

SOURCE: USGS QUADRANGLE MAP, 7.5-MINUTE SERIES, KINGSTOWN, RI, DATED 2024

KEY MAP

SCALE: 1" = 1,000'±

PRELIMINARY & FINAL MINOR SITE PLAN FOR ASHWORTH INVESTMENTS, LLC. PROPOSED MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

MAP 32-4 | LOT 21
2001 KINGSTOWN ROAD
TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND

APPLICANT & OWNER

ASHWORTH INVESTMENTS, LLC.
40 MALBONE STREET
WARWICK, RHODE ISLAND 02888
410-742-2760
ASHWORTHINVESTMENTSRI@GMAIL.COM

ATTORNEY

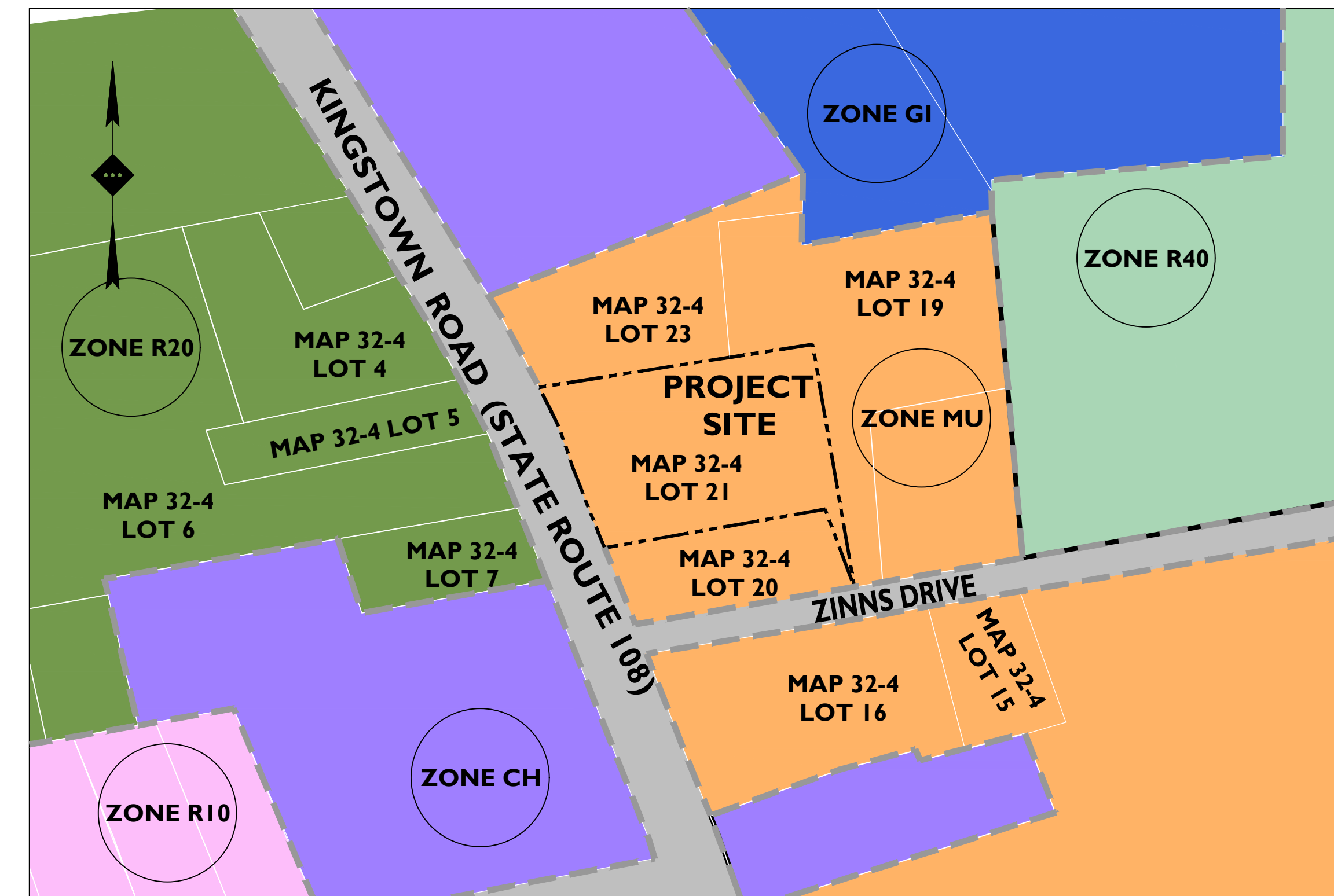
MANCINI CARTER, PC
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56 PINE STREET, 3RD FLOOR
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SOURCE: GOOGLE EARTH, DATED 2025

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: TOWN OF SOUTH KINGSTOWN ASSESSOR PLAT MAP 32 DATED: 09/02/2020, 32-4 DATED: 10/25/2019, 40-1 DATED: 02/25/2025

TAX & ZONING MAP

SCALE: 1" = 100'±

ZONING LEGEND:

- (MU) - MIXED USE
- (R-20) - MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
- (CH) - COMMERCIAL HIGHWAY
- (R40) - MEDIUM DENSITY RESIDENTIAL DISTRICT
- (R-10) - MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
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56 Pine Street, Providence, RI 02903
Phone 609.362.6900

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - EXISTING CONDITIONS SURVEY PREPARED BY NORTHEAST GEOSPATIAL CONSULTANTS, DATED AUGUST 10, 2025
 - GEOTECHNICAL REPORT PREPARED BY ECOSYSTEM SOLUTIONS, DATED AUGUST 8, 2025
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

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ISSUE	DATE	BY	DESCRIPTION
01	03/27/2026	NNS	FOR MUNICIPAL RESUBMISSION
00	12/08/2025	AJD	FOR MUNICIPAL SUBMISSION

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APPLICANT & OWNER
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40 MALBONE STREET
WARWICK, RHODE ISLAND

PROPOSED MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
BLOCK 32-4, LOT 21
ZONE MU - MIXED USE
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER

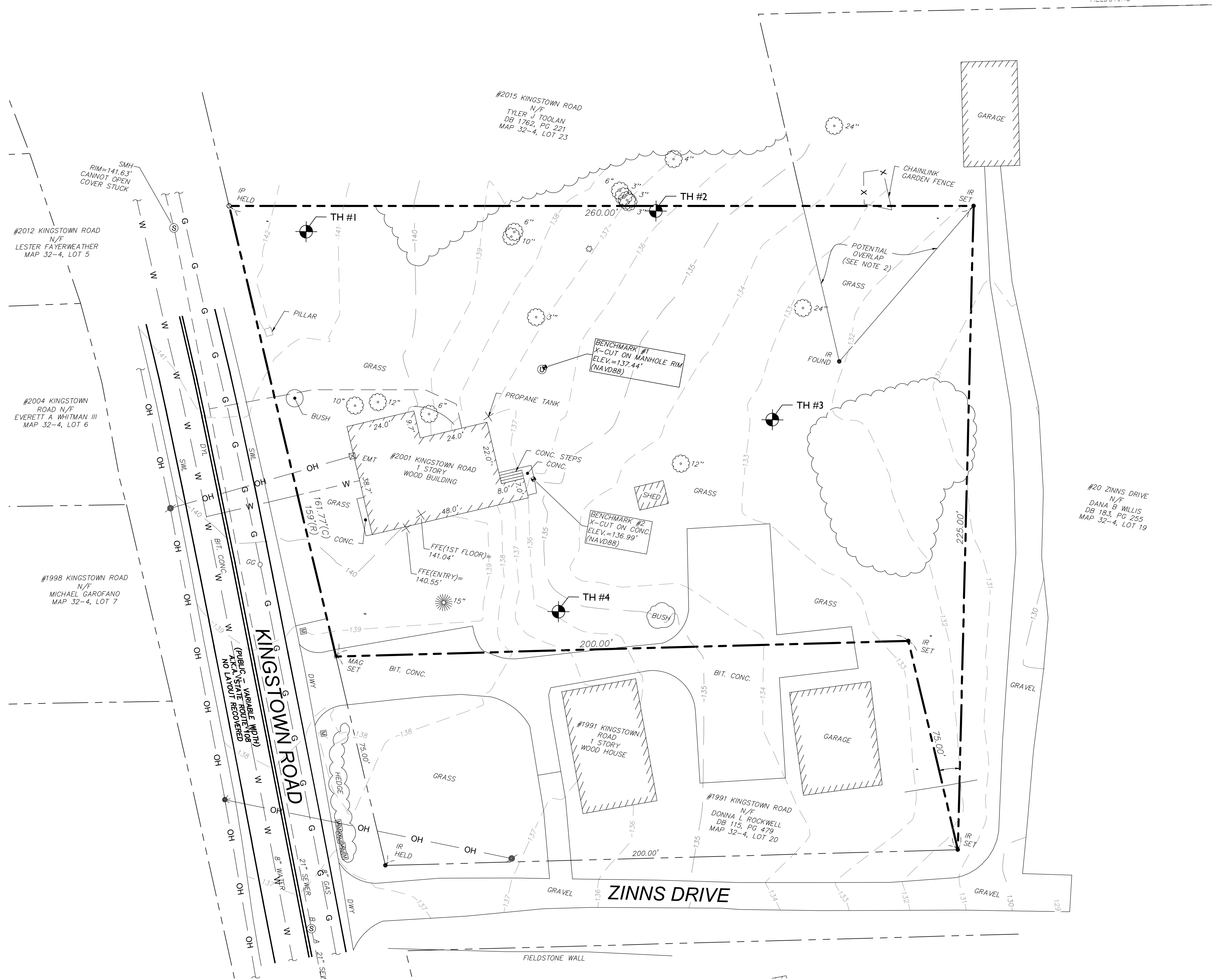


SCALE: AS SHOWN PROJECT ID: BOS-250053

TITLE:
COVER SHEET

DRAWING:
C-1

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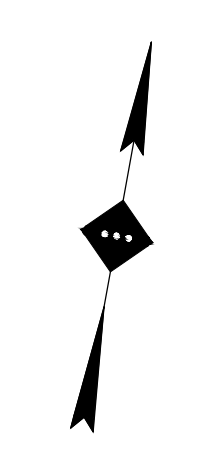
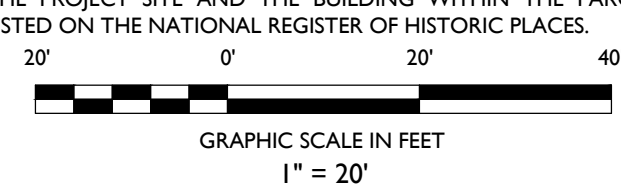


SYMBOL	DESCRIPTION
	ELECTRIC METER
	EXISTING MAILBOX
	GAS GATE
	IRON PIPE
	IRON ROD
	NAIL
	SEWER MANHOLE
	UTILITY POLE W/LIGHT
	UTILITY POLE W/OUT LIGHT
	BITUMINOUS
	CONCRETE
	DOUBLE YELLOW LINE
	FINISHED FLOOR ELEVATION
	IRON PIPE
	IRON ROD
	SOLID WHITE LINE
	OVERHEAD WIRE
	CHAINLINK FENCE
	GAS PIPE
	SEWER PIPE
	SEWER PIPE
	EXISTING PAVEMENT
	PAVEMENT MARKING
	PROPERTY LINE
	EXISTING BUILDING
	ADJACENT PROPERTY LINE
	WOODED BOUNDARY LINE
	SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE

PARCEL REFERENCE	
RECORD OWNER:	ASHWORTH INVESTMENTS, LLC
ADDRESS:	2001 KINGSTOWN ROAD
DEED REFERENCE:	DB 191 I, PG 200 (PORTION) DB 1907, PG 333 (PORTION)
PARCEL ID:	MAP 32-4, LOT 21
LOT AREA:	37,736.52 SQ. FT. (0.8662 AC.)

EXISTING CONDITIONS PLAN BASED ON EXISTING CONDITIONS SURVEY, PREPARED BY NORTHEAST GEOSPATIAL CONSULTANTS DATED DECEMBER 18, 2025 AND UPDATED BASED ON NEARMAP AERIAL IMAGERY.

- SURVEY NOTES:**
- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
 - MONUMENTS FOUND AND A PRIVATE SURVEY UPDATED AND UNSTAMPED WAS PROVIDED TO THE FIELD SURVEYOR INDICATING A POTENTIAL OVERLAP WITH 200 ZINNS DRIVE.
 - NO HISTORICAL CEMETERIES ARE LOCATED ON OR WITHIN THE IMMEDIATE VICINITY OF THE PROJECT SITE.
 - NO NATURAL HERITAGE AREAS, AS DEFINED BY RIDEM, ARE LOCATED ON OR WITHIN THE IMMEDIATE VICINITY OF THE PROJECT SITE.
 - THE PROJECT SITE IS NOT LOCATED WITHIN THE JURISDICTION OF ANY SPECIAL AREA MANAGEMENT PLAN OF RI CRMC.
 - THE PROJECT SITE IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE PROJECT SITE IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE PROJECT SITE IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM.
 - THE PROJECT SITE IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM.
 - THE PROJECT SITE DOES NOT CONTAIN ANY PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE.
 - THE PROJECT SITE DOES NOT CONTAIN ANY AREAS OF EXISTING OR ACTIVE AGRICULTURAL USE.
 - THE PROJECT SITE DOES NOT CONTAIN ANY AREAS WITHIN A TMDL WATERSHED, AS IDENTIFIED BY RIDEM AND THE TOWN OF SOUTH KINGSTOWN.
 - THE ENTIRETY OF THE PROJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
 - THE ENTIRETY OF THE PROJECT SITE IS COMPRISED OF CANTON-URBAN LAND COMPLEX, IDENTIFIED BY THE MOST RECENT USDA RI SOIL SURVEY.
 - THE PROJECT SITE DOES NOT CONTAIN ANY UNIQUE HISTORICAL FEATURES.
 - THE PROJECT SITE DOES NOT CONTAIN ANY UNIQUE NATURAL FEATURES.
 - THE PROJECT SITE AND THE BUILDING WITHIN THE PARCEL ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.



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40 MALBONE STREET
WARWICK, RHODE ISLAND

PROPOSED MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

BLOCK 32-4, LOT 21
ZONING: MU - MIXED USE
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 20' PROJECT ID: BOS-250053

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-3

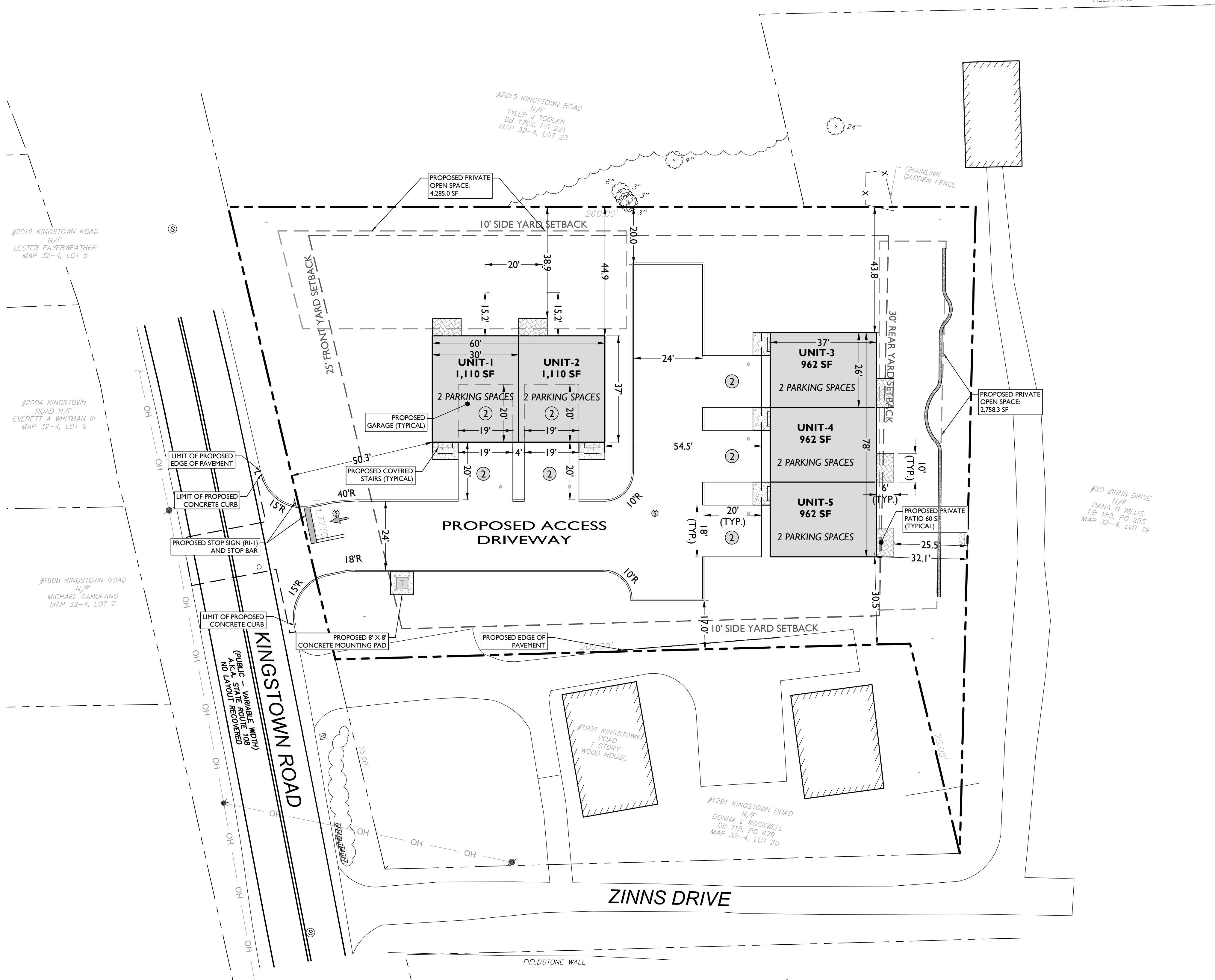
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00	12/08/2025	AJD		FOR MUNICIPAL SUBMISSION

LAND USE AND ZONING			
MAP 32-4, LOT 21			
MIXED USE (MU)			
PROPOSED USE		PERMITTED USE	
MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECTS (USE CODE I2.1)			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE & MAXIMUM LOT DENSITY	30,000 SF *	37,736 SF	NO CHANGE
MINIMUM LOT WIDTH AND FRONTAGE	150 FT	159 FT	159 FT
MAXIMUM BUILDING COVERAGE	30%	6%	13.5%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	25 FT	13 FT	50.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	56 FT	30.5 FT
MINIMUM REAR YARD SETBACK	30 FT	151 FT	32.1 FT
MINIMUM DEDICATED OPEN SPACE	10% (3,000 SF)	NOT SPECIFIED	18.7% (7,043.3 SF)

(*) 15,000 SF FOR THE FIRST 2 D.U.S + 5,000 SF PER EACH ADD'L D.U. 15,000 SF + 3 UNITS (5,000 SF) = 30,000 SF

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 711. A.	REQUIRED PARKING: 2 SPACES PER DWELLING UNIT (2 SPACES X 5 UNITS) = 10 SPACES	14 SPACES

MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT REQUIREMENTS		
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS		
SECTION H		
ZONING REQUIREMENT	REQUIRED	PROPOSED
#9 BUILDING SEPARATION	50 FT	54.5 FT



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
---	PROPOSED OPEN SPACE
---	SAWCUT LINE
---	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
▭	PROPOSED PATIO

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
 - NO ADDITIONAL SURVEY OR OPEN SPACE MONUMENTATION PROPOSED.

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PROPOSED MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

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ZONE MU - MIXED USE
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND

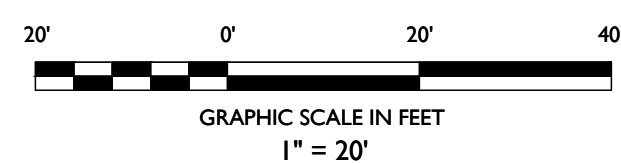
JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: 1" = 20' PROJECT ID: BOS-250053

TITLE: **SITE PLAN**

DRAWING: **C-5**



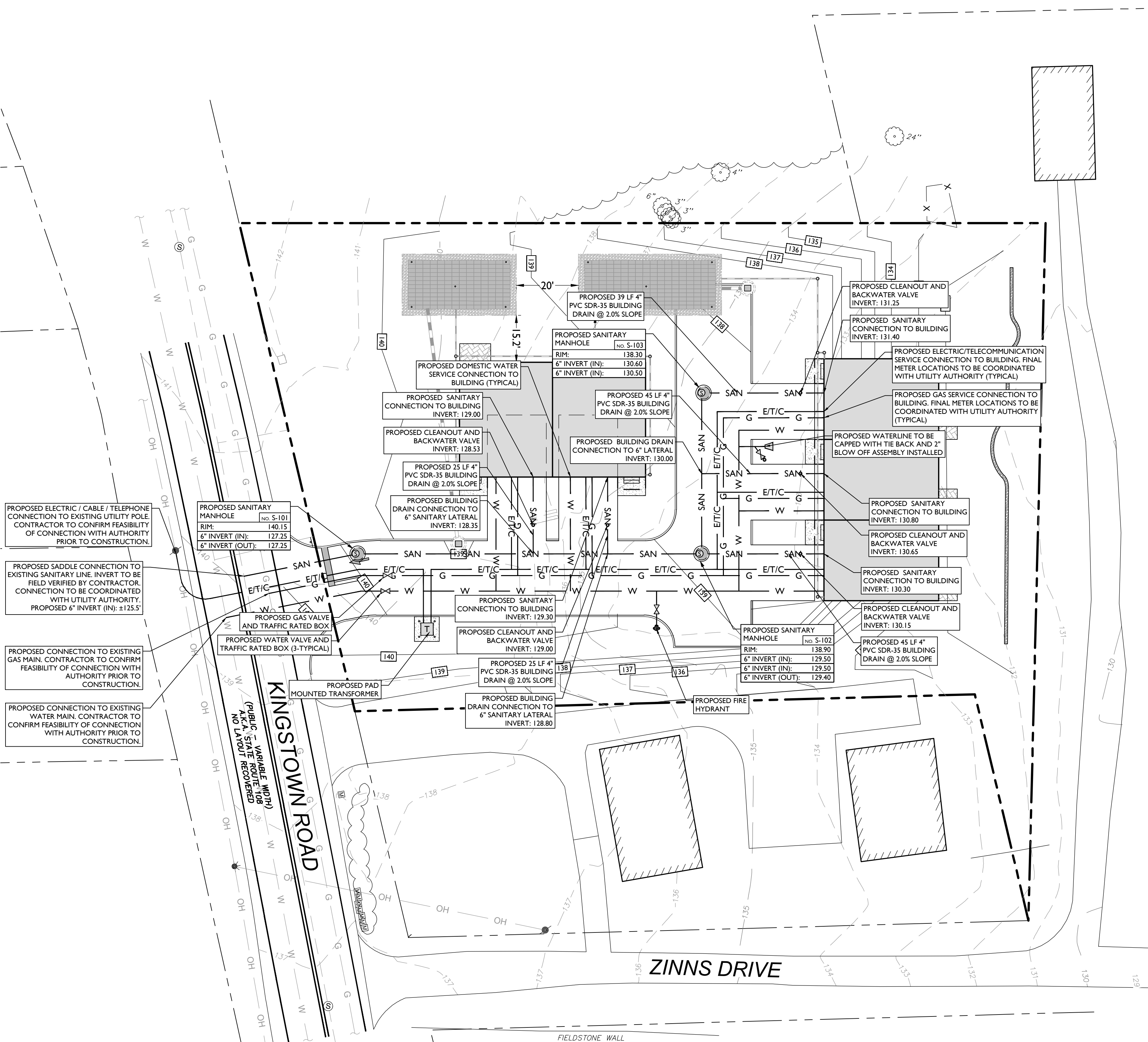
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EXCAVATION & UTILITY VERIFICATION NOTE:
 PRIOR TO THE START OF CONSTRUCTION (RECOMMENDED 30 DAYS PRIOR) THE CONTRACTOR SHALL PERFORM EXPLORATORY TEST PITS AT LOCATIONS OF UTILITY / DRAINAGE CROSSINGS OR CONNECTIONS WITH EXISTING UTILITY OR STORMWATER INFRASTRUCTURE. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY NECESSARY ROAD OPENING PERMITS TO PERFORM SAID EXPLORATORY WORK. SHOULD A CONFLICT BE DISCOVERED WITH THE INFORMATION CONTAINED WITHIN THESE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.

SANITARY / STORMWATER CONSTRUCTION NOTE:
 THE CONTRACTOR SHALL START CONSTRUCTION OF ALL GRAVITY SANITARY AND STORMWATER INFRASTRUCTURE AT THE DOWNSTREAM CONNECTION POINT (E.G. LOWEST INVERT) AND WORK UP GRADIENT.

VERTICAL CLEARANCE NOTE:
 CONTRACTOR SHALL ENSURE A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN UTILITIES AT ALL CROSSING LOCATIONS, WHERE FEASIBLE, SANITARY SEWER LINES SHALL BE LOCATED BELOW OTHER UTILITIES.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— T/C —	PROPOSED DATA CONDUITS
— E —	PROPOSED ELECTRIC CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊕	PROPOSED UTILITY POLE
⊞	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

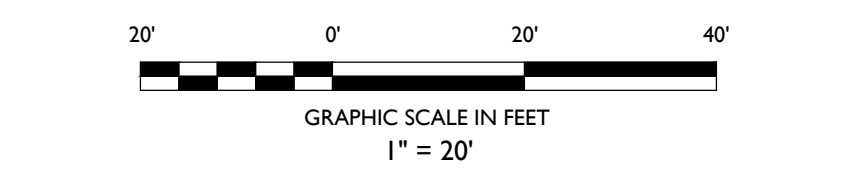


PROPOSED SADDLE CONNECTION TO EXISTING SANITARY LINE. INVERT TO BE FIELD VERIFIED BY CONTRACTOR. CONNECTION TO BE COORDINATED WITH UTILITY AUTHORITY. PROPOSED 6" INVERT (IN): ±125.5'

PROPOSED CONNECTION TO EXISTING GAS MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH AUTHORITY PRIOR TO CONSTRUCTION.

PROPOSED CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH AUTHORITY PRIOR TO CONSTRUCTION.

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - ALL ELECTRIC, COMMUNICATIONS, AND TELECOMMUNICATIONS INFRASTRUCTURE TO BE INSTALLED UNDERGROUND PER THE PROPOSED PLANS AND THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



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SCALE: 1" = 20' PROJECT ID: BOS-250053

TITLE:
UTILITY PLAN

DRAWING:
C-8

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STABILIZATION SPECIFICATIONS:

I.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

I.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

DUST CONTROL NOTES

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
- VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1 AND PERMANENT STABILIZATION WITH SO2, PG. 6-1
- SPRAY ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS); KEEP TRAFFIC OFF THESE AREAS.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION

- INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).
- DEMOLISH EXISTING STRUCTURES, PAVEMENT, AND GRAVEL (7 DAYS).
- ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).
- BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (120 DAYS).
- LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
- REMOVE SOIL EROSION MEASURES (1 DAY).

TOTAL ESTIMATED TIME = 8 MONTHS

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR, CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	CANTON-URBAN LAND COMPLEX (CB)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	B
SOIL PERMEABILITY	0.57 IN / HR TO 5.95 IN / HR
DEPTH TO WATER TABLE	96 INCHES

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
---	LOD
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
[Pattern]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Pattern]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Pattern]	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

SEDIMENT EROSION AND SEDIMENT CONTROL PLAN (SESC) NOTES:

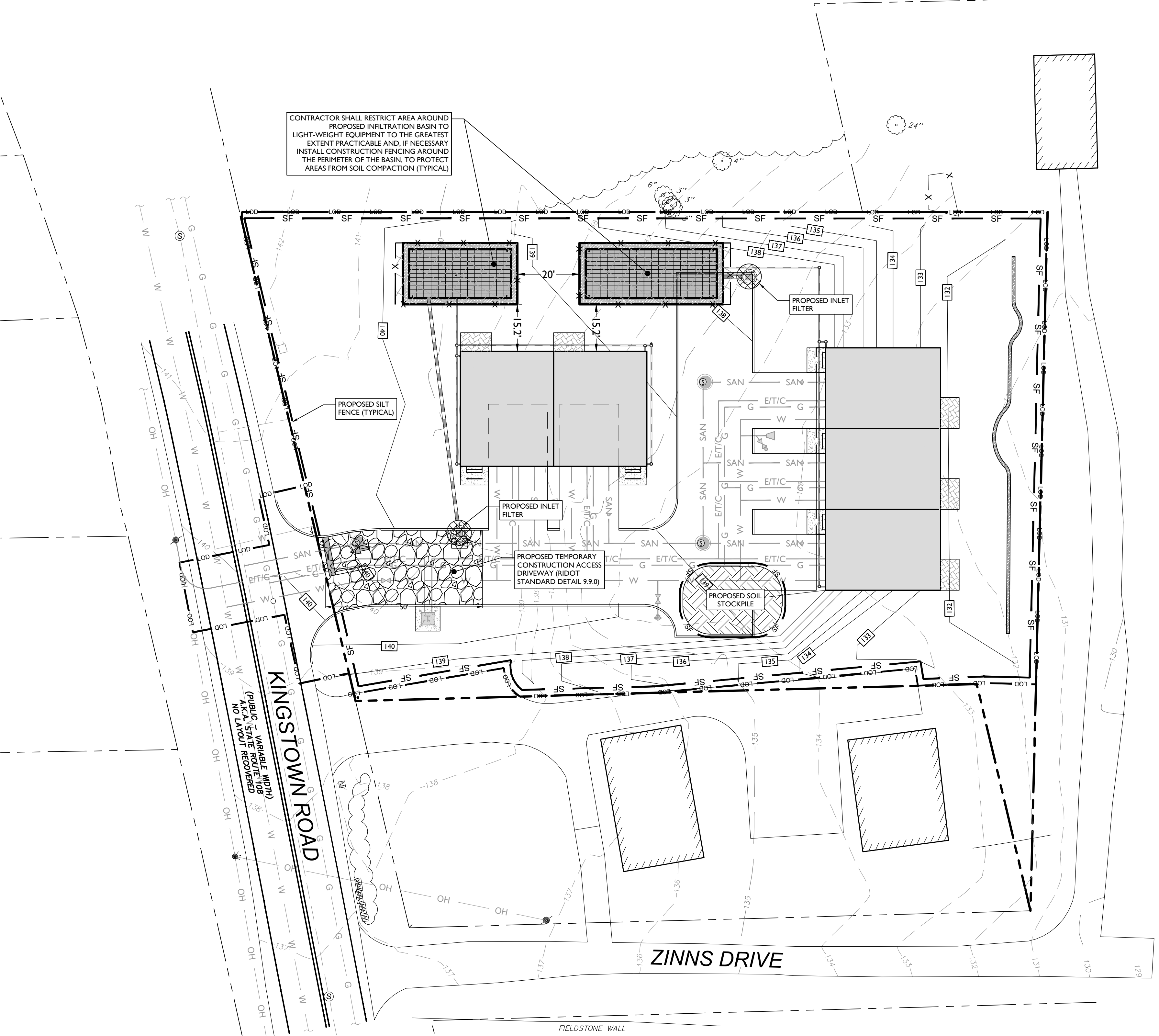
THE INSTALLATION OF TEMPORARY EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROL MEASURES SHALL BE COMPLETED BY THE TIME EACH PHASE OF EARTH-DISTURBANCE HAS BEGUN. ALL STORMWATER CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH GOOD JUDGMENT, INCLUDING APPLICABLE DESIGN AND MANUFACTURER SPECIFICATIONS. INSTALLATION TECHNIQUES AND MAINTENANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS AND THE RI SEC HANDBOOK.

ANTICIPATING WEATHER EVENTS
CARE SHALL BE TAKEN TO THE BEST OF THE OPERATOR'S ABILITY TO AVOID DISTURBING LARGE AREAS PRIOR TO ANTICIPATED PRECIPITATION EVENTS. WEATHER FORECASTS MUST BE ROUTINELY CHECKED, AND IN THE CASE OF AN EXPECTED PRECIPITATION EVENT OF OVER 0.25-INCHES OVER A 24-HOUR PERIOD, IT IS HIGHLY RECOMMENDED THAT ALL CONTROL MEASURES SHOULD BE EVALUATED AND MAINTAINED AS NECESSARY, PRIOR TO THE WEATHER EVENT. IN THE CASE OF AN EXTREME WEATHER FORECAST (GREATER THAN ONE-INCH OF RAIN OVER A 24-HOUR PERIOD), ADDITIONAL EROSION/SEDIMENT CONTROLS MAY NEED TO BE INSTALLED.

MINIMUM INSPECTION FREQUENCY REQUIREMENTS:
ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY OR UNDER THE SUPERVISION OF THE OWNER AND OPERATOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT, WHICH GENERATES AT LEAST 0.25 INCHES OF RAINFALL PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF OR SNOWMELT.

- ALL AREAS THAT HAVE BEEN CLEARED, GRADED, OR EXCAVATED AND WHERE PERMANENT STABILIZATION HAS NOT BEEN ACHIEVED.
- ALL STORMWATER EROSION, RUNOFF, AND SEDIMENT CONTROL MEASURES (INCLUDING POLLUTION PREVENTION CONTROL MEASURES) INSTALLED AT THE SITE.
- CONSTRUCTION MATERIAL, UNSTABILIZED SOIL STOCKPILES, WASTE, BORROW, OR EQUIPMENT STORAGE, AND MAINTENANCE AREAS THAT ARE COVERED BY THIS PERMIT AND ARE EXPOSED TO PRECIPITATION.
- ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE, INCLUDING TEMPORARY DRAINAGE WAYS DESIGNED TO DIVERT, CONVEY, AND/OR TREAT STORMWATER.
- ALL POINTS OF DISCHARGE FROM THE SITE.
- ALL LOCATIONS WHERE TEMPORARY SOIL STABILIZATION MEASURES HAVE BEEN IMPLEMENTED.
- ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

MAINTENANCE REQUIREMENTS:
MAINTENANCE PROCEDURES FOR EROSION AND SEDIMENTATION CONTROLS AND STORMWATER MANAGEMENT STRUCTURES/FACILITIES SHALL BE IN ACCORDANCE WITH THE RI SEC HANDBOOK. SITE OWNERS AND OPERATORS MUST ENSURE THAT ALL EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROLS REMAIN IN EFFECTIVE OPERATING CONDITION AND ARE PROTECTED FROM ACTIVITIES THAT WOULD REDUCE THEIR EFFECTIVENESS. EROSION, RUNOFF, SEDIMENTATION, AND POLLUTION PREVENTION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



DATE	BY	ISSUE	DESCRIPTION
03/27/2026	NNS	01	FOR MUNICIPAL RESUBMISSION
12/09/2025	AJD	00	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY & FINAL MINOR SITE PLAN

APPLICANT & OWNER
ASHWORTH INVESTMENTS, LLC
40 MALBONE STREET
WARWICK, RHODE ISLAND

PROPOSED MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
BLOCK 32-4, LOT 71
ZONE HU - MIXED USE
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-250053

TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLANS

DRAWING:
C-9

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