2026 (REVISION TO COMMENTS), 12. 08/15/2026 (REVISION TO COMMENTS).

Notes & Legend section containing project details: SAUGATUCKET ACRES, ASSESSOR'S PLAT 42 LOT 9, SOUTH KINGSTOWN, RHODE ISLAND, OWNER AND ARCHITECT: JAE MILLS, LLC, 90 MADISON ST, STE 610, WORCESTER, MA 01608, TEL: 774-996-3814, DESIGN BY: K. E.D., SHEET 3 OF 11.

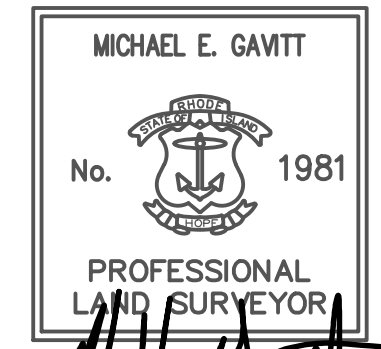
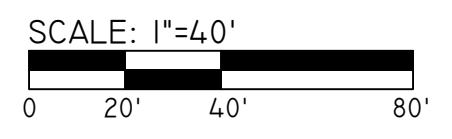


LOCUS MAP Not To Scale

LEGEND

Water Line	123/1234	DEED BOOK/PAGE	BOLLARD
Sewer Line	AP	ASSESSOR'S PLAT	SOIL EVALUATION
Sewer Force Main	HC	HANDICAPPED	CATCH BASIN
Gas Line	N/F	NOW OR FORMERLY	DOUBLE CATCH BASIN
Electric Line	LC	LANDSCAPING	WATER VALVE
Overhead Wires	(R)	RECORD	GAS VALVE
Drainage Line	(CA)	CHORD ANGLE	B-I WETLAND FLAG
Minor Contour Line	▲	NAIL/SPIKE	DRAINAGE MANHOLE
Major Contour Line	▲	DRILL HOLE	FLARED END SECTION
Property Line	○	IRON ROD/PIPE	GUY POLE
Assessors Line	□	BOUND	ELECTRIC MANHOLE
Guardrail	○	SEWER MANHOLE	LIGHTPOST
Tree Line	○	SEWER CLEANOUT	WELL
Fence	○	HYDRANT	MONITORING WELL
Retaining Wall	○	IRRIGATION VALVE	BENCH MARK
Stone Wall	○	UNKNOWN MANHOLE	TREE

- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 42, LOT 9 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 1875, PAGE 370 IS JAE MILLS, LLC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203K & 44009C0204K, MAPS REVISED APRIL 3, 2023. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED R10 BASED ON THE TOWN OF SOUTH KINGSTOWN ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON NOVEMBER 20, 2023. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.



MICHAEL E. GAWITT, R.P.L.S. #1981, COA. S. 000A160 10/22/2024

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS I
- TOPOGRAPHIC SURVEY CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

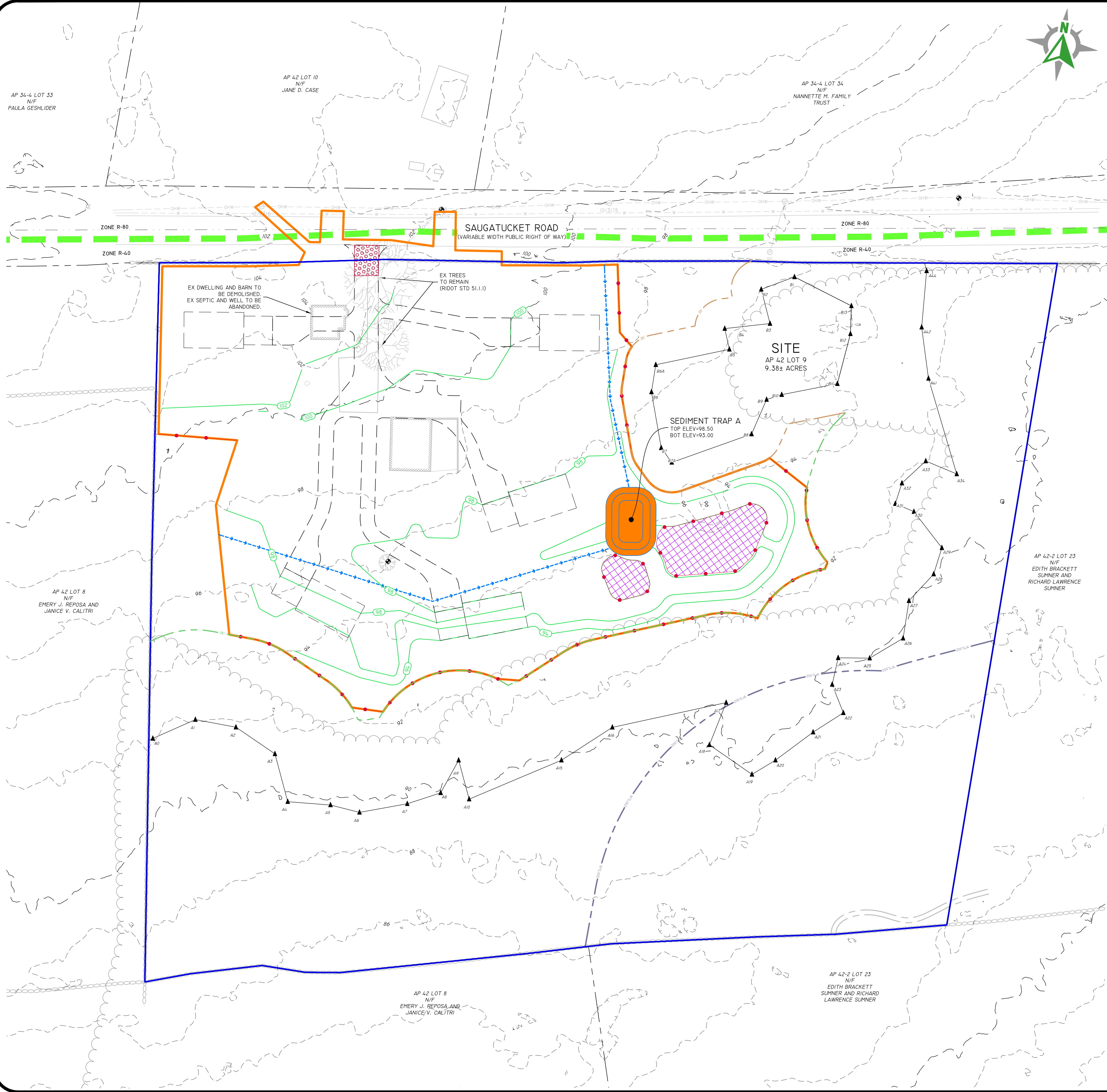
Diprete Engineering
 Engineers - Planners - Surveyors
 www.diprete-eng.com
 Two Stafford Court Cranston, RI 02920 • Tel: 401-943-1000

MOLLY R. TITUS
 No. [Signature]
 REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	S.I.P.	A.U.F.	B.T.
1	10/22/2024	PERMITTING SUBMISSION			
2	11/22/2023	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN			

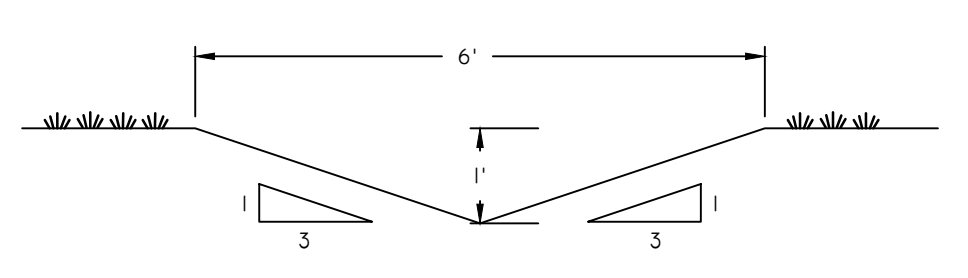
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
176 SAUGATUCKET ROAD
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR:
JOE CHARPENTIER & ANNA SZETO
 P.O. BOX 6043
 WORCESTER, MA 01606
 DE 435-RICR-00-00-00-1-9 (REV. 11/2015) COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEVELOPMENT\PROJECTS\1387-001 SAUGATUCKET ROAD\16\AUTOCAD DRAWINGS\3287-00\PLAN.DWG PLOT# 9/16/2025



- ### SOIL EROSION CONTROL IMPLEMENTATION PHASING
- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
 - PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS
 - PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
 - PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.
 - PHASE IIB - STABILIZE ALL DISTURBED AREAS. DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.
- NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

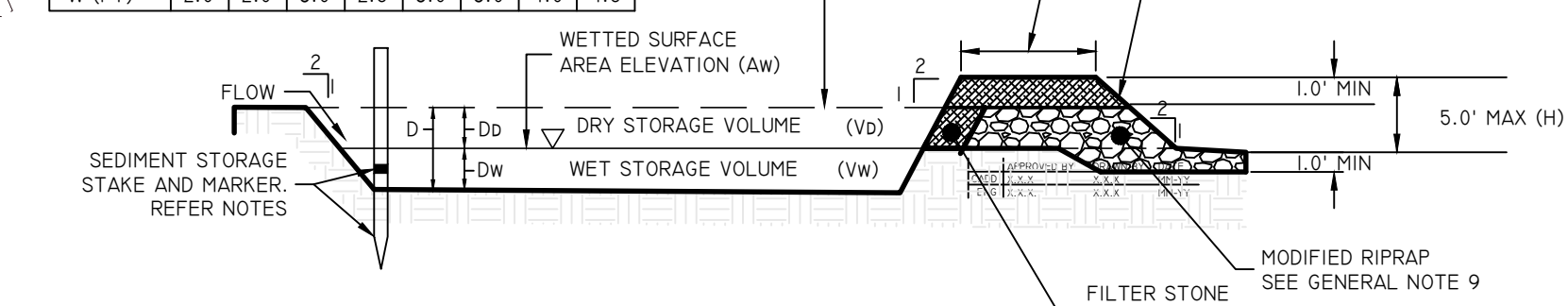
- ### SOIL EROSION CONTROL LEGEND
- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM) → → →
 - TEMPORARY SEDIMENT TRAP
 - EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
 - CLASS C SILT FENCE
 - LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
 - LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
 - TRIBUTARY AREA TO SESC BMP
 - CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
 - INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
 - FINAL CONTOUR GRADE —○—○—○—
 - INLET SEDIMENT CONTROL



TEMPORARY DIVERSION CHANNEL
NOT TO SCALE

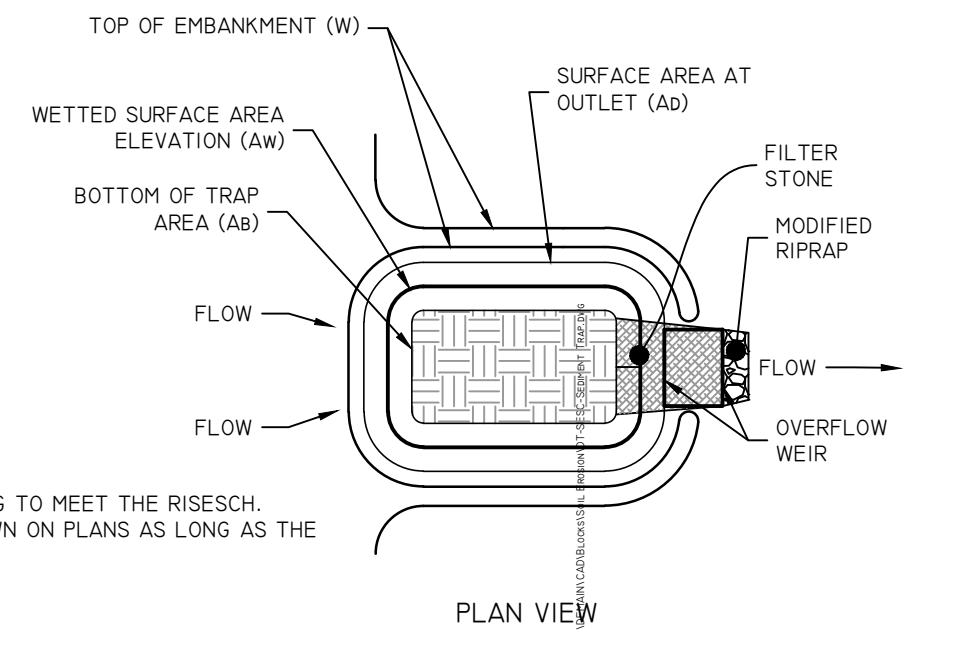
MINIMUM TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5



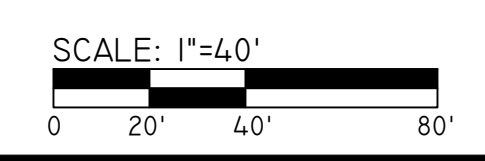
SEDIMENT TRAP DIMENSIONS*

TRAP A	TRAP A
TRIBUTARY DRAINAGE AREA (UP TO)	1.97 AC
WET STORAGE DEPTH (Dw)	3.00 FT
DRY STORAGE DEPTH (Dd)	2.50 FT
TOTAL DEPTH (D)	5.50 FT
BOTTOM OF TRAP AREA (Ab)	678 SQ.FT
WETTED SURFACE AREA (Aw)	1,400 SQ.FT
SURFACE AREA AT OUTLET (Ao)	2,174 SQ.FT



TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RIESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.



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CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC. OR DIPRETE ENGINEERING ASSOCIATES, INC. PROJECTS. THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION, DATA, OR FIELD CONDITIONS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OTHER DESIGN INFORMATION SHOWN ON THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING EXISTING UTILITIES INFORMATION OR VERIFYING THE LOCATION AND DEPTH OF UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
2	08/14/2025	REVISIONS TO STABILITY ANALYSIS	S.L.C.	K.E.D.
3	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
4	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
5	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
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13	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
14	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
15	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
16	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
17	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
18	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
19	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
20	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
21	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
22	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
23	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
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79	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
80	07/29/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.

SOIL EROSION & SEDIMENT CONTROL PLAN
SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
OWNER AND APPLICANT:
JAE MILLS, LLC.
90 MADISON ST STE 610, WORCESTER, MA 01608
TEL 774-996-3814

Z:\DEVELOPMENT\PROJECTS\1287-001 SAUGATUCKET ROAD\176\AUTOCAD DRAWINGS\1287-001\PLAN.DWG PLOTTED: 9/16/2025



DEVELOPMENT DATA:

TOTAL SITE AREA:	9.38 ACRES
TOTAL NUMBER OF BUILDINGS:	5
TOTAL NUMBER OF UNITS:	5
TOTAL LOT AREA:	9.38 ACRES
AVERAGE LOT AREA:	1.88 ACRES
LAND UNSUITABLE FOR DEVELOPMENT:	
WETLANDS AND STREAMS:	3.70 ACRES
HIGH FLOOD DANGER ZONES:	0.00 ACRES
ABOVE GROUND UTILITY EASEMENT:	0.46 ACRES
TOTAL UNSUITABLE LAND:	4.16 ACRES
TOWN REGULATIONS:	

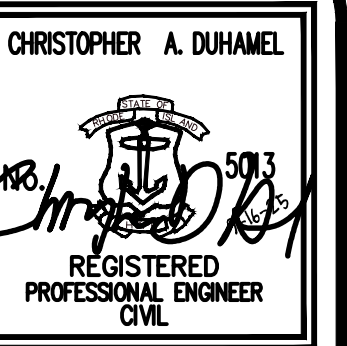
DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-40	REQUIRED	PROVIDED
MINIMUM LOT AREA:	40,000 SF	40,000 SF	40,009 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'	20'	20'
MINIMUM FRONT YARD:	40'	4.0'	4.0'
MINIMUM CORNER SIDE YARD:	30'	NA	NA
MINIMUM SIDE YARD:	20'	20'	20'
MINIMUM REAR YARD:	40'	79.1'	79.1'
MAXIMUM LOT COVERAGE:	20%	6.1%	6.1%

Diprete Engineering
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NO.	DATE	DESCRIPTION	DESIGN BY
1	08/14/2025	RESPONSE TO COMMENTS	K.E.D.
2	08/14/2025	REVISION SUITABILITY MODIFICATION	S.T.C.
3	08/14/2025	RESPONSE TO COMMENTS	J.A.B.
4	08/14/2025	RESPONSE TO COMMENTS	J.A.B.
5	07/28/2025	RESPONSE TO COMMENTS	S.T.C.
6	05/13/2025	PRELIMINARY SUBMISSION	S.T.C.
7	05/13/2025	DESCRIPTION	B.T.
8			

SITE LAYOUT PLAN
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND

OWNER AND ARCHITECT:
JAE MILLS, LLC.
 90 MADISON ST. STE 610, WORCESTER, MA 01608
 TEL: 774-696-3814

AP 34-4 LOT 33
N/F
PAULA GESHLIDER

AP 42 LOT 10
N/F
JANE D. CASE

AP 34-4 LOT 34
N/F
NANNETTE M. FAMILY TRUST

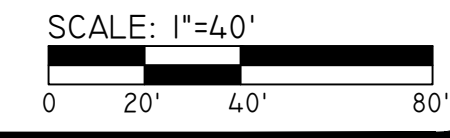
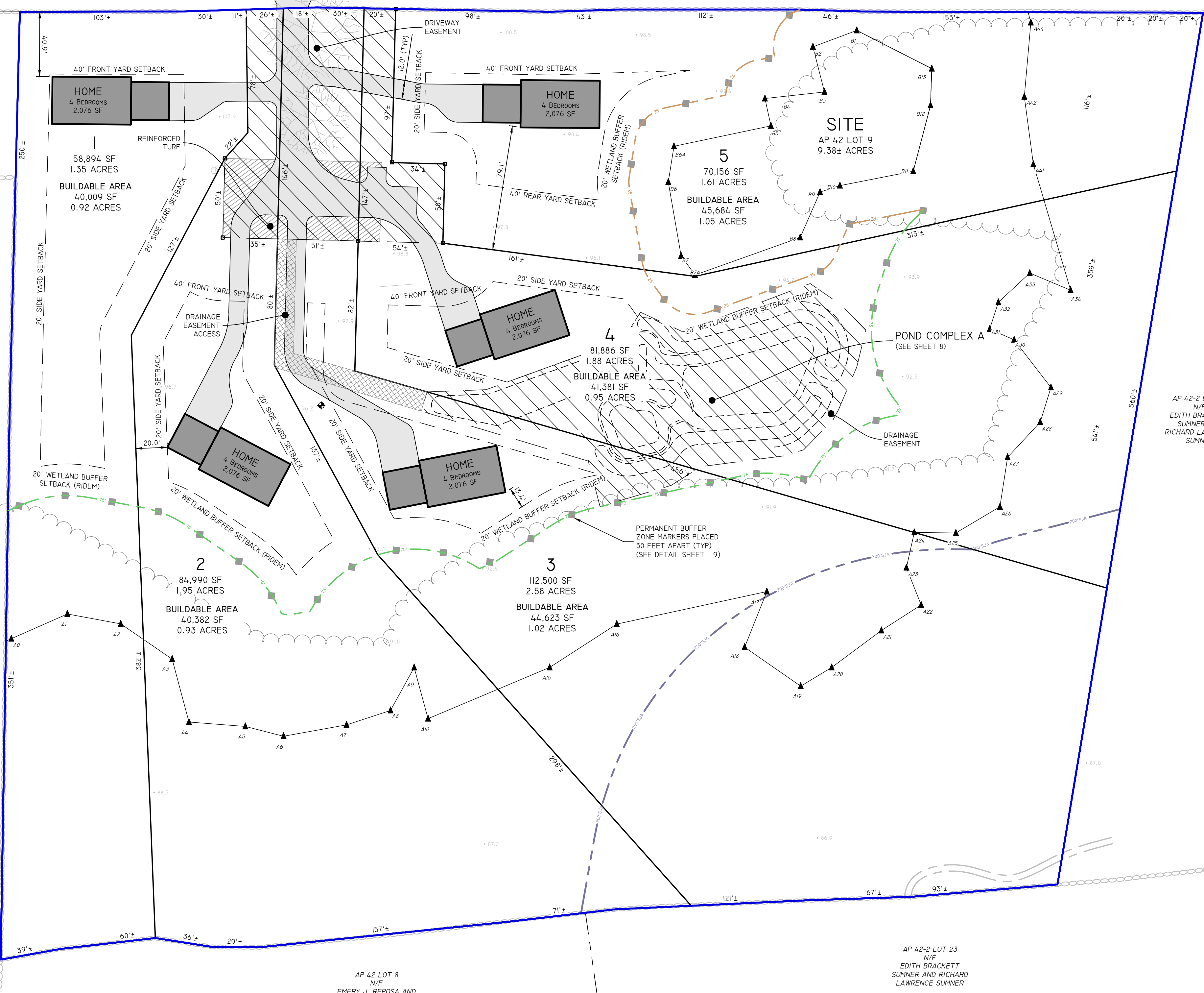
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SAUGATUCKET ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

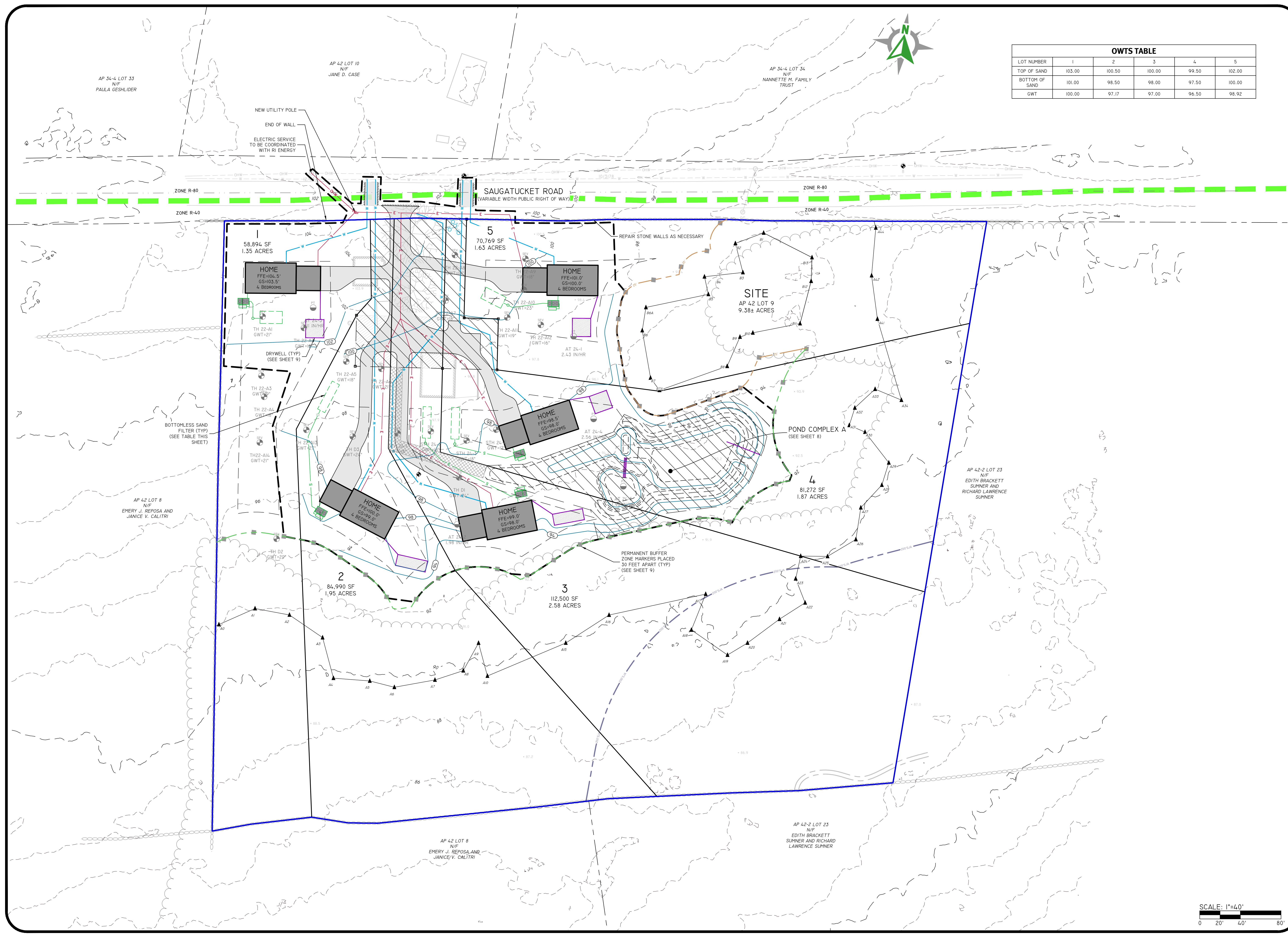
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ZONE R-40

ZONE R-40



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OWTS TABLE					
LOT NUMBER	1	2	3	4	5
TOP OF SAND	103.00	100.50	100.00	99.50	102.00
BOTTOM OF SAND	101.00	98.50	98.00	97.50	100.00
GWT	100.00	97.17	97.00	96.50	98.92



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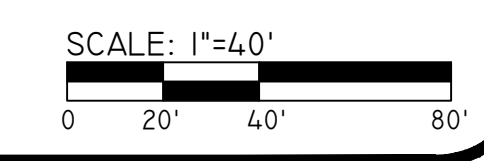
CHRISTOPHER A. DUHAMEL

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY: K.E.D.
1	09/16/2025	RESPONSE TO COMMENTS	J.A.B.
2	08/14/2025	REVISION: SUITABILITY MODIFICATION	S.T.C.
3	07/29/2025	RESPONSE TO COMMENTS	J.A.B.
4	07/28/2025	RESPONSE TO COMMENTS	J.A.B.
5	05/13/2025	PRELIMINARY SUBMISSION	S.T.P.
6	05/13/2025	DESCRIPTION	B.T.

DRAWN BY: K.E.D.

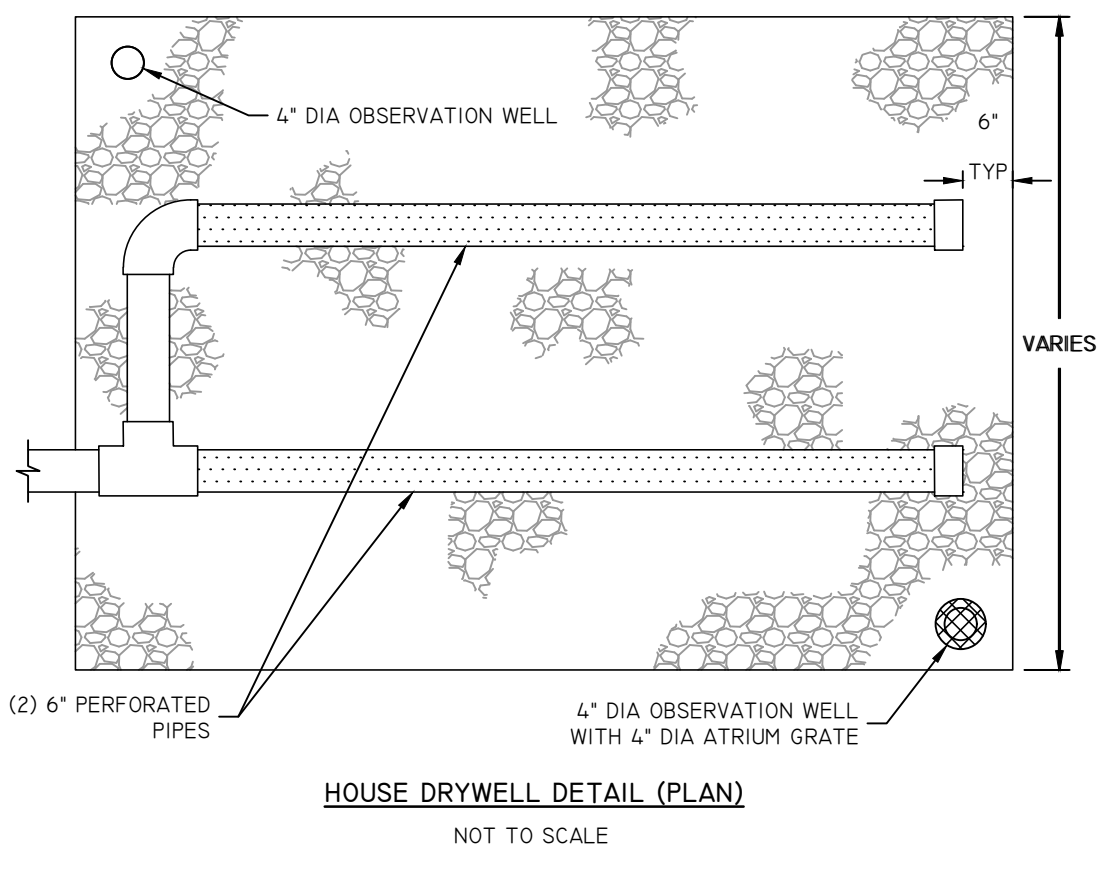
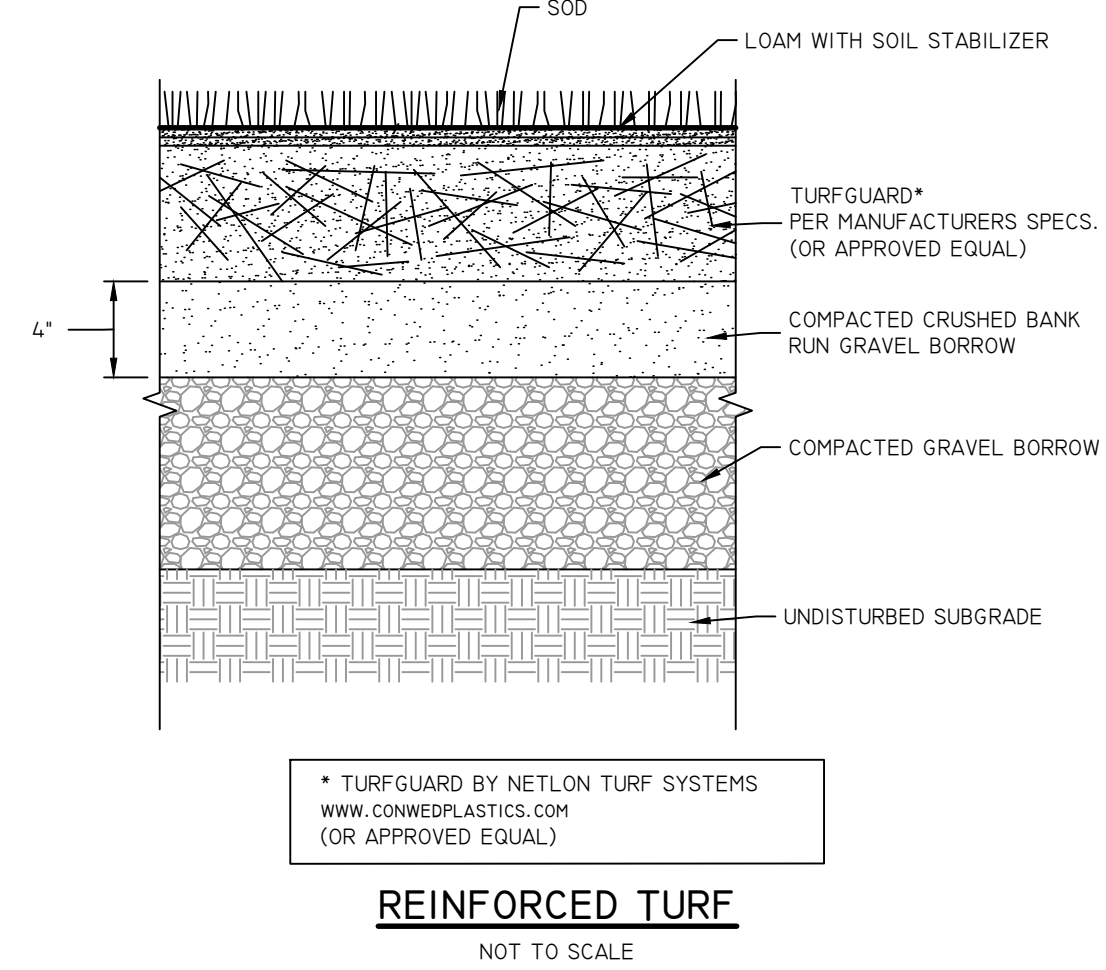
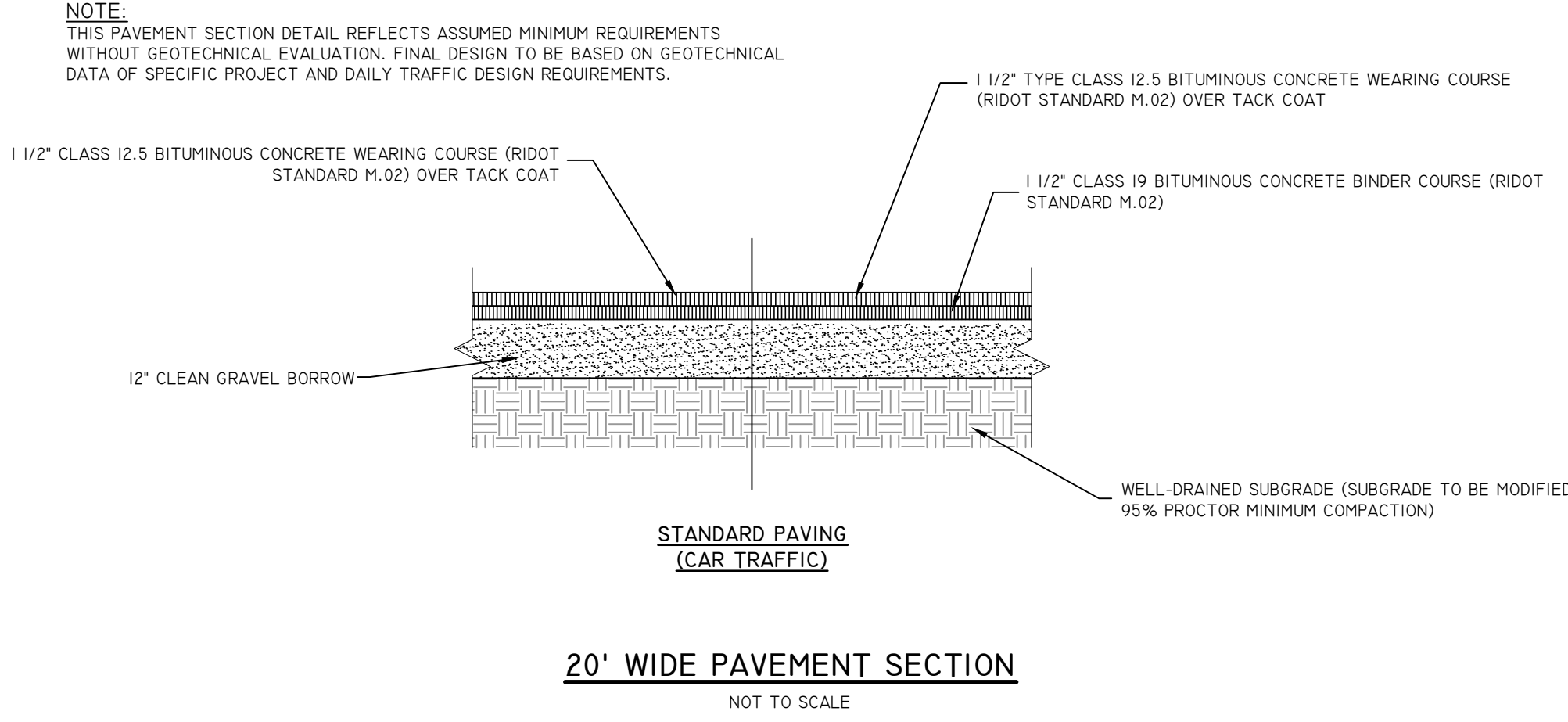


GRADING, DRAINAGE & UTILITIES PLAN
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 OWNER AND APPLICANT:
JAE MILLS, LLC.
 90 MADISON ST STE 610, WORCESTER, MA 01608
 TEL: 774-996-3814

DE: JOB NO.: 1387-001; COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **7** OF 11

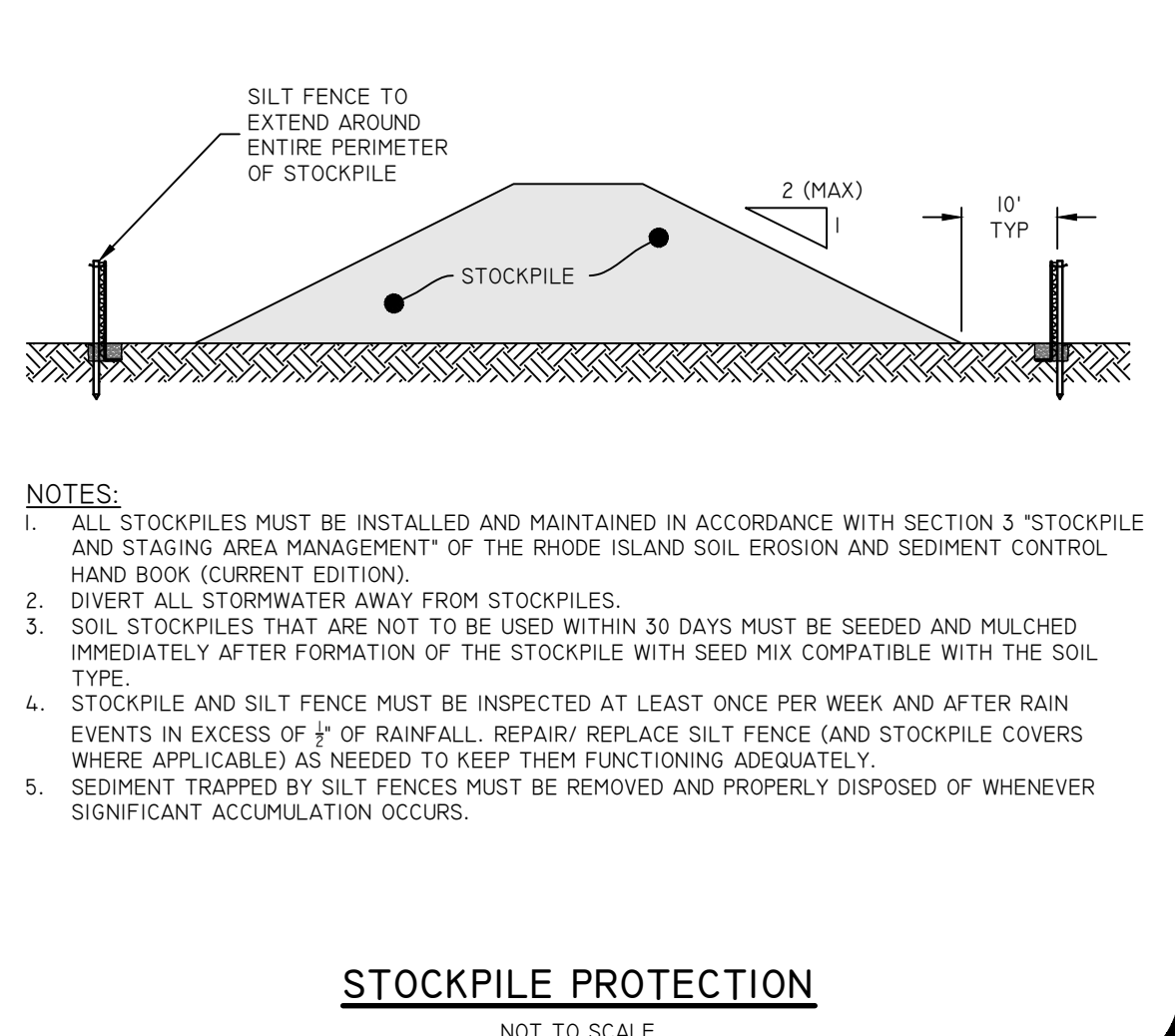
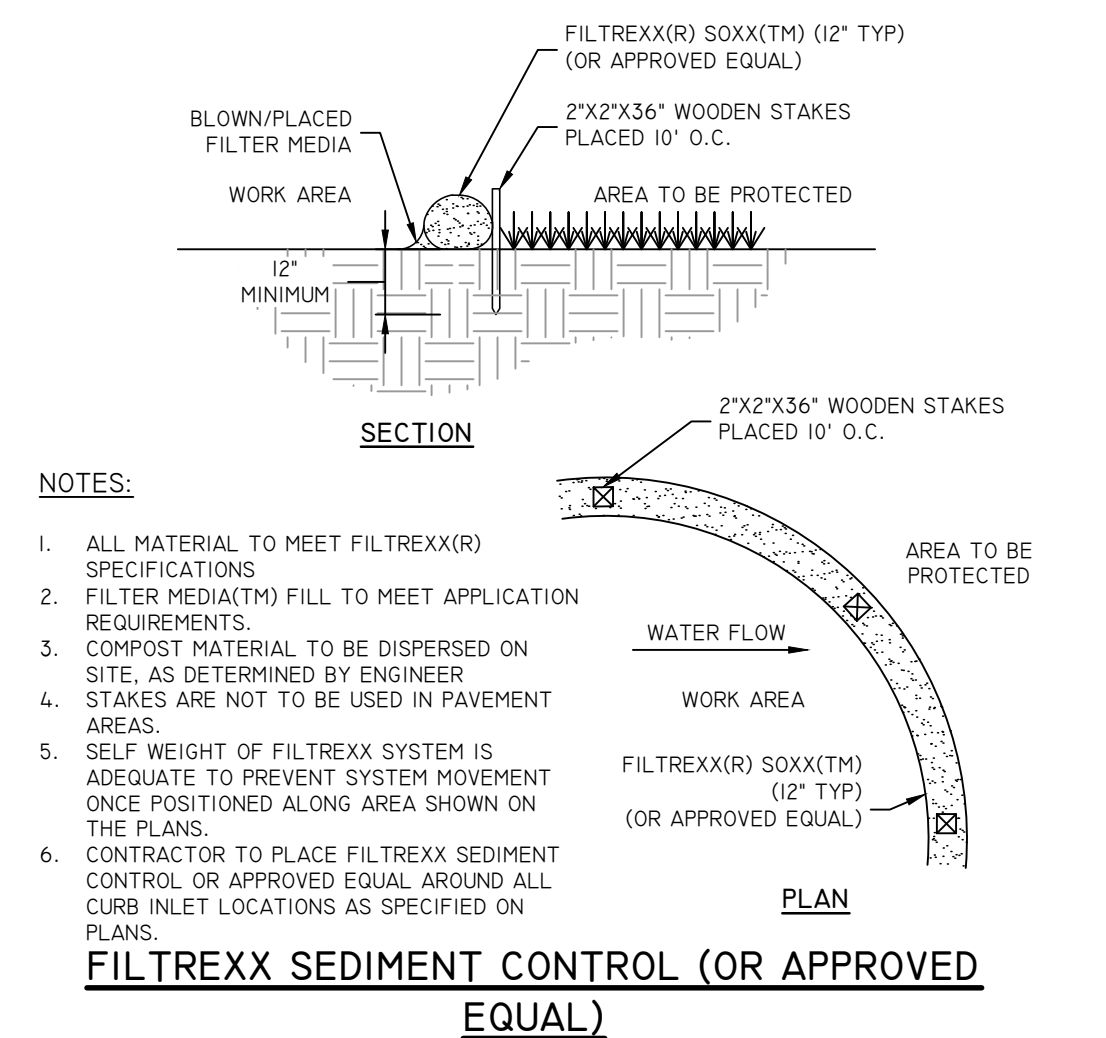
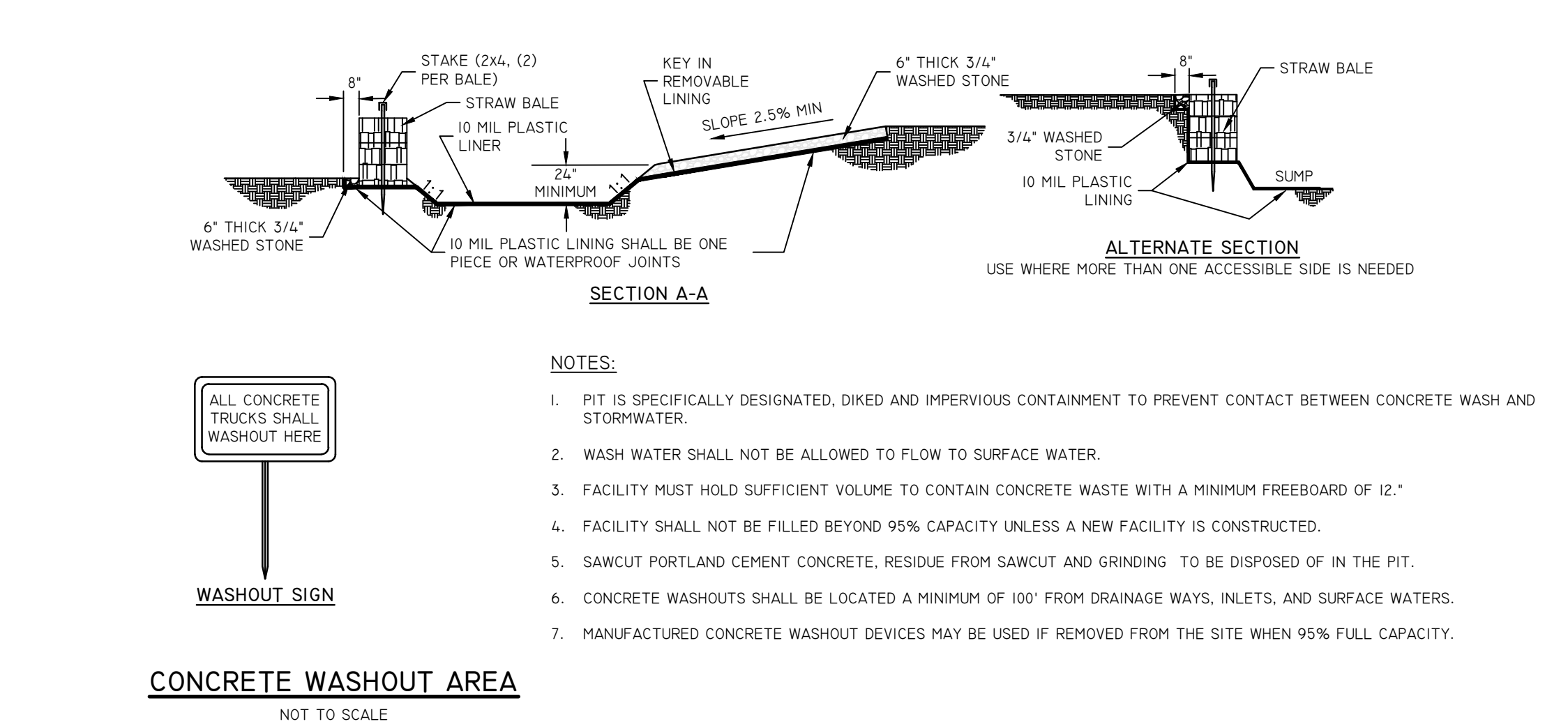
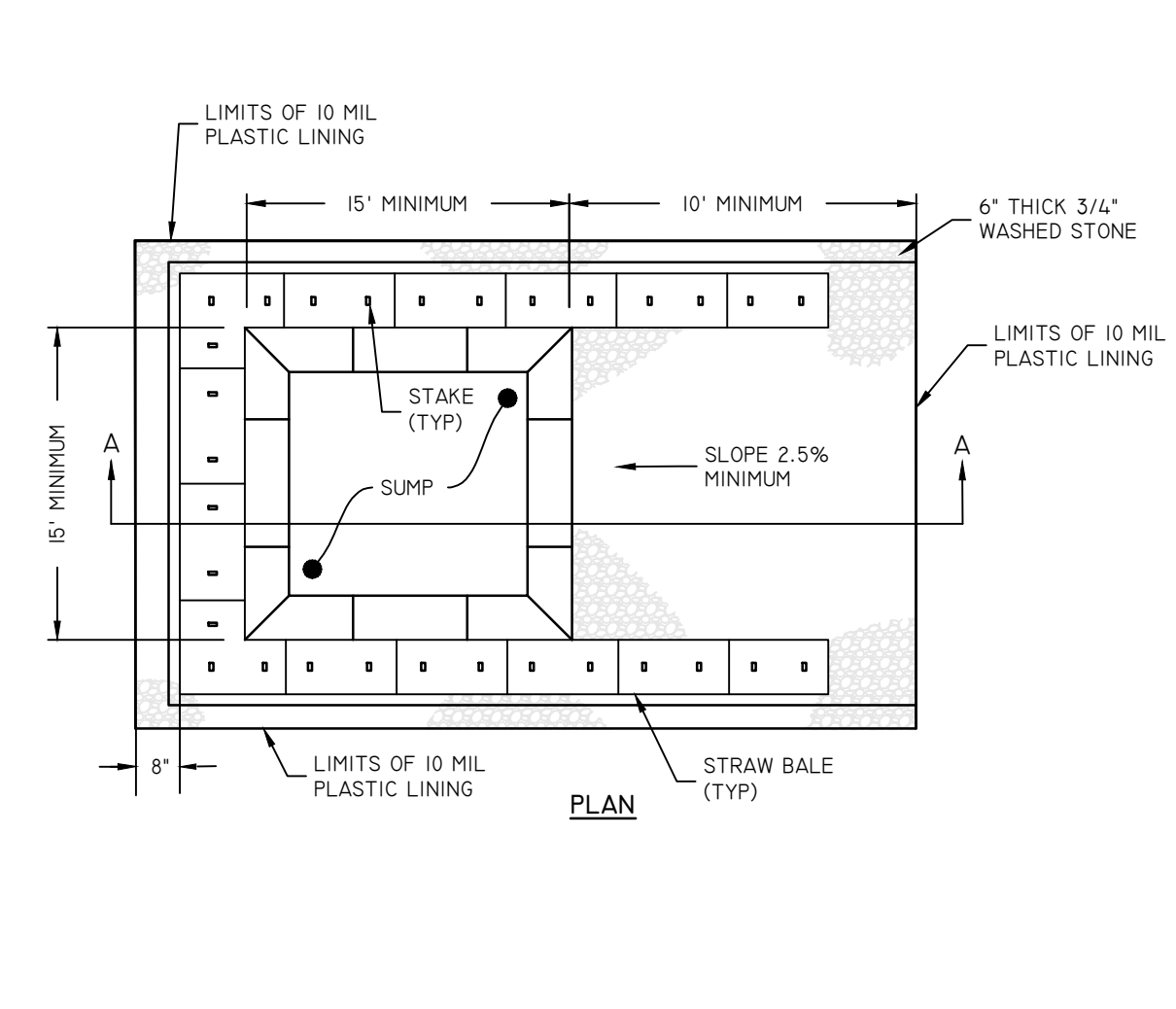
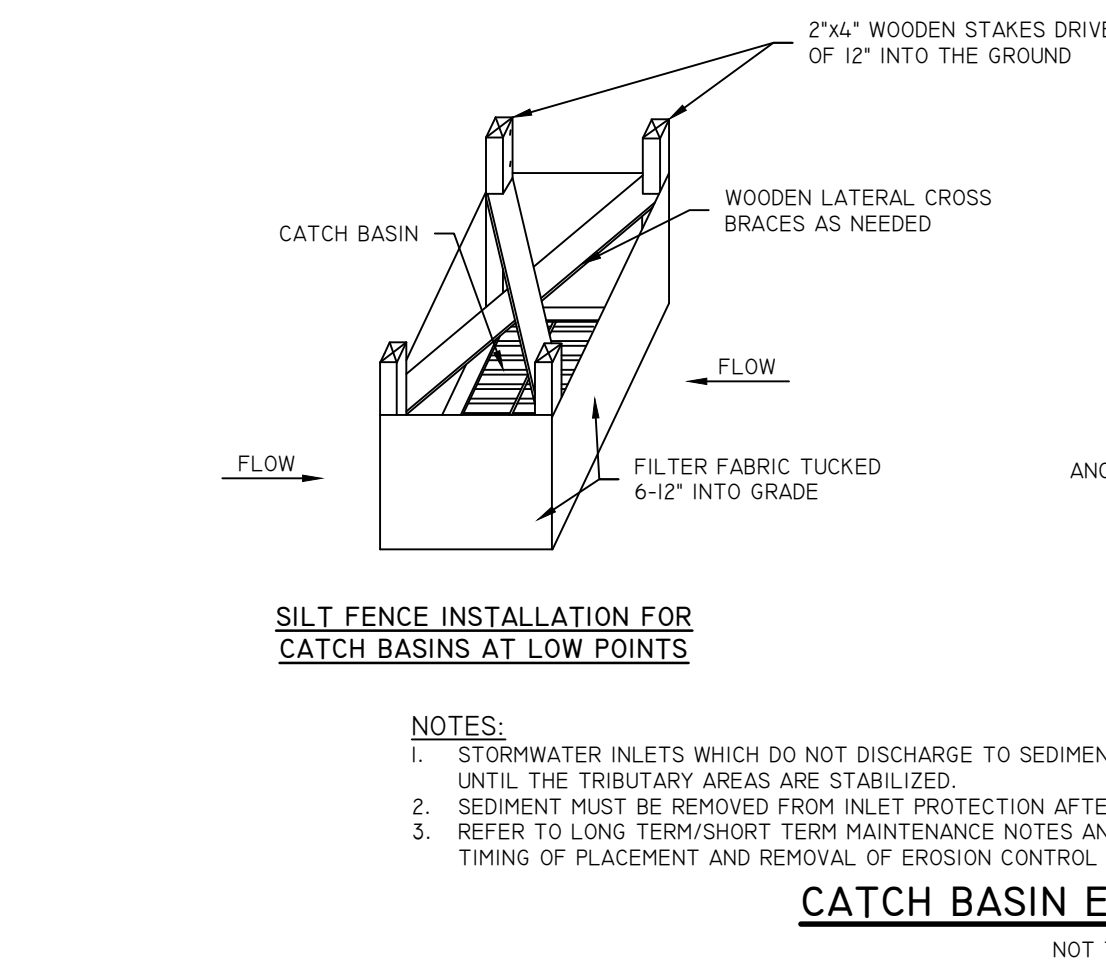
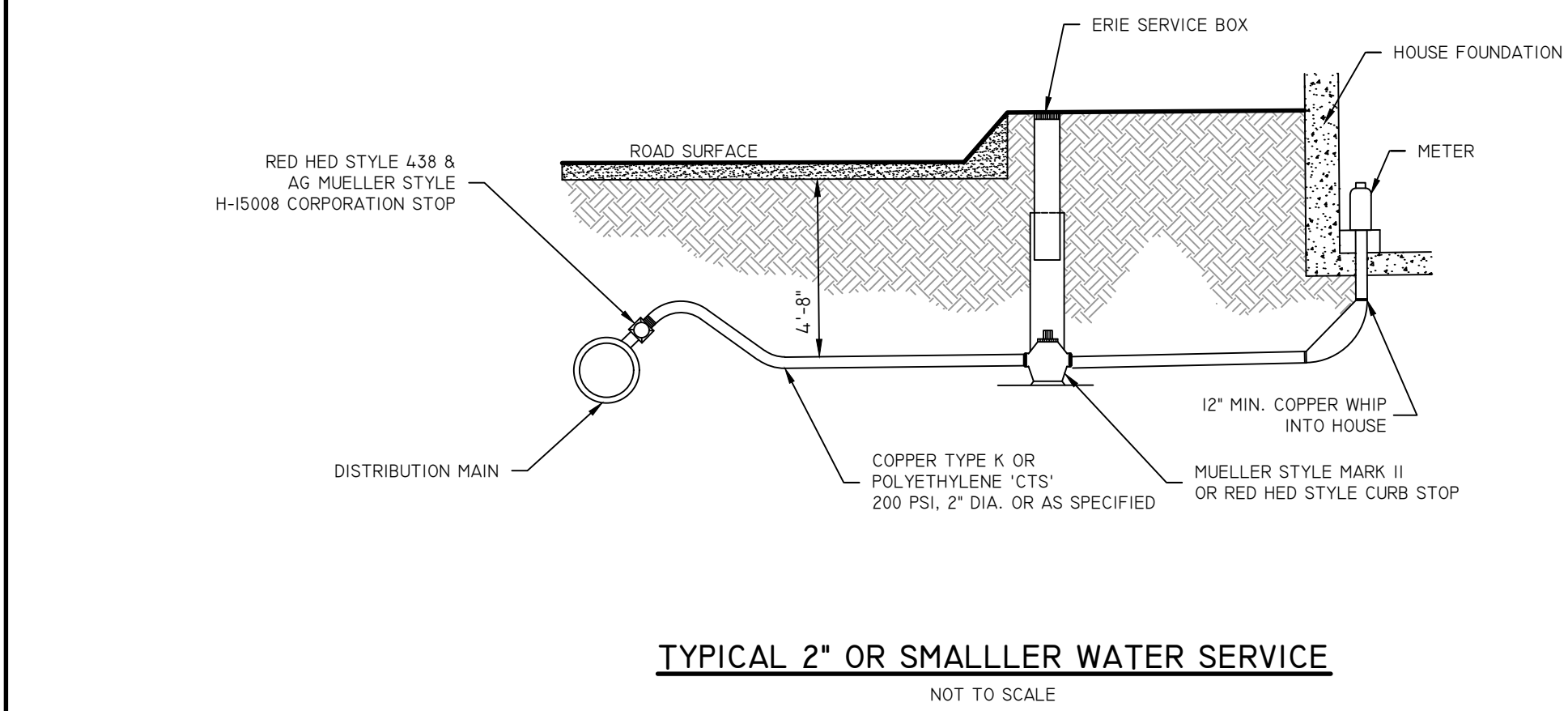
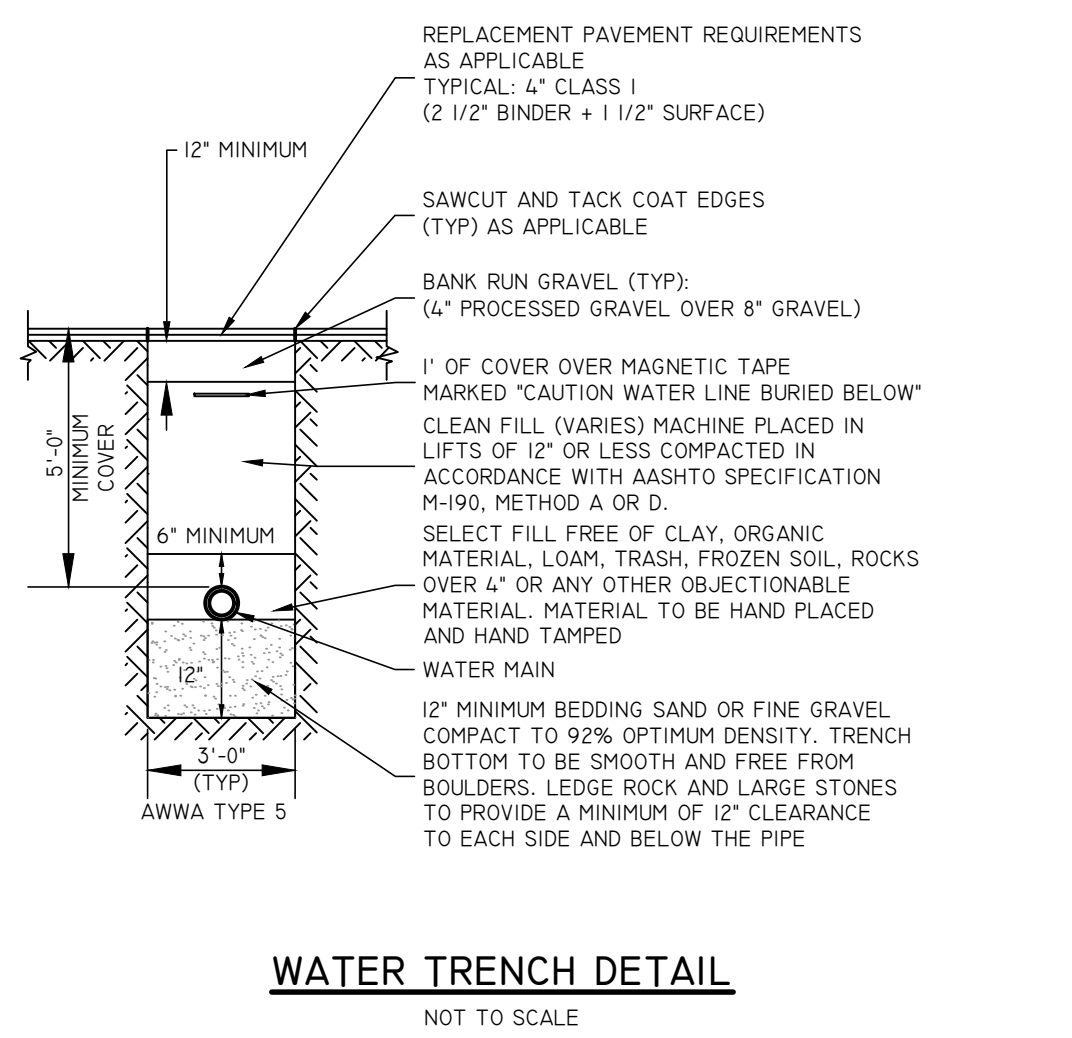
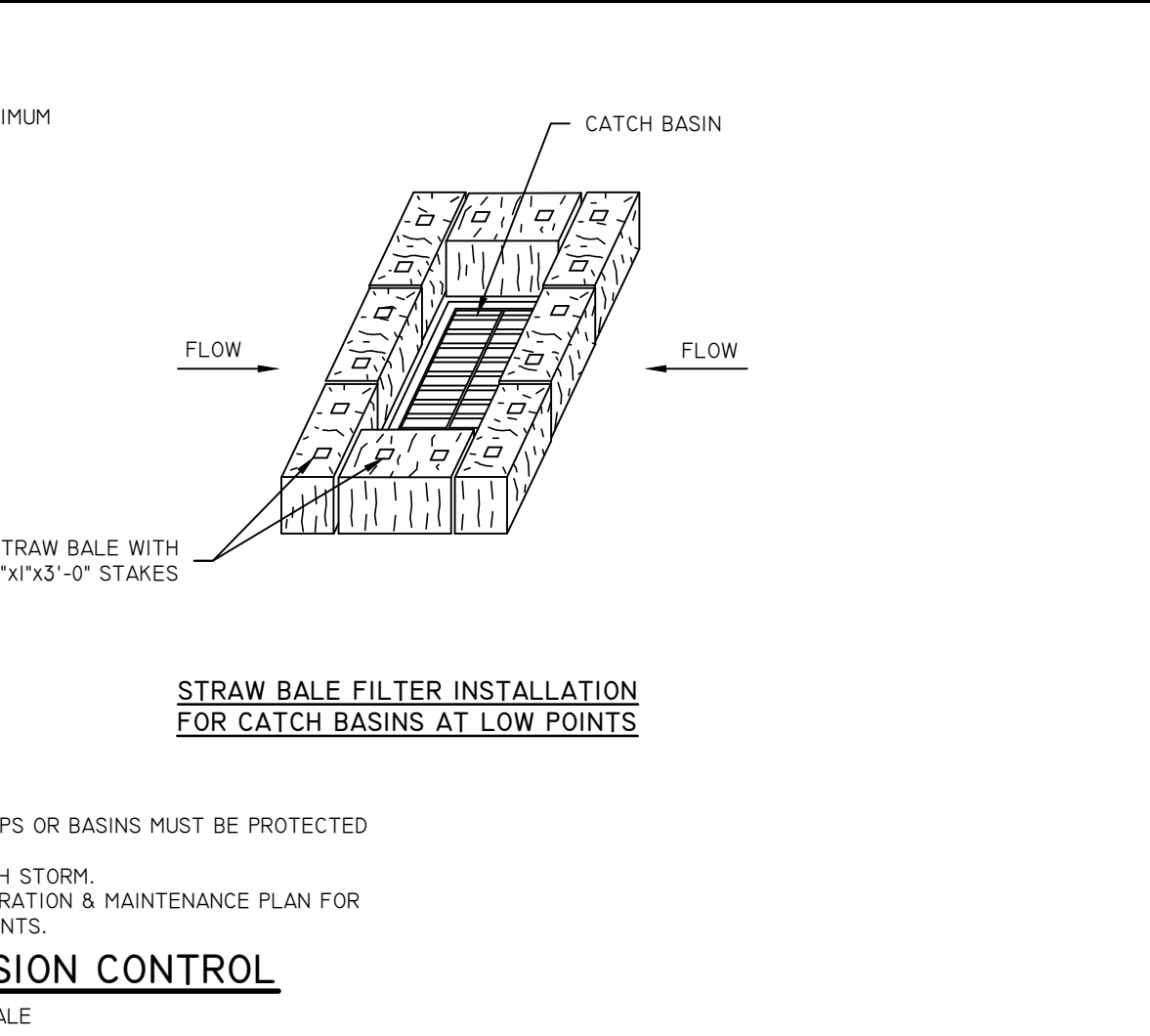
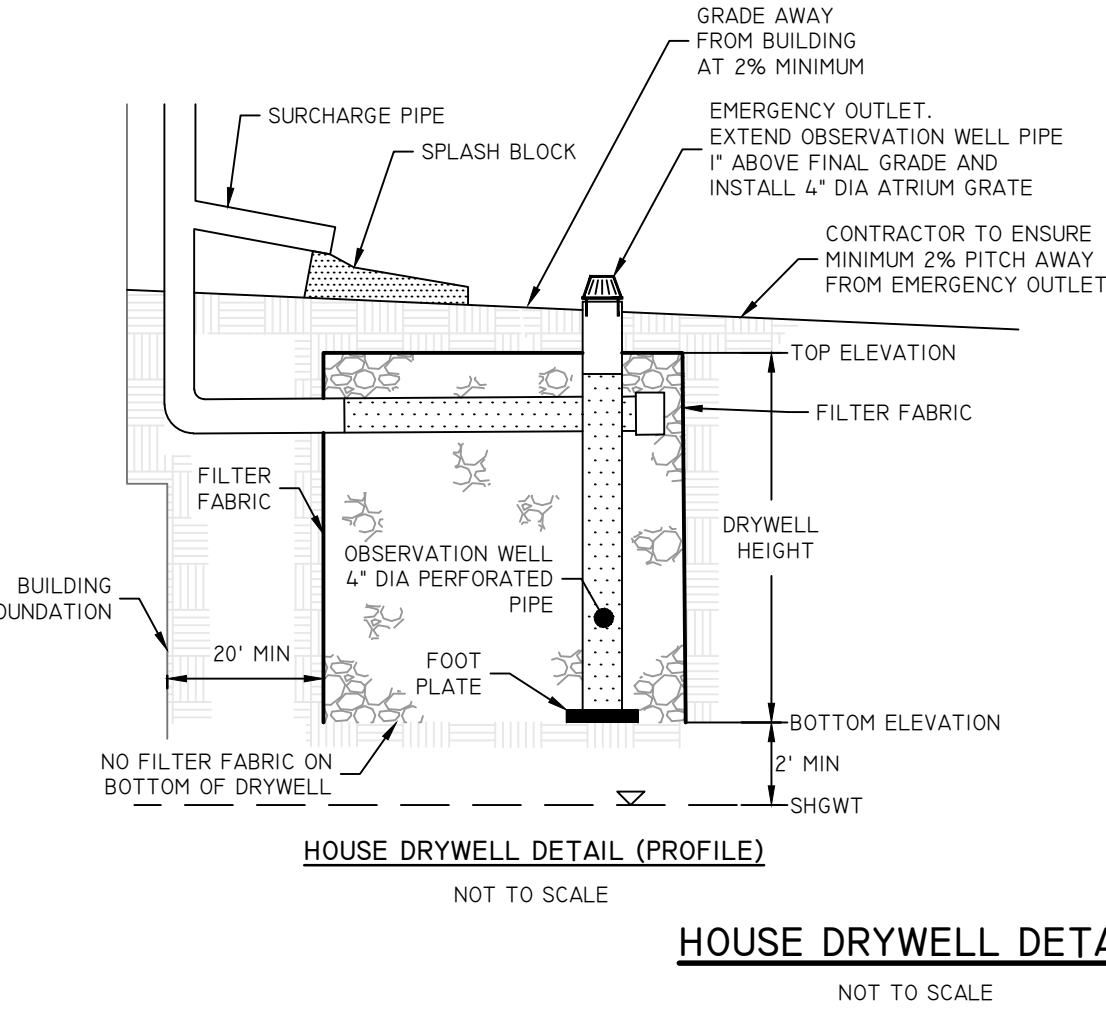
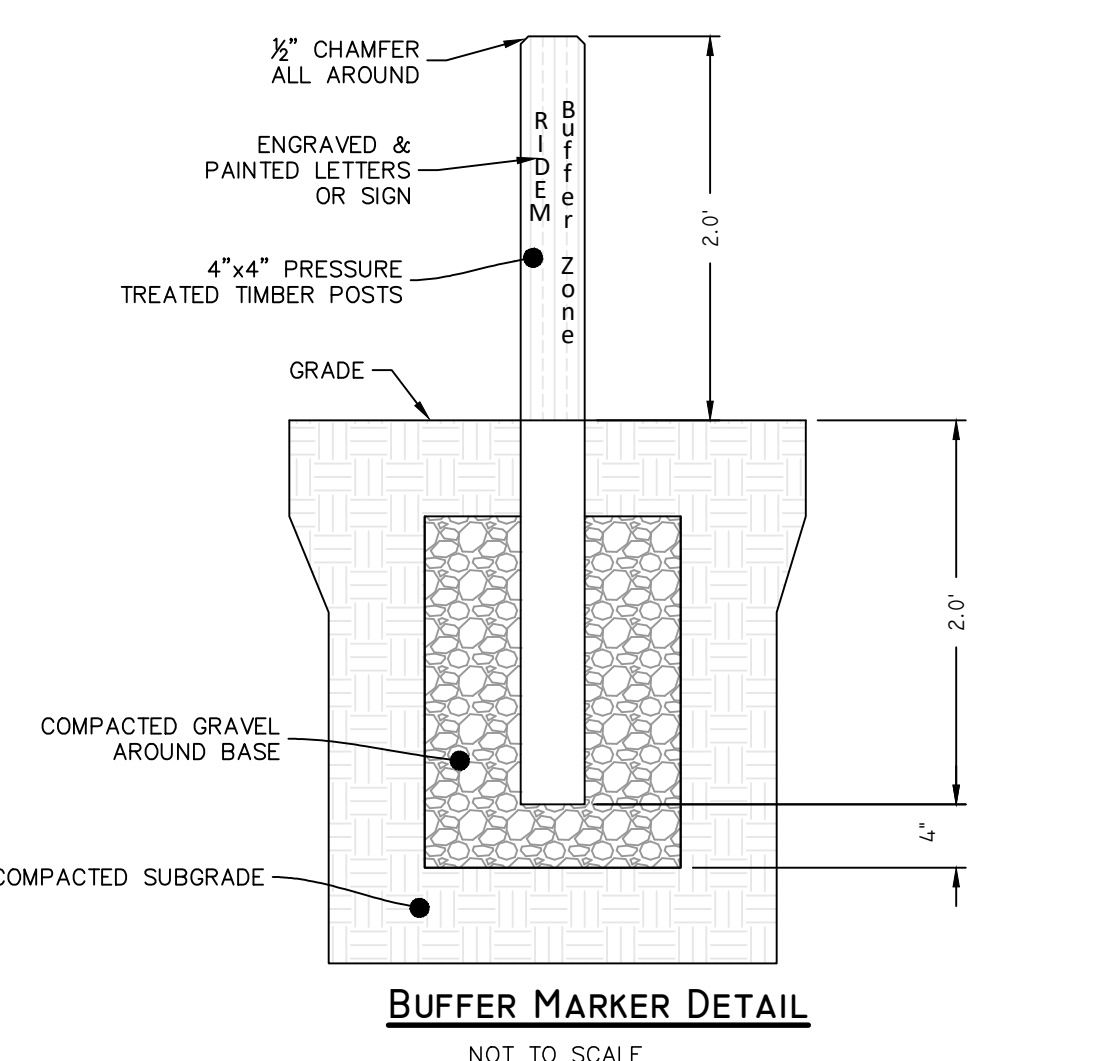
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- CONSTRUCTION, MAINTENANCE & INSPECTION NOTES:**
- ROOF LEADERS ARE TO TIE INTO PROPOSED DRYWELLS.
 - DRYWELL AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
 - DRYWELLS TO BE LOCATED DOWNGRADIENT OF THE BUILDING WITH A MINIMUM OF 20' SEPARATION TO THE FOUNDATION.
 - UNDER NO CIRCUMSTANCES MAY DRYWELLS BE INSTALLED UPGRADIENT OF A BUILDING.
 - PLACE FILTER FABRIC ON SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
 - OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
 - MONITORING OF WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, SYSTEM FAILURE HAS OCCURRED AND WILL REQUIRE FLUSHING MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM.
 - MAINTENANCE OF ALL DRYWELL AND DRAINAGE COMPONENTS IS THE RESPONSIBILITY OF THE OWNER, INCLUDING MONITORING OF WATER LEVELS AS NECESSARY.
 - THE ONLY CONNECTIONS ALLOWED TO THE DRYWELL ARE FROM ROOF CONNECTIONS AS SHOWN ON THE PLANS. CONNECTIONS FROM FOUNDATIONS DRAINS, SUMP, WINDOW WELLS, FLOOR DRAINAGE AND ALL OTHER CONNECTIONS ARE PROHIBITED.

SIZING NOTES:
DRYWELLS SIZED USING HYDROCAD

LOT	PROPOSED GRADING ELEVATION	TOP OF DRYWELL	ELEVATION AT BOTTOM STONE OF DRYWELL	SEASONAL HIGH GWL ELEVATION	SEPARATION DISTANCE (FEET)	MIN SURFACE AREA (SF)
1	103.00	102.00	101.00	99.00	2.00	324.00
2	96.00	95.00	94.50	92.50	2.00	330.00
3	96.75	95.75	94.25	92.25	2.00	330.00
4	97.75	96.75	96.25	94.17	2.08	324.00
5	99.50	98.50	98.00	96.00	2.00	324.00



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NO.	DATE	DESCRIPTION	BY	CHKD.
1	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
2	09/16/2025	REVISIONS TO COMMENTS	S.L.C.	K.E.D.
3	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
4	09/16/2025	RESPONSE TO COMMENTS	S.L.C.	K.E.D.
5	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
6	09/16/2025	RESPONSE TO COMMENTS	S.L.C.	K.E.D.
7	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
8	09/16/2025	RESPONSE TO COMMENTS	S.L.C.	K.E.D.
9	09/16/2025	RESPONSE TO COMMENTS	J.A.B.	K.E.D.
10	09/16/2025	RESPONSE TO COMMENTS	S.L.C.	K.E.D.

DESIGN BY: K.E.D.
DRAWN BY: K.E.D.

DETAIL SHEET

SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

OWNER AND ARCHITECT:
JAE MILLIS, LLC.
90 MADISON ST. STE 610, WORCESTER, MA 01608
TEL: 774-696-3814

DESIGN BY: K.E.D.
DRAWN BY: K.E.D.

SHEET 9 OF 11

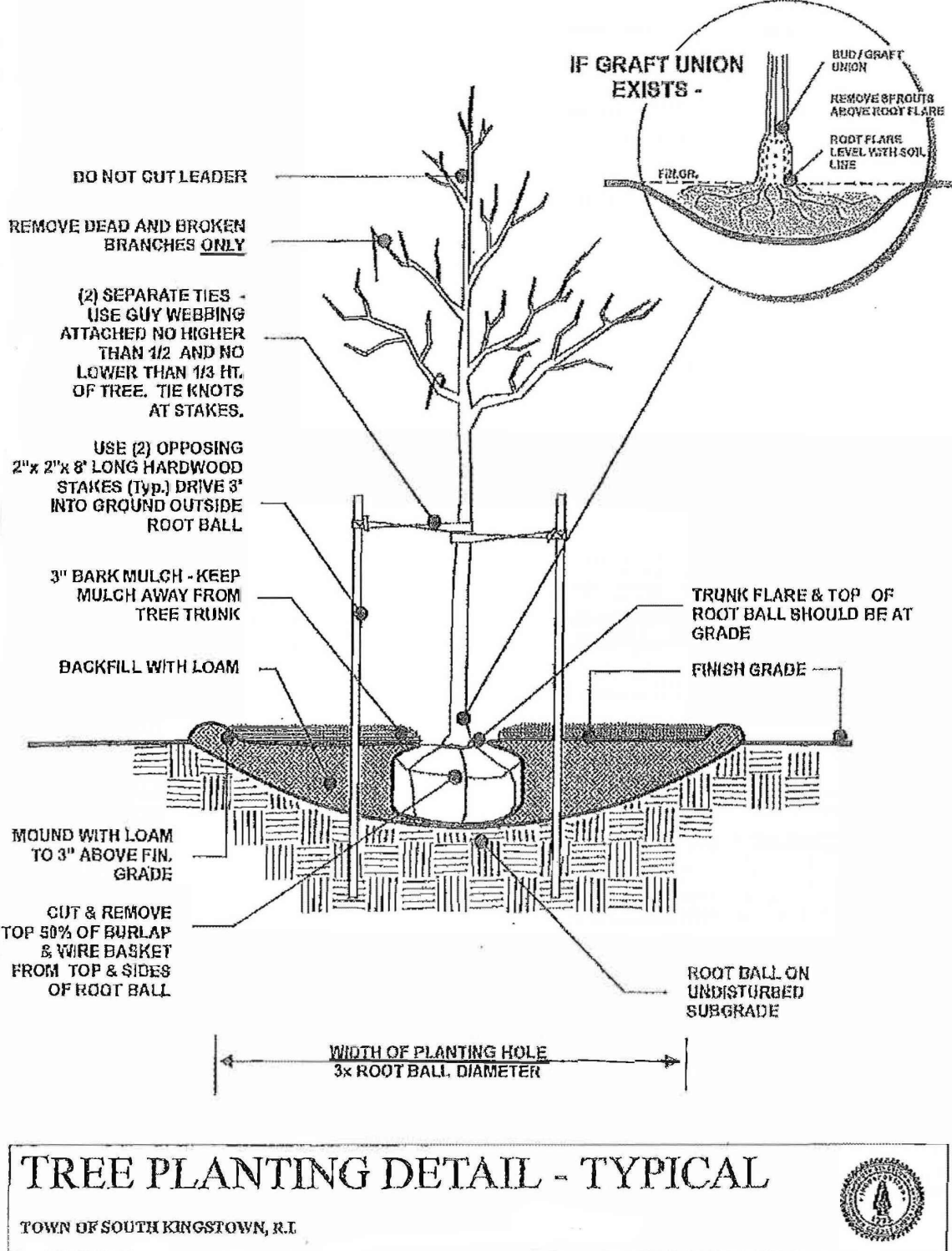
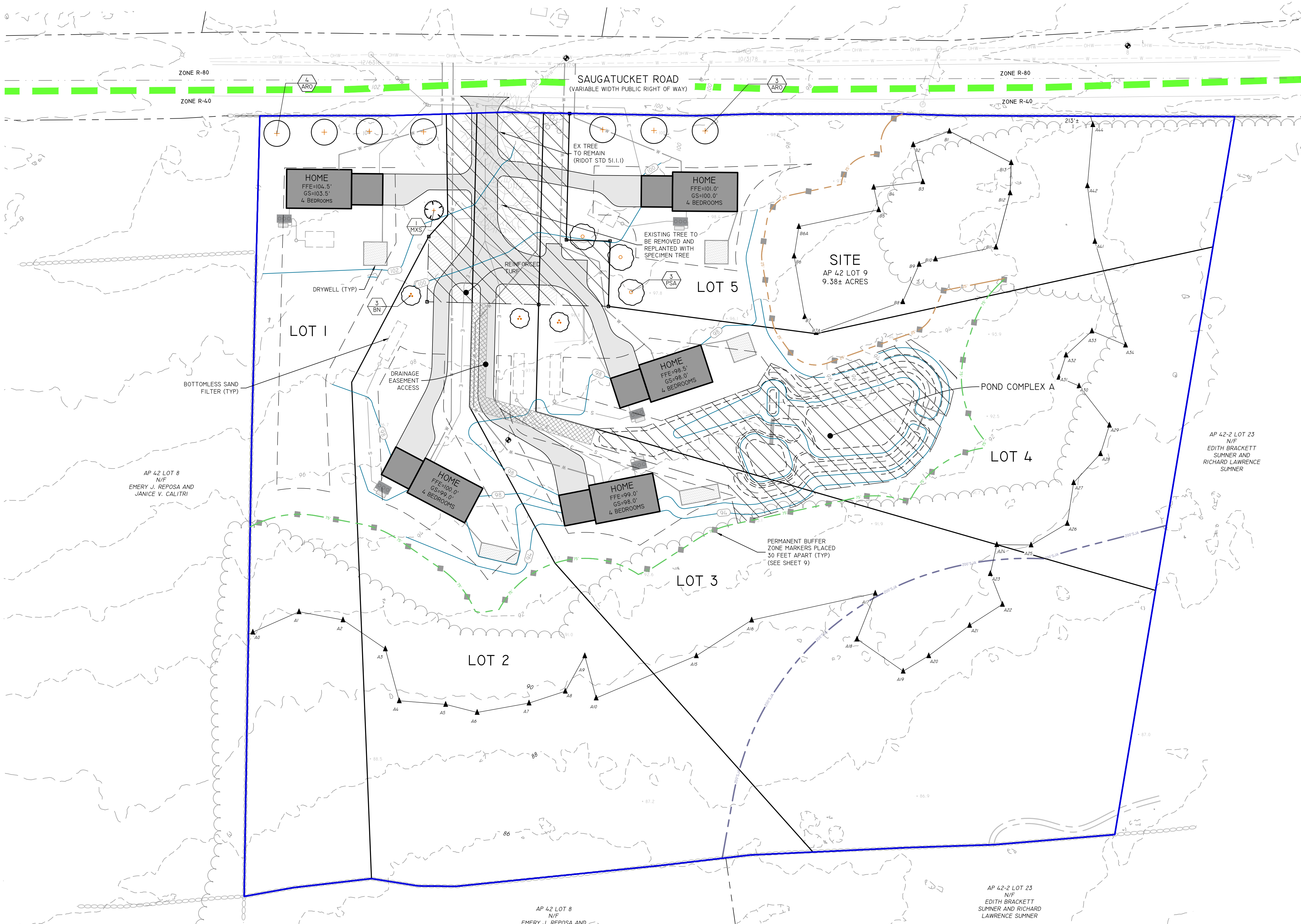
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES					
	ARO	7	ACER RUBRUM 'OCTOBER GLORY'™	OCTOBER GLORY MAPLE	2.5/3" CAL B&B - 12" HT
	BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	10/12" CLUMP
	MXS	1	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE	2.5/3" CAL B&B
	PSA	3	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY	2.5/3" CAL B&B



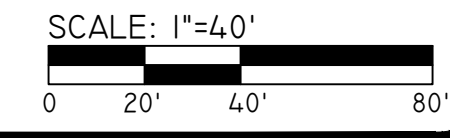
PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL PLANT MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- CONTRACTOR TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON PLANS AND LANDSCAPE PARKING ISLANDS CONTAINING SHRUBS, GRASSES AND GROUNDCOVER.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR OTHER APPROVED DROUGHT TOLERANT ENDOPHYTE ENHANCED SEED MIX) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. STORMWATER SYSTEMS TO BE SEED PER POND DETAILS.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- IRRIGATION LIGHTING BY OTHERS IF REQUIRED.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



TREE PLANTING DETAIL - TYPICAL

TOWN OF SOUTH KINGSTOWN, R.I.



Diprete Engineering
 Engineers - Planners - Surveyors
 www.diprete-eng.com
 Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-1000



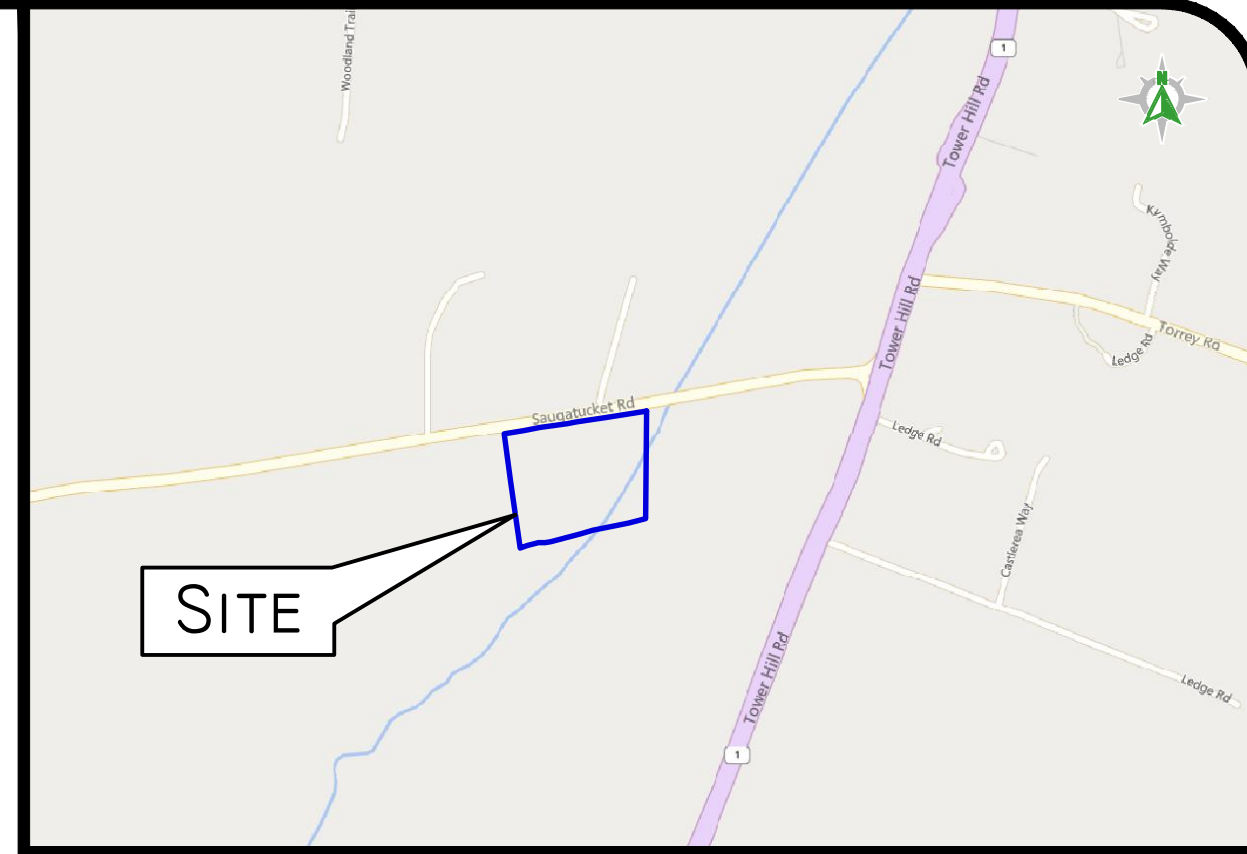
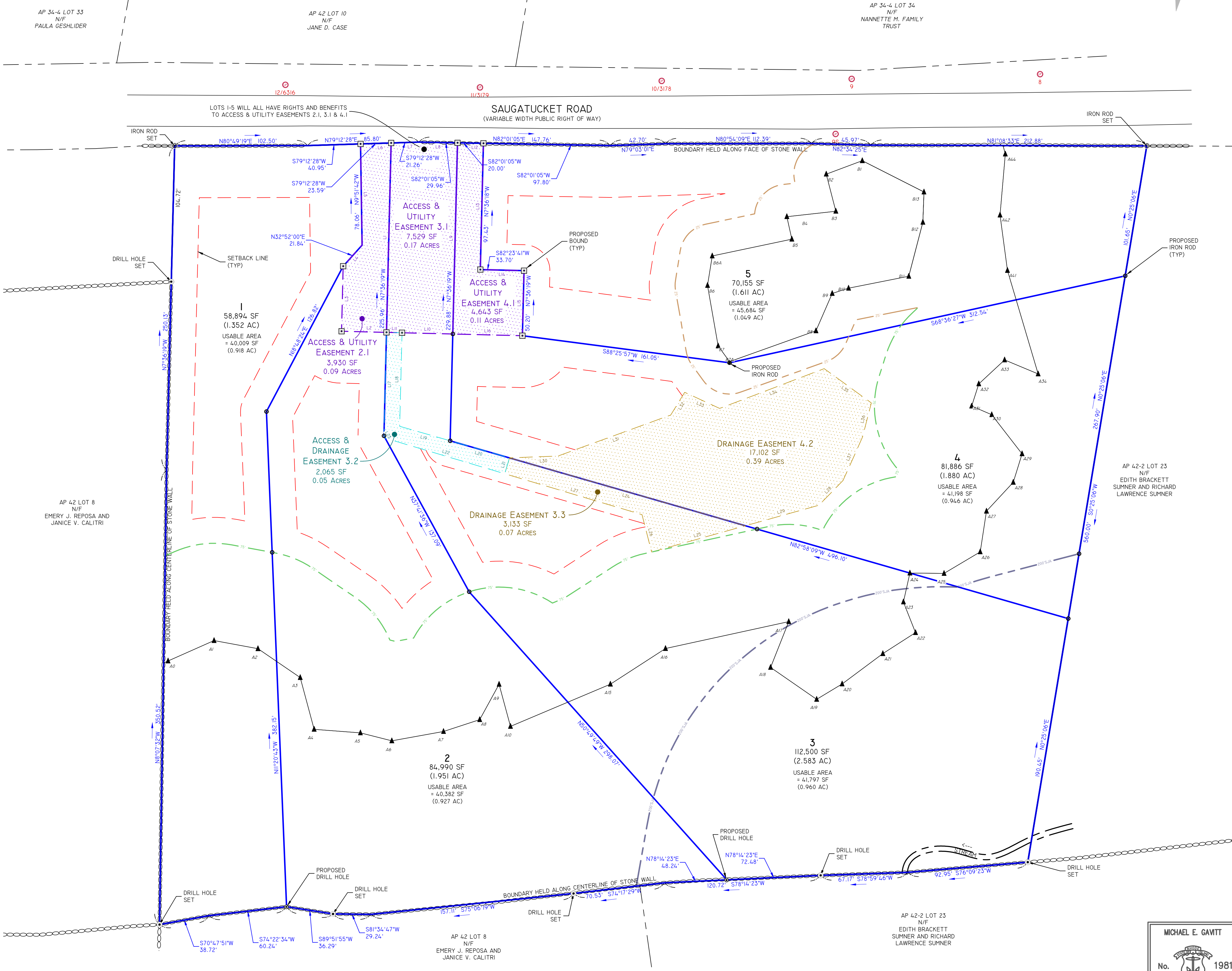
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 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING UTILITY LOCATIONS AS SHOWN ON THESE UTILITIES. SEE UTILITY NOTE ON SHEET 3.

LANDSCAPE PLAN
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 OWNER AND ARCHITECT:
JAE MILLS, LLC.
 90 MADISON ST. STE 610, WORCESTER, MA 01608
 TEL: 774-696-3814

LANDSCAPE PLAN
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Z:\DEPT\PROJECTS\1287-001 SAUGATUCKET ROAD\17A\AUTOCAD DRAWINGS\2387-001-REC.DWG PLOT# 9/24/2025



LOCUS MAP NOT TO SCALE

LEGEND

Legend table with symbols and descriptions for various features like water lines, sewer lines, gas lines, electric lines, drainage lines, property lines, and easements.

GENERAL NOTES

- 9 numbered general notes providing details about the parcel location, zoning, survey date, and disclaimer.

DIMENSIONAL REGULATIONS:

Table comparing current zoning requirements with provided requirements for lot area, frontage, and setbacks.

LINE TABLE

Line table 1 with columns for LINE, BEARING, and LENGTH.

LINE TABLE

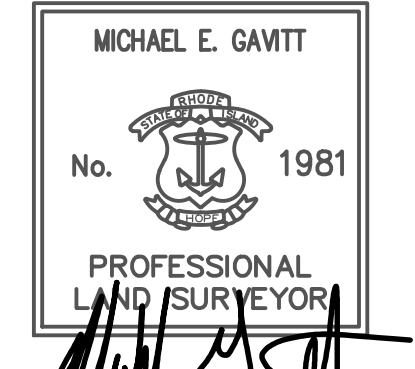
Line table 2 with columns for LINE, BEARING, and LENGTH.

LINE TABLE

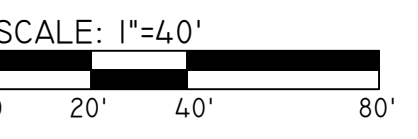
Line table 3 with columns for LINE, BEARING, and LENGTH.

SURVEYOR'S CERTIFICATE

Text of the surveyor's certificate, including the date of the survey and the name of the surveyor.



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS: SAUGATUCKET ROAD



Diprete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02920. Tel: 401-943-1000. Website: www.diprete-eng.com

Vertical text on the right edge containing project details and a disclaimer: 'THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES...'

Table with columns for DATE, DESCRIPTION, and DESIGN BY, listing revision history.

RECORD PLAN SAUGATUCKET ACRES ASSESSOR'S PLAT 42 LOT 9 SOUTH KINGSTOWN, RHODE ISLAND. Includes owner information for JAE MILLS, LLC.