



State of Rhode Island  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900

(401) 783-3370  
Fax (401) 783-2069

## **PUBLIC NOTICE**

File Number: 2021-03-115 Date: May 19, 2021

This office has under consideration the application of:

**Thorndike Partners, LLC**  
**P O Box 482**  
**Saunderstown, RI 02874**

for a State of Rhode Island Assent to:

**Construct and maintain a private road servicing a new five lot subdivision. The project falls within the CRMC Narrow River SAMP as a watershed activity.**

Project Location:	203 Snuff Mill Road
City/Town:	North Kingstown
Plat/Lot:	40 / 9
Waterway:	Narrow River SAMP

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

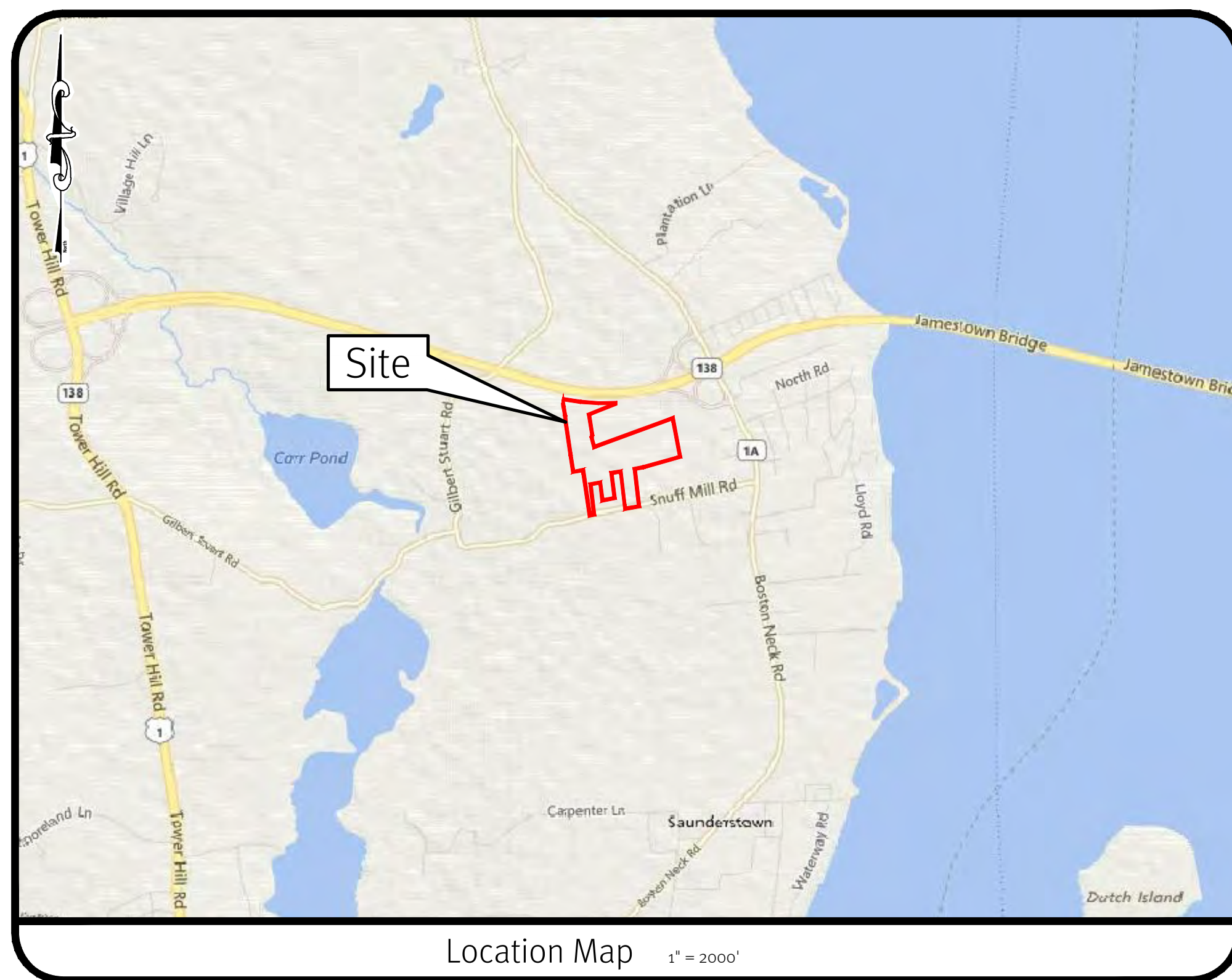
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before June 19, 2021.

## CRMC Assent Submission

# Gilbert Lane Minor Subdivision

203 Snuff Mill Road  
North Kingstown, Rhode Island  
Assessor's Plat 40 Lot 9

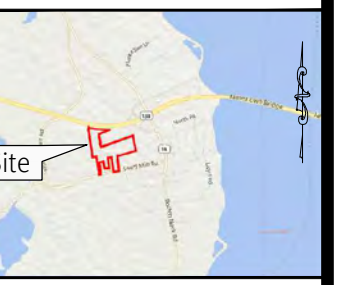
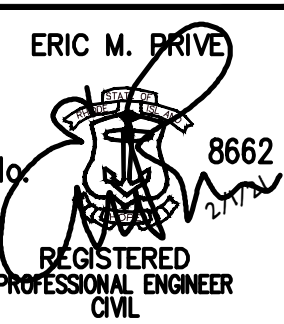


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- 10 Detail Sheet
- 1 of 1 Record Plan

#### SESC / O&M

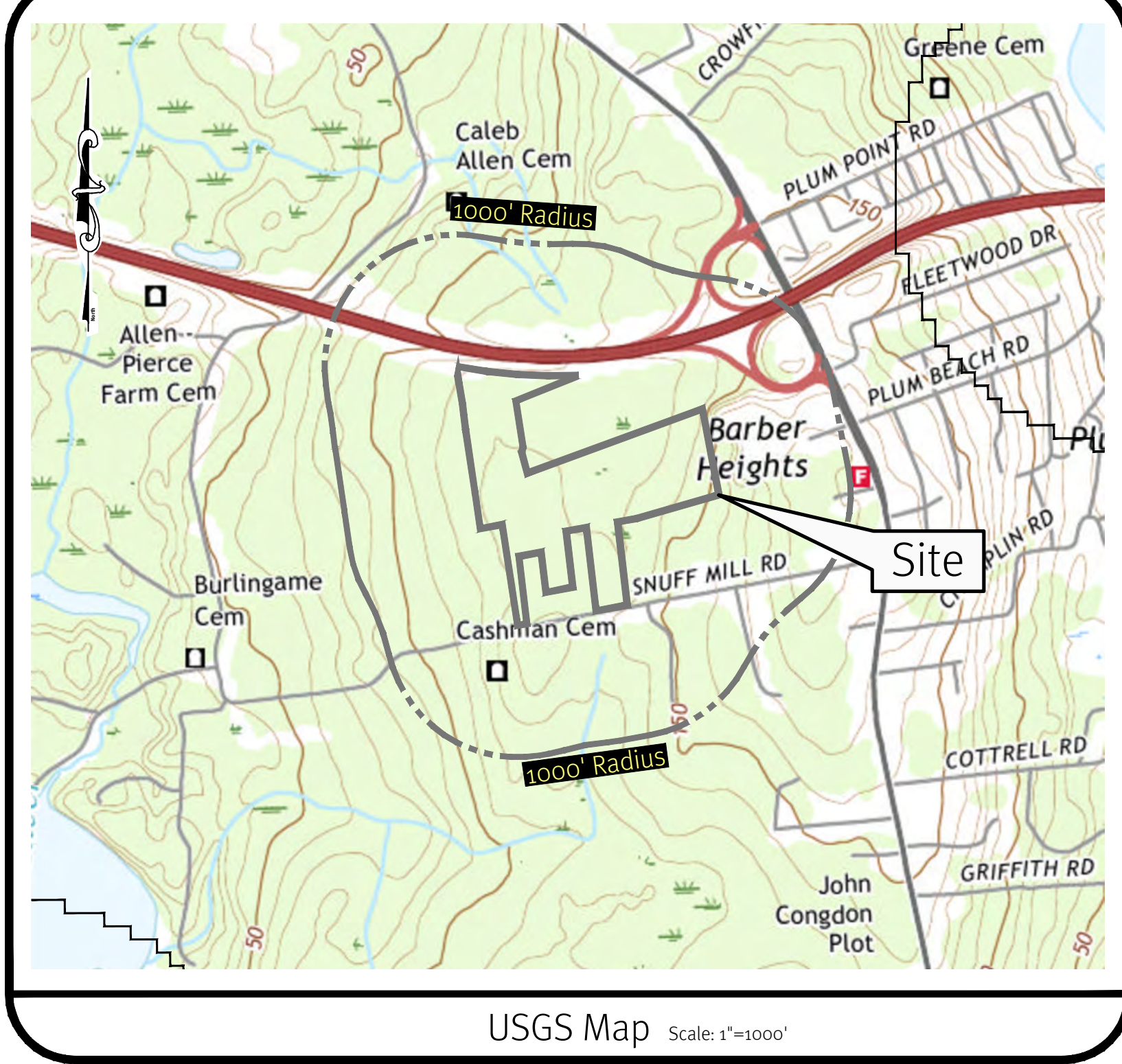
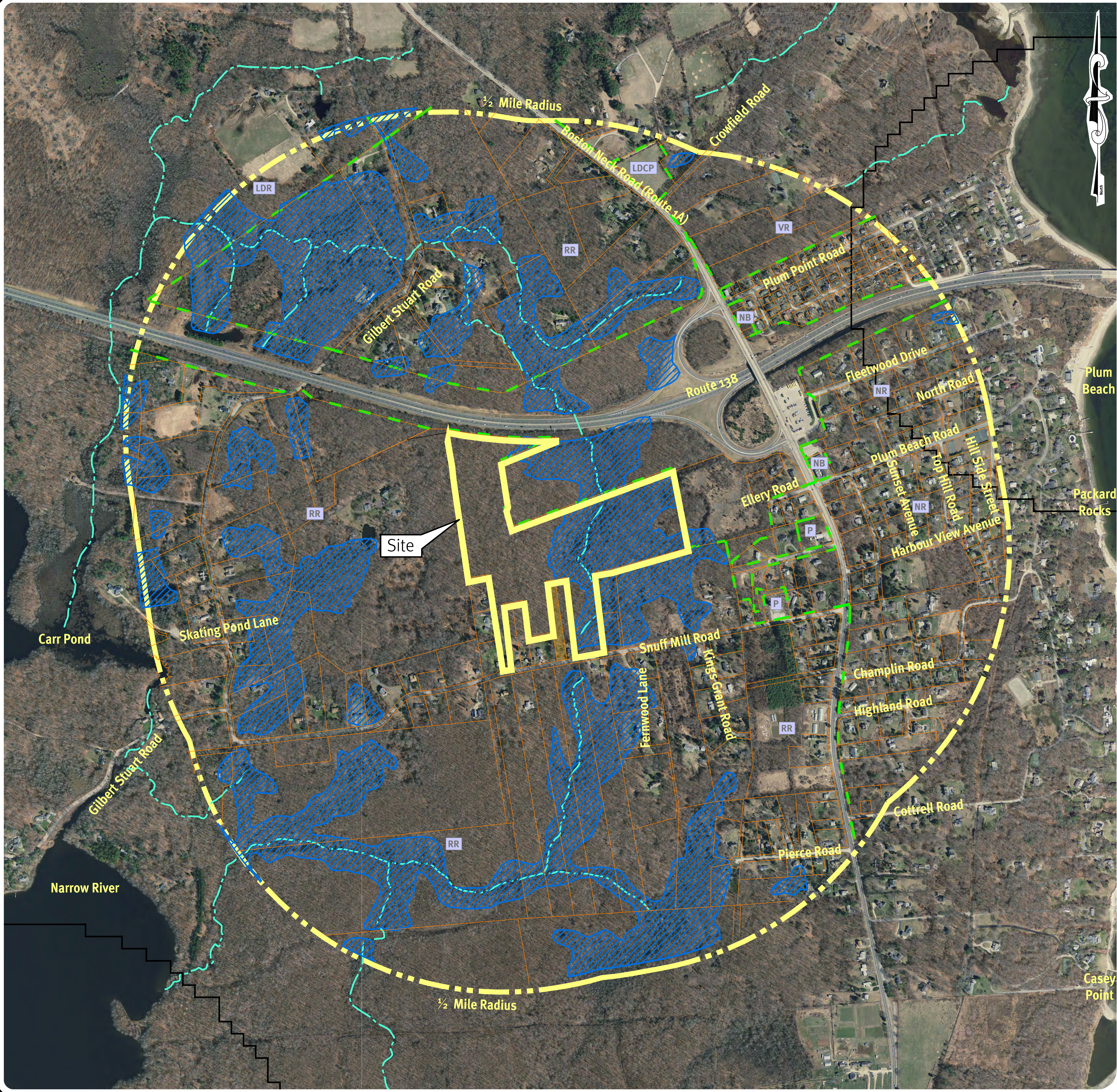
The Soil Erosion and Sediment Control Plan (SESC) and Stormwater Operation and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner on site.



This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering.  
DiPrete Engineering only warrants plans on this set for the project and the specific site conditions shown on this set. DiPrete Engineering assumes no responsibility for damages incurred due to other party.  
The contractor is responsible for all of the means, methods, safety and construction of the project. DiPrete Engineering is not responsible for the construction of the project.  
Existing utilities shown on this set are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

CRMC Assent Submission	S.R.
1. 10-02-2020	S.R.
2. 08-14-2020	S.R.
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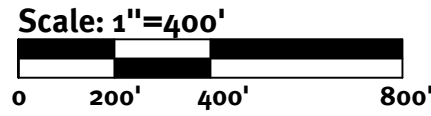


**Legend:**

- APPROXIMATE WETLAND AREAS
- LOT LINE (ASSESSOR'S RIGIS)
- STREAM CENTERLINE (RIGIS)
- ZONING BOUNDARY
- ZONING DESTINATION
- PROPERTY LINE
- NATURAL HERITAGE AREAS
- CONSERVATION LAND



Photo Obtained from RIGIS 2014 database.



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**ERIC M. DRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

LOCATION MAP N.T.S.

2	2-12-2021	CRMC Assent Submission	S.R.
1	10-02-2020	Preliminary Plan Revision	S.R.
0	08-14-2020	Preliminary Plan Submission	S.R.
1/2	08-14-2020	Description	DR

Design By: S.R./M.A.H.  
Drawn By: S.R.

**Aerial Half Mile Radius**  
**Gilbert Lane Minor Subdivision**  
Assessor's Plat 603 Lot 2  
North Kingstown, Rhode Island

**Thorndike Partners, LLC**  
P.O. Box 482, Saunderson, RI 02874  
Tel: (401) 487-8347

DE Job No: 0752-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET **2** OF 10

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General Notes:

1.

THE SITE IS LOCATED ON THE TOWN OF NORTH KINGSTOWN ASSESSOR'S PLAT 40 LOT 9.

2.

THE SITE IS APPROXIMATELY 39.21± ACRES AND IS ZONED RR.

3.

THE OWNER OF AP 40 LOT 9 IS:

THORNDIKE PARTNERS, LLC  
2 STAFFORD COURT  
CRANSTON, RI 02920

4.

THIS SITE IS LOCATED IN A FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0118J, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)

5.

ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF NORTH 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 DESIGN ENGINEER 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.

6.

THE SITE IS WITHIN A:

GROUNDWATER PROTECTION AREA (RIDEM)  
ZONE 2 CRITICAL PORTION OF THE RECHARGE AREAS TO THE  
GROUNDWATER RESERVOIRS.  
NARROW RIVER SAMP

7.

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

8.

THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.

9.

THE SITE IS TO BE SERVICED BY PRIVATE WATER WELLS AND PRIVATE DENTRIFYING OWTS.

10.

PROPOSED PRIVATE RIGHT OF WAY IS TO BE 40' WIDE WITH 18' WIDE POROUS ROADWAY SURFACE (9' TRAVEL LANES AND NO BERM/CURB ON EACH SIDE).

11.

THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE NORTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF DRYWELLS AND STONE TRENCHES. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE.

12.

THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE AND HOMES ARE PROPOSED TO BE 4 BEDROOMS.

13.

SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON JULY 7 2019 AND BY ALPHA ASSOCIATES ON MARCH 4 1997.

14.

ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/ DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

15.

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 DIPRETE 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.

16.

WETLAND DELINEATED BY NATURAL RESOURCE SERVED, INC. (86 HARRISVILLE MAIN STREET P.O. BOX 311 HARRISVILLE, RI 028930 PHONE: 401-568-7390 FAX: 401-568-7490) AND SURVEYED BY DIPRETE ENGINEERING USING GPS SUBMETER TECHNOLOGY.

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
Bc	BIRCHWOOD SANDY LOAM
BnB	BRIDGEHAMPTON-CHARLTON COMPLEX, VERY STONY, 0 TO 8 PERCENT SLOPES
CeC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
NtB	NEWPORT VERY STONY SILT LOAM, 3 TO 8 PERCENT SLOPES
PsB	POQUONOCK LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
Sb	SCARBORO MUCKY SANDY LOAM
Sf	STISSING VERY STONY SILT LOAM

RIDEM Site Suitability Notes:

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 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.

RESIDENTIAL HOMES ARE TO BE SERVICED BY PRIVATE WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS.

Soil Erosion and Sedimentation 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 IS TO NOTIFY THE DESIGN ENGINEER, 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 TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLAN(S). 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 DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.

3.

TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORKS. TEMPORARY SWALES TO BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS ARE TO 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 ARE TO BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE TO BE PER THE DESIGN PLANS.

4.

FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.

5.

CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.

6.

IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

1.

CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.

2.

CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.

3.

ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4.

CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.

5.

IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.

6.

CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE ENGINEER PRIOR TO THE FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.

As-Built Notes:

ALL COMPONENTS OF THE OWTS SYSTEMS MUST BE AS-BUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY AS-BUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

Layout and Materials:

1.

DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.

2.

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.

3.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

4.

PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

5.

CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Grading and Utility Notes:

1.

CONSTRUCTION TO COMMENCE SPRING 2021 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 ARE DIRECTED AWAY FROM THE STRUCTURE.

4.

PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5.

ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO 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 ARE TO 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 TO 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 AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT 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.

NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.

9.

ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.

10.

ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.

11.

NO STUMP DUMPS ARE PROPOSED ON SITE.

Abbreviations Legend

ADA	AMERICANS WITH DISABILITY ACT
AHJ	AUTHORITY HAVING JURISDICTION
AP	ASSESSOR'S PLAT
BC	BOTTOM OF CURB
BT	BOTTOM OF TESTHOLE
BIT	BITUMINOUS (BERM)
BIO	BIORETENTION
BS	BASEMENT SLAB ELEVATION
BW	FINISHED GRADE AT BOTTOM OF WALL
CB	CATCH BASIN
(C)	CALCULATED
CL	CENTERLINE
(CA)	CHORD ANGLE
CLDIP	CONCRETE LINED DUCTILE IRON PIPE
CO	CLEAN OUT
CONC	CONCRETE
(D)	DEED
DCB	DOUBLE CATCH BASIN
DI	DROP INLET
DMH	DRAINAGE MANHOLE
DP	DETENTION POND
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
GS	GARAGE SLAB ELEVATION
GW	GROUND WATER TABLE
HW	HEADWALL
HC	HIGH CAPACITY CATCH BASIN GRATE
HOPE	HIGH DENSITY POLYETHYLENE
ID	IDLINE DRAIN
INV	INVERT
IP	INFILTRATION POND
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LIGHT POLE
(M)	MEASURED
N/F	NOW OR FORMERLY

OHW	OVERHEAD WIRE
PE	POLYETHYLENE
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RIHB	RHODE ISLAND
RL	ROOF LEADER
ROW	RIGHT OF WAY
S	SLOPE
SD	SUBDRAIN
SED	SEDIMENT FOREBAY
SF	SQUARE FOOT
SFL	STATE FREEWAY LINE
SFM	SEWER FORCE MAIN
SG	SLAB ON GRADE ELEVATION
SHL	STATE HIGHWAY LINE
SMH	SEWER MANHOLE
SNDF	SAND FILTER
SS	SIDE SLOPE
STA	STATION
TC	TOP OF CURB
TD	TRENCH DRAIN
TF	175' CONSTRUCTION SETBACK
TRANS	TRANSITION
TW	TOP OF WALL (FINISHED)
	GRADE AT TOP OF WALL)
TYP	TYPICAL
UDS	UNDERGROUND
UIS	UNDERGROUND
	INFILTRATION SYSTEM
UP	UTILITY POLE
WQ	WALKOUT ELEVATION
WQ	WATER QUALITY

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		NAIL FOUND/SET
	ASSESSORS LINE		DRILL HOLE FOUND/SET
	BUILDING		BOUND FOUND/SET
	BRUSHLINE		SIGN
	TREELINE		BOLLARD
	GUARDRAIL		SOIL EVALUATION
	FENCE		CATCH BASIN
	RETAINING WALL		DOUBLE CATCH BASIN
	STONE WALL		DRAINAGE MANHOLE
	MINOR CONTOUR LINE		FLARED END SECTION
	MAJOR CONTOUR LINE		GUY POLE
	WATER LINE		ELECTRIC MANHOLE
	SEWER LINE		UTILITY/POWER POLE
	SEWER FORCE MAIN		LIGHTPOST
	GAS LINE		SEWER/SEPTIC MANHOLE
	ELECTRIC LINE		SEWER VALVE
	OVERHEAD WIRES		CLEANOUT
	DRAINAGE LINE		HYDRANT
	SOILS LINES		IRRIGATION VALVE
	150' PERIMETER WETLAND		WATER VALVE
	175' CONSTRUCTION SETBACK		WELL
	200' RIVERBANK WETLAND		MONITORING WELL
	FEMA BOUNDARY		UNKNOWN MANHOLE
	STREAM		GAS VALVE
	WETLAND LINE & FLAG		BENCH MARK
	WETLAND HATCH		STREAM FLOW DIRECTION
	STATE HIGHWAY LINE		
	STATE FREEWAY LINE		

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		DRAINAGE LINE
	BUILDING SETBACKS		PERFORATED SUBDRAIN
	CHAINLINK FENCE		SWALE
	RETAINING WALL		SEWER FORCE MAIN
	MINOR CONTOUR LINE		GAS LINE
	MAJOR CONTOUR LINE		WATER LINE
	SPOT ELEVATION		HYDRANT ASSEMBLY
	EDGE OF PAVEMENT		WATER SHUT OFF
	BUILDING FOOTPRINT		WATER VALVE
	ASPHALT		THRUST BLOCK
	GRAVELPAVE2		SEWER LINE
	SAWCUT LINE		OVERHEAD WIRE
	SIGN (RIDOT STD 24.6.2 AS APPLICABLE)		ELECTRIC, TELEPHONE, CABLE LINE
	SINGLE LIGHT		LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
	DOUBLE LIGHT		SEDIMENTATION BARRIER,
	OVERHANGING LIGHT		SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL
	ACCESSIBLE PARKING SPACE SYMBOLS		SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
	BUILDING INGRESS/EGRESS		UNDERGROUND INFILTRATION OUTLINE
	100' WELL RADIUS		POND ACCESS
	75' WELL RADIUS		RIPRAP
	CATCH BASIN		SAND FILTER
	DOUBLE CATCH BASIN		BIO RETENTION
	MANHOLE		CATCH BASIN
	FLARED END SECTION		DOUBLE CATCH BASIN
	HEADWALL		MANHOLE

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 811. 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.

Diprete Engineering

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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LOCATION MAP N.T.S.

This plan set must not be used for construction purposes unless stamped "Issued for Construction" and stamped by a registered Professional Engineer of Diprete Engineering.  
This plan set is intended for use as a guide only. It is not intended to be used as a basis for any construction. The contractor is responsible for all of the means, methods, safety measures, and construction procedures used in the construction of this plan and design.  
The contractor is responsible for all of the means, methods, safety measures, and construction procedures used in the construction of this plan and design.  
Engineering assumes no responsibility for damages incurred due to the use of this plan set for any purpose other than that for which it was intended.  
Design By: S.R./M.A.H.

NO.	DATE	DESCRIPTION	BY	CHKD
2	2-12-2021	CRMC Assent Submission	S.R.	
1	10-02-2020	Preliminary Plan Submission	S.R.	
0	08-14-2020	Preliminary Plan Submission	S.R.	
10	08-14-2020	Final Design	S.R.	

General Notes And Legend  
Gilbert Lane Minor Subdivision

Assessor's Plat 40 Lot 9  
North Kingstown, Rhode Island

Applicant Owner  
Thorndike Partners, LLC  
P.O. Box 482, Taunton, MA 01969  
Tel: (401) 487-8347

DE Job No: 0752-002. Copyright 2021 by Diprete Engineering Associates, Inc.

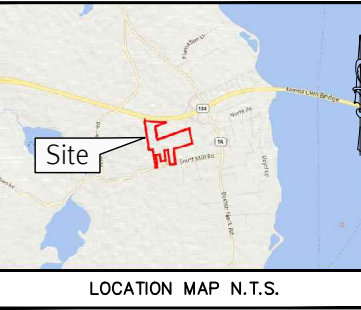
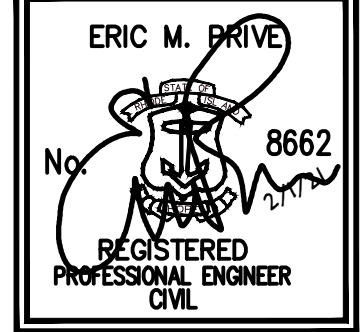
SHEET 3 OF 10



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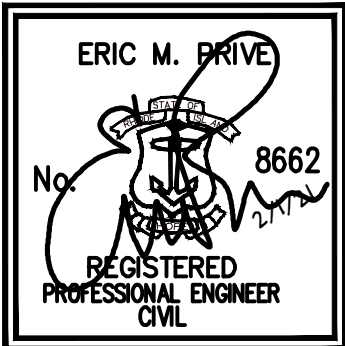
LOCATION MAP N.T.S.

This plan set must not be used for construction purposes unless it is accompanied by a signed and sealed copy of the Professional Engineer's Certificate of Approval. The Professional Engineer's Certificate of Approval is a legal document that certifies the Professional Engineer's responsibility for the design and construction of the project. The Professional Engineer's Certificate of Approval is a legal document that certifies the Professional Engineer's responsibility for the design and construction of the project. The Professional Engineer's Certificate of Approval is a legal document that certifies the Professional Engineer's responsibility for the design and construction of the project.

No.	Date	Description	Design By: S.C.	Drawn By: S.C.
2	2-12-2021	CRMC Assent Submission		
1	10-02-2020	Preliminary Plan Revisions		
1	08-02-2020	CRMC Assent Submission		

**Existing Conditions Plan**  
**Gilbert Lane Minor Subdivision**

Assessor's Plat 40 Lot 9  
North Kingstown, Rhode Island  
**Thorndike Partners, LLC**  
P.O. Box 482, Saunderstown, RI 02874  
Tel: (401) 487-8347



LOCATION MAP N.T.S.

This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering.  
DiPrete Engineering only warrants plans on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to other party.  
The contractor is responsible for all of the means, methods, safety, and implementation of this plan and design.  
Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

CRMC Assent Submission		S.R.
2	2-1-2021	S.R.
1	10-02-2020	S.R.
0	08-14-2020	S.R.
Preliminary Plan Submission		S.R.
No.	Date	By:
Description		
Revision No. C.D. 04 A.1		

  
CRMC  
RECEIVED  
APRIL 28, 2021



CURRENT ZONING:	RR80
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT AND CORNER SIDE YARD:	35'
MINIMUM SIDE YARD:	35'
MINIMUM REAR YARD:	35'

TOTAL SITE AREA:	39.21 ACRES
WETLANDS AREA:	18.35 ACRES
TOTAL NUMBER OF LOTS:	4 NEW LOTS
A.P. 40 LOT 9 AREA REMAINING:	6.61 ACRES
AVERAGE LOT AREA:	7.84 ACRES
TOTAL DWELLING UNITS:	4
RIGHT OF WAY AREA:	1.26 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF PRIVATE ROAD:	1,150'
PAVEMENT WIDTH:	18' (9' GEO GRID TRAVEL LANES)
PRIVATE DRIVE AREA:	0.562 ACRES
PROPOSED NUMBER OF BEDROOMS	4.0 PER UNIT

TOTAL SITE AREA:	39.21 ACRES
WETLANDS AREA:	18.35 ACRES
RIGHT OF WAY AREA:	1.26 ACRES
LAND SUITABLE FOR DEVELOPMENT:	19.60 ACRES
MINIMUM LOT AREA:	1.84 ACRES
MAXIMUM LOTS ALLOWED:	10 LOTS

RIDEM SITE SUITABILITY NO. 1723 - 1852 (DATE: JULY 28, 2020)  
CRMC PRELIMINARY DETERMINATION FILE NO. 2020-02-084 (DATE: APRIL 8, 2020)



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tel 401-943-1000 fax 401-464-6006 [www.diprete-eng.com](http://www.diprete-eng.com)

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ERIC M. PRIVE  
No. 8  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL



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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to relocation of existing utilities. See 'Utility Note' on sheet 03.



2	2-1-2021	CRM Asset Submission	S.R.
1	10-02-2020	Preliminary Plan Revisions	S.R.
		Design & Construction	S.R.

0	08-14-2020	Preliminary Plan Submission	S.K.
No.	Date	Description	By:
Drawn By: S R		Design By: S R / M A H	

**Overall Site Plan**  
**Gilbert Lane Minor Subdivision**

Assessor's Plat 40 Lot 9  
North Kingstown, Rhode Island

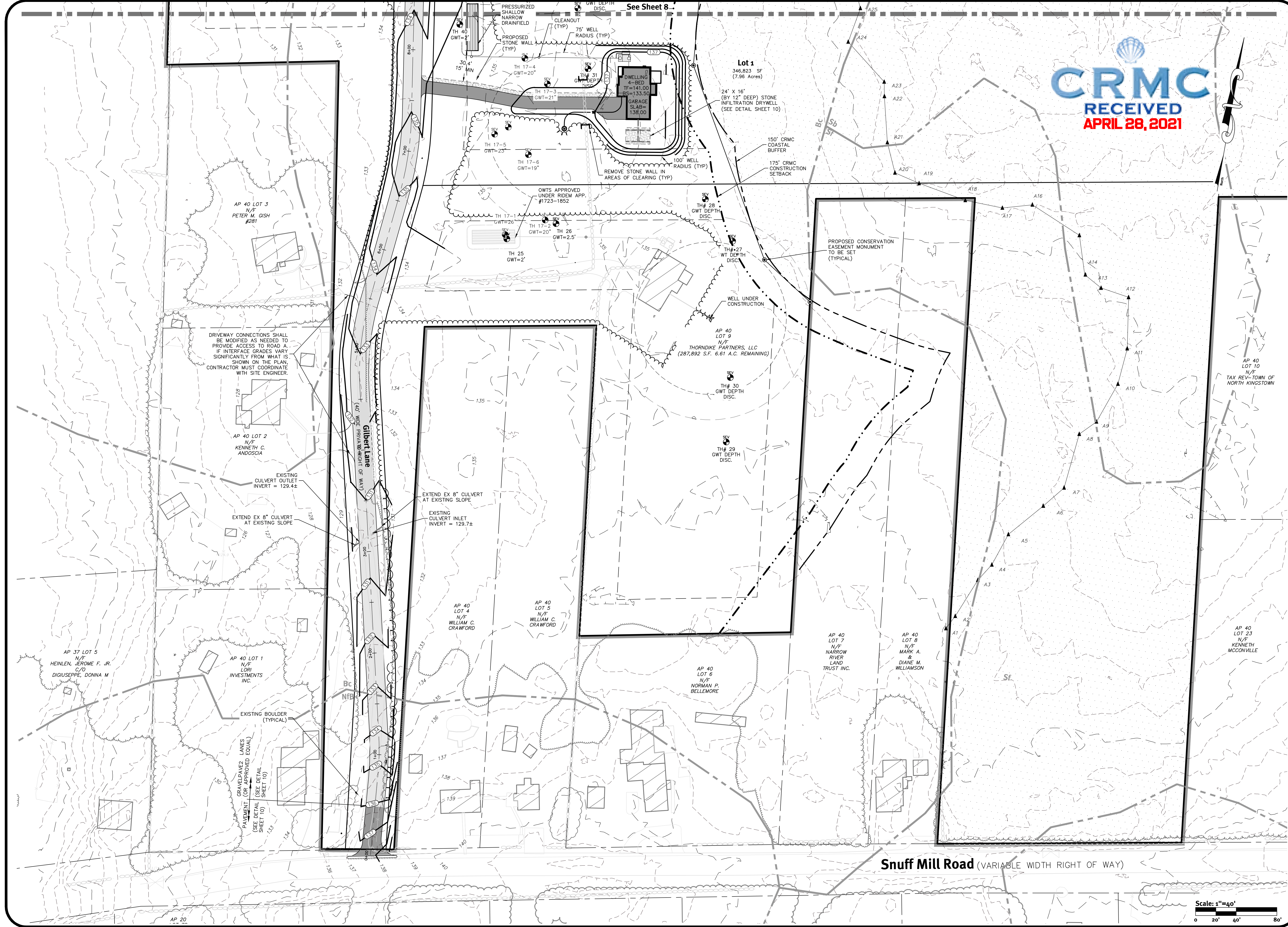
**Thorndike Partners, LLC**  
P.O. Box 482, Saunderstown, RI 02874

Tel: (401) 487-8347

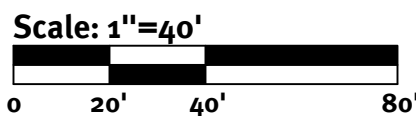
SHEET 6 OF 10

6 OF 10

z:\main\projects\0752-002 snuff mill\autocad drawings\0752-002 plan.dwg Plotted: 3/25/2021



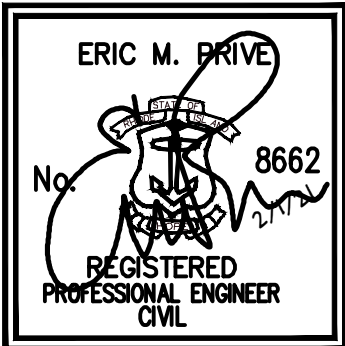
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APRIL 28, 2021



**Grading And Utility Plan - 1**  
**Gilbert Lane Minor Subdivision**

**Thorndike Partners, LLC**  
Applicant Owner  
Assessor's Plat 40 Lot 2  
North Kingstown, Rhode Island  
P.O. Box 482, Saundersdown, RI 02874  
Tel: (401) 487-8347

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The contractor is responsible for all of the means, methods, safety measures, and construction work conforming to the implementation of this plan and design.  
Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

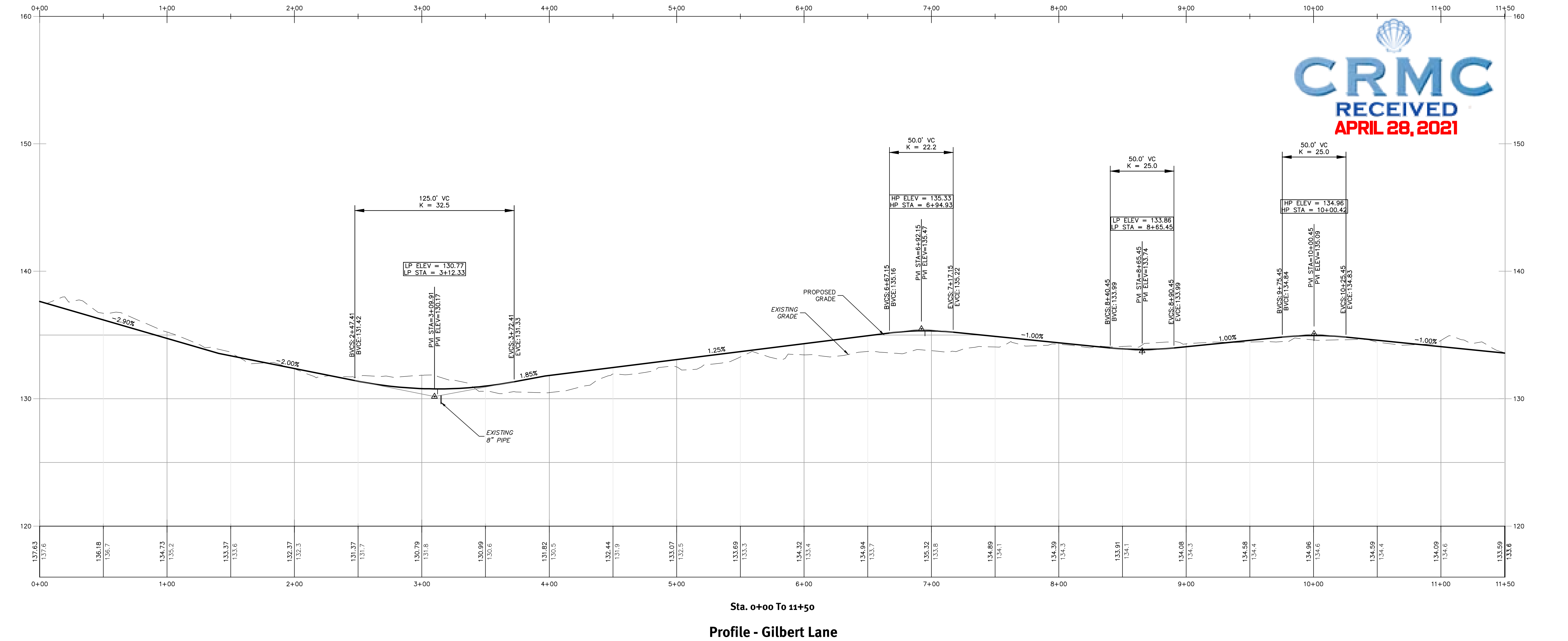
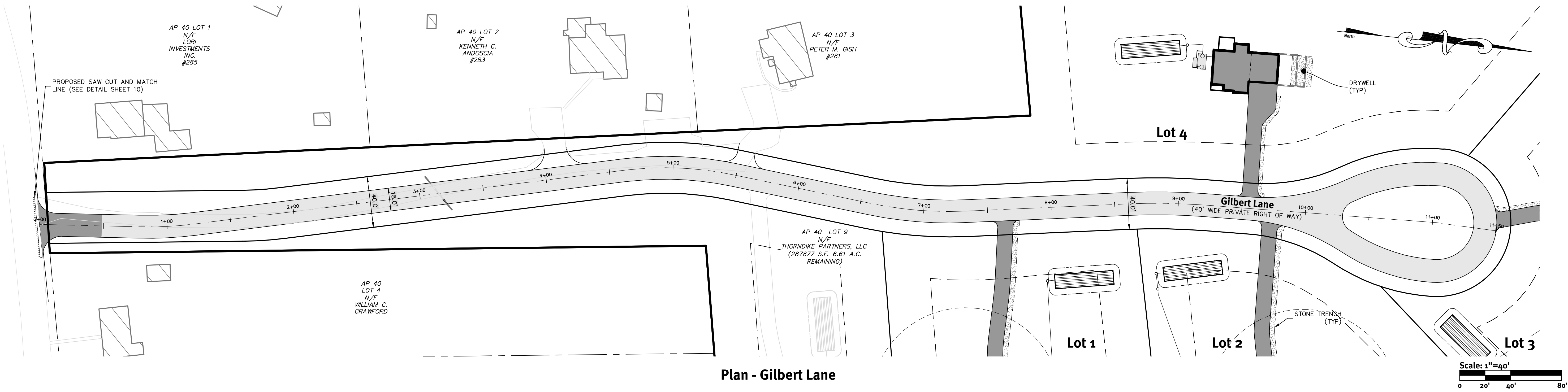


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z:\main\projects\0752-002 snuff mill\autocad drawings\0752-002-plan.dwg Plotted: 3/25/2021



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**ERIC M. DRIVE**

No. 8662

REGISTERED PROFESSIONAL ENGINEER CIVIL



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The contractor is responsible for all of the means, methods, safety, and construction details of the work. DiPrete Engineering is not responsible for the construction of the work or for the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPrete Engineering, DiPrete Engineering does not warrant plates by any other party.

Rev.	Date	By	Description	Design By	Scale
2	2-12-2021	CRMC	Asent Submission	S.R.	
1	10-02-2020	CRMC	Preliminary Plan Revision	S.R.	
0	08-12-2020	CRMC	Preliminary Plan Submission	S.R.	
100		CRMC	Design	DR	
			Drawn By	S.R.	
			Design By	S.R./M.A.H.	

**Plan & Profile - Gilbert Lane**

**Gilbert Lane Minor Subdivision**

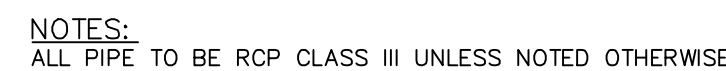
Assessor's Plat 401 Lot 9  
North Kingstown, Rhode Island

**Thorndike Partners, LLC**

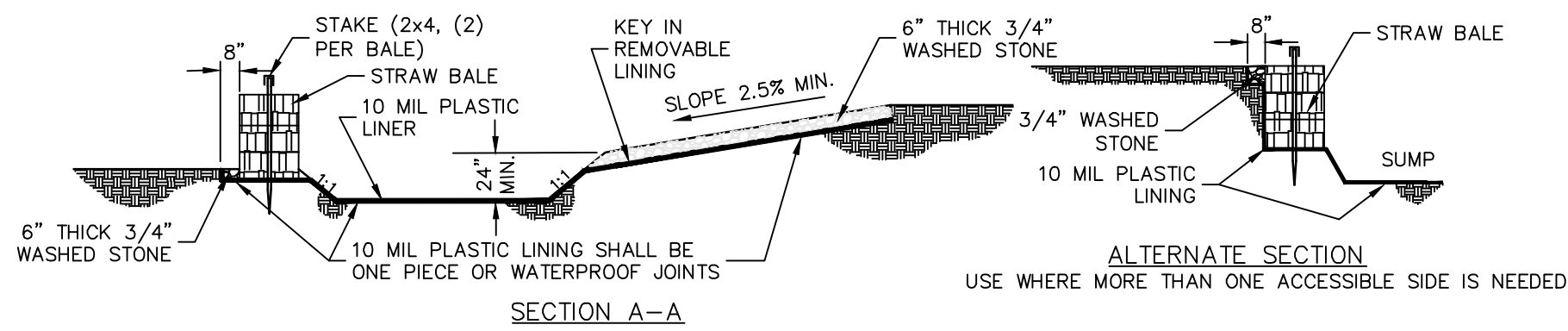
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SHEET **9** OF 10



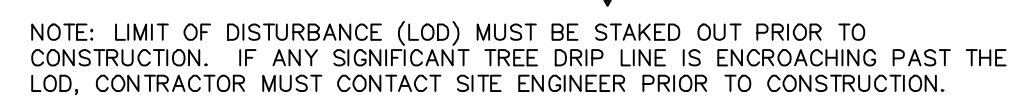
NOT TO SCALE



NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

(NOT TO SCALE)

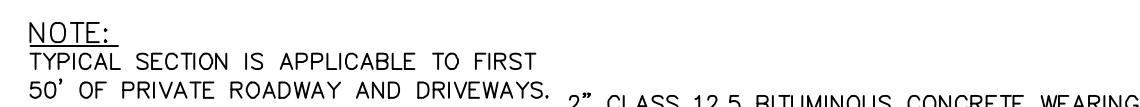


NOT TO SCALE



1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

NOT TO SCALE



- INSTALLATION NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING SHALL BE 12" FOR 4" PIPE, 18" FOR 6" PIPE, 24" FOR 8" (100CM-600CM), 6" (150MM) FOR 30"-60" (750MM-900MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (OR IN TRAFFIC APPLICATIONS IF H IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE, ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION, FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" @ PIPE AND 24" OF COVER FOR 54"-60" @ PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

A cross-sectional diagram of a trench. The trench is a rectangular pit. The bottom of the trench is labeled "MINIMUM TRENCH WIDTH (SEE TABLE)". Above the bottom is a layer labeled "4\" BEDDING FOR 12\" TO 24\" PIPE". Above the bedding is a layer labeled "HAUNCH". Above the haunch is a layer labeled "BACKFILL". Above the backfill is a layer labeled "INITIAL BACKFILL". Above the initial backfill is a layer labeled "FINAL BACKFILL". Above the final backfill is a layer labeled "FINISHED GRADE". A horizontal line labeled "SPRING LINE" is shown at the top of the trench walls. A vertical dimension line on the left indicates the "MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT" from the finished grade to the bottom of the trench. A vertical dimension line on the left indicates a "6\" depth from the spring line to the top of the bedding layer.

NOT TO SCALE



- PREPARATION OF GRAVELPAVE2 INSTALLATION CROSS TO MEET MANUFACTURERS SPECIFICATIONS.
- OVERHEAD UTILITIES PROPOSED.
- FILL MUST PLACED IN THE EVENT LOW SPOTS ON THE UPSLOPE SIDE OF DRIVEWAYS OCCUR.

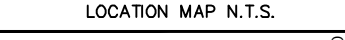
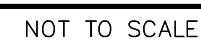
NOT TO SCALE

**Drywell Table**  
NOT TO SCALE



- CONSTRUCTION, MAINTENANCE, & INSPECTION NOTES:

1. ROOF LEADERS ARE TO BE TIED INTO PROPOSED DRYWELLS.
2. DRYWELL AREA IS TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
3. PLACE FILTER FABRIC ALONG THE BOTTOM AND SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
4. OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
5. (\*) MONITORING WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE DRYWELL SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, FURTHER INVESTIGATION MAY HAVE OCCURRED AND WILL REQUIRE FLUSHING, MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM. THE OWNER WILL MAINTAIN THE DRAINAGE COMPONENTS.



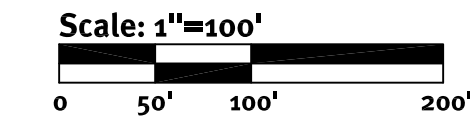
Professional Engineer of Dhire Engineering.

2	2+2021	CRMC Assent Submission	S.R.
1	10-02-2020	Preliminary Plan Revisions	S.R.
0	08-14-2020	Preliminary Plan Submission	S.R.
No.	Date	Description	By:

Assessor's Plat 40 Lot 9  
North Kingstown, Rhode Island

---

**Applicant/Owner**  
**Thorndike Partners, LLC**  
P.O. Box 482, Saunderstown, RI 02874



1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 40, LOT 9 IN THE TOWN OF NORTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 3070, PAGE 185 IS THORNDIKE PARTNERS, L.L.C.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440900C18J, DATED 10/16/2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED NR BASED ON THE TOWN'S ASSESSOR'S MAPS AND GIS DATABASE. ANY OVERLAP DISTRICTS, SPUR LINES 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.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN AUGUST 8-20, 2002 & DECEMBER 11 & 12, 2002. A FIELD INSPECTION OF POTENTIAL ENCROACHMENTS WAS PERFORMED ON DECEMBER 8, 2017. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS.
8. PLANIMETRIC FEATURES ON THIS PLAN WERE PREPARED BY TECHMAP, INC. AERIAL PHOTOGRAPHY COMPANY USING AERIAL PHOTOGRAPHS, DATED: MARCH, 2004. THE MAP HAS BEEN PREPARED TO CONFORM TO THE STANDARDS PUBLISHED BY THE FEDERAL GEOGRAPHIC DATA COMMITTEE FOUND IN GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACQUACY (FGDC-STD-007.3-1998), AS MAY BE AMENDED AS STATED IN RULES AND REGULATIONS FOR PROFESSIONAL LAND SURVEYING IN THE STATE OF RHODE ISLAND, EFFECTIVE DATE: JANUARY 1, 2016.

1. "PLAT OF BARBER'S HEIGHTS FARM WEST OF BOSTON NECK HIGHWAY IN NORTH KINGSTOWN, R.I. BELONGING TO THE ESTATE OF STEPHEN H. TEFFT DEC'D. SCALE: 1" = 150'. DATED JAN 2, 1924. H.W. TEFFT, SURVEYOR." RECORDED IN THE TOWN OF NORTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 3 AT PAGE 217.
2. "PLAN OF DEVELOPMENT RIGHTS TO BE CONVEYED TO THE TOWN OF NORTH KINGSTOWN, RHODE ISLAND TO GEORGE B. HAZARD, JR. 34 ON A.P. 39 AND A PORTION OF LOT 1 ON A.P. 37 IN NORTH KINGSTOWN, R.I., PREPARED BY SFM ENGINEERING ASSOCIATES. SCALE: 1" = 100'. DATED: DEC. 11, 1998. RECORDED ON THE TOWN OF NORTH KINGSTOWN LAND EVIDENCE RECORDS AS PLAT CARD NO. 1599.
3. "PLAT OF LAND IN BOSTON NECK IN NORTH KINGSTOWN, R.I. OWNED BY MRS. ELIZA M. COPE. SCALE: 1" = 200'. DATED: JAN. 6, 1934. T.G. HAZARD, JR. - SURVEYOR. RECORDED IN THE LAND EVIDENCE RECORDS OF TOWN OF NORTH KINGSTOWN.
4. RHODE ISLAND HIGHWAY PLAT NO. 1556, SHEETS 20 AND 21 AND SHEETS 25 THROUGH 29..

- Snuff Mill Road (f/k/a Hammond Mill Road)
- Route 138
- Gilbert Lane

CURRENT ZONING:	PR
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT AND CORNER SIDE YARD:	35'
MINIMUM SIDE YARD:	35'
MINIMUM REAR YARD:	35'

TOTAL SITE AREA:	39.21 ACRES
TOTAL NUMBER OF LOTS:	4 NEW LOTS
A.P. 40 LOT 9 AREA REMAINING:	6.61 ACRES
AVERAGE LOT AREA:	7.84 ACRES
TOTAL DWELLING UNITS:	4
RIGHT OF WAY AREA:	1.26 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF PRIVATE ROAD:	1,150'
PAVEMENT WIDTH:	18' 9" GEO GRID TRAVEL LANES
PRIVATE DRIVE AREA:	0.562 ACRES
PROPOSED NUMBER OF BEDROOMS	4.0 PER UNIT

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.



ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A16C

4/12/2

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**Boston • Providence • Newport**

**APRIL 28, 2021**

1	4-12-2021	Record Plan	A.I.F.
0	7-30-2020	Record Plan	E.L.T.
No.	Date	Description	By:

Drawn By: E.L.T.

Drawn By: E.L.T.

**Snuff Mill Road**  
North Kingstown, Rhode Island

NOTES ON CONTRIBUTORS, KENNETH B. LING

Owner/Applicant  
Thorndike Partners, LLC

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