



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: 2024-05-085 Date: January 31, 2025

This office has under consideration the application of:

**Town of North Kingstown**  
**A. Ralph Mollis, Town Manager**  
**100 Fairway Drive**  
**North Kingstown, RI 02852**

for a State of Rhode Island Assent to construct and maintain: Conversion of the existing Wickford Schoolhouse building to 39 condominium units and associated parking. The building will be serviced by town water and sewer. A variance of 100% is required to RICRMP 1.1.9 Setback (50' required, 0' proposed) for Filling Removing and Grading of 20 foot fire access path.

Project Location:	99 Phillips Street
City/Town:	North Kingstown
Plat/Lot:	Plat 116, lot 109
Waterway:	Academy Cove

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto:Cstaff1@crmc.ri.gov).

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 **March 3, 2025**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



**USDA Soil Survey Map**  
**99 Phillips St**  
**A.P. 116, Lot 109**

North Kingstown, RI

— Approximate Site Location



RECEIVED

MAY 17 2024

Spring 2023 aerial  
 RI DEM Mapping  
 Natural Resource Services, Inc.  
 PO Box 311  
 Harrisville, RI 02830  
 p: (401) 988-7390  
 (c) RIGS



FOR ILLUSTRATIVE PURPOSES ONLY  
 NOT A SURVEY PLAN  
 RI CRMC, URI OCE, URI EDC, URI CRC

**Sea Level Rise Graphic**  
**99 Phillips St**  
**A.P. 116, Lot 109**

North Kingstown, RI

— Approximate Site Location  
 ■ 3' Sea Level Rise  
 ■ 5' Sea Level Rise

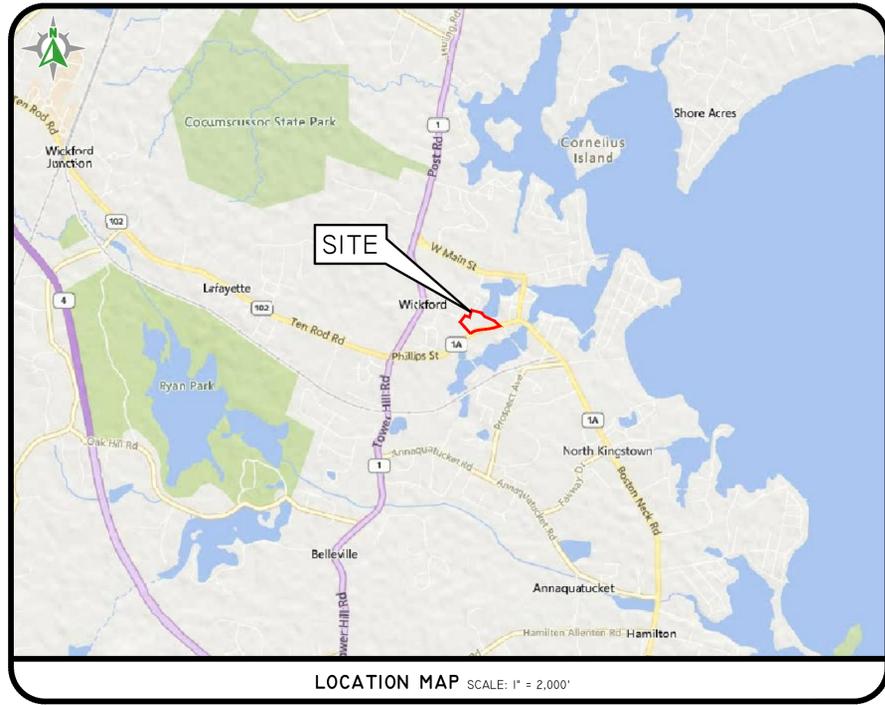
0 100 200 400 Feet

RECEIVED  
 MAY 17 2023  
 Spring 2023 aerial  
 RI DEM Mapping  
**Natural Resource Services, Inc.**  
 P.O. Box 344  
 Harrisville, RI 02830  
 (401) 568-7390  
 (c) GIS

# CRMC ASSENT SUBMISSION

# SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE

99 PHILLIPS STREET  
NORTH KINGSTOWN, RI  
ASSESSOR'S PLAT 116 LOT 109



## Sheet List Table

- 1 Cover Sheet
- 2 Aerial Half-Mile Radius & USGS Map
- 3 Notes and Legend
- 4 Existing Conditions Plan
- 5 Soil Erosion & Sediment Control Plan
- 6 Site Layout Plan
- 7 Grading and Utilities Plan
- 8 Detail Sheet - 1
- 9 Detail Sheet - 2

**DiPrete Engineering**

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

Boston • Providence • Newport

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

OWNER: TOWN OF NORTH KINGSTOWN  
100 FAIRWAY DRIVE  
NORTH KINGSTOWN, RI 02852  
ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)  
AP 116 LOT 109 AREAS:  
PARCEL A = 11,389 SF (0.261 AC)  
PARCEL B = 6,277 SF (0.144 AC)  
PARCEL C = 43,904 SF (1.004 AC)  
REMAINING = 203,074 SF (4.643 AC)



LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE 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 USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING PERMITS OR REGULATORY AGENCIES FOR EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY
1	4-20-2024	CRMC ASSENT SUBMISSION	J.A.R.
2			B.T.
DRAWN BY: J.A.R.			DESIGN BY: H.R.T.

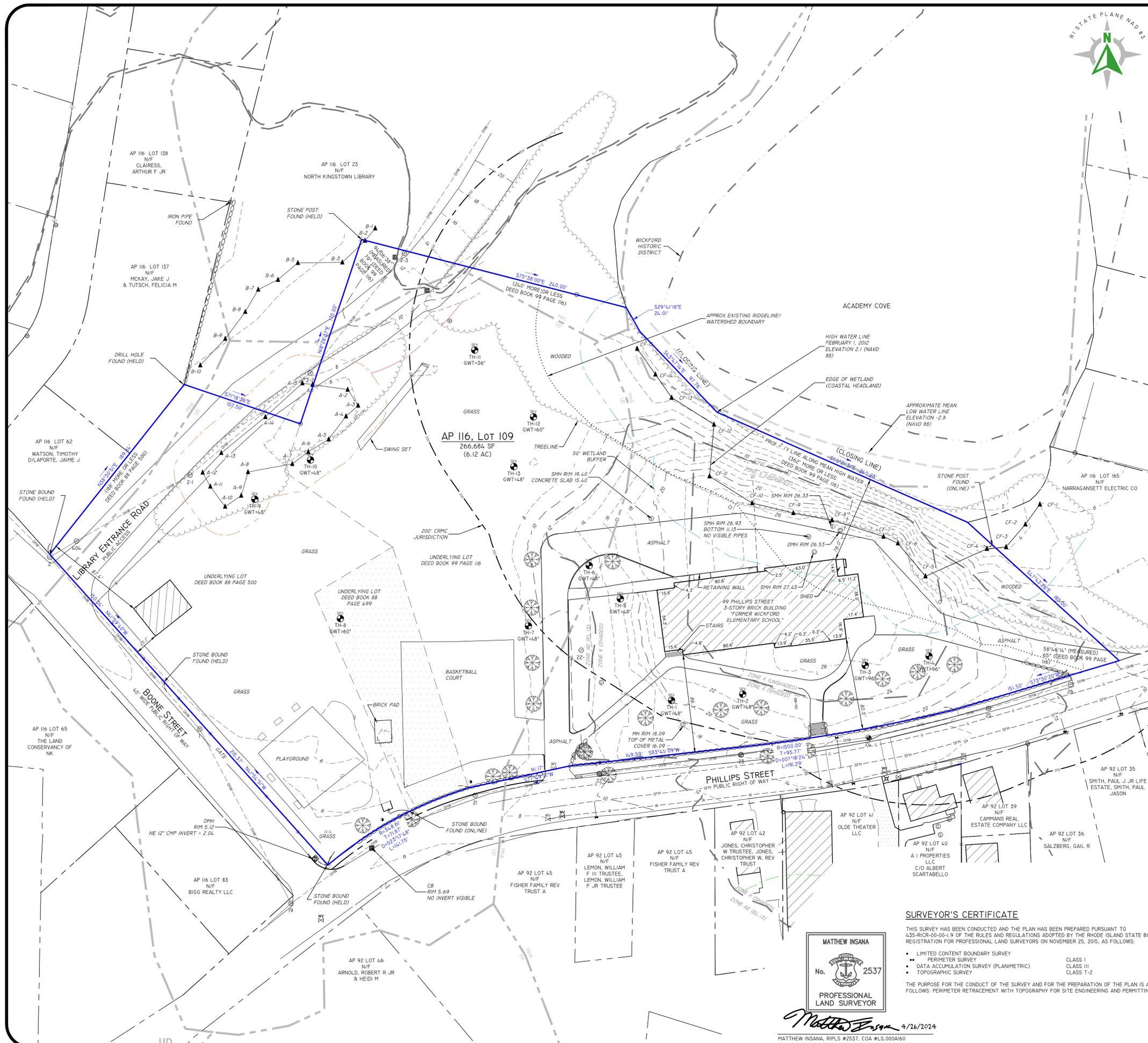
**COVER SHEET**  
SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE  
ASSESSOR'S PLAT 116 LOT 109  
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:  
WICKFORD SCHOOLHOUSE, LLC  
30 WASHINGTON STREET  
NARRAGANSETT, RI 02882









LOCUS MAP Not To Scale

- GENERAL NOTES**
1. THE PARCEL IS LOCATED IN THE TOWN OF NORTH KINGSTOWN ON ASSESSOR'S PLAT 116 LOT 109.
  2. THE OWNER PER DEED BOOK 99 PAGE 117 IS TOWN OF NORTH KINGSTOWN.
  3. THE PARCEL IS LOCATED IN ZONE AE & X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44099C0104H, DATED OCTOBER 19, 2010.
  4. THE PARCEL IS ZONED "P" PER THE ASSESSOR'S ONLINE DATABASE. 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. THERE WERE NO VISIBLE ABOVEGROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
  7. ORIGINAL FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 1, 2012. ADDITIONAL FIELD WORK PERFORMED OCTOBER 18, 2013 AND MAY 21, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  8. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-800-344-7233).
  9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS THAT A TITLE REPORT WOULD DISCLOSE.
  10. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
  11. TREE/SHRUB LOCATIONS OBSERVED AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE DETERMINATION OF THE CORRECT SPECIES OF THE PLANT. PLEASE CONTACT A CERTIFIED ARBORIST IF ADDITIONAL INFORMATION IS REQUIRED.
  12. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC.

- PLAN REFERENCES**
1. "PLAT OF NORTH KINGSTOWN HIGH SCHOOL GROUNDS, NORTH KINGSTOWN, RI" PLAN BY H. TEFFT ENGINEER, DATED APRIL 15, 1931 REPRODUCED SEPTEMBER 2, 1947. AS RECORDED IN THE TOWN OF NORTH KINGSTOWN DEED BOOK 99 PAGE 120.
  2. "CRANSTON PLAT NO. 1 IN WICKFORD, NORTH KINGSTOWN, RI OWNED BY MARGARET L. CRANSTON," PLAN BY E. NEWMAN, ENGINEER, DATED AUGUST 1949. AS RECORDED IN THE TOWN OF NORTH KINGSTOWN PLAN 590.
  3. "CRANSTON PLAT NO. A, OWNED BY GEORGE C. & MARJORIE M. CRANSTON NORTH KINGSTOWN, RI" PLAN BY MASELER, INC DATED AUGUST 1962. AS RECORDED IN THE TOWN OF NORTH KINGSTOWN PLAN 730.
  4. "TOPOGRAPHICAL SURVEY OF LAND BELONGING TO THE NORTH KINGSTOWN FREE LIBRARY, NORTH KINGSTOWN, RI," PLAN BY JOHN W. GREENE LAND SURVEYOR, INC. DATED APRIL 1973 SCALE 1"=40' AS RECORDED IN THE TOWN OF NORTH KINGSTOWN PLAN 181-1.

**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 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY CLASS I
- PERIMETER SURVEY CLASS III
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III
- TOPOGRAPHIC SURVEY CLASS T-2

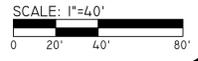
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



Matthew Insana 4/26/2024  
MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

**THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:**

- PHILLIPS STREET
- BOONE STREET



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

**Boston • Providence • Newport**

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

OWNER: TOWN OF NORTH KINGSTOWN  
100 FAIRWAY DRIVE  
NORTH KINGSTOWN, RI 02852

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AP 116 LOT 109 AREAS:  
PARCEL A = 13,359 SF (0.261 AC)  
PARCEL B = 6,277 SF (0.144 AC)  
PARCEL C = 43,904 SF (1.004 AC)  
REMAINING = 203,046 SF (4.663 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SET OF PLANS AND A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ON STAFFED BY PLANS DRAFTER MOLLY R. TITUS, REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. CIVIL.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA DESIGN. DAMAGE TO EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. SEE UTILITY NOTES ON SHEET 1.

NO.	DATE	DESCRIPTION	BY:
1/2/2024	1/2/2024	DESIGN SUBMISSION	J.A.R.
			DESIGN BY: M.R.T.

**EXISTING CONDITIONS PLAN**

**SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE**

ASSESSOR'S PLAT 116 LOT 109  
NORTH KINGSTOWN, RHODE ISLAND

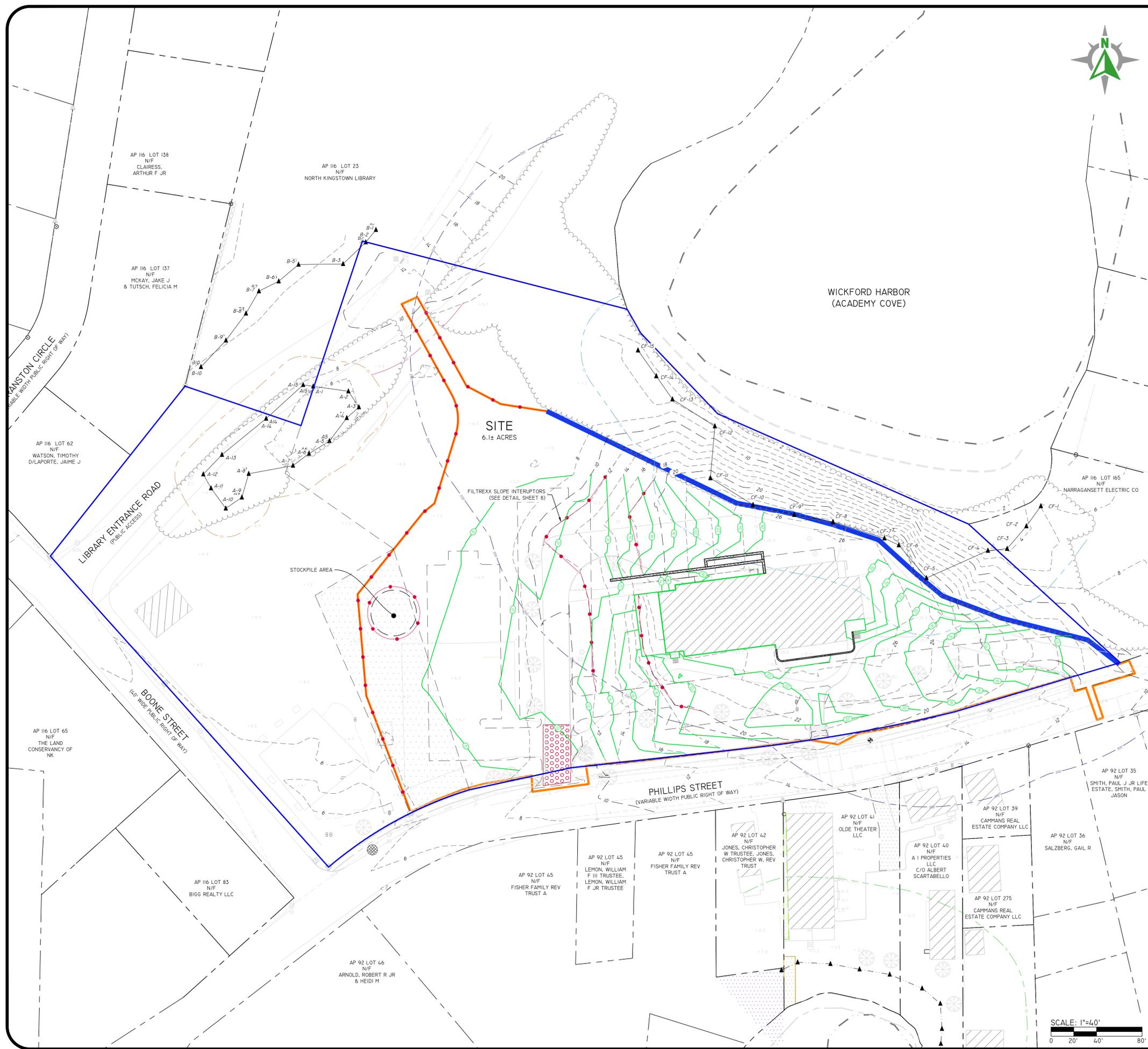
WICKFORD SCHOOLHOUSE, LLC  
33 WICKFORD SCHOOLHOUSE  
NARRAGANSETT, RI 02882

DATE: 4/26/2024

SCALE: 1"=40'

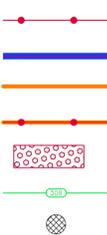
SHEET 4 OF 9

Z:\DEVELOPMENT\PROJECTS\0941-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0941-003-PLAN.DWG: PLOTTED: 4/26/2024



**SOIL EROSION CONTROL LEGEND**

- 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)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL



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

**Boston • Providence • Newport**

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

OWNER: TOWN OF NORTH KINGSTOWN  
 100 FAIRWAY DRIVE  
 NORTH KINGSTOWN, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AP 116 LOT 109 AREAS:  
 PARCEL A = 1,389 SF (0.241 AC)  
 PARCEL B = 6,277 SF (0.144 AC)  
 PARCEL C = 43,924 SF (1.004 AC)  
 REMAINING = 203,074 SF (4.643 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED 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 RESPONSIBILITIES FOR THE DESIGN, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING PERMITS OR REGULATORY AGENCIES. SEE UTILITY MAPS ON SHEET 3.

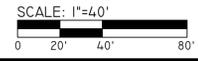
NO.	DATE	DESCRIPTION	DESIGN BY
1	4-22-2024	DESIGN SUBMISSION	J.A.R.
2	5-17-2024	REVISION	B.T.
3			DESIGN BY: H.R.T.

**SOIL EROSION & SEDIMENT CONTROL PLAN**

**SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE**  
 ASSESSOR'S PLAT 116 LOT 109  
 NORTH KINGSTOWN, RHODE ISLAND

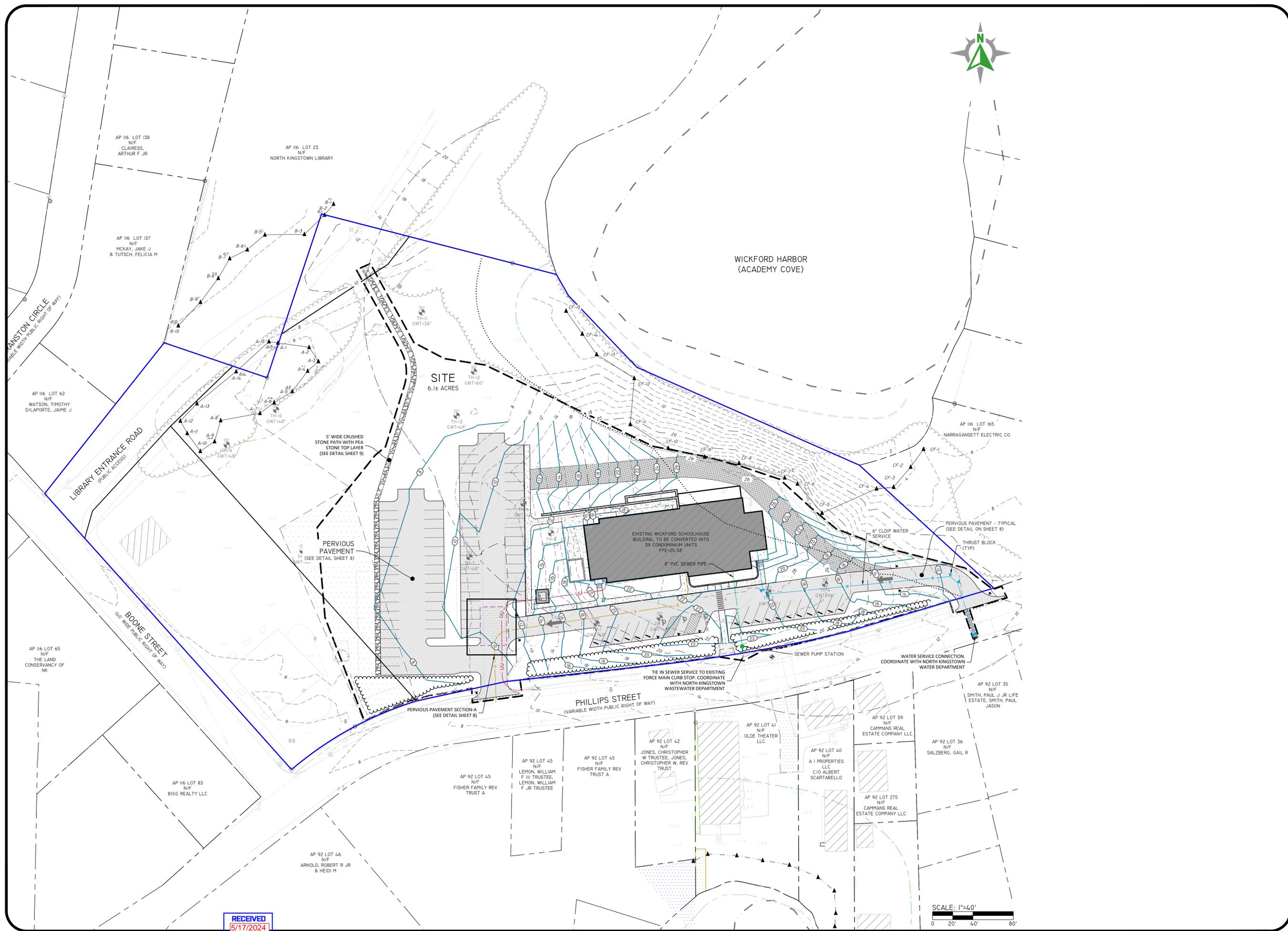
APPLICANT:  
**WICKFORD SCHOOLHOUSE, LLC**  
 300 FAIRWAY DRIVE  
 NARRAGANSETT, RI 02882

DEVELOPER:  
 NARRAGANSETT ASSOCIATES, INC.





Z:\DEVELOPMENT\PROJECTS\0941-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0941-003 PLANS\DWG\_PLOT128.dwg PLOTTED: 4/26/2024



RECEIVED  
5/17/2024  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

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

**Boston • Providence • Newport**

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

OWNER: TOWN OF NORTH KINGSTOWN  
 100 FAIRWAY DRIVE  
 NORTH KINGSTOWN, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AP 116 LOT 109 AREAS:  
 PARCEL A = 1,389 SF (0.241 AC)  
 PARCEL B = 6,277 SF (0.144 AC)  
 PARCEL C = 43,924 SF (1.004 AC)  
 REMAINING = 203,074 SF (4.643 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT OBTAINED FROM DIPRETE ENGINEERING.

SEE UTILITY MAPS ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNER
1	4-26-2024	DESIGN SUBMISSION	J.A.R.
2			B.T.
3			H.R.T.

DESIGN BY: J.A.R.

**GRADING AND UTILITIES PLAN**

**SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE**  
 ASSESSOR'S PLAT 116 LOT 109  
 NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:  
**WICKFORD SCHOOLHOUSE, LLC**  
 300 FAIRWAY DRIVE  
 NORTH KINGSTOWN, RI 02882

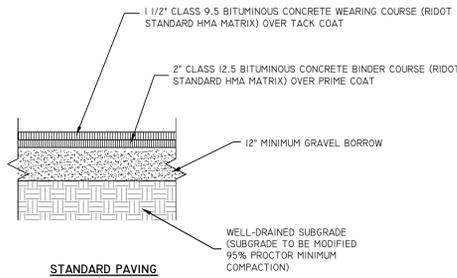
DEVELOPER:  
 CAMMANS REAL ESTATE COMPANY LLC

DATE: 4/26/2024

SCALE: 1"=40'

SHEET 7 OF 9

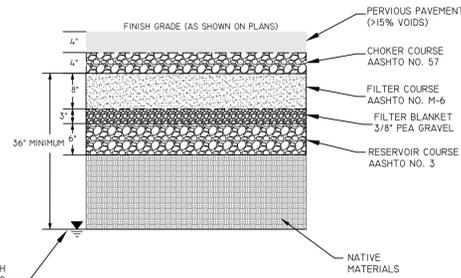
NOTE:  
THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.



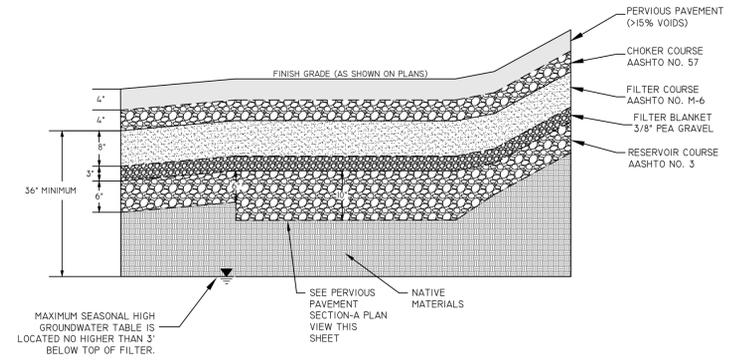
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

- NOTES:**
1. ALL MATERIALS, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ASSHTO, ASTM STANDARDS, AND RIDOT STANDARDS.
  2. ALL AREAS WHICH DRAIN TO PERVIOUS SURFACES SHALL BE COMPLETELY STABILIZED, INCLUDING LANDSCAPED AREAS. OR EROSION CONTROL MEASURES SHALL BE INSTALLED UPGRADIENT OF THE PERVIOUS SURFACE BEFORE PLACEMENT OF PERVIOUS SURFACE.
  3. PERVIOUS SURFACE SHALL NOT BE PLACED IN THE RAIN OR WHEN TEMPERATURES ARE BELOW 40°F.
  4. CHOKER COURSE, FILTER COURSE, AND RESERVOIR COURSE SHALL BE COMPACTED TO 95% COMPACTION PER ASTM D698.
  5. CONTRACTOR SHALL SUBMIT ALL MIX DESIGNS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
  6. ALL STONE AND GRAVEL MATERIAL BELOW THE PERVIOUS PAVEMENT SHALL BE WASHED.
  7. STRIPING PAINT SHALL BE LATEX, WATER-BASE EMULSION, READY-MIXED AND COMPLYING WITH PAVEMENT MARKING SPECIFICATIONS PS TT-P-1952.

**PERVIOUS PAVEMENTS NOTES**



**PAVEMENT INFILTRATION SYSTEM CROSS SECTION**



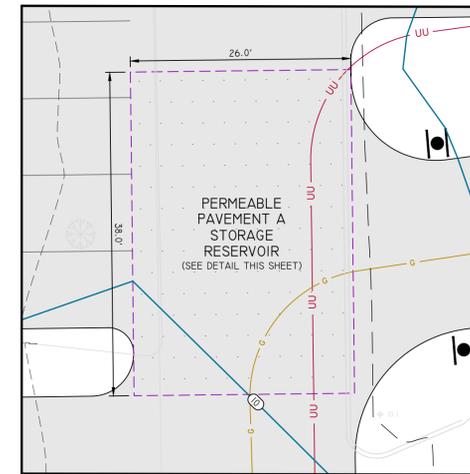
**PAVEMENT INFILTRATION SYSTEM CROSS SECTION - SYSTEM A STORAGE RESERVOIR**  
NOT TO SCALE

STANDARD SIEVE SIZE (INCHES)	CHOKER COURSE (AASHTO NO. 57)	FILTER COURSE (AASHTO NO. M-6)	RESERVOIR COURSE (AASHTO NO. 3)	POROUS ASPHALT
6			100	
2 1/2			100	
2			90-100	
1 1/2	100		35-70	
1	95-100		0-15	
3/4	-		-	100
1/2	25-60		0-5	85-100
3/8	-	100		55-75
#4	0-10	70-100		10-25
#8	0-5	-		5-10
#200	0	0-4		2-4

**PERVIOUS PAVEMENT MATERIAL GRADATION (% PASSING)**

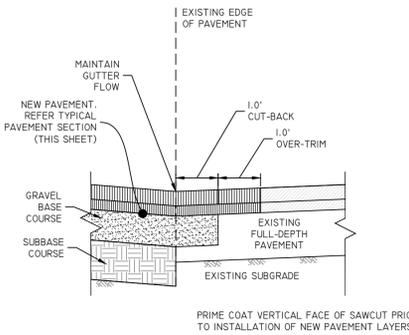
DESCRIPTION	RESERVOIR A	RESERVOIR B	RESERVOIR C
TOP OF FILTER LAYER DEPTH	9.34	9.34	7.34
TOP OF RESERVOIR DEPTH	8.43	8.43	6.43
BOTTOM OF RESERVOIR DEPTH	7.93	7.93	5.93
100 YEAR STORM DEPTH	8.05	8.27	5.96
10 YEAR STORM DEPTH	7.94	7.94	5.94
SEASONAL HIGH GWT ELEVATION	6.00	6.00	3.00
SOIL EVALUATION	TH-7	TH-6	TH-7

**PERVIOUS PAVEMENT SYSTEM ELEVATIONS**



**PERVIOUS PAVEMENT SECTION - A**

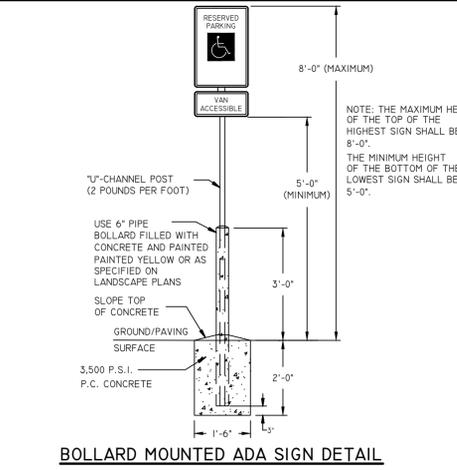
SCALE: 1"=10'  
0 5' 10' 20'



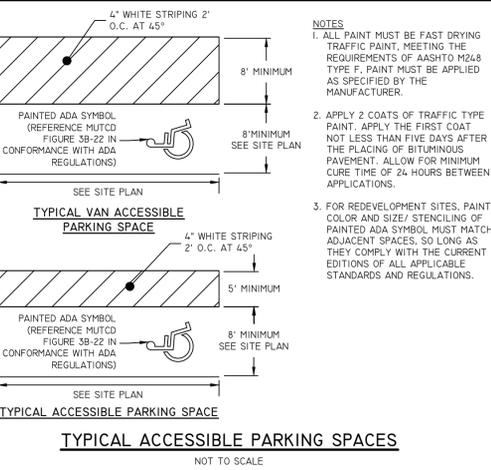
**PAVEMENT TIE-IN DETAIL**  
NOT TO SCALE

**PERVIOUS PAVEMENT MATERIAL GRADATION (% PASSING)**

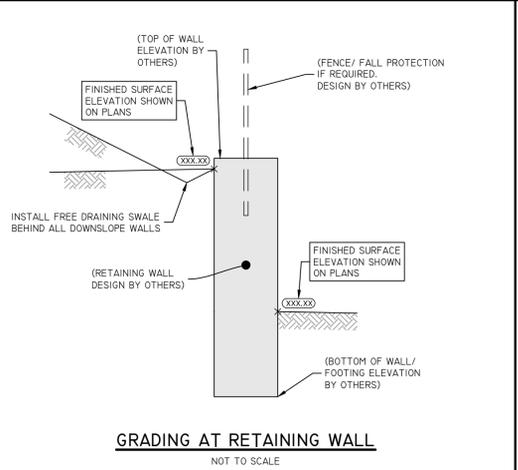
**PERVIOUS PAVEMENT DETAIL**  
NOT TO SCALE



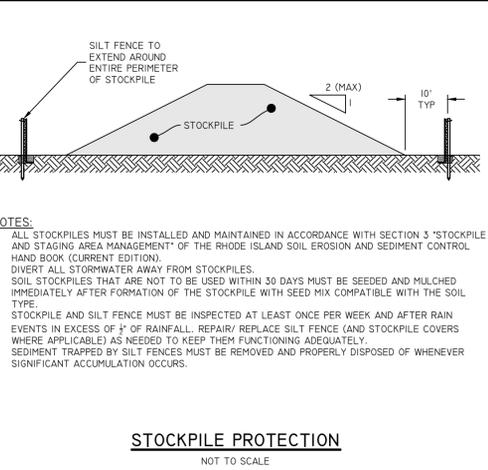
**BOLLARD MOUNTED ADA SIGN DETAIL**  
NOT TO SCALE



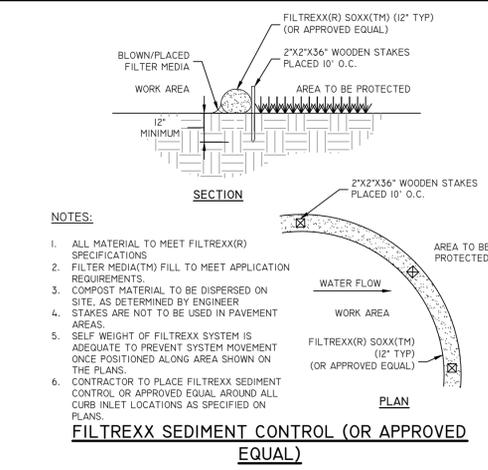
**TYPICAL ACCESSIBLE PARKING SPACES**  
NOT TO SCALE



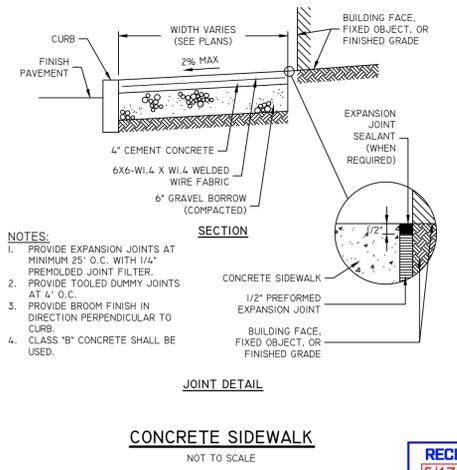
**GRADING AT RETAINING WALL**  
NOT TO SCALE



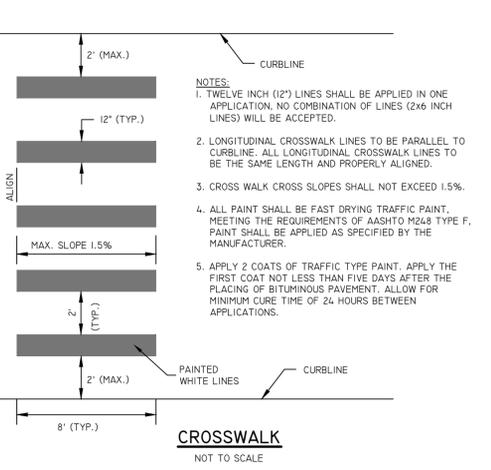
**STOCKPILE PROTECTION**  
NOT TO SCALE



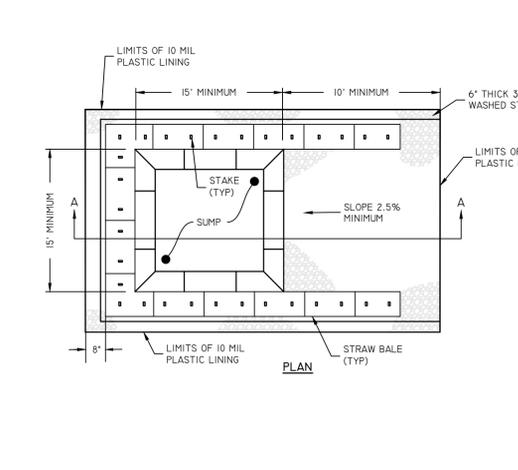
**FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)**  
NOT TO SCALE



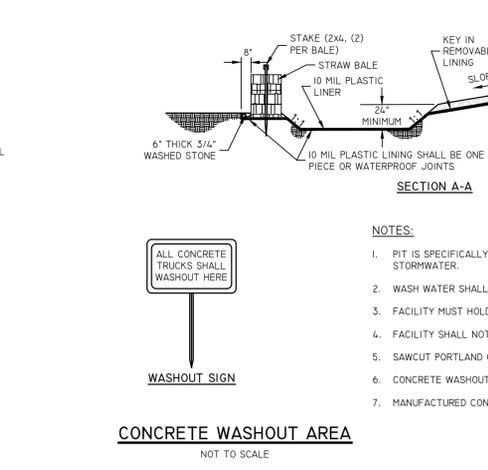
**CONCRETE SIDEWALK**  
NOT TO SCALE



**CROSSWALK**  
NOT TO SCALE



**CONCRETE WASHOUT AREA**  
NOT TO SCALE



**WASHOUT SIGN**  
NOT TO SCALE

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02900  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

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

OWNER: TOWN OF NORTH KINGSTOWN  
100 FAIRWAY DRIVE  
NORTH KINGSTOWN, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AP 116 LOT 109 AREAS:  
PARCEL A = 1,389 SF (0.241 AC)  
PARCEL B = 6,277 SF (0.144 AC)  
PARCEL C = 43,924 SF (1.004 AC)  
REMAINING = 203,074 SF (4.643 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 12-20-2024  
BY: J.A.R.  
CHECKED: J.A.R.  
DESIGN: J.A.R.

**DETAIL SHEET - I**

**SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE**  
ASSESSOR'S PLAT 116 LOT 109  
NORTH KINGSTOWN, RHODE ISLAND

DATE: 12-20-2024  
BY: J.A.R.  
CHECKED: J.A.R.  
DESIGN: J.A.R.

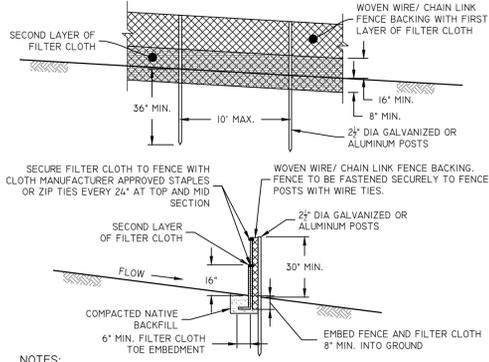
**WICKFORD SCHOOLHOUSE, LLC**  
300 WICKFORD AVENUE  
NARRAGANSETT, RI 02882

CONTRACT NO. 0942-003. COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 8 OF 9

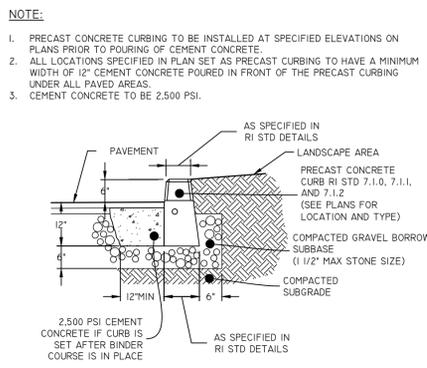
Z:\DEVELOPMENT\PROJECTS\0942-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0942-003-PLAN.DWG: PLOTTED: 4/26/2024

RECEIVED  
5/17/2024  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

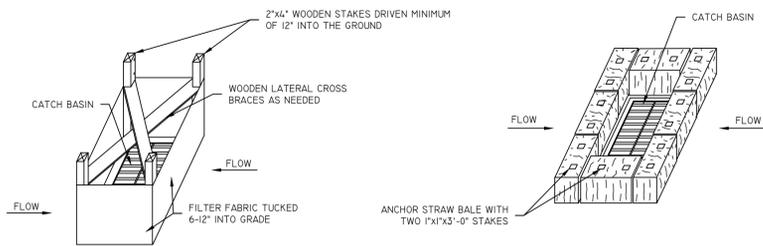


**CLASS C SILT FENCE**  
NOT TO SCALE

**NOTES:**  
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY MUST BE OVERLAPPED BY A MINIMUM OF 6\"/>

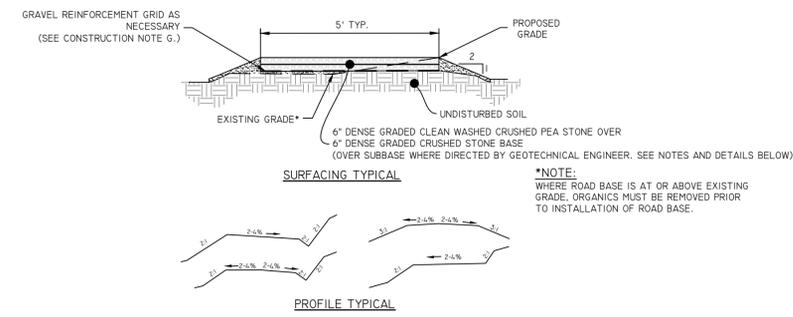


**CONCRETE CURB LOCK FOR PRECAST CURBING**  
NOT TO SCALE



**CATCH BASIN EROSION CONTROL**  
NOT TO SCALE

**NOTES:**  
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.  
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.  
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.



**CLEAN CRUSHED STONE SPECIFICATIONS**

SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90mm (3.5in)	100
75mm (3in)	90-100
50mm (2in)	75-100
25mm (1in)	50-80
12.5mm (0.5in)	30-60
4.75mm (No. 4)	0-40
7.5mm (No. 20)	0

**DENSE GRADED CLEAN WASHED CRUSHED STONE:**

A. DENSE GRADED CLEAN WASHED CRUSHED STONE MUST CONSIST OF CLEAN, WASHED, HARD, UNIFORMLY GRADED, CRUSHED STONE. IT MUST BE SUFFICIENTLY FREE FROM DIRT, DELETERIOUS MATERIAL, AND PIECES THAT ARE STRUCTURALLY WEAK AND MUST MEET THE FOLLOWING REQUIREMENTS:  
B. SOURCE OF MATERIAL MUST BE OBTAINED FROM AREAS STRIPPED AND CLEANED OF SOIL AND DEBRIS BEFORE BLASTING  
C. MATERIAL COARSER THAN THE 4.75MM (NO. 4) SIEVE MUST NOT BE MORE THAN 30 PERCENT, BY MASS (WEIGHT), OF THIN AND/OR ELONGATED PIECES.

**BASE SPECIFICATIONS**

SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90mm (3.5in)	100
75mm (3in)	90-100
50mm (2in)	75-100
25mm (1in)	50-80
12.5mm (0.5in)	30-60
4.75mm (No. 4)	15-40
7.5mm (No. 20)	0-6

**DENSE GRADED CRUSHED STONE FOR BASE:**

A. DENSE GRADED CRUSHED STONE FOR BASE MUST CONSIST OF CLEAN, HARD, UNIFORMLY GRADED, CRUSHED STONE. IT MUST BE SUFFICIENTLY FREE FROM DIRT, DELETERIOUS MATERIAL, AND PIECES THAT ARE STRUCTURALLY WEAK AND MUST MEET THE FOLLOWING REQUIREMENTS:  
B. SOURCE OF MATERIAL MUST BE OBTAINED FROM AREAS STRIPPED AND CLEANED OF SOIL AND DEBRIS BEFORE BLASTING  
C. MATERIAL COARSER THAN THE 4.75MM (NO. 4) SIEVE MUST NOT BE MORE THAN 30 PERCENT, BY MASS (WEIGHT), OF THIN AND/OR ELONGATED PIECES.

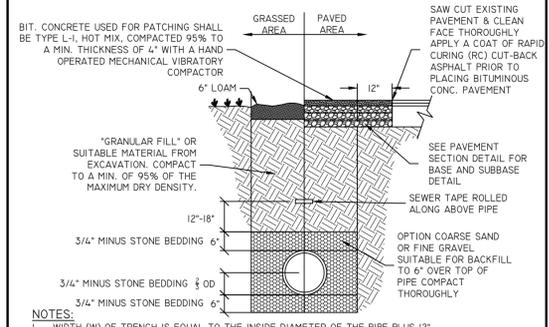
**SUBBASE SPECIFICATIONS (WHERE DIRECTED)**

CONDITIONS:	ROAD THICKNESS	STONE SIZE	FINES
SUBBASE LAYER WITH GEOTEXTILE FABRIC (NOT EXCESSIVELY WET)	4\"/>		

**CONSTRUCTION NOTE:**

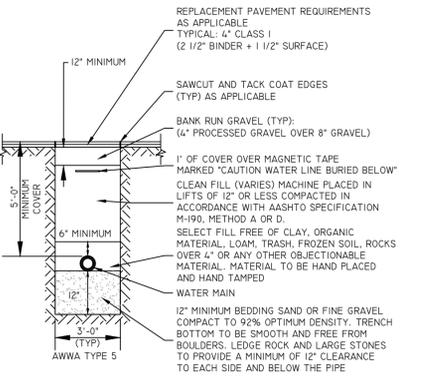
A. CONSTRUCTION OPERATIONS MUST BE CARRIED OUT IN SUCH A MANNER TO MINIMIZE POTENTIAL EROSION AND WATER QUALITY DEGRADATION.  
B. FIXED EROSION CONTROLS AND SITE STABILIZATION MUST BE CONDUCTED IN ACCORDANCE WITH APPROVED BMP'S OR PURSUANT TO PROJECT SPECIFIC PERMITS.  
C. TREES, STUMPS, ROOTS, BRUSH AND WEEDS MUST BE REMOVED FROM THE WORK AREA IF DETERMINED NECESSARY TO SAFELY CONSTRUCT ROADWAY.  
D. ON WEAK BEARING SOIL SUCH AS LOOSE ALLUVIAL, OR WETLAND SOILS, SURFACE TREATMENTS SHOULD BE UNDERLAIN WITH WOVEN GEOTEXTILES.  
E. AT MINIMUM, ROADSIDE DITCHES MUST BE 1FT BELOW ROAD SURFACE.  
F. DISCHARGE POINTS: FOR DITCHES MUST NOT BE NEAR WETLANDS OR STREAMS, AND OR BE LOCATED AT THE DIRECTION OF THE DESIGN ENGINEER.  
G. CONTRACTOR TO INSTALL GRAVEL REINFORCEMENT GRID AS NECESSARY TO PREVENT EROSION AND/OR VEHICULAR DAMAGE TO THE ACCESS ROAD.

**CRUSHED STONE ACCESS PATH DETAIL**

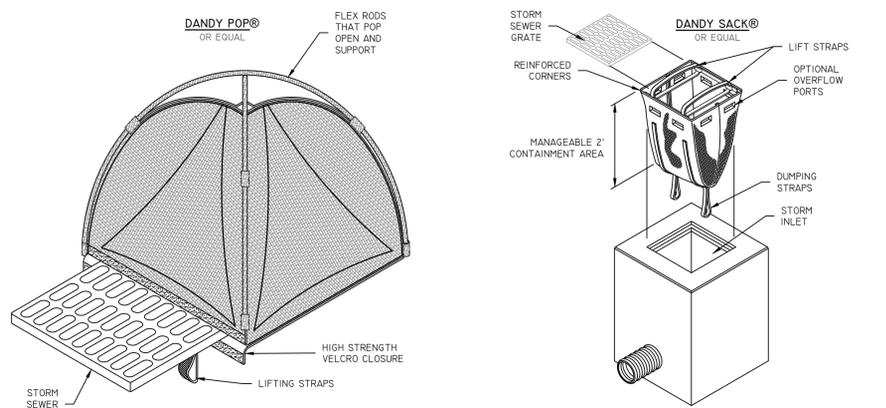


**SEWER TRENCH DETAIL**  
NOT TO SCALE

**NOTES:**  
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12\"/>



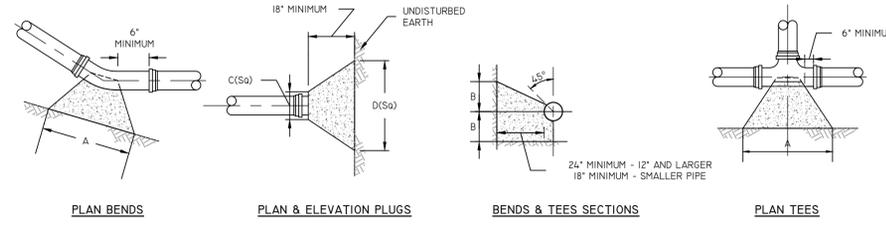
**WATER TRENCH DETAIL**  
NOT TO SCALE



**INLET SEDIMENT CONTROL DEVICES**  
NOT TO SCALE

**NOTES:**  
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS  
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH FORMS TO BE USED AS NECESSARY.  
3. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED  
4. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT.

SIZE	TEES				90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"



**THRUST BLOCK**  
NOT TO SCALE

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02930  
tel. 401-943-1000 fax. 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

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

OWNER: TOWN OF NORTH KINGSTOWN  
100 FAIRWAY DRIVE  
NORTH KINGSTOWN, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AP 116 LOT 109 AREAS:  
PARCEL A = 1,389 SF (0.261 AC)  
PARCEL B = 6,277 SF (0.144 AC)  
PARCEL C = 43,926 SF (1.006 AC)  
REMAINING = 203,976 SF (4.663 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.

DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN SET ON A DIPRETE PROFESSIONAL ENGINEER OF RHODE ISLAND. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN SET FOR ANY OTHER PARTY. THE USER ASSUMES ALL RISK AND LIABILITY FOR THE DESIGN, CONSTRUCTION, AND PERFORMANCE OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS AND FOR THE PROTECTION OF THE PUBLIC. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

DATE: 12-20-2022  
BY: J.A.R.  
CHECKED: J.A.R.  
SUBMISSION: [ ]  
DESCRIPTION: [ ]  
DESIGN BY: J.A.R.

**DETAIL SHEET - 2**

**SCHOOLHOUSE CONDOMINIUMS AT ACADEMY COVE**  
ASSESSOR'S PLAT 116 LOT 109  
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:  
**WICKFORD SCHOOLHOUSE, LLC**  
300 WANNAMUCK ROAD  
NARRAGANSETT, RI 02882

DE JURE NO. 0942-003 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

RECEIVED  
5/17/2024  
COASTAL RESOURCES  
MANAGEMENT COUNCIL