State of Rhode Island and Providence Plantations
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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location: 84-90 (No.) Phillips Street (Street) North Kingstown (City/Town)	File No. (CRMC USE ONLY): 2024-10-023
Owner's Name: Wickford Olde Theatre LLC	Plat: 92 Lot(s): 40 & 41
Mailing Address: 2 Charles St, BLDG C3-1 (Address) Providence, RI (City/Town, State) 02904 (Zip Code)	Owner's Contact: Number: Email Address:
Contractor RI Reg. # Address	Email address: Tel. No.
Designer Address	Tel. No.
Name of Waterway: Wickford Cove	Estimated Project Cost (EPC): Application Fee: $8,300

Provide Below a Description of Work As Proposed (*required*).
Existing theater, garage and duplex to be converted to 18 condominium units

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
(If so please provide the file and/or assent numbers): File No. 2013-04-147, File No. 2022-04-090, File No. 2014-03-056

Is this site within a designated historic district? ◉ YES ○ NO

Is this application being submitted in response to a coastal violation? ○ YES ◉ NO

If YES, you must indicate NOV or C&D Number: _____

Name/mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. PB Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

STORMTOOLS (Http://www.beachsamp.org/resources/stormtools/) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury. 08/04

PAUL BOGHOSSIAN — Owner Name (PRINT)

Owner's Signature (SIGN) MEMBER

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

RECEIVED 10/4/2024 COASTAL RESOURCES MANAGEMENT COUNCIL

STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Owner Signature MEMBER

8-29-24
Date

PAUL BOGHOSSIAN
Print Name and Mailing Address

38 FRANKS NECK RD
NARRAGANSETT, RI 02882

/ajt 03-2020

TO: **Coastal Resources Management Council**
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370

FROM: Building Official DATE: 9/3/2024

SUBJ: Application of: Old Theater Condominiums at Wickford Cove

Location: 84 & 90 Phillips Street, North Kingstown, RI 02852

Address: 84 & 90 Phillips St, North Kingstown, RI 02852 Plat No. 92 Lot No. 40 & 41

To Construct: Existing garage, theater and dwelling to be converted to condominium units and associated parking

I hereby certify that I have reviewed _____ foundation plan(s).
_____ plan(s) for entire structure
_____ site plans
Titled: _____

Date of Plan (last revision): _____

___ and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

_✓_ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

___ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

___ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

___ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

Donald Rock 9-30-24
Building Official's Signature Date

_X_ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

Dick, Latest 9/26/24
Zoning Officer's Signature Date

rev. 5/11/2001

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10/4/2024
COASTAL RESOURCES MANAGEMENT COUNCIL

Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Web: www.northkingstown.org

September 3, 2024

Nicole Pattie, PE, Project Engineer
DiPrete Engineering
Two Stafford Court
Cranston, RI 02920

RE: 84 & 90 Phillips Road, AP 92, Lots 40 &41 – Schoolhouse Condominiums at Academy Cove Sewer Capacity Availability

Ms. Pattie,

We received your memo regarding sewer availability and capacity for the above-mentioned property. As referenced, the development will consist of 18 condominium units (31 bedrooms). Based on RIDEM's projected flows for multi-family housing of 300 gpd per unit, the proposed sewer capacity for this development equates to a projected daily flow of 5,400 gpd for the development.

The Town of North Kingstown will accept the proposed 5,400 gpd of sewer flow to the municipal sewer system. Note that plans, design, materials of construction and size, and other required information must be prepared by a licensed professional engineer and filed with the Department of Public Works for final approval by the Director. Design must include proposed pretreatment (as required).

Please let me or Adam White (AWhite@northkingstownri.gov) know if you have any questions.

Thank you,

Aly Sparks

Aly Sparks, PE
Deputy Public Works Director / Town Engineer
Town of North Kingstown

Copy: Adam White, Public Works Director
David Gee, Sewer Superintendent

\\Nkpubworks\Asparks\Subdivisions & Developments\Large Residential\Schoolhouse Condominiums At Academy Cove\Schoolhouse Condos At Academy Cove-Theater - Sewer Capacity Acceptance.Docx

CRMC File Number:

RICRMC COASTAL HAZARD ANALYSIS WORKSHEET

APPLICANT NAME: Wickford Olde Theatre LLC

PROJECT SITE ADDRESS: 84-90 Phillips Street, North Kingstown, RI

STEP 1. PROJECT DESIGN LIFE

☐ A. For properties in a FEMA-designated **A**, or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR**
For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88.

FFE 15.35 ft

OR

LHSM elevation ft

☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**)

Design Life: 30 yrs

☐ C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.)

Design Life Year: 2054

☐ D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	0.71	1.11	1.60	2.29	3.17	4.19	5.35	6.47
	○	○	○	◉	○	○	○	○

Source: Sea Level Rise (SLR) Projections (Feb. 2022). NOAA High Curve, Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. https://sealevel.nasa.gov/task-force-scenario-tool?psmsl_id=351

NOTE: The present National Tidal Datum Epoch (NTDE) is 1983 through 2001. The NOAA 2017 data use a baseline starting at 2000, and the NOAA 2022 data use a baseline starting at 2020. Between 1991 and 2020 there was an annual average of 4.03 mm/year of sea level rise at the Newport (8452660) tide station based on the trends data from the Permanent Service for Mean Sea Level (https://www.psmsl.org/products/trends/). Because the PSMSL trends are based on a minimum 30 years of data we will assume a similar trend applies to the shorter 20 year period of 2000 to 2020. Thus, there was approximately 8.06 cm (3.39 inches) of sea level rise during the period 2000 to 2020. Accordingly, the MHHW elevation of 3.85 feet at the Newport station (Epoch 1983-2001) would be adjusted an additional 3.39 inches to 4.13 feet MHHW. For reference, NAVD88 at Newport is 2.04 feet.

STEP 2. SITE ASSESSMENT

☐ A. Open *RICRMC Coastal Hazard Mapping Tool*. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.

☐ B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft

3 ft

☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO**

○ YES
◉ NO

☐ D. List any **roads or access routes** that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Phillips Street

Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS here.

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

☐ A. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1

☐ B. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)**

from the pop up box. **Enter the SDE value:** 17.6 ft

RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

☐ A. Using the *CRMC Shoreline Change maps*, indicate the transect number closest to your site, and erosion rate listed for that transect. **Transect Number:** 1552 **Erosion Rate:** 0.4 **ft/year**

B. **CHECK** below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	○	◉	○	○	○	○

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. **COMPLETE EROSION SETBACK CALCULATION:**

Historic shoreline change rate, STEP 4A		Design Life, STEP 1C		Projected Future Erosion Multiplier, STEP 4B		Erosion Setback (ft) 4A x 1C x 4B
0.4	X	30	X	1.45	=	17.4

***NOTE:** Setbacks are required per the CRMC Red Book, Section 1.1.9. **A minimum setback of 50-feet is required,** but a greater setback may be necessary and/or desirable based on this analysis.*

STEP 5. OTHER SITE CONSIDERATIONS: CERI & SLAMM

☐ A. Use the **Coastal Environmental Risk Index (CERI) map (See Tab 5A on the viewer)** to enter your address and CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level:	Moderate	High	Severe	Extreme	Inundated by 2100	Not applicable
	○	◉	○	○	○	○

☐ B. **Sea Level Affecting Marshes Model (SLAMM) (See Tab 5B on the Viewer)** - This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed here. The CRMC recommends using the 3-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? **CHECK YES or NO**

YES	NO
○	◉

☐ C. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to watertable/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6: DESIGN EVALUATION

☐ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

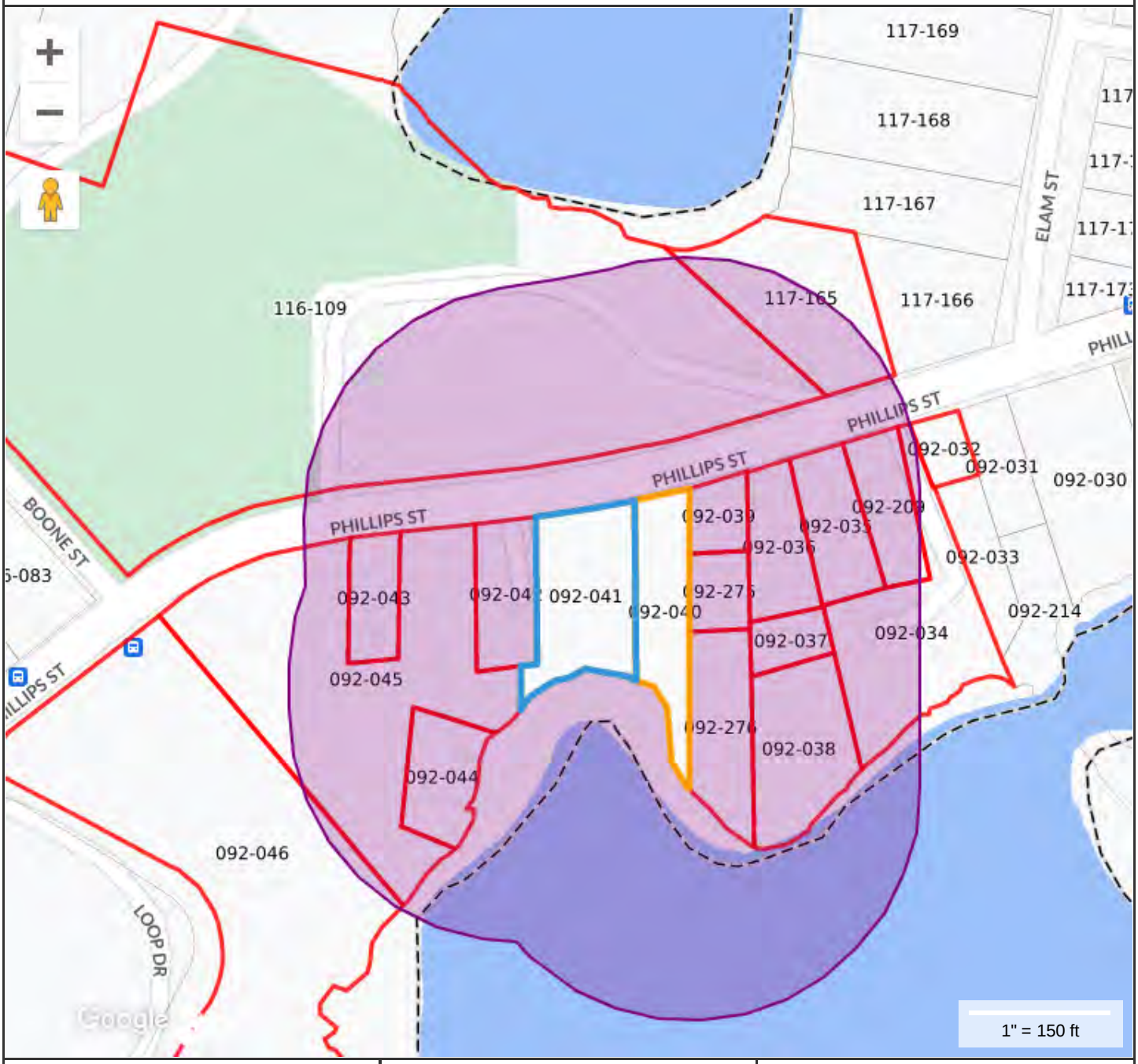
This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____ **DATE:**

OWNER'S SIGNATURE: _____ **DATE:** 9-3-24

MEMBER

AP 92 Lots 40 & 41 - 230' Radius Abutters Map



Property Information

Property ID	092-041
Location	90 PHILLIPS ST
Owner	OLDE THEATER LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

North Kingstown, Rhode Island makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Natural Resource Services, Inc.

Project Narrative for a CRMC Assent Application and Variance Request

Phillips Street
A.P. 92, Lots 40 & 41
North Kingstown, Rhode Island

Prepared for:
E.J Lanni & Lou Calcagni
HUS Companies
2 Charles Street
Providence, RI 02904

Project Narrative Prepared by:

Scott P. Rabideau, PWS
Principal

June 19, 2024

P.O. Box 311 Harrisville, RI 02830 401-568-7390

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COASTAL RESOURCES MANAGEMENT COUNCIL

Contents

Appendix

USGS Topographic Map
USDA Soil Map

Introduction

Natural Resource Services, Inc. (NRS) has been retained in the preparation and submission of a Variance Request to the RI Coastal Resources Management Council (CRMC). The shoreline of the subject property and coastal feature is a top of bank associated with the Type I waters of Wickford Harbor. Coastal features are subject to the buffer zone and setback standards as outlined in Sections 1.1.9 and 1.1.11 of the CRMP respectively.

The applicant is seeking permission to redevelop the subject property. The proposed project includes the remodeling of an old theater, an old colonial, and the relocation and remodeling of an existing garage. The three buildings shall be converted into multi family housing units.

The subject lots are approximately 0.765 acres in combined size and are adjacent to coastal wetlands regulated by the CRMC. The property is developed up to the edge of the coastal feature within some portions of the property. As such there is little to no buffer along portions of the coastal feature. Lacking any buffer vegetation, the coastal feature requires a 50 foot setback. The applicant is requesting a variance to this setback standard to move forward with this project. Although portions of the project currently exist within the setback, one of the structures shall be relocated within a different portion of the setback.

The design plans referenced throughout this report have been prepared by DiPrete Engineering Company. These plans are considered to be standalone documents that have been included in the application package as required.

Section 1.1.7 requires applicants seeking a variance to the setback standard to respond, in the form of a written narrative, to the six (6) criteria listed within Section 1.1.7(A) of the CRMP. This narrative is being submitted to provide the applicant's written response to these standards.

Existing Conditions

The two properties combined form an approximately 0.765 acre parcel. This parcel falls along the southern side of Phillips Street within the town's WVC zoning district. Lot 41 is developed with an old theater constructed in 1884. Lot 40 is developed with a two-family colonial home constructed in 1854 with a large three car garage in the rear of the lot. The frontage of the lots is developed with the buildings and a large paved parking area. The rear is primarily lawn with a few scattered planted trees that abut the coastal feature.

The coastal feature on the property is the top of bank backing a coastal marsh along the Type I waters of Wickford Harbor. This was delineated by DiPrete Engineering with flagging labeled TCF3 to TCF11. This area is regulated by the CRMP as Type 1 Waters, which are designated conservation areas. There is little to no buffer within the vicinity of flags CF5 to CF11. These areas receive a 50-foot setback whereas the remaining flags receive a 25-foot setback from the existing buffer zone. The property falls within an AE flood zone with a base flood elevation (BFE) of 13 as well as Zone X.

Project Scope

The primary purpose of this project is to remodel the existing buildings on site for multi-family residential living. The old theater building shall be remodeled into 9 two-bedroom units and 5 one-bedroom units. The colonial home shall be remodeled into 2 two-bedroom units. The existing garage shall be relocated and rotated perpendicular to its current orientation and remodeled into 2 two-bedroom units. Two porches with sets of stairs shall be constructed off of the southern edge of the garage to access doors in the rear of the building. The theater has a first floor elevation (FFE) of 17.13 while the colonial has a FFE of 17.74 and the garage a FFE of 15.35.

The existing pavement shall be ripped up and the parking lot shall be reconfigured. Some of the parking necessary to support the residences on site shall be located off site to the north within the assessor's plat 116, lot 109 where another residential remodeling is planned within the much larger property. Concrete sidewalks shall be established to grant access to the theater and garage buildings. Stairs shall also be installed off a portion of these sidewalks to grant access to doors in the theater building.

All buildings shall be serviced by town water and town sewer utilities. Electricity shall be accessed via an outdoor transformer with bollards, per Rhode Island Energy standards.

Stormwater shall be managed onsite. The proposed parking lot shall be constructed using a permeable pavement infiltration system. Erosion controls shall be utilized throughout the construction process as detailed on the soil erosion and sediment control plan. They shall be placed surrounding the proposed work as well as around the stockpile area.

The coastal feature is afforded a 50-foot setback. The proposed structural lot coverage increase (SLC) shall not increase and so shall remain below 50%, therefore, no buffer zone variance is required. To move forward with the project, the applicant is seeking a variance to Section 1.1.9 of the CRMP. The existing garage shall be relocated within the footprint of the exiting garage and lawn and shall be 34.3 feet from the coastal feature. Although the garage currently falls 25.9 feet from the coastal feature and the relocation shall move the structure further from the coastal feature, it shall be placed into a new location within the 50-foot setback. In total, the applicant is seeking a 15.7% reduction in the setback standard. This reduction shall support the above-described development while remaining consistent with the goals and policies of the CRMC.

Section 1.1.7 - Variances

Section 1.1.7 of the CRMP states that an applicant seeking a variance to an established standard must respond in writing to the six (6) criteria listed. The following is the applicant's written response to the variance standards.

1) *The proposed alteration conforms with the applicable goals and policies of the Coastal Resources Management Program.*

Section 1.2.1 of the CRMP outlines the Council's policies for land use adjacent to Type 1 Waters. This designation is reserved for areas that have unique or unusual scenic values or have retained undisturbed natural habitats. The proposed development and use of the site shall not change dramatically from the current commercial and multifamily use. Additionally, the proposed project could attempt to remodel the garage in its existing location. However, this would leave the building closer to the coastal feature than what is currently proposed and still require alterations within the setback for necessary surrounding infrastructure such as sidewalks.

2) *The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.*

The proposed project does not require alteration to buffer zone or existing vegetation. Most buildings shall not move and will be remodeled in place. The structure that shall be relocated shall be situated further from the coastal feature than its present position but will still require construction within the setback.

As previously stated, appropriate erosion controls shall be established along the authorized limit of disturbance. This erosion control barrier shall be installed prior to the commencement of development activities and shall remain in place until the conclusion of the project and all disturbed areas have stabilized. These measures and those listed in the soil erosion and sediment control plan shall be performed to be consistent with the RI Soil Erosion and Sediment Control Handbook (2014).

3) *Due to conditions at the site in question, applicable standard(s) cannot be met.*

Portions of the theater building and the garage currently exist within the 50-foot setback. The theater building shall remain in place, but the garage building shall be relocated. However, despite moving some of the required parking off site to the north of the lot, maintaining even ten parking spaces within the property in addition to the transformer pad and some snow storage area does not allow for enough space to move the building outside the construction setback. As previously mentioned, another option would be to remodel the garage in its existing place, however this would leave the structure closer to the coastal feature than what is currently proposed by moving the building. In order to remodel the three existing buildings within the property, the required setback cannot be met.

4) *The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.*

The applicant has included measures to minimize the variance request to the greatest extent practicable. The proposed location of the garage building has shifted the building 8.4 feet further from the coastal feature. This allows the proposed dwelling to be shifted away from the coastal feature and closer to the roadway. This is the only feasible location as the parking and electrical utilities are required in the central portion of the lot.

This results in the minimum variance necessary in order to achieve the redevelopment of the lot.

5) *The requested variance to the applicable standards is not due to any prior action of the applicant or the applicant's predecessors in title.*

The variance request is not the result of any prior action of the applicant or the applicant's predecessor in title. The variance request shall shift the remodeled garage further from the coastal feature than its current position and shall provide stormwater management where none currently exists.

6) *Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate* inter alia *the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.*

The relief requested shall allow the applicant to pursue the project without adversely impacting the coastal feature or buffer zone. Two of the three existing buildings were constructed within the setback. Even while moving over half of the required 31 parking spaces into the adjacent lot, it is not feasible to remodel and relocate the garage outside the 50 foot setback. Thus resulting in an undue hardship should the variance request be denied.

Section 1.1.10 - Sea Level Rise

Section 1.1.10 of the CRMP outlines the Council's policies pertaining to climate change and sea level rise. The CRMC requires that applicants proposing development within the jurisdiction of the CRMC consider various sea level rise scenarios as part of the application process. NRS has reviewed the subject property using the STORMTOOLS data layer with GIS software. STORMTOOLS provides models detailing sea level rise scenarios with one (1), two (2), three (3), five (5), seven (7), ten (10) and twelve (12) foot projections. Based on our review of this data, the project area shall not be impacted in these scenarios until 10 feet of sea level rise. The property is already vulnerable to flooding from a 100-year coastal storm. The entire property shall be vulnerable to two feet of sea level rise plus a 100-year coastal storm. As such, the applicant is not anticipating any additional adverse impacts from sea level rise within the proposed limits of disturbance that the current development and infrastructure is not already vulnerable to.

Conclusion

The applicant is seeking permission in the form of a variance request to redevelop the existing theater, colonial house and garage into multifamily housing units within the two subject properties located on Phillips Street in North Kingstown. The applicant is requesting a variance to the setback standards of the CRMP. More specifically, this project requires a 15.7 percent reduction to the setback. Appropriate erosion controls shall be implemented and established along

the LOD in accordance with the specifications of the site plans. Stormwater management in the form of a permeable pavement infiltration system shall accommodate the proposed impervious surfaces.

This narrative has been prepared to provide the applicant's written response to the six (6) criteria listed in Section 1.1.7 of the CRMP for variance requests. Based on the project's ability to satisfy such criteria, it is our opinion that the project may be permitted through a variance to the setback standards.

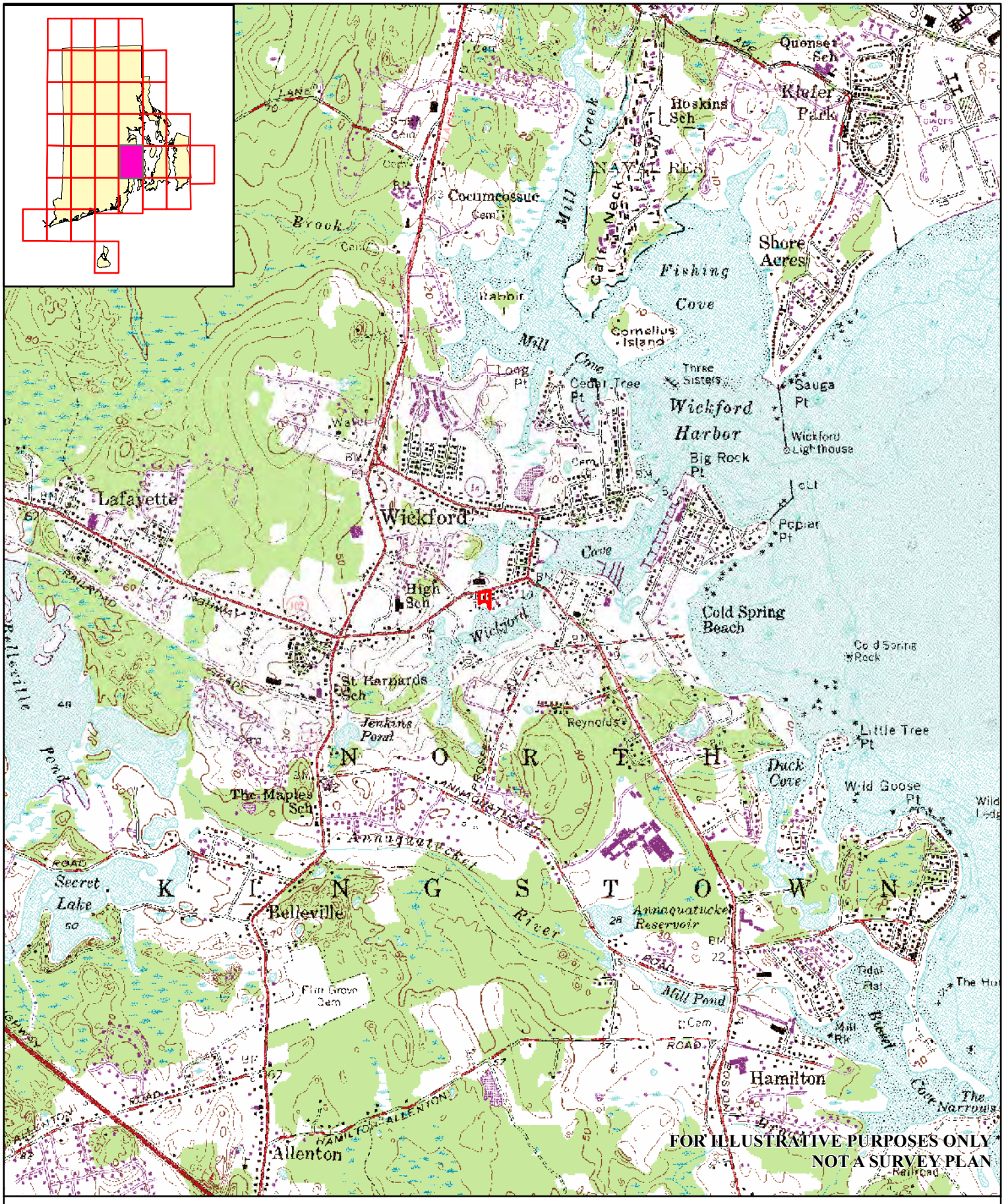
References

Coastal Resources Management Council, (Refiled January 2012) *Coastal Resources Management Program, as Amended*.

RIGIS. (1939- 2023). *Topo map & aerial photoviewer*. RI Department of Environmental Management.

RI State Conservation Committee, RI Department of Environmental Management, RI Coastal Resources Management Council & RI Department of Transportation. (2016) *RI Soil Erosion and Sedimentation Control Handbook*.

Appendix



FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

USGS Topographic Map
Phillips St
A.P. 92, Lots 40 & 41
North Kingstown, RI
Wickford Quad Map

Approximate Site Location

USGS Topographic Series
Contour Interval 10 Feet
National Geodetic Vertical Datum of 1929

Feet
0 1,000 2,000 4,000

USDA Soil Survey Map
Phillips St
A.P. 92, Lots 40 & 41

North Kingstown, RI

Approximate Site Location

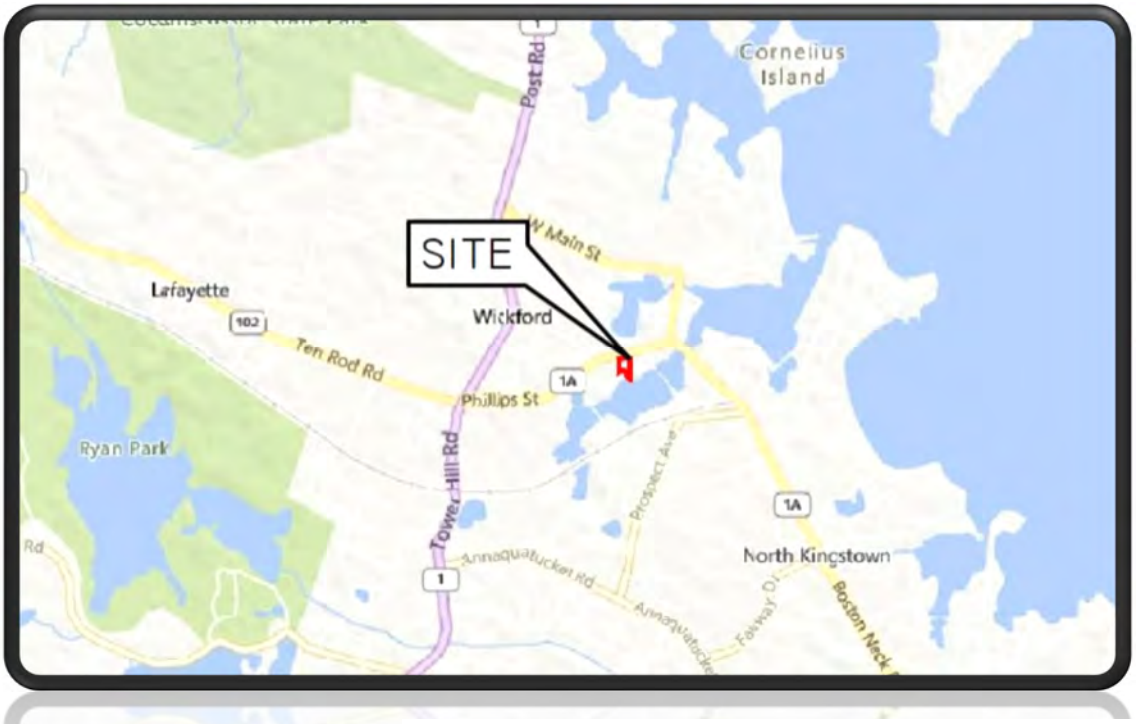
0 50 100 200 Feet

Spring 2024 aerial
RI DEM Mapping

(c) RIGIS

DiPrete Engineering

Stormwater System Operation & Maintenance Plan



Olde Theater Condominiums at Wickford Cove

Located in North Kingstown, RI

Applicant: Wickford Olde Theatre LLC

09-03-2024

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Operation & Maintenance Plan Overview

An essential component of a successful Stormwater System (SS) is the ongoing Operation and Maintenance (O&M) of the various components of the stormwater drainage, control, and conveyance systems. These components include swales, pipes, catch basins, and treatment/ control devices are commonly referred to as Best Management Practices (BMPs). Failure to provide effective maintenance can reduce the hydraulic capacity and the pollutant removal efficiency of stormwater practices.

Many people expect that stormwater facilities will continue to function correctly forever. However, it is inevitable that deterioration of the stormwater system will occur once it becomes operational. The question is not whether stormwater system maintenance is necessary but how often.

This plan has been developed to proactively address operations and maintenance to minimize potential problems and maximize potential stormwater runoff treatment and management. Ongoing inspections and maintenance will extend the service life of the Best Management Practices.

This plan addresses:

1. Stormwater management system(s) owners;
2. The party or parties responsible for operation and maintenance, including how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance;
3. A description and delineation of public safety features;
4. The routine (scheduled) and non-routine (corrective) maintenance tasks for each BMP to be undertaken after construction is complete and a schedule for implementing those tasks;
5. A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point;
6. An estimated operation and maintenance budget; and
7. Funding source for operation and maintenance activities and equipment.

A major contributor to unmaintained stormwater facilities is a lack of clear ownership and responsibility definition. In order for an inspection and maintenance program to be effective, the roles for each responsibility must be clearly defined prior to construction of a system. This can be accomplished with a maintenance agreement between the site owners and the responsible authority.

This report is suitable for recording as an attachment to a maintenance agreement between the site owner and the responsible authority. A copy of a sample agreement prepared by RIDEM is attached to this report as Appendix B.

Stormwater System Owner / Party Responsible for O&M

Stormwater BMPs are maintained during construction by the site contractor as identified in the Soil Erosion and Sediment Control Plan (SESC) for the site. A copy of the SESC is required to be kept on site during construction. The SESC requires maintenance and inspection of the BMPs during the construction phase of project and requires a log be kept of these activities. Once construction is complete and the contractor's warranty period is elapsed, the contractor must obtain the signature of the stormwater system's owner releasing the contractor from his maintenance and inspection responsibilities. A copy of this release of contractor's responsibility must be attached to this document.

The property owner will also be the owner of the stormwater system. Upon completion of construction, the owner of the property along with mailing and emergency contact information must be added below.

Owner: _____
Mailing Address: _____

_____

Emergency Contact Name: _____
Phone: _____

Transfer of Ownership

In the event that the owner of the property changes, the current owner (grantor) must provide a copy of this document to the new owner (grantee). The new owner must notify the Rhode Island Department of Environmental Management of the change of ownership and provide a signed updated Operations and Maintenance Plan to the Rhode Island Department of Environmental Management.

The Stormwater System Owner is the Party Responsible for the ongoing O&M of the system.

The two key components to adequately maintain the stormwater infrastructure are:

1. Performance of periodic and scheduled inspections
2. Performance of scheduled maintenance

The actual operation and maintenance of the system may be performed by a third party designated by the owner. If the owner contracts with a third party for O&M the name, address, and emergency contact information must be added below, and updated if the third party designee changes.

Name: _____
Mailing Address: _____

_____

Emergency Contact Name: _____
Phone: _____

Public Safety

Public safety was a critical factor in designing the stormwater system. Public safety features included in this design are:

- Accessibility to Stormwater BMPs
- Winter & Non-Winter Maintenance

Accessibility to Stormwater BMPs

As shown on the site plans, the stormwater BMPs are located under the driveway areas through the use of pervious pavement and stone reservoir courses which are easily accessible for maintenance.

Winter Maintenance

The following tasks must be performed to protect public safety during the winter season:

- Roadways and parking lots will be salted/ sanded/ plowed in accordance with applicable Town of North Kingstown, RIDOT guidelines and the requirements of the pervious pavement. Absolutely no sand is to be used on pervious pavement.
- General maintenance for pervious pavement:
    1. Plow after every storm. Special plow blades may be used.
    2. Salt reductions are recommended.
    3. Apply anti-icing treatments prior to storms if possible.
    4. Recommended posting of signs indicating difference of pervious pavement maintenance requirements and restrictions.
- Inspect roadways and drainage structures post-storm event to alleviate any signs of icing or damming.

Non-Winter Maintenance

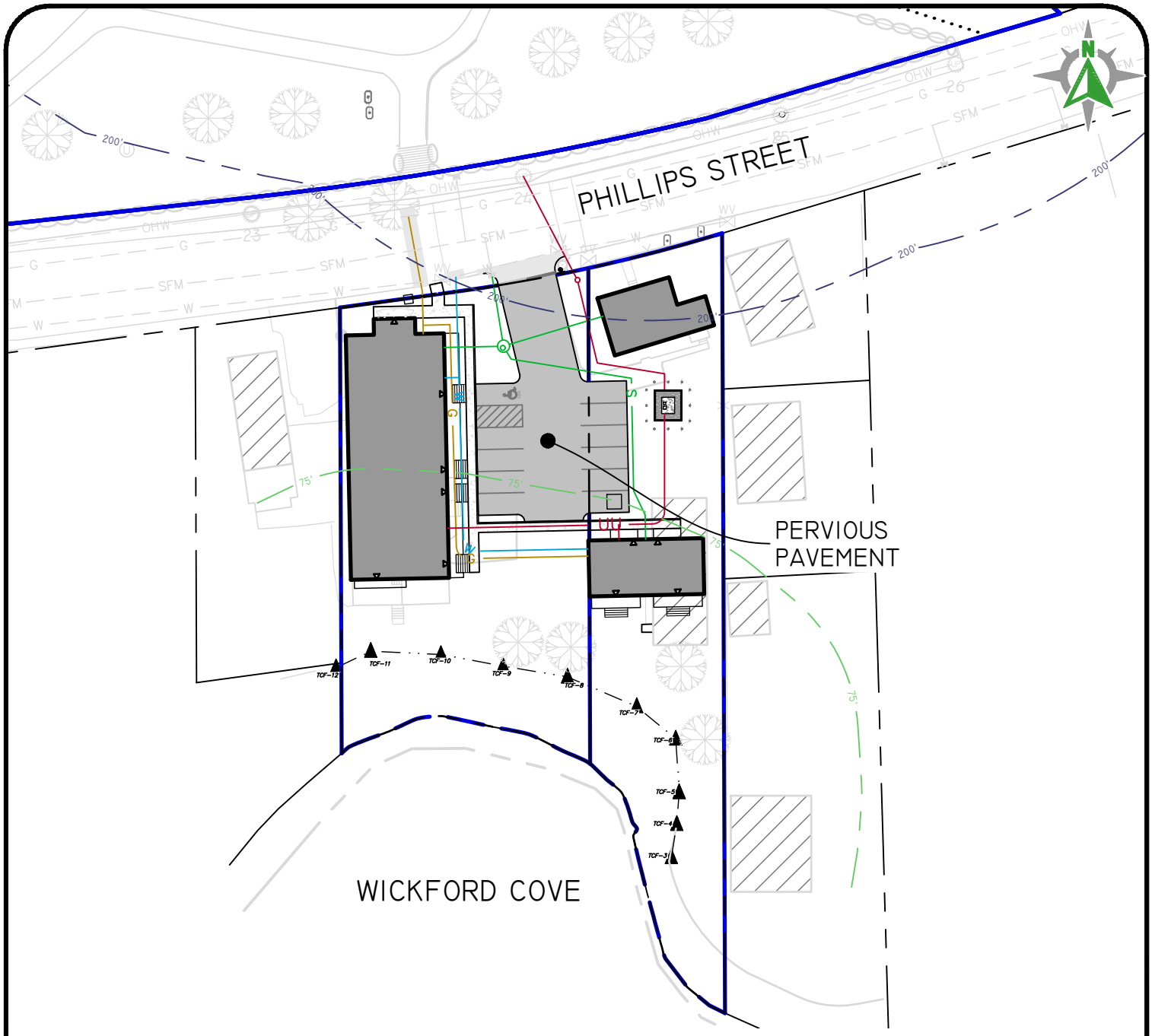
The following tasks must be performed to protect public safety during the non-winter seasons:

- Roadways and parking lots will be vacuumed in accordance with applicable Town of North Kingstown and RIDOT guidelines. Vacuuming of pervious pavement shall be completed quarterly at a minimum.
- The owner or designated party will inspect and maintain the storm water management systems with the enclosed Operations & Maintenance Plan.
- The stormwater management systems must be inspected and maintained in accordance with the enclosed Operations & Maintenance Plan.

Particular care must be taken in the operation and maintenance of these features.

Stormwater System Plan

A plan identifying each component of the stormwater system is included on the following page.



SCALE: 1"=60'

0 30' 60' 120'

OPERATIONS & MAINTENANCE
OLDE THEATRE CONDOS

NORTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:

WICKFORD OLDE THEATRE LLC

2 CHARLES ST, BLDG C3-1, PROVIDENCE, RI 02904 DATE: 09-03-2024

SHEET 1 OF 1

DiPrete Engineering

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

Boston • Providence • New

Inspections & Maintenance

Inspections must be performed on a regular basis and scheduled based on the BMP type and configuration. It is not mandatory that all inspectors be trained engineers, but they must have some knowledge or experience with stormwater systems and in general, trained stormwater engineers should direct the inspectors. Follow-up inspections by registered professional engineers must be performed where a routine inspection has revealed a question of structural or hydraulic integrity affecting public safety.

Not all inspections can be conducted by direct human observation. For subsurface systems, video equipment may be required. There may be cases where other specialized equipment is necessary. The inspection program must be tailored to address the operational characteristics of the system.

The inspection process must document observations made in the field and must cover structural conditions, hydraulic operational conditions, evidence of vandalism, condition of vegetation, occurrence of obstructions, unsafe conditions, and build-up of trash, sediments and pollutants.

Maintenance of the stormwater management system is essential and can be divided into two types, scheduled and corrective.

Scheduled maintenance tasks are those that are typically accomplished on a regular basis and can generally be scheduled without referencing inspection reports. These items consist of such things as vegetation maintenance (such as mowing) and trash and debris removal. These tasks are required at well-defined time intervals and are a requirement for all stormwater structural facilities.

Corrective maintenance tasks consist of items such as sediment removal, stream bank stabilization, and outlet structure repairs that are done on an as-needed basis. These tasks are typically scheduled based on inspection results or in response to complaints.

Since specialized equipment may be required, some maintenance tasks can be effectively handled on a contract basis with an outside entity specializing in that field. In addition, some maintenance may also require a formal design and bid process to accomplish the work.

Appendix A provides an "Inspection Schedule & Maintenance Checklist" for the stormwater system components on this site. Completed checklists must be maintained as an ongoing record of inspections for each component of the stormwater system.

In addition to the maintenance of the stormwater system, maintenance of other site improvements can significantly enhance the ability for the BMPs to function as designed. Several of these have been listed below, along with the recommended maintenance.

Lawn, Garden and Landscape Management

- Lawns should be cut no shorter than 1-1/2" in the spring and fall to stimulate root growth, and no shorter than 2 to 3 inches throughout the summer.
- Infiltration ponds should be mowed at least twice per year.
- Fertilize no more than twice per year, once in May-June and once in September-October.
- Avoid spreading fertilizer on impervious surfaces.
- Weeds should be dug or pulled out. Large areas of weeds can be removed by covering with large plastic sheet(s) for a few days.
- Chemical pesticides should be used as a last resort. A healthy lawn is naturally disease resistant.
    - Visible insects can be removed by hand, by spraying with water, or even vacuum cleaning.
    - Store bought traps, specific for a species, can be used.
    - Slugs and other soft bodied insects can be eliminated using diatomaceous earth.
    - Plants infected with bacteria and fungi should be removed and disposed of.
    - Beneficial organisms should be maintained on the property and should be encouraged/ attracted to the property. Homeowners and property facility maintenance personal should become familiar with beneficial organisms.
- Irrigation should be minimal if required at all. Most lawns do not require watering and will become dormant during dry periods.
    - Established lawns require no more than one inch of water per week.
    - Areas should be watered before 9am to avoid evaporation.

Road and Parking Area Management

Street and Parking Lot Sweeping

- All pervious pavement parking and road areas on site shall be vacuumed a minimum of 4 times per year on a quarterly basis.

Deicing:

- An appropriate deicer should be used that does not contain rock salt and/or sand.
- Runoff must be contained in appropriate areas.
- See The Rhode Island Stormwater Design and Installation Standards Manual Appendix G for approved deicing agents and ways to reduce deicer impacts. The manual Appendices can be found online at: http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/stwater/pdfs/swdsnapd.pdf

Sealants:

- Only asphalt based sealants are permitted, no coal-tar based asphalt sealants can be used on site.

Snow Removal:

- Snow must not be dumped in any water body including rivers, reservoirs, ponds, lakes, wetlands, bays, or the ocean.
- Avoid disposing of snow on top of storm drain catch basins or stormwater drainage swales or ditches.
- Snow must be stored in upland areas, not in or adjacent to water bodies or wetlands. Snow must be stored in a location that will allow snow melt and enter the onsite drainage system so it can be treated by onsite BMPs.

Solid Waste Containment

- Trash and recycling receptacles must be located onsite for all commercial areas.

Reference; Additional information relating to operation and maintenance of specific BMPs can be found in the Rhode Island Stormwater Design and Installation Standards Manual. (www.dem.ri.gov/pubs/regs/regs/water/swmanual.pdf)

Estimated Inspections & Maintenance Budget

It is important to be able to budget for the O&M costs associated with the stormwater system. To assist the owner in budgeting, below is an estimate of the costs that may be incurred in maintaining the system. The costs have been estimated on a yearly basis.

Pervious Pavement:

Pervious pavement costs approximately $3,960 per acre of tributary area per year. The site contains approximately 0.192 acres of area flowing to porous pavement. This equates to an approximate cost of $760 per year to maintain the pervious pavement.

Based on the costs outlined above, the stormwater system will cost approximately $760 per year to maintain. This is only an estimate and costs may vary.

These costs are the responsibility of the stormwater system owner. Funding for the costs will be provided by the owner.

Reference; Maintenance costs are based on information provided by Horsley Witten during the January 19, 2011 Stormwater Manual Training.
(http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/stwater/t4guide/slides/sess210.ppt)

Appendix A – Inspection Schedule & Maintenance Checklists

Permeable Pavement
Operation, Maintenance, and Management
Inspection Checklist

Project: Date:

Location: Time:

Site Status: Inspector:

Notes:

- Beyond inspection frequency noted in parenthesis, i.e. (quarterly), inspections shall be completed after storms equal to or greater than the 1-year 24-hour Type III storm event (2.7" of rain fall)
- All Checklist Maintenance items are MANDATORY.
- During inspections, if maintenance items are found not to be applicable, note as N/A in comments
- All removed sediments shall be disposed at an approved and permitted location.
- All hazardous debris removed shall be disposed of in accordance with state and federal regulations by a properly licensed contractor

MAINTENANCE ITEM	SATISFACTORY (YES/NO)	COMMENTS
1. Sediment and Debris Cleanout (Quarterly or Manufacturer's Recommendation)		
Contributing area free of sediment and debris		
Contributing area stabilized and mown, with grass clippings removed		
Surface free of sediment and debris (e.g. mulch, leaves, trash, etc.)		
No signs of clogging (e.g., standing water)		
Surface does not require vacuuming		
2. Dewatering (Monthly)		
Permeable pavement dewaters between storms		
3. Underdrain Outfall, If Present (Annual)		
No evidence of erosion		

Permeable Pavement
Operation, Maintenance, and Management
Inspection Checklist

Project: Date:

Location: Time:

Site Status: Inspector:

4. Surface repairs (annual)		
Surface has not been sealed		
No evidence of surface deterioration or spalling		
Surface (top and base course) does not need to be Replaced		
5. Vacuum Sweeping or Hosing (Quarterly)		
Quarterly Vacuum Sweeping or Hosing per manufacturer		
6. Miscellaneous		
Minimize use of sand and salt in winter months		
Post signs identifying permeable pavement		
Attached rollers to the bottoms of snowplows to prevent them from catching on the edges of grass pavers and some paving stones		
Annual inspection for damaged and clogged voids		

Permeable Pavement
Operation, Maintenance, and Management
Inspection Checklist

Project: Date:

Location: Time:

Site Status: Inspector:

COMMENTS:

ACTIONS TO BE TAKEN:

Appendix B – RIDEM Sample Stormwater Facility Maintenance Agreement

A site-specific Stormwater Facility Maintenance Agreement between the Owner and the responsible authority must be developed prior to construction

Sample Stormwater Facility Maintenance Agreement

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between (Insert Full Name of Owner) _____ hereinafter called the "Landowner", and the [Local Jurisdiction], hereinafter called the "[Town/City]". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as (Tax Map/Parcel Identification Number) _____ as recorded by deed in the land records of [Local Jurisdiction] Deed Book _____ Page _____, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan known as _____, (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the [Town/City], provides for detention of stormwater within the confines of the property; and

WHEREAS, the [Town/City] and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of [Local Jurisdiction] require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the [Town/City] requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management facilities in accordance with the required Operation and Maintenance Plan. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Best Management Practices Operation, Maintenance and Management Checklists are to be used to establish what good working condition is acceptable to the [Town/City].

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, basin areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the [Town/City], its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the [Town/City] deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The [Town/City] shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the [Town/City], the [Town/City] may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the [Town/City] to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the [Town/City] is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the [Town/City].
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the [Town/City] pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the [Town/City] upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the [Town/City] hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the [Town/City] and the Landowner agrees to hold the [Town/City] harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This Agreement shall be recorded among the land records of [Local Jurisdiction] and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

_____
Company/Corporation/Partnership Name (Seal)

By: _____

_____
(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by _____.

_____
NOTARY PUBLIC
My Commission Expires: _____

By: _____

_____
(Type Name and Title)

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by _____.

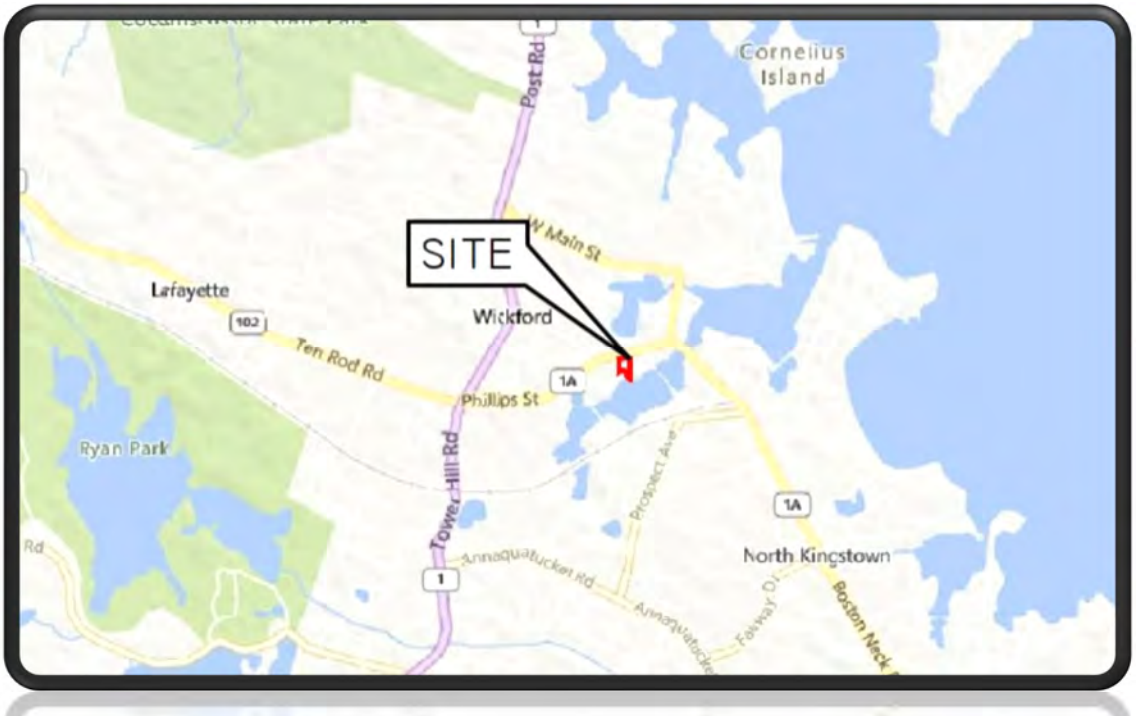
_____
NOTARY PUBLIC
My Commission Expires: _____

Approved as to Form:

_____ _____
[Town/City] Attorney Date

DiPrete Engineering

Stormwater Management Report



MOLLY R. TITUS
No. 16817
10/02/2024
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Olde Theater Condominiums at Wickford Cove

Located in North Kingstown, RI

Applicant: Wickford Olde Theatre LLC

09-03-2024

Table of Contents

Executive Summary

On behalf of the Client, we are submitting drainage calculations for the proposed development at 84-90 Phillips Street in North Kingstown, RI. The site is located on Assessors' Plat 92 Lots 40 & 41. The site exists today with three existing buildings and associated parking. The client proposes to renovate the existing theater building and dwelling to condominiums as well as relocate the garage building and convert to condominiums with associated parking. The project proposes to remove approximately 12.6% of existing pavement and provide new landscaped areas.

Under the RISDISM, the site is considered a redevelopment site since the existing site is over 40% impervious, which triggers a reduced scope of reporting under Section 3.2.6 of the RISDISM. This redevelopment requires minimum stormwater management standards 2, 3 and 7-11 to be addressed. The required water quality and recharge volume must include 50% of the redevelopment area. Refer to Appendix A3.3 for a graphical representation of the impervious calculations.

The water quality will be improved by utilizing BMP's as established by the RISDISM for the treatment and recharge of stormwater runoff from the proposed redevelopment. BMP's will consist of Pervious Pavement. The site has been designed to meet the RIDEM Stormwater Design and Installations Manual for redevelopment.

APPENDIX A: STORMWATER MANAGEMENT PLAN CHECKLIST AND LID PLANNING REPORT – STORMWATER DESIGN SUMMARY

PROJECT NAME **Olde Theater Condominiums on Wickford Cove**	**(RIDEM USE ONLY)** **STW/WQC File #:** **Date Received:**
TOWN **North Kingstown**	
BRIEF PROJECT DESCRIPTION: Conversion of existing theater, dwelling and garage to condominiums and associated parking	

Stormwater Management Plan (SMP) Elements – Minimum Standards

When submitting a SMP,[1] submit four separately bound documents: Appendix A Checklist; Stormwater Site Planning, Analysis and Design Report with Plan Set/Drawings; Soil Erosion and Sediment Control (SESC) Plan, and Post Construction Operations and Maintenance (O&M) Plan. Please refer to Suggestions to Promote Brevity.

Note: **All stormwater construction projects must create a Stormwater Management Plan (SMP). However, not every element listed below is required per the RIDEM Stormwater Rules and the RIPDES Construction General Permit (CGP). This checklist will help identify the required elements to be submitted with an Application for Stormwater Construction Permit & Water Quality Certification.**

PART 1. PROJECT AND SITE INFORMATION

PROJECT TYPE (Check all that apply)

☒ Residential	☐ Commercial	☐ Federal	☐ Retrofit	☐ Restoration
☐ Road	☐ Utility	☐ Fill	☐ Dredge	☐ Mine
☐ Other (specify):				

SITE INFORMATION

☒ Vicinity Map

INITIAL DISCHARGE LOCATION(S): The WQv discharges to: (You may choose more than one answer if several discharge points are associated with the project.)

☒ **Groundwater**	☒ **Surface Water**	☐ **MS4**
☐ GAA	☒ Isolated Wetland	☐ RIDOT
☒ GA	☒ Named Waterbody	☐ RIDOT Alteration Permit is Approved
☐ GB	☐ Unnamed Waterbody Connected to Named Waterbody	☐ Town
		☐ Other (specify):

ULTIMATE RECEIVING WATERBODY LOCATION(S): Include pertinent information that applies to both WQ_v and flow from larger storm events including overflows. Choose all that apply, and repeat table for each waterbody.

☒ Groundwater or Disconnected Wetland	☐ SRWP		
☒ Waterbody Name: Wickford Harbor	☐ Coldwater	☐ Warmwater	☒ Unassessed
☒ Waterbody ID: RI0007027E-04B	☐ 4th order stream of pond 50 acres or more		
☒ TMDL for: Dissolved Oxygen	☐ Watershed of flood prone river (e.g., Pocasset River)		
☐ Contributes to a priority outfall listed in the TMDL	☐ Contributes stormwater to a public beach		
☒ 303(d) list – Impairment(s) for: Dissolved Oxygen	☐ Contributes to shellfishing grounds		

[1] Applications for a Construction General Permit that do not require any other permits from RIDEM and will disturb less than 5 acres over the entire course of the project do not need to submit a SMP. The Appendix A checklist must still be submitted.

PROJECT HISTORY		
☐ RIDEM Pre- Application Meeting	Meeting Date:	☐ Minutes Attached
☒ Municipal Master Plan Approval	Approval Date:	☐ Minutes Attached
☐ Subdivision Suitability Required	Approval #:	
☐ Previous Enforcement Action has been taken on the property	Enforcement #:	

FLOODPLAIN & FLOODWAY See Guidance Pertaining to Floodplain and Floodways	
☐ Riverine 100-year floodplain: **FEMA FLOODPLAIN FIRMETTE** has been reviewed and the 100-year floodplain is on site	
☐ Delineated from FEMA Maps	
NOTE: Per Rule 250-RICR-150-10-8-1.1(B)(5)(d)(3), provide volumetric floodplain compensation calculations for cut and fill/displacement calculated by qualified professional	
☐ Calculated by Professional Engineer	
☐ Calculations are provided for cut vs. fill/displacement volumes proposed within the 100-year floodplain	Amount of Fill (CY):
	Amount of Cut (CY):
☐ Restrictions or modifications are proposed to the flow path or velocities in a floodway	
☐ Floodplain storage capacity is impacted	
☒ Project area is not within 100-year floodplain as defined by RIDEM	

CRMC JURISDICTION
☒ CRMC Assent required
☒ Property subject to a Special Area Management Plan (SAMP). If so, specify which SAMP: Narragansett Bay
☒ Sea level rise mitigation has been designed into this project

LUHPPL IDENTIFICATION - MINIMUM STANDARD 8: N/A			
1. OFFICE OF Land Revitalization and Sustainable Materials Management (OLRSMM)			
	☐ Known or suspected releases of HAZARDOUS MATERIAL are present at the site (Hazardous Material is defined in Rule 1.4(A)(33) of 250-140-30-1 of the RIDEM Rules and Regulations for Investigation and Remediation of Hazardous Materials (the Remediation Regulations))		**RIDEM CONTACT:**
	☐ Known or suspected releases of PETROLEUM PRODUCT are present at the site (Petroleum Product as defined in Rule 1.5(A)(84) of 250-140-25-1 of the RIDEM Rules and Regulations for Underground Storage Facilities Used for Regulated Substances and Hazardous Materials)		
	☐ This site is identified on the RIDEM Environmental Resources Map as one of the following regulated facilities		**SITE ID#:**
		☐ CERCLIS/Superfund (NPL)	
		☐ State Hazardous Waste Site (SHWS)	
		☐ Environmental Land Usage Restriction (ELUR)	
		☐ Leaking Underground Storage Tank (LUST)	
		☐ Closed Landfill	
Note: If any boxes in 1 above are checked, the applicant must contact the RIDEM OLRSMM Project Manager associated with the Site to determine if subsurface infiltration of stormwater is allowable for the project. Indicate if the infiltration corresponds to "Red," "Yellow" or "Green" as described in Section 3.2.8 of the RISDISM Guidance (Subsurface Contamination Guidance). Also, note and reference approval in PART 3, Minimum Standard 2: Groundwater Recharge/Infiltration.			
2. PER MINIMUM STANDARD 8 of RICR 8.14.C.1-6 "LUHPPLS," THE SITE IS/HAS:			
	☐ Industrial Site with RIPDES MSGP, except where No Exposure Certification exists. http://www.dem.ri.gov/programs/water/permits/ripdes/stormwater/status.php		
	☐ Auto Fueling Facility (e.g., gas station)		
	☐ Exterior Vehicles Service, Maintenance, or Equipment Cleaning Area		

	☐ Road Salt Storage and Loading Areas (exposed to rainwater)	
	☐ Outdoor Storage and Loading/Unloading of Hazardous Substances	
3. STORMWATER INDUSTRIAL PERMITTING		
	☐ The site is associated with existing or proposed activities that are considered Land Uses with Higher Potential Pollutant Loads (LUHPPLS) (see RICR 8.14.C)	Activities: Sector:
	☐ Construction is proposed on a site that is subject to THE MULTI-SECTOR GENERAL PERMIT (MSGP) UNDER RULE 31(B)15 OF THE RIPDES REGULATIONS.	MSGP permit #
	☐ Additional stormwater treatment is required by the MSGP Explain:	

REDEVELOPMENT STANDARD – MINIMUM STANDARD 6		
☒ Pre Construction Impervious Area		
	☒ Total Pre-Construction Impervious Area (**TIA**) 0.309 ac	
	☒ Total Site Area (**TSA**) 0.765 ac	
	☒ Jurisdictional Wetlands (**JW**)	
	☒ Conservation Land (**CL**)	
☒ Calculate the Site Size (defined as contiguous properties under same ownership)		
	☒ Site Size (**SS**) = (**TSA**) – (**JW**) – (**CL**) 0.456 ac	
	☒ (**TIA**) / (**SS**) = 0.68	☒ (**TIA**) / (**SS**) >**0.4**?
☒ YES, Redevelopment		

PART 2. LOW IMPACT DEVELOPMENT ASSESSMENT – MINIMUM STANDARD 1

(NOT REQUIRED FOR REDEVELOPMENT OR RETROFITS)

This section may be deleted if not required.

PART 3. SUMMARY OF REMAINING STANDARDS

GROUNDWATER RECHARGE – MINIMUM STANDARD 2		
YES	**NO**	
☒	☐	The project has been designed to meet the groundwater recharge standard.
☐	☐	If "No," the justification for groundwater recharge criterion waiver has been explained in the Narrative (e.g., threat of groundwater contamination or physical limitation), if applicable (see RICR 8.8.D);
☐	☐	Your waiver request has been explained in the Narrative, if applicable.
☐	☒	Is this site identified as a Regulated Facility in Part 1, Minimum Standard 8: LUHPPL Identification?
☐	☐	If "Yes," has approval for infiltration by the OLRSMM Site Project Manager, per Part 1, Minimum Standard 8, been requested?

TABLE 2-1: Summary of Recharge (see RISDISM Section 3.3.2) (Add or Subtract Rows as Necessary)					
Design Point	**Impervious Area Treated (sq ft)**	**Total Re_v Required (cu ft)**	**LID Stormwater Credits (see RISDISM Section 4.6.1) Portion of Re_v directed to a QPA (cu ft)**	**Recharge Required by Remaining BMPs (cu ft)**	**Recharge Provided by BMPs (cu ft)**
Redevelopment Area	5,053	253		253	xxxx

Notes:
1. Only BMPs listed in RISDISM Table 3-5 "List of BMPs Acceptable for Recharge" may be used to meet the recharge requirement.
2. Recharge requirement must be satisfied for each waterbody ID.

☒ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.):

Stormwater Management Report

WATER QUALITY – MINIMUM STANDARD 3		
YES	**NO**	
☒	☐	Does this project meet or exceed the required water quality volume WQv (see RICR 8.9.E-I)?
☒	☐	Is the proposed final impervious cover greater than 20% of the disturbed area (see RICR 8.9.E-I)?
☒	☐	If "Yes," either the Modified Curve Number Method or the Split Pervious/Impervious method in Hydro-CAD was used to calculate WQv; or,
☐	☐	If "Yes," either TR-55 or TR-20 was used to calculate WQv; and,
☐	☐	If "No," the project meets the minimum WQv of 0.2 watershed inches over the entire disturbed area.
☐	☐	Not Applicable
☒	☐	Does this project meet or exceed the ability to treat required water quality flow WQf (see RICR 8.9.I.1-3)?
☐	☒	Does this project propose an increase of impervious cover to a receiving water body with impairments? If "Yes," please indicate below the method that was used to address the water quality requirements of no further degradation to a low-quality water. Stormwater through the 100-year storm is infiltrated
☐	☒	RICR 8.36. A Pollutant Loading Analysis is needed and has been completed.
☒	☐	The Water Quality Guidance Document (Water Quality Goals and Pollutant Loading Analysis Guidance for Discharges to Impaired Waters) has been followed as applicable.
☒	☐	BMPs are proposed that are on the approved technology list . If "Yes," please provide all required worksheets from the manufacturer.
☐	☒	Additional pollutant-specific requirements and/or pollutant removal efficiencies are applicable to the site as the result of a TMDL, SAMP, or other watershed-specific requirements. If "Yes," please describe:

TABLE 3-1: Summary of Water Quality (see RICR 8.9)					
Design Point and WB ID	**Impervious area treated (sq ft)**	**Total WQ_v Required (cu ft)**	**LID Stormwater Credits** (see RICR 8.18) **WQv directed to a QPA (cu ft)**	**Water Quality Treatment Remaining (cu ft)**	**Water Quality Provided by BMPs (cu ft)**
Redevelopment Area	5,053	421		421	xxxx

Notes:
1. Only BMPs listed in RICR 8.20 and 8.25 or the Approved Technologies List of BMPs is Acceptable for Water Quality treatment.
2. For each Design Point, the Water Quality Volume Standard must be met for each Waterbody ID.

☒ YES ☐ NO	This project has met the setback requirements for each BMP. If "No," please explain:

☒ Indicate where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.):
Stormwater Management Report

CONVEYANCE AND NATURAL CHANNEL PROTECTION (RICR 8.10) – MINIMUM STANDARD 4

YES	**NO**		
☒	☐	Is this standard waived? If "Yes," please indicate one or more of the reasons below:	
		☐	The project directs discharge to a large river (i.e., 4th-order stream or larger. See RISDISM Appendix I for State-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters.
		☐	The project is a small facility with impervious cover of less than or equal to 1 acre.
		☐	The project has a post-development peak discharge rate from the facility that is less than 2 cfs for the 1-year, 24-hour Type III design storm event (prior to any attenuation). (Note: LID design strategies can greatly reduce the peak discharge rate).
☒	☐	Conveyance and natural channel protection for the site have been met. If "No,' explain why:	

TABLE 4-1: Summary of Channel Protection Volumes (see RICR 8.10) - N/A					
Design Point	**Receiving Water Body Name**	**Coldwater Fishery? (Y/N)**	**Total CPv Required (cu ft)**	**Total CPv Provided (cu ft)**	**Average Release Rate Modeled in the 1-yr storm (cfs)**
DP-1:					
DP-2:					
DP-3:					
DP-4:					
TOTALS:					

Note: The Channel Protection Volume Standard must be met in each waterbody ID.

☐ YES ☐ NO	The CPv is released at roughly a uniform rate over a 24-hour duration (see examples of sizing calculations in Appendix D of the RISDISM).

☐ YES ☐ NO	Do additional design restrictions apply resulting from any discharge to cold-water fisheries; If "Yes," please indicate restrictions and solutions below.
☒ Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.). Stormwater Management Report	

OVERBANK FLOOD PROTECTION (RICR 8.11) AND OTHER POTENTIAL HIGH FLOWS – MINIMUM STANDARD 5			
YES	**NO**		
☒	☐	Is this standard waived? If yes, please indicate one or more of the reasons below:	
		☐	The project directs discharge to a large river (i.e., 4th-order stream or larger. See Appendix I for state-wide list and map of stream orders), bodies of water >50.0 acres in surface area (i.e., lakes, ponds, reservoirs), or tidal waters.
		☐	A Downstream Analysis (see RICR 8.11.D and E) indicates that peak discharge control would not be beneficial or would exacerbate peak flows in a downstream tributary of a particular site (e.g., through coincident peaks).
☐	☒	Does the project flow to an MS4 system or subject to other stormwater requirements? If "Yes," indicate as follows:	
		☐	RIDOT
		☐	Other (specify):
Note: The project could be approved by RIDEM but not meet RIDOT or Town standards. RIDOT's regulations indicate that post-volumes must be **less** than pre-volumes for the 10-yr storm at the design point entering the RIDOT system. If you have not already received approval for the discharge to an MS4, please explain below your strategy to comply with RIDEM and the MS4.			
		Indicate below which model was used for your analysis. ☐ TR-55 ☐ TR-20 ☒ HydroCAD ☐ Bentley/Haestad ☐ Intellisolve ☐ Other (Specify):	
YES	**NO**		
☐	☐	Does the drainage design demonstrate that flows from the 100-year storm event through a BMP will safely manage and convey the 100-year storm? If "No," please explain briefly below and reference where in the application further documentation can be found (i.e., name of report/document, page numbers, appendices, etc.):	
☐	☐	Do off-site areas contribute to the sub-watersheds and design points? If "Yes,"	
☐	☐	Are the areas modeled as "present condition" for both pre- and post-development analysis?	
☐	☐	Are the off-site areas shown on the subwatershed maps?	
☐	☐	Does the drainage design confirm safe passage of the 100-year flow through the site for off-site runoff?	
☐	☐	Is a Downstream Analysis required (see RICR 8.11.E.1)?	

☐	☐	Calculate the following:	
		☐	Area of disturbance within the sub-watershed (areas)
		☐	Impervious cover (%)
☐	☐	Is a dam breach analysis required (earthen embankments over six (6) feet in height, or a capacity of 15 acre-feet or more, and contributes to a significant or high hazard dam)?	
☐	☐	Does this project meet the overbank flood protection standard?	

Table 5-1 Hydraulic Analysis Summary

Subwatershed (Design Point)	1.2" Peak Flow (cfs) **		1-yr Peak Flow (cfs)		10-yr Peak Flow (cfs)		100-yr Peak Flow (cfs)	
	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)	Pre (cfs)	Post (cfs)
DP-1:								
DP-2:								
DP-3:								
DP-4:								
TOTALS:								

** Utilize modified curve number method or split pervious /impervious method in HydroCAD.

Note: The hydraulic analysis must demonstrate no impact to each individual subwatershed DP unless each DP discharges to the same wetland or water resource.

Indicate as follows where the pertinent calculations and/or information for the items above are provided	Name of report/document, page numbers, appendices, etc.
Existing conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, and water surface elevations showing methodologies used and supporting calculations.	Stormwater Management Report
Proposed conditions analysis for each subwatershed, including curve numbers, times of concentration, runoff rates, volumes, water surface elevations, and routing showing the methodologies used and supporting calculations.	Stormwater Management Report
Final sizing calculations for structural stormwater BMPs, including contributing drainage area, storage, and outlet configuration.	Stormwater Management Report
Stage-storage, inflow and outflow hydrographs for storage facilities (e.g., detention, retention, or infiltration facilities).	Stormwater Management Report

Table 5-2 Summary of Best Management Practices

BMP ID	DP #	BMP Type (e.g., bioretention, tree filter)	BMP Functions					Bypass Type	Horizontal Setback Criteria are met per RICR 8.21.B.10, 8.22.D.11, and 8.35.B.4		
			Pre-Treatment (Y/N/NA)	Re_v	WQ_v	CP_v (Y/N/NA)	Overbank Flood Reduction (Y/N/NA)	External (E) Internal (I) or NA	Yes/No	Technical Justification (Design Report page number)	Distance Provided
A	1	Permeable Pavement	NA	Y	Y	NA	NA	NA	Y		
		TOTALS:									

Table 5.3 Summary of Soils to Evaluate Each BMP									
DP #	**BMP ID**	**BMP Type** (e.g., bioretention, tree filter)	**Soils Analysis for Each BMP**						
			Test Pit ID# and Ground Elevation		SHWT Elevation (ft)	Bottom of Practice Elevation* (ft)	Separation Distance Provided (ft)	Hydrologic Soil Group (A, B, C, D)	Exfiltration Rate Applied (in/hr)
			Primary	Secondary					
1	A	Pervious Pavement	7	1	6	9.34	3.34	A	8.27
		TOTALS:							

* For underground infiltration systems (UICs) bottom equals bottom of stone, for surface infiltration basins bottom equals bottom of basin, for filters bottom equals interface of storage and top of filter layer

LAND USES WITH HIGHER POTENTIAL POLLUTANTS LOADS (LUHPPLs) – MINIMUM STANDARD 8			
YES	**NO**	**N/A**	
☐	☐	☒	Describe any LUHPPLs identified in Part 1, Minimum Standard 8, Section 2. If not applicable, continue to Minimum Standard 9.
☐	☐	☒	Are these activities already covered under an MSGP? If "No," please explain if you have applied for an MSGP or intend to do so?
☐	☐	☒	List the specific BMPs that are proposed for this project that receive stormwater from LUHPPL drainage areas. These BMP types must be listed in RISDISM Table 3-3, "Acceptable BMPs for Use at LUHPPLs." Please list BMPs:
☐	☐	☒	Additional BMPs, or additional pretreatment BMP's if any, that meet RIPDES MSGP requirements; Please list BMPs:
			Indicate below where the pertinent calculations and/or information for the above items are provided (i.e., name of report/document, page numbers, appendices, etc.).

ILLICIT DISCHARGES – MINIMUM STANDARD 9			
Illicit discharges are defined as unpermitted discharges to Waters of the State that do not consist entirely of stormwater or uncontaminated groundwater, except for certain discharges identified in the RIPDES Phase II Stormwater General Permit.			
YES	**NO**	**N/A**	
☒	☐	☐	Have you checked for illicit discharges?
☐	☐	☒	Have any been found and/or corrected? If "Yes," please identify.
☒	☐	☐	Does your report explain preventative measures that keep non-stormwater discharges out of the Waters of the State (during and after construction)?

SOIL EROSION AND SEDIMENT CONTROL (SESC) – MINIMUM STANDARD 10			
YES	**NO**	**N/A**	
☒	☐	☐	Have you included a Soil Erosion and Sediment Control Plan Set and/or Complete Construction Plan Set?
☐	☐	☒	Have you provided a **separately-bound** document based upon the SESC Template? If yes, proceed to Minimum Standard 11 (the following items can be assumed to be addressed).

	If "No," include a document with your submittal that addresses the following elements of an SESC Plan:	
	☐	Soil Erosion and Sediment Control Plan Project Narrative, including a description of how the fifteen (15) Performance Criteria have been met:
	☐	Provide Natural Buffers and Maintain Existing Vegetation
	☐	Minimize Area of Disturbance
	☐	Minimize the Disturbance of Steep Slopes
	☐	Preserve Topsoil
	☐	Stabilize Soils
	☐	Protect Storm Drain Inlets
	☐	Protect Storm Drain Outlets
	☐	Establish Temporary Controls for the Protection of Post-Construction Stormwater Control Measures
	☐	Establish Perimeter Controls and Sediment Barriers
	☐	Divert or Manage Run-On from Up-Gradient Areas
	☐	Properly Design Constructed Stormwater Conveyance Channels
	☐	Retain Sediment On-Site
	☐	Control Temporary Increases in Stormwater Velocity, Volume, and Peak Flows
	☐	Apply Construction Activity Pollution Prevention Control Measures
	☐	Install, Inspect, and Maintain Control Measures and Take Corrective Actions
	☐	Qualified SESC Plan Preparer's Information and Certification
	☐	Operator's Information and Certification; if not known at the time of application, the Operator must certify the SESC Plan upon selection and prior to initiating site activities
	☐	Description of Control Measures, such as Temporary Sediment Trapping and Conveyance Practices, including design calculations and supporting documentation, as required

STORMWATER MANAGEMENT SYSTEM OPERATION, MAINTENANCE, AND POLLUTION PREVENTION PLAN – MINIMUM STANDARDS 7 AND 9		
Operation and Maintenance Section		
YES	**NO**	
☒	☐	Have you minimized all sources of pollutant contact with stormwater runoff, to the maximum extent practicable?
☒	☐	Have you provided a **separately-bound** Operation and Maintenance Plan for the site and for all of the BMPs, and does it address each element of RICR 8.17 and RISDISM Appendix C and E?
☒	☐	Lawn, Garden, and Landscape Management meet the requirements of RISDISM Section G.7? If "No," why not?
☒	☐	Is the property owner or homeowner's association responsible for the stormwater maintenance of all BMP's? If "No," you must provide a legally binding and enforceable maintenance agreement (see RISDISM Appendix E, page 26) that identifies the entity that will be responsible for maintenance of the stormwater. Indicate where this agreement can be found in your report (i.e., name of report/document, page numbers, appendices, etc.).
☐	☒	Do you anticipate that you will need legal agreements related to the stormwater structures? (e.g. off-site easements, deed restrictions, covenants, or ELUR per the Remediation Regulations). If "Yes," have you obtained them? Or please explain your plan to obtain them:
☐	☒	Is stormwater being directed from public areas to private property? If "Yes," note the following: Note: This is not allowed unless a funding mechanism is in place to provide the finances for the long-term maintenance of the BMP and drainage, or a funding mechanism is demonstrated that can guarantee the long-term maintenance of a stormwater BMP by an individual homeowner.
Pollution Prevention Section		

☒	☐	Designated snow stockpile locations?
☐	☒	Trash racks to prevent floatables, trash, and debris from discharging to Waters of the State?
☐	☒	Asphalt-only based sealants?
☐	☒	Pet waste stations? (Note: If a receiving water has a bacterial impairment, and the project involves housing units, then this could be an important part of your pollution prevention plan).
☒	☐	Regular sweeping? Please describe: Quarterly Vacuuming of permeable pavement
☒	☐	De-icing specifications, in accordance with RISDISM Appendix G. (NOTE: If the groundwater is GAA, or this area contributes to a drinking water supply, then this could be an important part of your pollution prevention plan).
☐	☒	A prohibition of phosphate-based fertilizers? (Note: If the site discharges to a phosphorus impaired waterbody, then this could be an important part of your pollution prevention plan).

PART 4. SUBWATERSHED MAPPING AND SITE-PLAN DETAILS

Existing and Proposed Subwatershed Mapping (REQUIRED)			
YES	**NO**		
☒	☐		Existing and proposed drainage area delineations
☒	☐		Locations of all streams and drainage swales
☒	☐		Drainage flow paths, mapped according to the DEM *Guidance for Preparation of Drainage Area Maps* (included in RISDISM Appendix K)
☒	☐		Complete drainage area boundaries; include off-site areas in both mapping and analyses, as applicable
☒	☐		Logs of borings and/or test pit investigations along with supporting soils/geotechnical report
☒	☐		Mapped seasonal high-water-table test pit locations
☒	☐		Mapped locations of the site-specific borings and/or test pits and soils information from the test pits at the locations of the BMPs
☒	☐		Mapped locations of the BMPs, with the BMPs consistently identified on the Site Construction Plans
☒	☐		Mapped bedrock outcrops adjacent to any infiltration BMP
☒	☐		Soils were logged by a:
		☒	DEM-licensed Class IV soil evaluator Name: Chris Sutter D-4077
		☐	RI-registered P.E. Name:

Subwatershed and Impervious Area Summary				
Subwatershed (area to each design point)	**First Receiving Water ID or MS4**	**Area Disturbed (acres)**	**Existing Impervious (acres)**	**Proposed Impervious (acres)**
Redevelopment Area	RI0007027E-04B	0.609	0.309	0.270

Site Construction Plans (Indicate that the following applicable specifications are provided)		
YES	**NO**	
☒	☐	Existing and proposed plans (scale not greater than 1" = 40') with North arrow
☒	☐	Existing and proposed site topography (with 1 or 2-foot contours); 10-foot contours accepted for off-site areas
☒	☐	Boundaries of existing predominant vegetation and proposed limits of clearing
☒	☐	Site Location clarification
☒	☐	Location and field-verified boundaries of resource protection areas such as: ▸ freshwater and coastal wetlands, including lakes and ponds ▸ coastal shoreline features Perennial and intermittent streams, in addition to Areas Subject to Storm Flowage (ASSFs)
☒	☐	All required setbacks (e.g., buffers, water-supply wells, septic systems)
☒	☐	Representative cross-section and profile drawings, and notes and details of structural stormwater management practices and conveyances (i.e., storm drains, open channels, swales, etc.), which include: ▸ Location and size of the stormwater treatment practices (type of practice, depth, area). Stormwater treatment practices (BMPs) must have labels that correspond to RISDISM Table 5-2; ▸ Design water surface elevations (applicable storms); ▸ Structural details of outlet structures, embankments, spillways, stilling basins, grade-control structures, conveyance channels, etc.; ▸ Existing and proposed structural elevations (e.g., inverts of pipes, manholes, etc.); ▸ Location of floodplain and, if applicable, floodway limits and relationship of site to upstream and downstream properties or drainage that could be affected by work in the floodplain; ▸ Planting plans for structural stormwater BMPs, including species, size, planting methods, and maintenance requirements of proposed planting
☒	☐	Logs of borings and/or test pit investigations along with supporting soils/geotechnical report and corresponding water tables
☒	☐	Mapping of any OLRSMM-approved remedial actions/systems (including ELURs)
☒	☐	Location of existing and proposed roads, buildings, and other structures including limits of disturbance; ▸ Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements; ▸ Location of existing and proposed conveyance systems, such as grass channels, swales, and storm drains, and location(s) of final discharge point(s) (wetland, waterbody, etc.); ▸ Cross sections of roadways, with edge details such as curbs and sidewalks; ▸ Location and dimensions of channel modifications, such as bridge or culvert crossings
☒	☐	Locations, cross sections, and profiles of all stream or wetland crossings and their method of stabilization

1.0 Project Description

The two sites total 0.765 acres located on Assessor's Plat 92 Lots 40 and 41 in North Kingstown, Rhode Island, located off of Phillips Street. The southern side of the site abuts Wickford Harbor and is tidal. The proposed development will convert the former theater building, dwelling and garage into condominium units. The existing impervious parking areas will be removed, and permeable pavement parking will be constructed. The site will be serviced by public water and sewer. Water is provided by North Kingstown Water Department and sewer by the North Kingstown Wastewater Department.

Under the RISDISM, the site is considered a redevelopment since the existing site is over 40% impervious, which triggers a reduced scope of reporting under Section 3.2.6 of the RISDISM. This redevelopment requires minimum stormwater management standards 2, 3 and 7-11 to be addressed. The required water quality and recharge volume must include 50% of the redevelopment area. Refer to Appendix A3.3 for a graphical representation of the impervious calculations.

The stormwater quality will be improved by utilizing Best Management Practices (BMPs) as established by the RISDISM for the treatment of stormwater runoff from the proposed development. BMPs will consist of Pervious Pavement. The system has been designed to meet the RIDEM Stormwater Design and Installations Standards Manual.

2.0 Site Conditions

2.1 SOILS

There are the following soil types within the analyzed area of the Site as mapped by the NRCS USDA Soil Conservation service:

Soil Symbol	Description	Hydrologic Group
Mk	Matunuck mucky peat	D
MmA	Merrimac sandy loam, 0 to 3 percent slopes	A

The soils within the stormwater management area are MmA – Merrimac sandy loam, 0 to 3 percent slopes with a HSG A and was used for the design of the BMPs.

Site specific soil evaluations can be found in Appendix A2.1.

2.2 EXISTING SITE CONDITIONS

Currently the developable area on site is predominantly impervious. There is currently a dwelling, garage and a building that was used as a theater on site with associated parking. The southern portion of the site exists today as grass.

All stormwater from the redevelopment area travels overland via sheet flow to either Phillips Street or to Wickford Harbor. None of the stormwater on site is currently treated for water quality, stormwater recharge or mitigation before being discharged.

2.3 POST SITE CONDITIONS

Following redevelopment, the project area will consist of a 12.6% reduction in impervious cover. This will naturally result in a decrease in stormwater runoff from pre to post development conditions for all design storm events, reducing the impact to Wickford Harbor. The water quality and stormwater recharge volume as established by the RISDISM for the treatment of stormwater runoff will be provided by utilizing a BMP. The BMP on site will consist of Pervious Pavement.

The proposed drainage analysis uses stormwater management systems to control and treat runoff from the proposed development. The following BMP's are used on site and have been designed to include the following elements:

- Pervious Pavement
    - Provides water quality treatment

The above elements will be used to meet the design standards of the Rhode Island Stormwater Design and Installation Standard.

3.0 Minimum Standards

This project is considered a redevelopment in accordance with the Rhode Island Stormwater and Installation Standards Manual section 3.2.6, since the site contains more than 40% impervious area. Therefore, only minimum standards 2,3 and 7-11 need to be addressed. The following sections outline how the redeveloped site meets these minimum requirement standards.

3.1 Minimum Standard 1: LID Site Planning and Design Strategies

Not applicable for redevelopment, per RISDISM Section 3.

3.2 Minimum Standard 2: Groundwater Recharge

Groundwater is to be recharged per watershed based on impervious area coverage in accordance with section 3.2.2 of the RISDISM.
Groundwater recharge is determined from the following equation:
Re_v=1"*F*I/12
Where:
Re_v=Groundwater Recharge Volume (cf)
F=Recharge Factor based on Hydrologic Soil Groups (HSG) (see table below)
I=Impervious Area (sf)

HSG	Recharge Factor (F)
A	0.60
B	0.35
C	0.25
D	0.10

	HSG	F	I (acres)	Re_v	Re_v Provided
Redevelopment Area	A	0.60	0.116	0.006	0.016

The required recharge volume is based on all impervious areas, not just areas which are captured in the proposed BMPs.

See Appendix A3.2 for the water quality storm HydroCAD analysis. The water quality storm is calculated in HydroCAD using the 'calculate separate Pervious/Impervious runoff' option.

3.3 Minimum Standard 3: Water Quality

The required water quality from the redevelopment area is to be treated through an approved BMP. The site has been designed to use Permeable Pavement. Per section 3.2.6 of the RISDISM, the water quality requirement may be met by a combination of impervious are reduction and BMP's for at least 50% of the redevelopment area.

Refer to Appendix A3.3 for a graphical representation of the impervious calculations.

Existing Impervious Area:	0.309 acres
Proposed Impervious Area:	0.270 acres
Impervious Reduction:	0.309 – 0.270 = 0.039 acres
WQ Required (Redevelopment):	0.309 * 50% = 0.155 acres

Total WQ Required

Redevelopment – Impervious Reduction	0.155 – 0.039 = 0.116 acres

In conclusion, the required net impervious area calculated for water quality treatment by a BMP is 0.116 acres.

3.4 Minimum Standard 4: Conveyance and Natural Channel Protection

Under RISDISM Section 3, the project is considered a redevelopment site, therefore this minimum standard is not required to be addressed. Due to the reduction in impervious area, the discharge to Wickford Harbor has been reduced for all storm events, improving the conveyance and natural channel protection for downstream areas from the site.

3.5 Minimum Standard 5: Overbank Flood Protection & Downstream Analysis

Under RISDISM Section 3, the project is considered a redevelopment site, therefore this minimum standard is not required to be addressed. Note that due to the overall reduction in pavement along with the use of BMP's, this redevelopment will provide a significant decrease in stormwater runoff for all storm events (1-100 year frequency storm).

Outlet Protection

The site is proposed to have stormwater flow overland via sheet flow, as it does today. Impervious cover areas have been reduced along the downstream end of the site allowing for vegetated landscape buffers, which will prevent scour and minimize the potential for downstream erosion by reducing the velocity of any concentrated stormwater flows. The BMP on site is only intended for the capture, treatment, and recharge for the water quality storm.

3.5.5 Downstream Analysis

A downstream analysis is required under the following conditions:

Area of Disturbance (Acres)	Impervious Cover (%)
>5 to 10	>75
>10 to 25	>50
>25 to 50	>25
>50	All Projects

The project disturbs 0.609 acres. A downstream analysis is not required.

3.6 Minimum Standard 6: Redevelopment and Infill Projects.

This site is a redevelopment project. See Minimum Standard 6 in the Appendix A checklist.

3.7 Minimum Standard 7: Pollution Prevention

A Soil Erosion and Sediment Control Plan (SESC) for this development can be found under a separate document. See the Soil Erosion and Sediment Control Plan for the development prepared by DiPrete Engineering. The SESC contains information for construction pollution prevention. For post construction pollution prevention see the Operations and Maintenance (O&M) document prepared for this development by DiPrete Engineering.

3.8 Minimum Standard 8: Land Uses with High Potential Pollutant Loads (LUHPPLs)

The site is not considered LUHPPL.

3.9 Minimum Standard 9: Illicit Discharges

There are no proposed Illicit Discharges on site. The site will be serviced by public water and sewer.

3.10 Minimum Standard 10: Construction Activity Soil Erosion, Runoff and Sedimentation and Pollution Prevention Control Measure Requirements

See the SESC for this development prepared by DiPrete Engineering.

3.11 Minimum Standard 11: Stormwater Management System Operation and Maintenance

See the O&M for this development prepared by DiPrete Engineering.

Appendix A

A2.1 Soil Evaluations

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program

Site Evaluation Form
Part A – Soil Profile Description **Application Number** NA

Property Owner: A1 Properties (Lot 40) & Olde Theater LLC (Lot 41)
Property Location: Phillips Street (AP 92 Lots 40 & 41) North Kingstown, RI
Date of Test Hole: July 23, 2021
Soil Evaluator: Chris Sutter License Number: D-4077
Weather: Clear, 80's Shaded: Yes ☐ No ☑ Time: 12:00 pm

TH 1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Contr.				
HTM	0-50"	C	S	black					sandy			Fill
C	50-108"			2.5Y 5/4	7.5YR 5/6	C	3	P	s	0-sg	L	1

TH 2 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Contr.				
HTM	0-24"	C	S						sandy			Fill
C1	24-36"	C	S	2.5Y 5/4					s	0-sg	L	1
C2	36-42"	C	S	2.5Y 5/3					fs	0-sg	L	1
C3	42-102"			2.5Y 4/4	7.5YR 5/6	C	3	P	s	0-sg	L	1

TH 1 Soil Class HTM/Outwash Total Depth 108" Impervious/Limiting Layer Depth NA (og) GW Seepage Depth NA SHWT 72" (og)
TH 2 Soil Class HTM/Outwash Total Depth 102" Impervious/Limiting Layer Depth NA (og) GW Seepage Depth NA SHWT 78" (og)

Comments:

A3.2 Water Quality HydroCAD Storm Analysis

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.095	39	>75% Grass cover, Good, HSG A (100)
0.136	98	Impervious, HSG A (100)
0.056	98	Roofs, HSG A (100)
0.288	**78**	**TOTAL AREA**

Summary for Subcatchment 100: Subcat 100

Runoff = 0.21 cfs @ 12.08 hrs, Volume= 0.016 af, Depth= 0.66"
Routed to Pond 101 : Permeable Pavement (RI only)

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr WQ Storm Rainfall=1.20"

Area (ac)	CN	Description
0.095	39	>75% Grass cover, Good, HSG A
0.136	98	Impervious, HSG A
0.056	98	Roofs, HSG A
0.288	78	Weighted Average
0.095	39	33.15% Pervious Area
0.192	98	66.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 101: Permeable Pavement (RI only)

Inflow Area = 0.288 ac, 66.85% Impervious, Inflow Depth = 0.66" for WQ Storm event
Inflow = 0.21 cfs @ 12.08 hrs, Volume= 0.016 af
Outflow = 0.21 cfs @ 12.09 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.21 cfs @ 12.09 hrs, Volume= 0.016 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 12.43' @ 12.09 hrs Surf.Area= 4,498 sf Storage= 4 cf

Plug-Flow detention time= 0.3 min calculated for 0.016 af (100% of inflow)
Center-of-Mass det. time= 0.3 min (782.3 - 782.0)

Volume	Invert	Avail.Storage	Storage Description
#1	14.50'	2,249 cf	**Flooding Storage (Prismatic)** Listed below (Recalc) -Impervious
#2	14.17'	490 cf	**Permeable Pavement (4-6" Range) (Prismatic)** Listed below (Recalc) -Impervio 1,484 cf Overall x 33.0% Voids
#3	13.84'	490 cf	**4" Choker Course (4"-8" Range) (Prismatic)** Listed below (Recalc) -Impervious 1,484 cf Overall x 33.0% Voids
#4	13.18'	980 cf	**8" Filter Course (8-12" Range) (Prismatic)** Listed below (Recalc) -Impervious 2,969 cf Overall x 33.0% Voids
#5	12.93'	371 cf	**3" Filter Blanket (Prismatic)** Listed below (Recalc) -Impervious 1,125 cf Overall x 33.0% Voids
#6	12.43'	742 cf	**12" Reservoir (6" Minimum) (Prismatic)** Listed below (Recalc) 2,249 cf Overall x 33.0% Voids
		5,322 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
14.50	4,498	0	0
15.00	4,498	2,249	2,249

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
14.17	4,498	0	0
14.50	4,498	1,484	1,484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
13.84	4,498	0	0
14.17	4,498	1,484	1,484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
13.18	4,498	0	0
13.84	4,498	2,969	2,969

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
12.93	4,498	0	0
13.18	4,498	1,125	1,125

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
12.43	4,498	0	0
12.93	4,498	2,249	2,249

Device	Routing	Invert	Outlet Devices
#1	Discarded	12.43'	**8.270 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.21 cfs @ 12.09 hrs HW=12.43' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.21 cfs)

A3.3 Impervious Calculations

PRE-WATERSHED
REDEVELOPMENT AREA

SCALE: 1"=20'
0 10' 20' 40'

POST-WATERSHED
REDEVELOPMENT AREA

SCALE: 1"=20'
0 10' 20' 40'

WATERSHED LEGEND

- GRASS - A SOILS
- IMPERVIOUS (PAVEMENT)
- IMPERVIOUS (BUILDING)

WATER QUALITY CALCULATIONS

IMPERVIOUS DATA	
EXISTING IMPERVIOUS	0.309 AC
PROPOSED IMPERVIOUS	0.270 AC
IMPERVIOUS REDUCTION	
EXISTING-PROPOSED	0.309 - 0.270 = 0.039 AC
WQ REQUIRED (REDEVELOPMENT)	
50% EXISTING IMPERVIOUS	0.309 * 50% = 0.155 AC
TOTAL WQ REQUIRED	
REDEVELOPMENT	0.155 AC
IMPERVIOUS REDUCTION	-0.039 AC
	0.116 AC

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IMPERVIOUS CALCULATIONS
OLDE THEATER CONDOS

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

Old Theater Condominiums at Wickford Cove

84-90 Phillips Street

North Kingstown, RI

Aerial View

Street View (Looking Southwest)

Wickford Cove Looking South

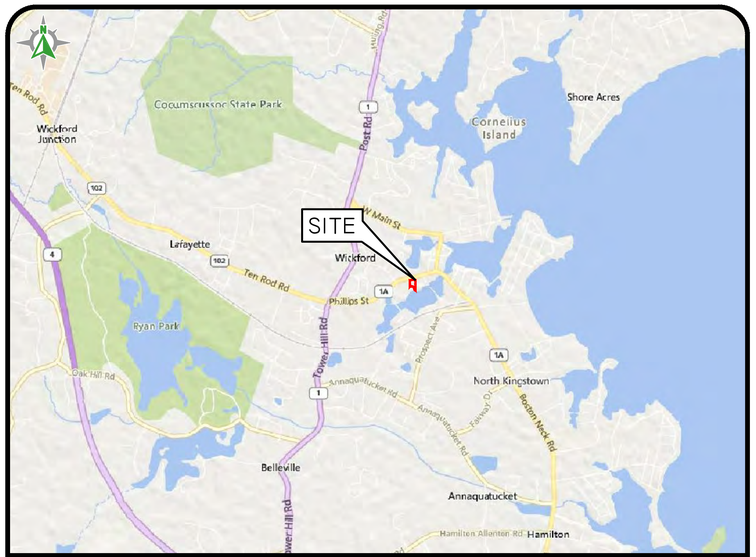
Wickford Cove Looking South

CRMC ASSENT SUBMISSION

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

84-90 PHILLIPS STREET
NORTH KINGSTOWN, RI

ASSESSOR'S PLAT 92 LOTS 40 & 41



LOCATION MAP SCALE: 1" = 2,000'

Sheet Index

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. 10787
REGISTERED PROFESSIONAL ENGINEER CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS A COPY HAS BEEN SIGNED AND STAMPED BY DIPRETE ENGINEERING, INC. A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND FOR THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
0	10-03-2024	CRMC ASSENT SUBMISSION	M.R.T.

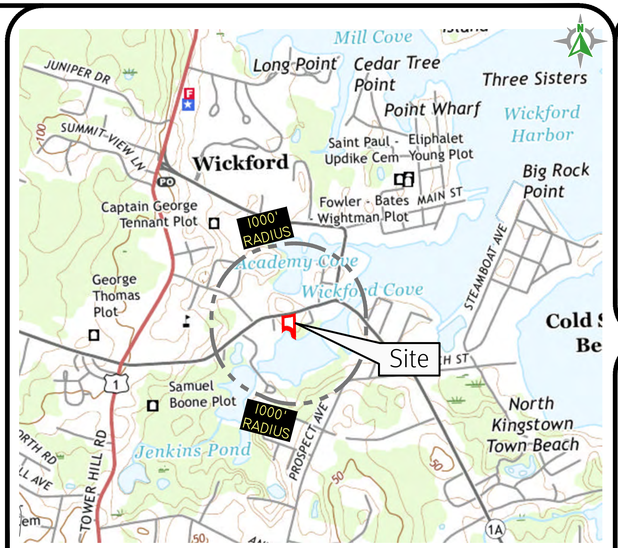
DRAWN BY: J.A.R. | DESIGN BY: M.R.T

COVER SHEET

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 1 OF 8



USGS Map Scale: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03-27-2021.

Scale: 1"=300'
0 150' 300' 600'

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. 10782
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND STAMPED BY DIPRETE ENGINEERING AS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED TO BE COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.K.P.

DRAWN BY: J.A.R. DESIGN BY: M.R.T.

AERIAL HALF MILE RADIUS

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

ASSESSOR'S PLAT 92, LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 2 OF 8

DE #08 NO. 9943-1000 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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Z:\DEMAIN\PROJECTS\9943-003 NORTH KINGSTOWN SCHOOL SURVEY\SAUTOCAD DRAWINGS\9943-003-CVAR-THEATRE.DWG Plotted: 10/3/2024

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF NORTH KINGSTOWN ASSESSOR'S PLAT 92 LOT 40 & 41.
2. THE SITE IS APPROXIMATELY 0.765 ACRES AND IS ZONED WVC (WICKFORD VILLAGE CENTER).
3. THE OWNER OF AP 92 LOT 40 IS: ALBERT SCARTABELLO, JR, 50 WHITTIER RD, JAMESTOWN, RI 02835

   THE OWNER OF AP 92 LOT 41 IS: OLDE THEATER LLC, 50 WHITTIER RD, JAMESTOWN, RI 02835
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE (EL 13') AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0104J, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
   - ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
   - ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. FIELD SURVEY BY DIPRETE ENGINEERING ON FEBRUARY 1, 2012.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF NORTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAIL, AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN A:

   NATIONAL REGISTER HISTORIC DISTRICT
   CRMC SHORELINE CHANGE (BEACH) SPECIAL AREA MANAGEMENT PLAN

   *THE SITE IS NOT WITHIN ANY LOCAL WICKFORD HISTORIC DISTRICT
9. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).
10. 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
11. 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.
12. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
13. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF NORTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF PERMEABLE PAVEMENT. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE AND UNITS ARE PROPOSED TO BE ONE AND TWO BEDROOMS.
15. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY NATURAL RESOURCES SERVICES, INC.
16. SOIL EVALUATIONS WERE PERFORMED BY DIPRETE ENGINEERING ON JULY 23, 2021.
17. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE 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 CEOR.
18. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

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

Mk	MATUNUCK MUCKY PEAT
MmA*	MERRIMAC SANDY LOAM, 0 TO 3 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT 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 THE CEOR 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. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
4. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
5. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

1. OVERALL SITE CONSTRUCTION PHASING TO BE BASED PER POND COMPLEX/SEDIMENT TRAP/BASIN CONTRIBUTING CATCHMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE CEOR.
2. SEDIMENT EROSION CONTROL PHASING MUST MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE EITHER A) NOT TRIBUTARY TO A SEDIMENT TRAP OR BASIN, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERRUPTORS, HYDROSEED BONDED FIBRE MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST OBTAIN EXCAVATION PERMIT FROM THE NORTH KINGSTOWN ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTING THE CONNECTION TO THE EXISTING STREET.
4. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
5. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS 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.
7. 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.
8. 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 OWNER 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.
9. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
10. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
11. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

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

AS-BUILT NOTES:

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

RIDOT NOTES:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS DATED JUNE 21, 2019 WITH ALL REVISIONS.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY (ROW) PRIOR TO CONSTRUCTION. THE PHYSICAL ALTERATION PERMIT (PAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAP DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
6. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE ROW FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE ROW FROM THE PROPOSED DEVELOPMENT.
7. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). WORK ONSITE WILL CONFORM TO AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.
8. AS-BUILTS ARE REQUIRED FOR ALL DRAINAGE CONNECTIONS WITHIN THE STATE ROW. AS-BUILTS MUST BE PROVIDED TO THE RIDOT STORMWATER OFFICE AND INCLUDE INVERTS, MATERIALS, AND PIPE SIZES.

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. CURBING MUST BE AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE OR AS LABELED ON THE PLANS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/TYPE/WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/PAVEMENT MARKINGS.
5. 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.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDINGS, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
8. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
9. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
10. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
11. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
12. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER. *OR* PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE WINTER 2024 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 DEVELOPMENT. 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 BUILDINGS TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURES.
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 THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ONSITE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE ALLOWED ON SITE.
13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.
14. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
15. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE.
16. CONTRACTOR MUST HOLD/SUPPORT/RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), ROOF DRAINS (RD) AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

ALL SANITARY SEWER PIPING MUST BE SDR35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE NORTH KINGSTOWN WASTEWATER DEPARTMENT RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL FITTINGS, STRUCTURE SEALS AND CONNECTIONS MUST BE WATERTIGHT.

WATER

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH NORTH KINGSTOWN WATER DEPARTMENT REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER NORTH KINGSTOWN WATER DEPARTMENT REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY NORTH KINGSTOWN WATER DEPARTMENT. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH NORTH KINGSTOWN WATER DEPARTMENT TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH RI ENERGY PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES, AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE CEOR BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

ABBREVIATIONS LEGEND

ADA	AMERICANS WITH DISABILITY ACT	N/F	NOW OR FORMERLY
AHJ	AUTHORITY HAVING JURISDICTION	OHW	OVERHEAD WIRE
AP	ASSESSOR'S PLAT	PE	POLYETHYLENE
ARCH	ARCHITECT	ℙ	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BT	BOTTOM OF TESTHOLE	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS (BERM)	R	RADIUS
BIO	BIORETENTION	R&D	REMOVE AND DISPOSE
BS	BASEMENT SLAB ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	FINISHED GRADE AT BOTTOM OF WALL	RIHB	RHODE ISLAND HIGHWAY BOUND
CB	CATCH BASIN	RL	ROOF LEADER
(C)	CALCULATED	ROW	RIGHT-OF-WAY
℄	CENTERLINE	S	SLOPE
(CA)	CHORD ANGLE	SD	SUBDRAIN
CEOR	CIVIL ENGINEER OF RECORD. DIPRETE ENGINEERING UNLESS DESIGNATED OTHERWISE BY OWNER	SED	SEDIMENT FOREBAY
		SF	SQUARE FOOT
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	SFL	STATE FREEWAY LINE
CO	CLEAN OUT	SFM	SEWER FORCE MAIN
CONC	CONCRETE	SG	SLAB ON GRADE ELEVATION
(D)	DEED	SHL	STATE HIGHWAY LINE
DCB	DOUBLE CATCH BASIN	SMH	SEWER MANHOLE
DI	DROP INLET	SNDF	SAND FILTER
DMH	DRAINAGE MANHOLE	SS	SIDE SLOPE
DP	DETENTION POND	STA	STATION
ELEV	ELEVATION	TC	TOP OF CURB
EOP	EDGE OF PAVEMENT	TD	TRENCH DRAIN
ESC	EROSION AND SEDIMENT CONTROL	TF	TOP OF FOUNDATION
EX	EXISTING	TRANS	TRANSITION
FES	FLARED END SECTION	TW	TOP OF WALL (FINISHED GRADE AT TOP OF WALL)
FFE	FINISH FLOOR ELEVATION		
GS	GARAGE SLAB ELEVATION	TYP	TYPICAL
GWT	GROUND WATER TABLE	UDS	UNDERGROUND DETENTION SYSTEM
HW	HEADWALL		
HC	HIGH CAPACITY CATCH BASIN GRATE	UIS	UNDERGROUND INFILTRATION SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE		
ID	INLINE DRAIN	UP	UTILITY POLE
INV	INVERT	WO	WALKOUT ELEVATION
IP	INFILTRATION POND	WQ	WATER QUALITY
LARCH	LANDSCAPE ARCHITECT		
LF	LINEAR FEET		
LOD	LIMIT OF DISTURBANCE		
LP	LIGHT POLE		
(M)	MEASURED		
MEP	MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER		

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

7.1.3	RIDOT STD PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB
20.3.0	RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
27.1.0	REGULATORY SIGNS
43.1.0	RIDOT STD CEMENT CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS
43.4.0	RIDOT STD DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
43.4.1	RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
43.5.0	RIDOT STD CEMENT CONCRETE DRIVEWAYS
48.1.0	RIDOT STD DETECTABLE WARNING SYSTEM
4W45	4" WHITE MARKINGS 2' ON CENTER AT 45°
4W	4" WHITE MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

REDEVELOPMENT NOTES:

1. ALL EXISTING MANHOLE COVERS, GRATES, VALVE BOXES, SHUT-OFFS, AND HAND HOLES, TO REMAIN, WITHIN THE LIMIT OF WORK MUST BE RESET TO FINISHED GRADE.
2. THE CONTRACTOR MUST PROTECT AND MAINTAIN ALL BUILDINGS TO REMAIN AND ALL ACTIVE UTILITIES THAT SERVICE THE BUILDINGS TO REMAIN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION INFORMATION.
3. ALL UTILITY STRUCTURES INDICATED TO BE ABANDONED MUST BE CUT TO FOUR FEET BELOW FINISH GRADE ELEVATION, INLETS AND OUTLETS PLUGGED WITH MORTAR, AND SEALED WITH CONCRETE, UNLESS OTHERWISE NOTED.
4. WHEN ABANDONING INACTIVE UTILITY PIPES NEAR THE PROPERTY LINE, THE CONTRACTOR MUST CAP OR PLUG IN PLACE AT THE PROPERTY LINE. WHEN REMOVING AND DISPOSING OF A PORTION OF EXISTING PIPE, THE CONTRACTOR MUST CAP OR PLUG BOTH ENDS REMAINING IN PLACE.
5. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION CAN BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER, WHERE POSSIBLE.
6. NO GUARANTEE IS MADE THAT THE EXISTING UTILITY SERVICE CONNECTION(S) ARE SUITABLE FOR REUSE. EXISTING UTILITY SERVICE CONNECTIONS WERE NOT FIELD VERIFIED FOR SIZE, MATERIAL, EXACT LOCATION, OR INSPECTED FOR SUITABILITY FOR REUSE. CONTRACTOR MUST EVALUATE THE SIZE, MATERIAL, LOCATION, AND SUITABILITY FOR REUSE, AND IMMEDIATELY PROVIDE WRITTEN DOCUMENTATION OF CONDITIONS TO THE OWNER/DIPRETE ENGINEERING.

EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
ASSESSORS LINE
BUILDING
BRUSHLINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
SOILS LINES
25' BUFFER
50' BUFFER
75' BUFFER
100' BUFFER
150' BUFFER
200' BUFFER
FEMA BOUNDARY
STREAM
WETLAND LINE & FLAG
STATE HIGHWAY LINE
STATE FREEWAY LINE

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
BENCH MARK
STREAM FLOW DIRECTION

GROUNDWATER OVERLAY
GROUNDWATER RECHARGE AREA
GROUNDWATER RESERVOIR
NATURAL HERITAGE
COMMUNITY WELLHEAD PROTECTION
NON-COMMUNITY WELLHEAD PROTECTION

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
BUILDING SETBACKS
CHAINLINK FENCE
GUARDRAIL
RETAINING WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SPOT ELEVATION
EDGE OF PAVEMENT
BITUMINOUS BERM
CONCRETE CURB (RIDOT STD 7.1.0)
MONOLITHIC CONCRETE CURB AND SIDEWALK
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
PERMEABLE PAVEMENT
HEAVY DUTY CONCRETE
MILL AND OVERLAY
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
ACCESSIBLE PARKING SPACE SYMBOLS
BUILDING INGRESS/EGRESS

DRAINAGE LINE
PERFORATED SUBDRAIN
SWALE
SEWER FORCE MAIN
GAS LINE
WATER LINE
HYDRANT ASSEMBLY
WATER SHUT OFF
WATER VALVE
THRUST BLOCK
SEWER LINE
OVERHEAD WIRE
ELECTRIC, TELEPHONE, CABLE LINE
UNGERGROUND UTILITY LINE
LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
UNDERGROUND INFILTRATION OUTLINE
RIPRAP
SAND FILTER
CATCH BASIN
DOUBLE CATCH BASIN
DRAINAGE MANHOLE
FLARED END SECTION
HEADWALL
SEWER MANHOLE
SINGLE LIGHT
DOUBLE LIGHT
OVERHANGING LIGHT

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 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.

PERMIT NOTE:

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

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
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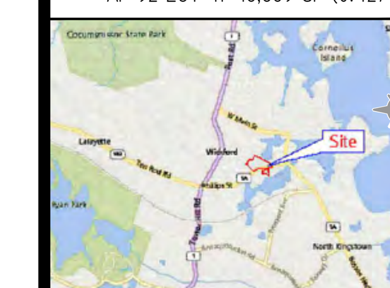
Boston • Providence • Newport

MOLLY R. TITUS
No.
10/03/2024
REGISTERED PROFESSIONAL ENGINEER CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)



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 A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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 LOCATIONS OF EXISTING UTILITIES.

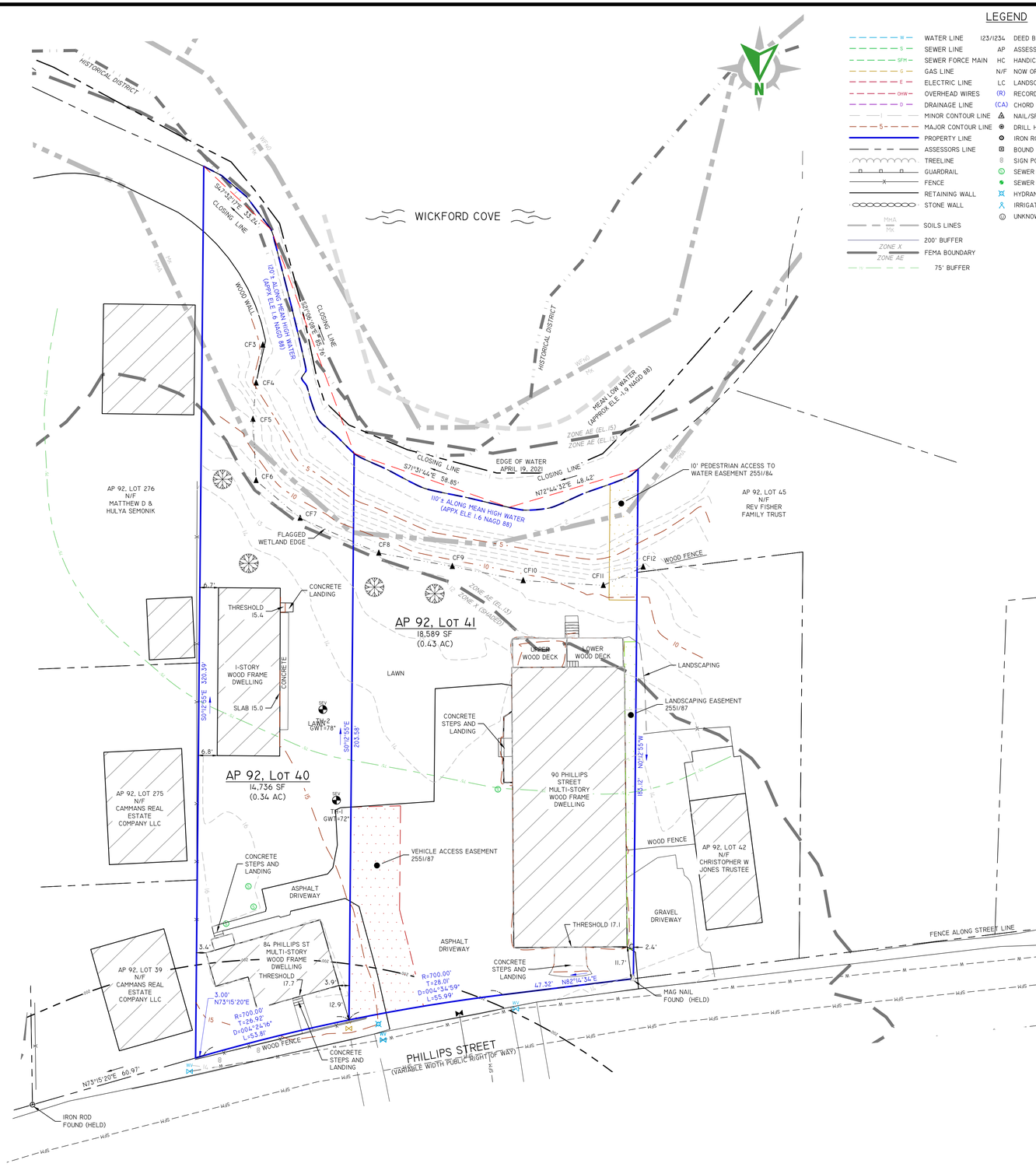
NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.M.P.

DRAWN BY: J.A.R. DESIGN BY: M.R.T.

GENERAL NOTES & LEGEND

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904



LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE		BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT		SOIL EVALUATION
SFM	SEWER FORCE MAIN	HC	HANDICAPPED		CATCH BASIN
G	GAS LINE	N/F	NOW OR FORMERLY		DOUBLE CATCH BASIN
E	ELECTRIC LINE	LC	LANDSCAPING		WATER VALVE
OHW	OVERHEAD WIRES	(R)	RECORD		GAS VALVE
D	DRAINAGE LINE	(CA)	CHORD ANGLE	B-1	WETLAND FLAG
	MINOR CONTOUR LINE		NAIL/SPIKE		DRAINAGE MANHOLE
5	MAJOR CONTOUR LINE		DRILL HOLE		FLARED END SECTION
	PROPERTY LINE		IRON ROD/PIPE		GUY POLE
	ASSESSORS LINE		BOUND		ELECTRIC MANHOLE
	TREELINE		SIGN POST	UP	UTILITY/POWER POLE
	GUARDRAIL		SEWER MANHOLE		LIGHTPOST
	FENCE		SEWER CLEANOUT		WELL
	RETAINING WALL		HYDRANT		MONITORING WELL
	STONE WALL		IRRIGATION VALVE		BENCH MARK
MHA MA	SOILS LINES		UNKNOWN MANHOLE		TREE
	200' BUFFER				
ZONE X / ZONE AE	FEMA BOUNDARY				
	75' BUFFER				

LOCUS MAP Not To Scale

GENERAL NOTES

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 92, LOTS 40 & 41 IN THE TOWN OF NORTH KINGSTOWN WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER OF LOT 41 PER DEED BOOK 2729, PAGE 28 IS OLDE THEATER LLC.
3. THE OWNER OF LOT 40 PER DEED BOOK 3223, PAGE 223 IS ALBERT C. SCARTABELLO, JR
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND AE (ELV 13). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0104J, MAP REVISED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
5. THE PARCEL IS ZONED WICKFORD VILLAGE CENTER BASED ON THE NOTH OF NORTH KINGSTOWN GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MAY 21, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
9. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

PLAN REFERENCES:

1. "COTTAGES ON THE COVE, CONDOMINIUM PLAN ASSESSORS PLAT 92, LOT 39 NORTH KINGSTOWN RHODE ISLAND" PLAN BY ALPHA ASSOCIATES, LTD DATED APRIL 2016. PLAT BOOK 3001 HANGING FILE 250

SURVEYOR'S CERTIFICATE

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:

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- 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
No. 2537
PROFESSIONAL LAND SURVEYOR

04/26/2024
MATTHEW INSANA, RIPLS #2504, COA #LS.000A160

RECEIVED
10/4/2024
COASTAL RESOURCES MANAGEMENT COUNCIL

SCALE: 1"=20'
0 10' 20' 40'

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. 16783
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL WET SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ITS DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND OBSERVATIONS AND PLANS OF RECORD. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.M.P.

DESIGN BY: M.R.T.
DRAWN BY: J.A.R.

EXISTING CONDITIONS PLAN

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

ASSESSOR'S PLAT 92, LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 4 OF 8

SOIL EROSION CONTROL LEGEND

LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)

LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)

CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)

FINAL CONTOUR GRADE

Maintenance: Short Term

1. THE STONE STABILIZATION PADS AT THE SITE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

2. ALL SILT FENCE, TEMPORARY TREATMENTS (STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED, THE HAY BALES/SILT FENCE SHALL BE REMOVED.

3. SPILLS AND LEAKS SHALL BE AVOIDED THROUGH FREQUENT INSPECTION OF EQUIPMENT AND MATERIAL STORAGE AREAS. HEAVY EQUIPMENT AND OTHER VEHICLES SHALL BE ROUTINELY INSPECTED FOR LEAKS AND REPAIRED AS NECESSARY. MATERIAL STORAGE AREAS SHALL BE ROUTINELY INSPECTED FOR LEAKY CONTAINERS, OPEN CONTAINERS, OR IMPROPER STORAGE TECHNIQUES THAT MAY LEAD TO SPILLS OR LEAKS. APPROPRIATE CLEANUP PROCEDURES AND SUPPLIES SHALL BE AVAILABLE ON-SITE AND SHOULD BE CLEARLY MARKED SO THAT ALL PERSONNEL CAN LOCATE AND ACCESS THESE SUPPLIES QUICKLY. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND FOLLOWING PROPER RESPONSE PROCEDURES AND IN ACCORDANCE WITH ANY APPLICABLE REGULATORY REQUIREMENTS. AT NO TIME SHALL SPILLS BE CLEANED AND FLUSHED DOWN STORM DRAINS OR IN TO ANY ENVIRONMENTALLY SENSITIVE AREA (I.E. STREAM, POND, WETLAND).

4. VEHICLE MAINTENANCE, FUELING AND WASHING SHALL OCCUR OFF-SITE, OR IN DESIGNATED AREAS DEPICTED ON THE APPROVED PLANS OR APPROVED BY THE SITE OWNER. MAINTENANCE OR WASHING AREAS SHALL NOT BE WITHIN 50 FEET OF ANY STORM DRAIN SYSTEM. MAINTENANCE AREAS SHALL BE CLEARLY DESIGNATED, AND BERMS, SANDBAGS, OR OTHER BARRIERS SHALL BE USED AROUND THE PERIMETER OF THE MAINTENANCE AREA TO PREVENT STORMWATER CONTAMINATION. CONSTRUCTION VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS. REPAIRS SHALL TAKE PLACE IMMEDIATELY. DISPOSAL OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS SHALL BE ACCORDING TO APPLICABLE REGULATIONS; AT NO TIME SHALL ANY MATERIAL BE WASHED DOWN ANY STORM DRAIN OR IN TO ANY ENVIRONMENTALLY SENSITIVE AREA.

5. THE DEWATERING OF CONTAMINATED NON-STORMWATER CANNOT BE DISCHARGED WITHOUT OBTAINING A RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RIPDES DISCHARGE PERMIT TO DO SO. IF DEWATERING OF CONTAMINATED WATER IS ANTICIPATED AT THE SITE, APPROPRIATE PERMITS MUST BE OBTAINED IN ADVANCE.

6. THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. HAY BALES OR SILT FENCE SHALL BE STAKED AROUND THE STOCKPILES.

7. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL CHECK ALL SEEDED AREAS REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

8. VEHICLE MAINTENANCE AND WASHING SHALL OCCUR OFF-SITE, OR IN DESIGNATED AREAS DEPICTED ON THE APPROVED PLANS OR APPROVED OF BY THE SITE OWNER.

9. DUST CONTROL PROCEDURES AND PRACTICES SHALL BE USED TO SUPPRESS DUST ON THE CONSTRUCTION SITE DURING THE CONSTRUCTION PROCESS, AS APPLICABLE. DUST CONTROL MEASURES OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (AS AMENDED) OR THE RI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (AS AMENDED) SHALL BE FOLLOWED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES ON SITE DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION FOR A MAXIMUM OF ONE YEAR, OR UNTIL ACCEPTANCE BY THE ENGINEER AND THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER.

11. DURING THE FIRST SIX (6) MONTHS OF OPERATIONS, INSPECTIONS SHALL BE ACCOMPLISHED IN EACH DRAINAGE BMP AFTER EVERY RAINFALL EVENT, TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID A STORMWATER RELEASE. FOLLOWING THE SIX (6) MONTHS, INSPECTIONS SHALL BE CONDUCTED, AT A MINIMUM, ANNUALLY.

12. IF STANDING WATER IS OBSERVED WITHIN THE BMPS FOR MORE THAN THREE (3) DAYS AFTER A RAINFALL, THEN FAILURE OF THE SYSTEM MAY HAVE OCCURRED AND SHALL BE ADDRESSED THROUGH REPAIR OR REPLACEMENT.

13. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM DURING THE CONSTRUCTION PHASE AND FOR A PERIOD OF ONE YEAR AFTER CONSTRUCTION. THE SUPERINTENDENT SHALL SEE THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.

14. AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM FOR THE STORMWATER MANAGEMENT PLAN.

Non-Structural Measures

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED.

2. TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.

3. ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW REGULATIONS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.

4. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.

5. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE, ISSUED 1989 (REVISED 2014, UPDATED 2016) AS A GUIDE.

Structural Measures

1. A STONE STABILIZATION PAD MUST BE LOCATED AT THE SITE ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY.

2. SILT FENCE SHALL BE INSTALLED DOWNSTREAM OUTSIDE THE LIMITS OF ANY PROPOSED CONSTRUCTION AS SHOWN ON THE SITE PLANS AND PRIOR TO THE COMMENCEMENT OF THE PROPOSED ALTERATION.

3. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE OVERALL RESPONSIBILITY FOR STRUCTURAL MEASURE IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.

4. CONTRACTOR TO PROTECT POST DEVELOPMENT BMPS FROM RUNOFF UNTIL ALL TRIBUTARY AREAS ARE FULLY STABILIZED.

5. INFILTRATION BMPS SHALL BE STAKED PRIOR TO CONSTRUCTION. NO CONSTRUCTION OR EQUIPMENT IS ALLOWED WITHIN LIMITS OF INFILTRATION BMP. INFILTRATION BMPS CAN BE BROUGHT ONLINE ONCE ALL TRIBUTARY AREAS ARE FULLY STABILIZED.

6. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE, ISSUED 1989 (REVISED 2014, UPDATED 2016) AS A GUIDE.

Establishment Of Vegetative Cover

1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED.

3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M.20.

4. THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYEGRASS	40
PERENNIAL RYEGRASS	60

5. THE NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
UPLAND BENTGRASS	1.0
CREEPING BENTGRASS	1.0
BIG BLUESTEM	8.0
NEW ENGLAND ASTER	1.0
FOX SEDGE	8.0
VIRGINIA WILD RYE	28.0
BONESET	1.0
GRASS LEAVED GOLDENROD	1.0
CREEPING RED FESCUE	24.0
SOFT RUSH	0.5
SENSITIVE FERN	1.0
SWITCH GRASS	8.0
LITTLE BLUESTEM	15.0
GREEN BULLRUSH	1.0
WOOL GRASS	0.5
BLUE VERVAIN	1.0

6. THE GENERAL PURPOSE SEED MIX SHALL BE URI #2 AND COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREEPING RED FESCUE	40
IMPROVED PERENNIAL RYE GRASS	20
IMPROVED KENTUCKY BLUEGRASS	30
KENTUCKY BLUEGRASS	10

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE MUST CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, L.02.03.1 SEEDING DATES. PERMANENT SEEDING SHALL BE DURING APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.

7. TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING. TEMPORARY HAY MULCH TO BE TACKED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS SHALL BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS S150 OR APPROVED EQUAL. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 2 TONS/ACRE.

8. ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.

9. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 202.

10. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED.

11. ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDED AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION SHALL BE MAINTAINED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.

12. MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.

13. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

14. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989 AS A GUIDE.

SEQUENCE OF CONSTRUCTION AND STAGING OF LAND DISTURBING ACTIVITIES

1. CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SESC) ONSITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OF WARREN OR THEIR REPRESENTATIVE.

2. CONSTRUCTION TO BEGIN THE IN FALL 2024 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.

3. SURVEY AND STAKE THE WATER LINES, SEWER LINES AND LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.

4. PLACE SEDIMENTATION BARRIERS (STRAW OR SILT FENCE) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.

5. BEGIN CLEARING AND GRUBBING IN AREA OF THE BUILDINGS, DRIVEWAYS AND OTHER AREAS AS INDICATED ON THE PLANS. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS AND COVERED OR TEMPORARILY SEEDED.

6. INSTALL TEMPORARY SEDIMENTATION CONTROL MEASURES AND DEVICES AS WARRANTED. ALL TEMPORARY CONTROL DEVICES SHALL BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK.

7. EXCAVATE AND GRADE THE PROPOSED BUILDINGS AND DRIVEWAYS.

8. INSTALL WATER, SEWER, ELECTRIC, TELEPHONE, CABLE, AND GAS IN ACCORDANCE WITH THE APPROVED FINAL CONSTRUCTION PLANS. SEED THE DISTURBED AREAS OUTSIDE OF THE PAVING LIMITS.

9. PLACE COMPACTED GRAVEL FOUNDATION AND ROUGH GRADE THE DRIVEWAYS IN ACCORDANCE WITH THE SITE PLANS.

10. BEGIN CONSTRUCTION OF THE BUILDING FOUNDATIONS AND STRUCTURES.

11. INSTALL PERMEABLE PAVEMENT UNDERGROUND SYSTEMS PER SITE PLANS.

12. PLACE PERMEABLE PAVEMENT PER SITE PLANS.

13. EXCAVATE AND INSTALL STONE DRY WELLS PER SITE PLANS.

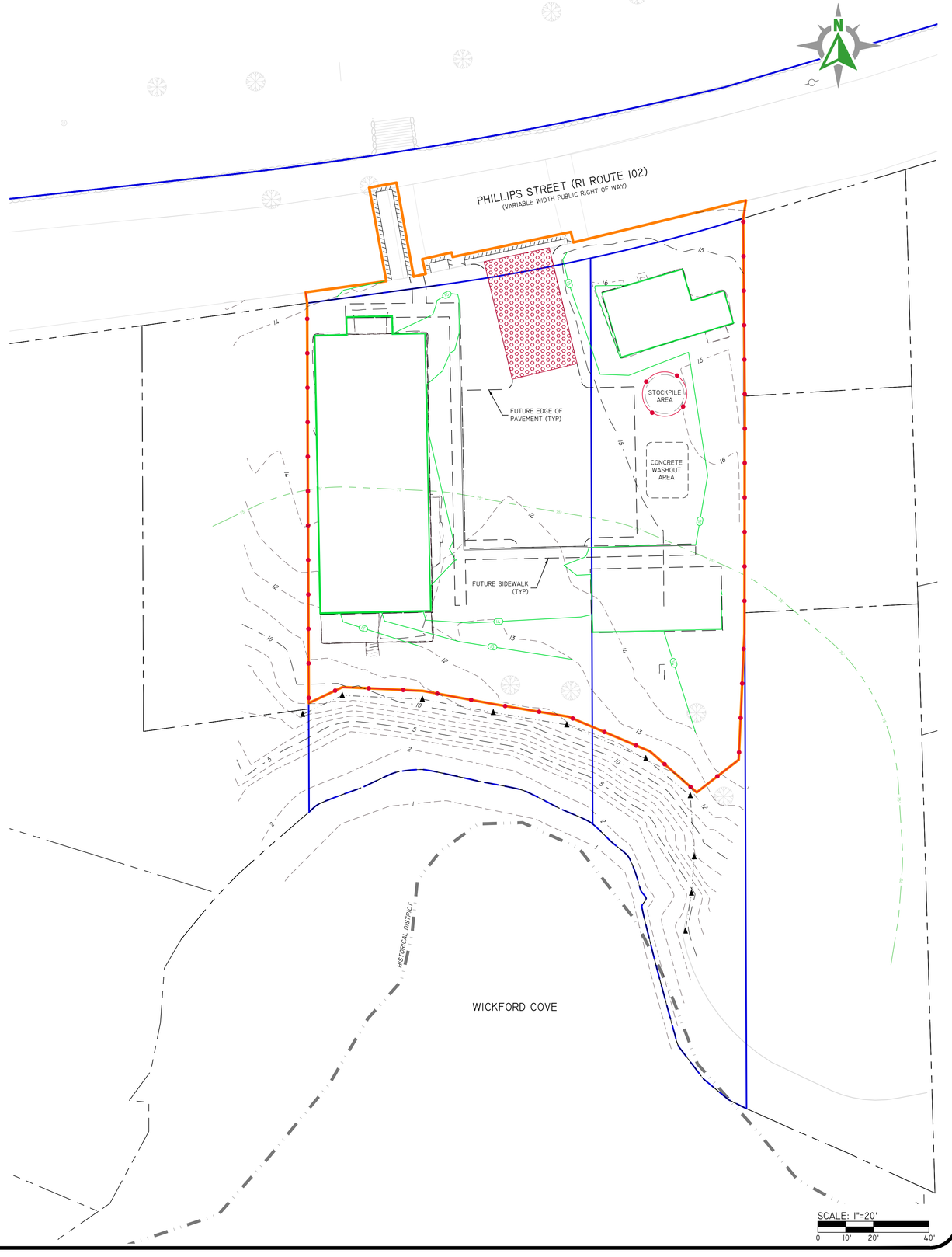
14. FINISH PERMANENT STABILIZATION.

15. SWEEP THE DRIVEWAYS TO REMOVE ALL SEDIMENTS.

16. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

17. PRIOR TO ACTIVATION OF ALL UTILITIES (WATER AND SEWER), UTILITY COMPANY AND TOWN OF WARREN ENGINEER TO BE NOTIFIED 48 HOURS IN ADVANCE TO SCHEDULE FINAL INSPECTION.

RECEIVED
10/4/2024
COASTAL RESOURCES MANAGEMENT COUNCIL



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport

MOLLY R. TITUS
No. 10687
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL WET SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

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NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	K.N.P.

DESIGN BY: M.R.T.
DRAWN BY: J.A.R.

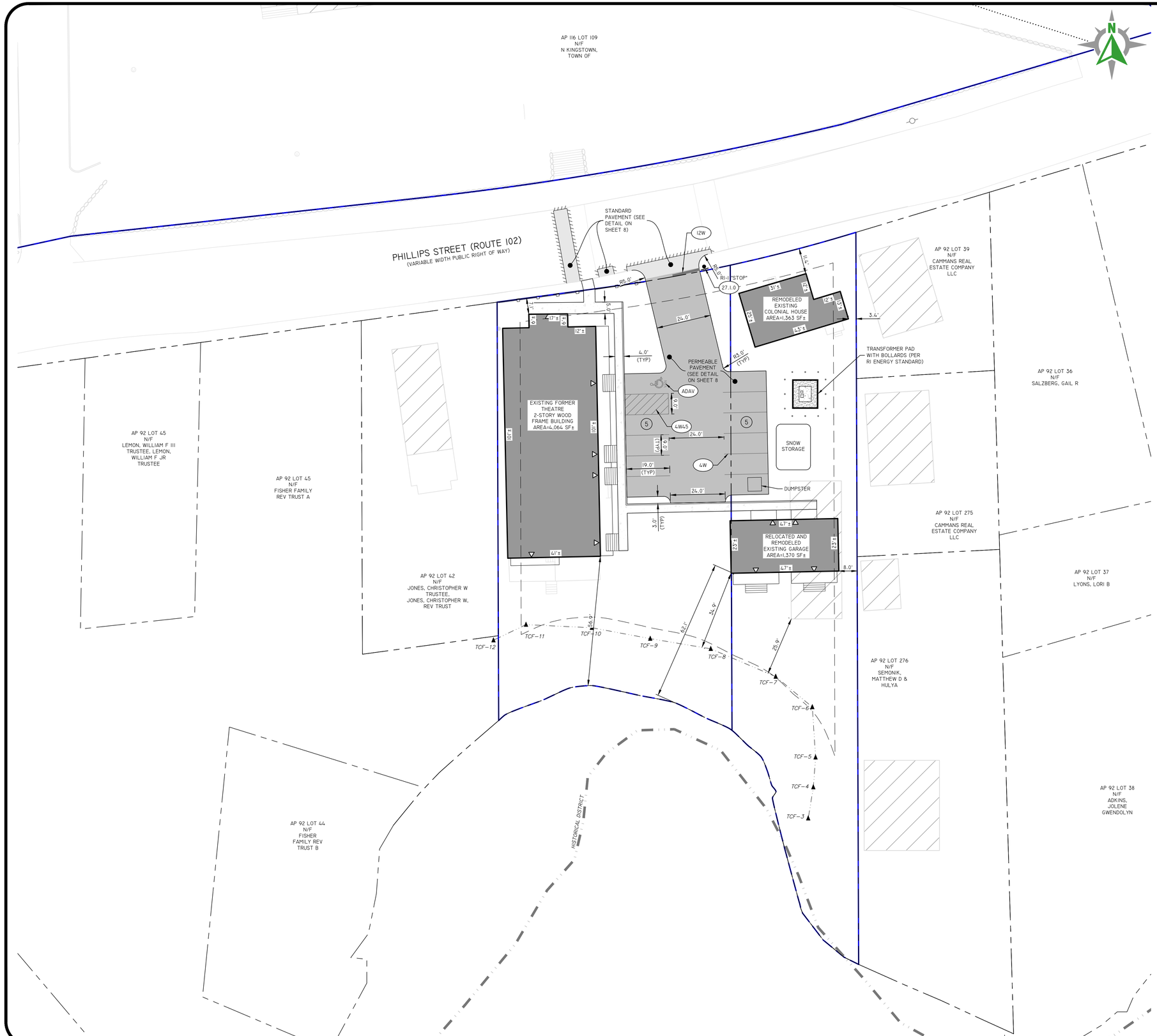
SOIL EROSION & SEDIMENT CONTROL PLAN

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

ASSESSOR'S PLAT 92, LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 5 OF 8



DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27,758 / 18 UNITS = 1,542 SF/UNIT

DIMENSIONAL REGULATIONS:

THEATRE

CURRENT ZONING:	WVC		
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	7.1'	7.1'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	2.4'	2.4'
MINIMUM REAR YARD:	30'	62.8'	56.9'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	SEE BELOW*	SEE BELOW*
SETBACK FROM RESIDENTIAL DISTRICT:	50'	2.4'	2.4'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	4,064 SF	4,064 SF
GROSS BUILDING SQUARE FOOTAGE:		8,130 SF	15,816 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):	113.5' MAX	41'	41'
BUILDING DEPTH (3.5X BUILDING HEIGHT):	158.9' MAX	101'	106.6'

*EXISTING ROOF PEAK ELEVATION = BUILDING HEIGHT AT REAR DECK = EX GRADE AT REAR DECK
59.58' = 47.94' + 11.64'

*MAXIMUM STRUCTURE HEIGHT EXISTING:
EXISTING ROOF PEAK ELEVATION - AVERAGE GRADE = EXISTING BUILDING HEIGHT
59.58' - 14.09' = 45.49'

*MAXIMUM STRUCTURE HEIGHT PROPOSED:
EXISTING ROOF PEAK ELEVATION + 3.2' - PROPOSED AVERAGE GRADE = PROPOSED BUILDING HEIGHT
59.58' + 3.2' - 14.39' = 48.39'

COLONIAL

CURRENT ZONING:	WVC		
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	11.4'	11.4'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	3.4'	3.4'
MINIMUM REAR YARD:	30'	159.4'	135.7'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	22'	22'
SETBACK FROM RESIDENTIAL DISTRICT:	50'	3.4'	3.4'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	900 SF	1,363 SF
GROSS BUILDING SQUARE FOOTAGE:			2,326 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):	55' MAX	42.6'	42.6'
BUILDING DEPTH (3.5X BUILDING HEIGHT):	77' MAX	24.5'	24.5'

GARAGE

CURRENT ZONING:	WVC		
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	97.9'	109.6'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	6.8'	8'
MINIMUM REAR YARD:	30'	55.1'	62.1'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	15'	30'
SETBACK FROM RESIDENTIAL DISTRICT:	50'	6.8'	8'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	1,370 SF	1,370 SF
GROSS BUILDING SQUARE FOOTAGE:			2,500 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):	37.5' MAX	24.5'	47'
BUILDING DEPTH (3.5X BUILDING HEIGHT):	52.5' MAX	42.6'	23'

PARKING REGULATIONS:

PARKING USE:	RESIDENTIAL - MULTIFAMILY
PARKING REQUIREMENT:	1 SPACE PER 1 BEDROOM/EFFICIENCY 2 SPACES PER 2 BEDROOM 1 SPACE PER ACCESSORY UNIT
1 BEDROOM UNITS:	5
2 BEDROOM UNITS:	13
PARKING CALCULATION:	5 + (13*2) 5 + 26 = 31 SPACES
REQUIRED PARKING SPACES:	31 SPACES
PARKING SPACES ON PROPERTY PROVIDED:	10 SPACES
PARKING SPACES FROM SCHOOL PROVIDED:	21 SPACES
TOTAL PARKING SPACES PROVIDED:	31 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE AND UNITS ARE PROPOSED TO BE ONE AND TWO BEDROOMS.
   COLONIAL: 2, 2 BEDROOM UNITS
   GARAGE: 2, 2 BEDROOM UNITS
   THEATRE: 9, 2 BEDROOM UNITS
   5, 1 BEDROOM UNITS
   TOTAL: 18 UNITS
2. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF NORTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF PERMEABLE PAVEMENT. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
3. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
4. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

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10/4/2024
COASTAL RESOURCES MANAGEMENT COUNCIL

SCALE: 1"=20'
0 10' 20' 40'

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. 16687
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER:
ALBERT SCARTABELLO
(OLDE THEATRE LLC)
50 WHITTIER ROAD
JAMESTOWN, RI 02835

ZONING DISTRICT:
WICKFORD VILLAGE CENTER (WVC)

AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.M.P.
	DRAWN BY: J.A.R.		DESIGN BY: M.R.T.

SITE LAYOUT PLAN

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

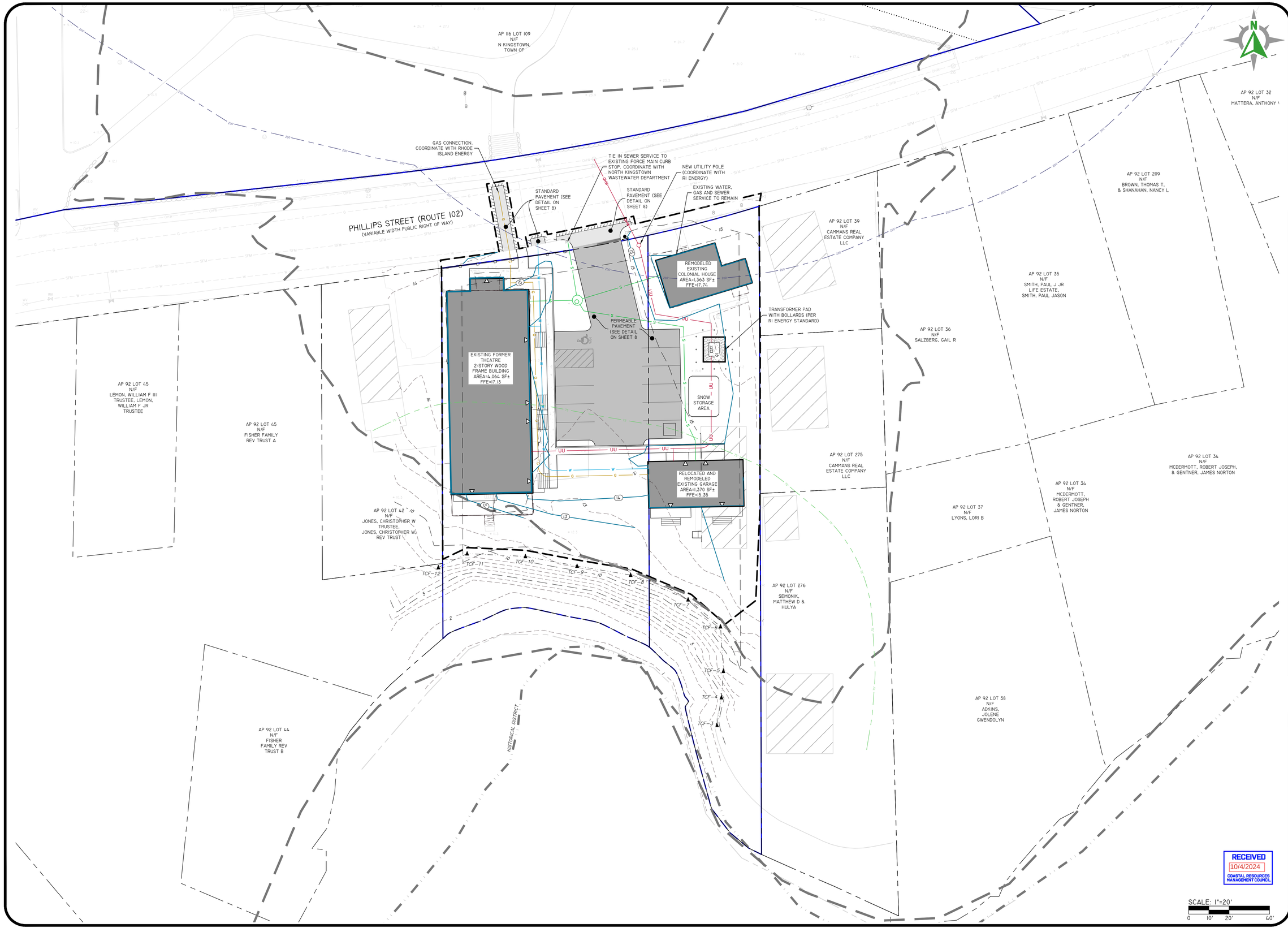
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 6 OF 8

DE JOB NO. 0943-003

Z:\DEPAUW\PROJECTS\0943-003 NORTH KINGSTOWN SCHOOL SURVEYS\AUTOCAD DRAWINGS\0943-003-PLAN-THEATRE.DWG PLOTTED: 10/3/2024



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LOCATION MAP N.T.S.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS AN ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT NECESSARILY COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.M.P.
	DRAWN BY: J.A.R.		DESIGN BY: M.R.T.

GRADING, DRAINAGE AND UTILITIES

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

ASSESSOR'S PLAT 92, LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

SHEET 7 OF 8

DE JOB NO. 1943-003 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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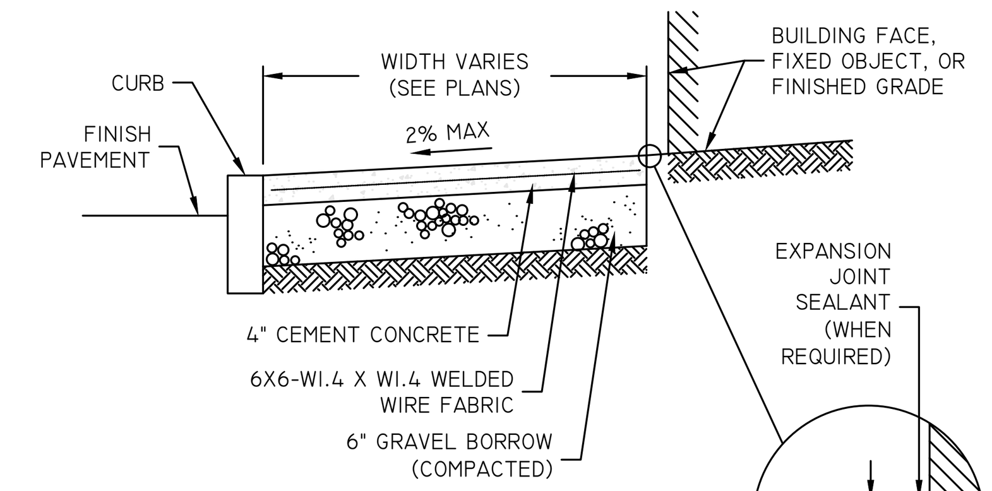
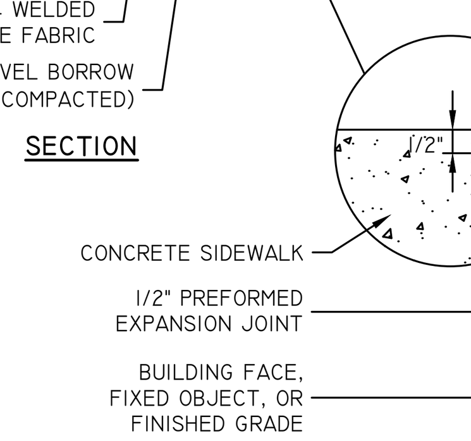


SECTION

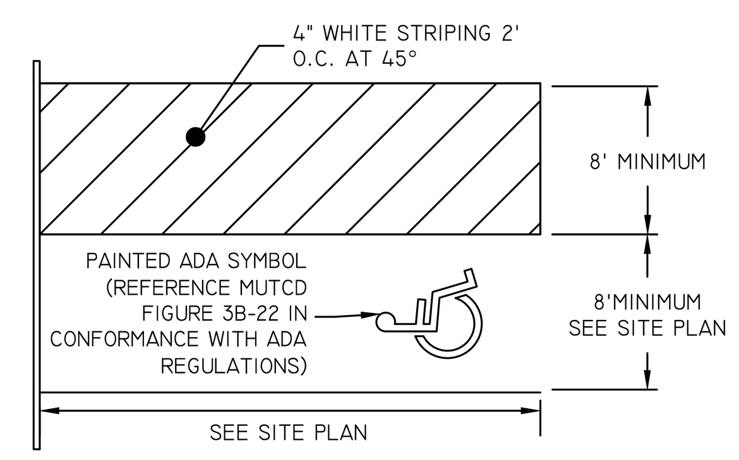
NOTES:
1. PROVIDE EXPANSION JOINTS AT MINIMUM 25' O.C. WITH 1/4" PREMOLDED JOINT FILTER.
2. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CLASS "B" CONCRETE SHALL BE USED.



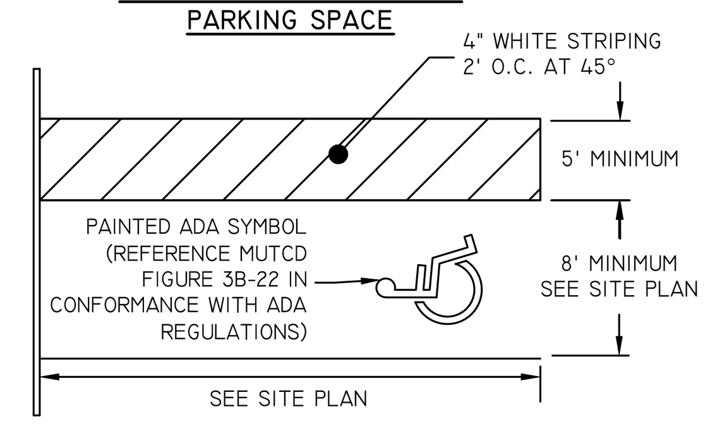
JOINT DETAIL

CONCRETE SIDEWALK

NOT TO SCALE



TYPICAL VAN ACCESSIBLE PARKING SPACE



TYPICAL ACCESSIBLE PARKING SPACE

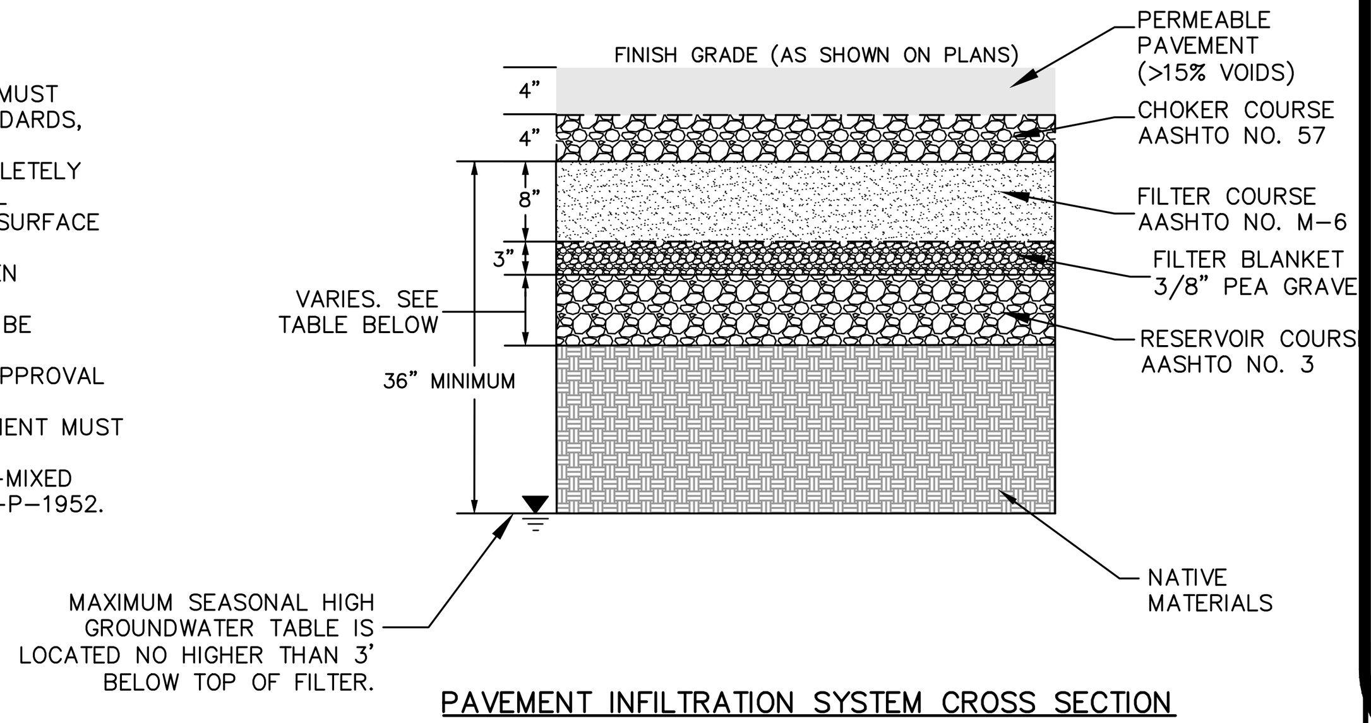
NOTES
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F, PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
3. FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.

TYPICAL ACCESSIBLE PARKING SPACES

NOT TO SCALE

NOTES:
1. ALL MATERIALS, METHODS OF CONSTRUCTION AND WORKMANSHIP MUST CONFORM TO APPLICABLE REQUIREMENTS OF AASHTO, ASTM STANDARDS, AND RIDOT STANDARDS.
2. ALL AREAS WHICH DRAIN TO PERVIOUS SURFACES MUST BE COMPLETELY STABILIZED, INCLUDING LANDSCAPED AREAS, OR EROSION CONTROL MEASURES MUST BE INSTALLED UPGRADIENT OF THE PERMEABLE SURFACE BEFORE PLACEMENT OF PERMEABLE SURFACE.
3. PERMEABLE SURFACE MUST NOT BE PLACED IN THE RAIN OR WHEN TEMPERATURES ARE BELOW 60°F.
4. CHOKER COURSE, FILTER COURSE, AND RESERVOIR COURSE MUST BE COMPACTED TO 95% COMPACTION PER ASTM D698.
5. CONTRACTOR MUST SUBMIT ALL MIX DESIGNS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL STONE AND GRAVEL MATERIAL BELOW THE PERMEABLE PAVEMENT MUST BE WASHED.
7. STRIPING PAINT MUST BE LATEX, WATER–BASE EMULSION, READY–MIXED AND COMPLYING WITH PAVEMENT MARKING SPECIFICATIONS PS TT–P–1952.

PERMEABLE PAVEMENT NOTES



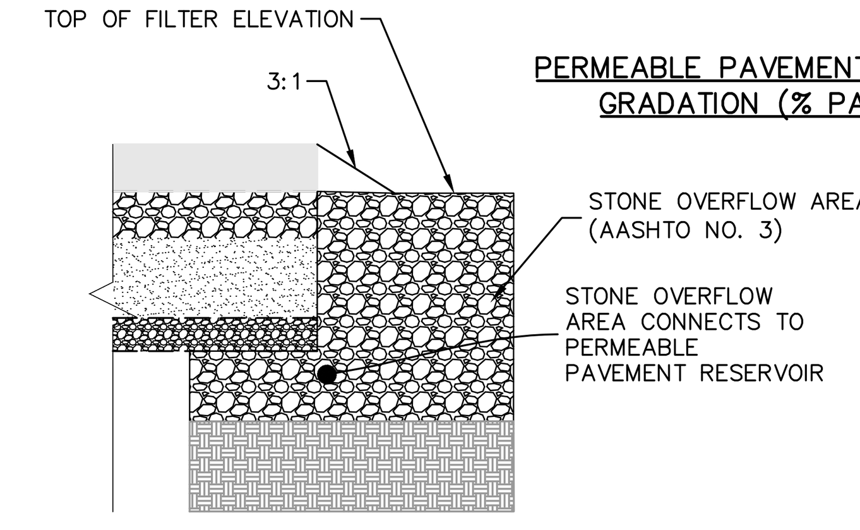
PAVEMENT INFILTRATION SYSTEM CROSS SECTION

STANDARD SIEVE SIZE (INCHES)	CHOKER COURSE (AASHTO NO. 57)	FILTER COURSE (AASHTO NO. M–6)	RESERVOIR COURSE (AASHTO NO. 3)	POROUS ASPHALT
6				
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

PERMEABLE PAVEMENT MATERIAL GRADATION (% PASSING)

DESCRIPTION	
TOP OF PERMEABLE PAVEMENT ELEVATION	14.50
TOP OF CHOKER COURSE ELEVATION	14.17
TOP OF FILTER LAYER ELEVATION	13.84
TOP OF RESERVOIR ELEVATION	12.93
BOTTOM OF RESERVOIR ELEVATION	12.43
RESERVOIR DEPTH	0.50'
25 YEAR STORM ELEVATION	12.52
10 YEAR STORM ELEVATION	12.44
1 YEAR STORM ELEVATION	12.43
SEASONAL HIGH GWT ELEVATION	8.8
SOIL EVALUATION	TH–1

PERMEABLE PAVEMENT SYSTEM ELEVATIONS

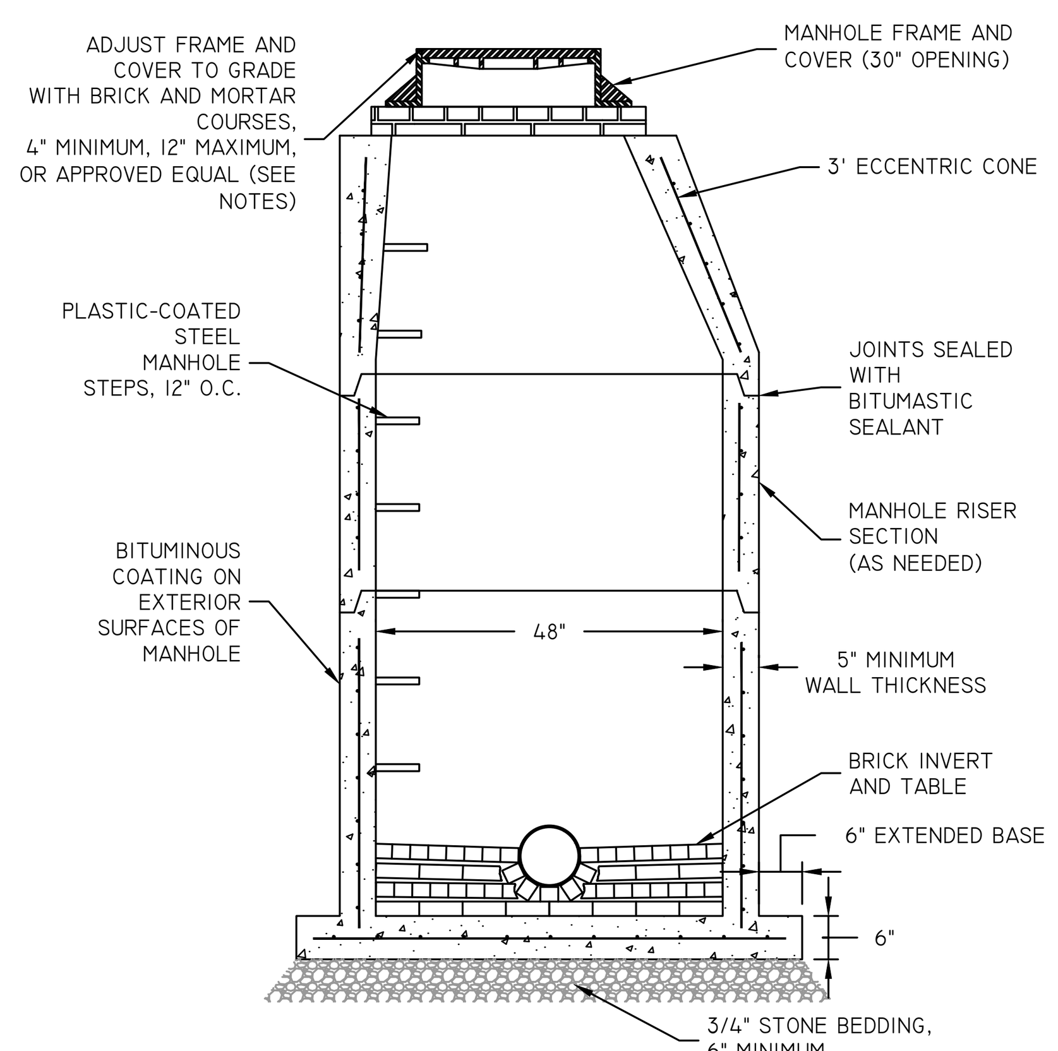


STONE OVERFLOW

Permeable Pavement Infiltration System

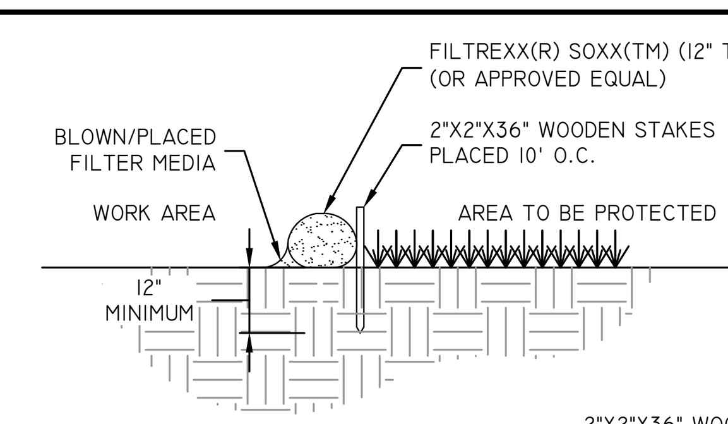
NOT TO SCALE

NOTES:
1. MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
2. INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
3. MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE, IN ACCORDANCE WITH THE SEWER AUTHORITY SANITARY RULES AND REGULATIONS. UNDER NO CIRCUMSTANCES WILL EXFILTRATION TESTING BE ACCEPTED.
4. TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE SEWER AUTHORITY. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
5. PRECAST CONCRETE GRADE RINGS, HDPE GRADE RINGS, OR OTHER RIM ADJUSTMENT PRODUCTS MAY BE USED IN LIEU OF BRICK AND MORTAR WITH THE PERMISSION OF THE SEWER AUTHORITY.

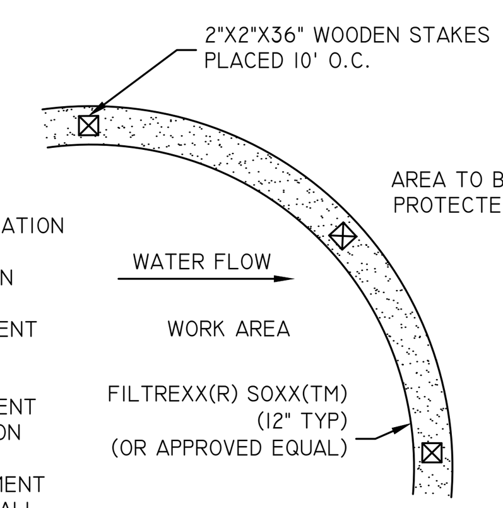


SEWER MANHOLE

NOT TO SCALE



SECTION

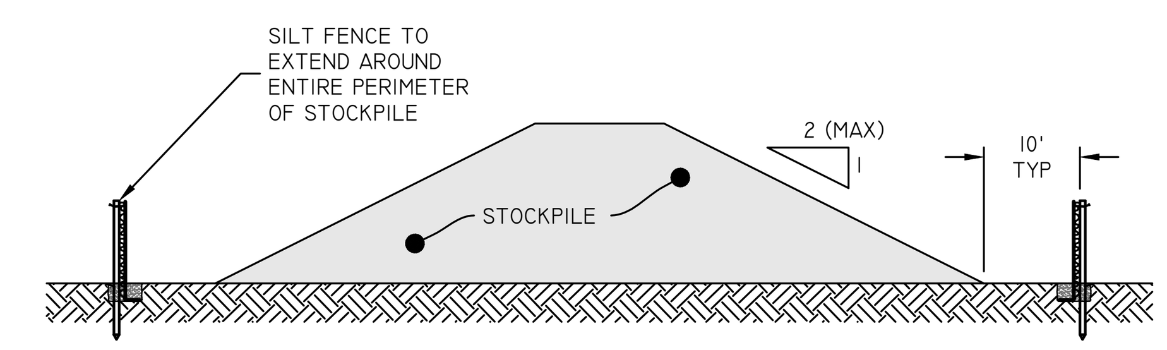


PLAN

NOTES:
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.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

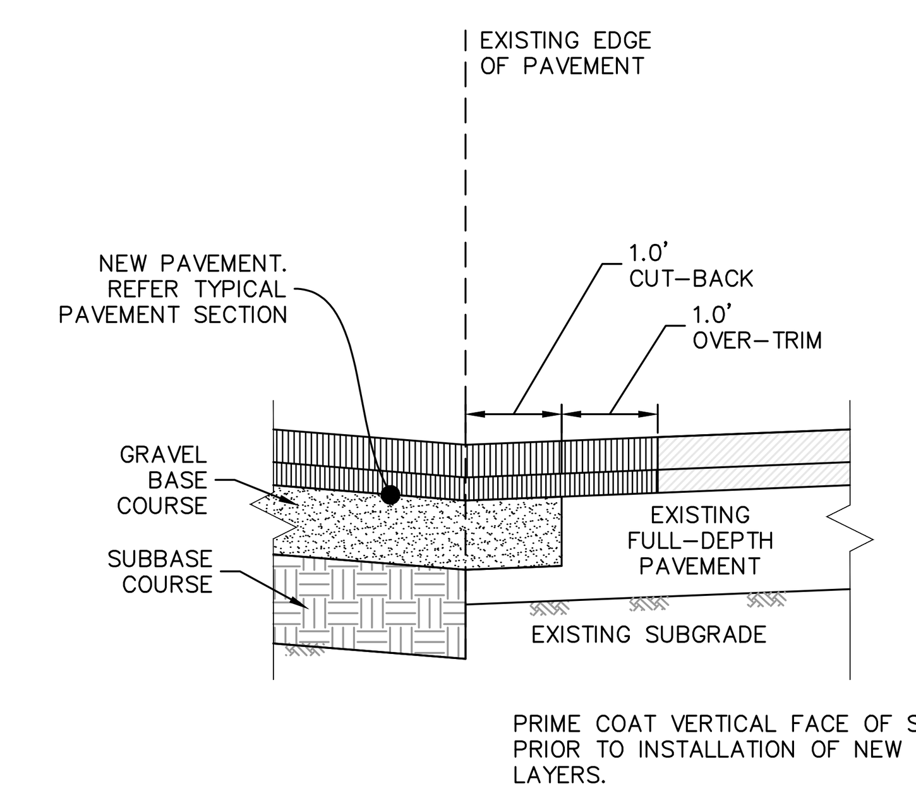
NOT TO SCALE



NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

STOCKPILE PROTECTION

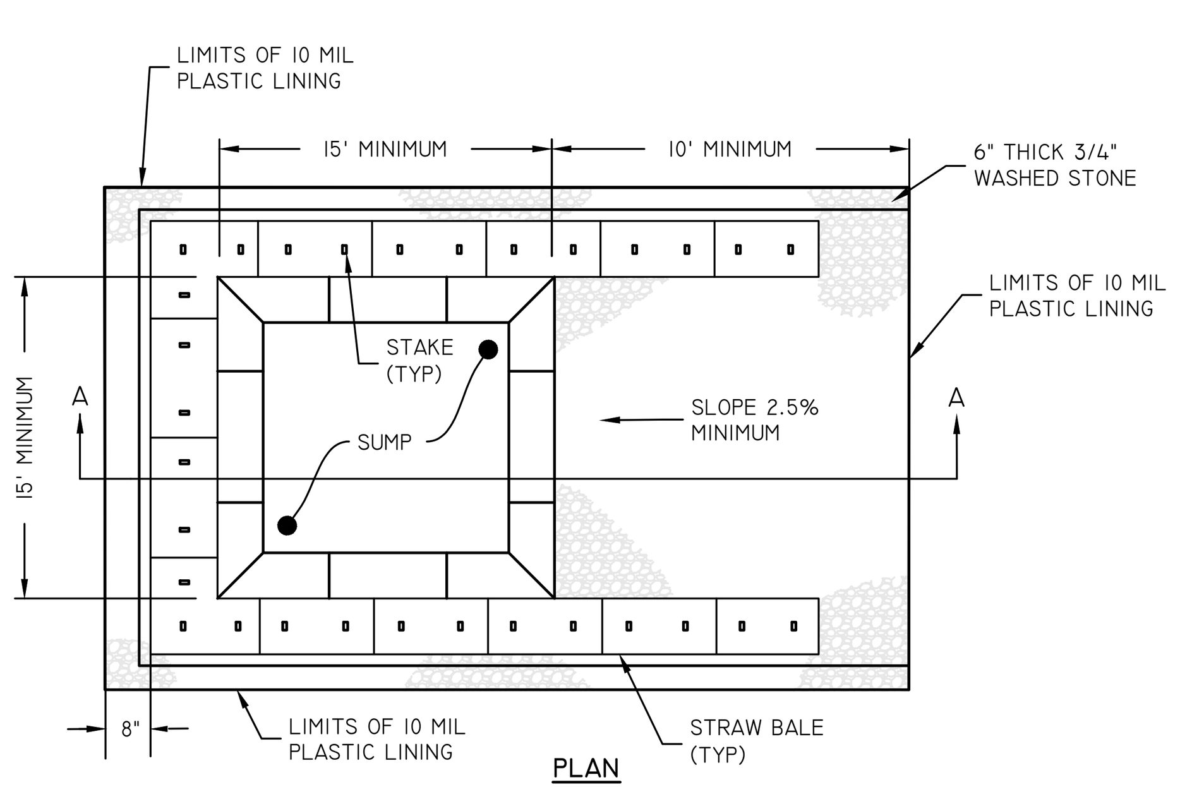
NOT TO SCALE



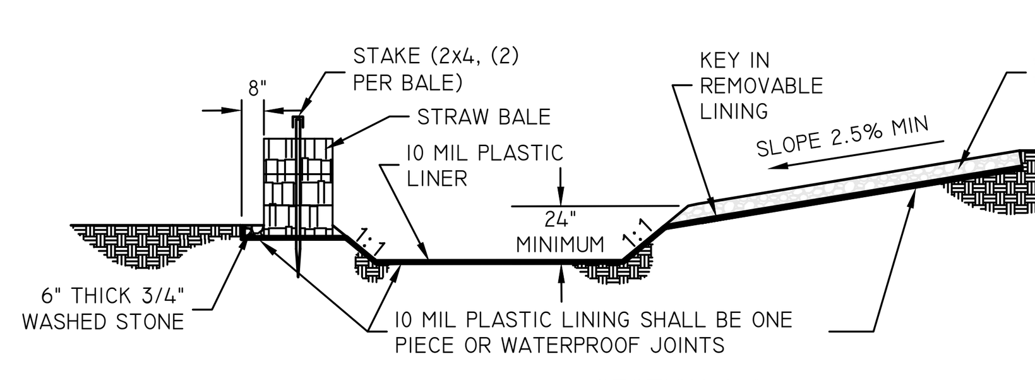
PRIME COAT VERTICAL FACE OF SAWCUT PRIOR TO INSTALLATION OF NEW PAVEMENT LAYERS.

Pavement Tie-In Detail

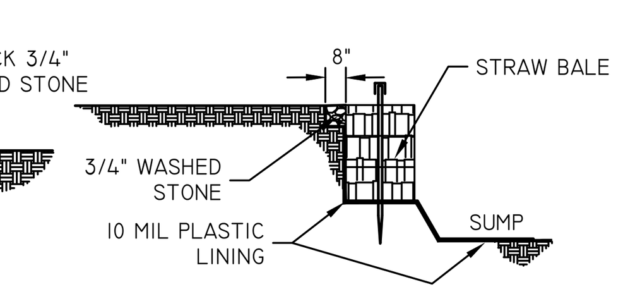
NOT TO SCALE



PLAN



SECTION A-A



ALTERNATE SECTION

USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN

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. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

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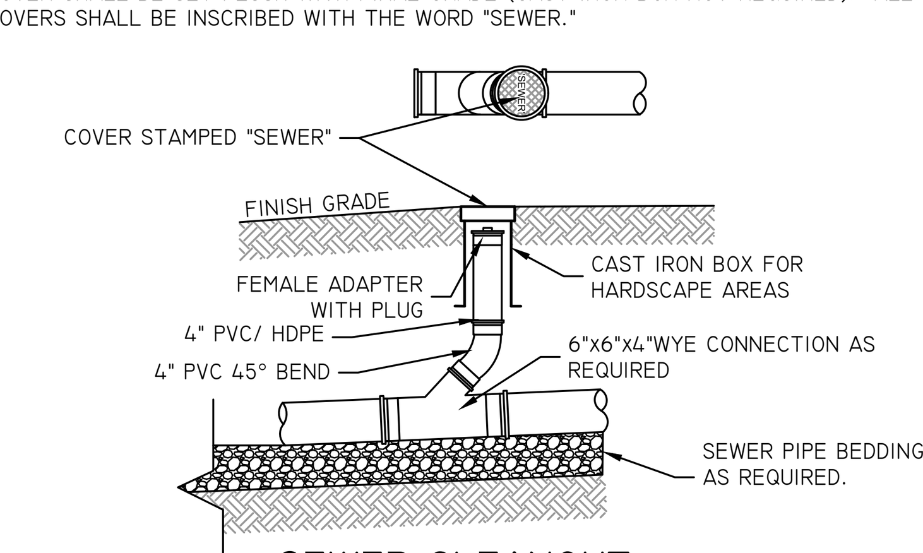
10/4/2024
COASTAL RESOURCES MANAGEMENT COUNCIL

CONCRETE WASHOUT AREA

NOT TO SCALE

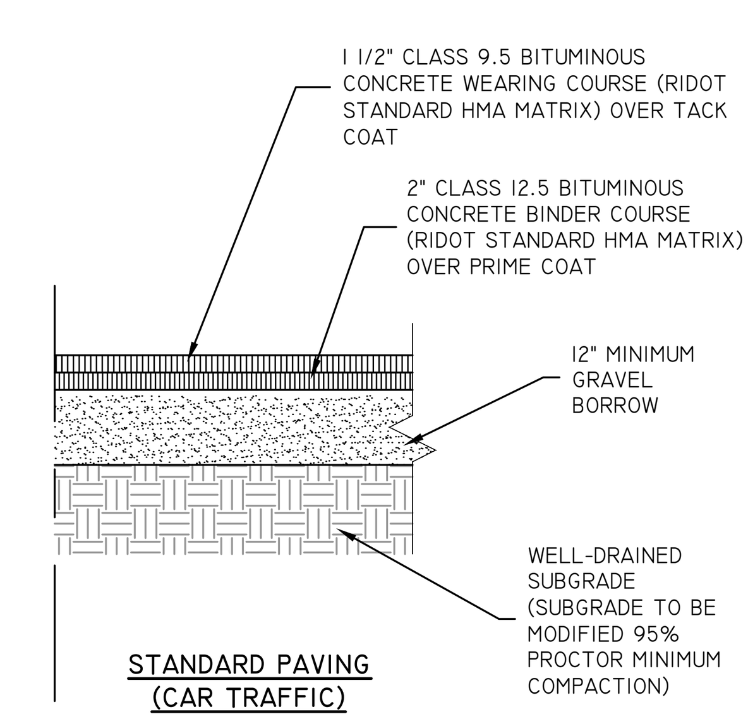
NOTES:
1. ALL PIPE AND FITTINGS SHALL BE GASKETED SDR-40 PVC.
2. PIPE BEDDING AND BACKFILL FOR CLEANOUTS SHALL MEET APPLICABLE SEWER SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
3. FOR SEPTIC APPLICATIONS, CLEANOUTS ARE REQUIRED AT INTERVALS NOT GREATER THAN 75'. FOR ALL OTHER APPLICATIONS, A MINIMUM OF ONE CLEANOUT SHALL BE PLACED ON EACH LATERAL, 5' FROM THE STRUCTURE, AND FOR LONGER RUNS, CLEANOUTS SHALL BE LOCATED EVERY 100' AND AT ADDITIONAL LOCATIONS AS SHOWN ON THE PLANS.
4. FOR PAVED/ ROADWAY/ HARDSCAPE AREAS, ALL CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITHIN THE FINAL GRADE. FOR TRAFFICABLE APPLICATIONS, THE CAST-IRON BOX MUST MEET H-20 LOADING. FOR SOFTSCAPE AREAS, CLEANOUT ACCESS COVER SHALL BE SET FLUSH WITH FINAL GRADE (CAST-IRON BOX NOT REQUIRED). ALL COVERS SHALL BE INSCRIBED WITH THE WORD "SEWER."



SEWER CLEANOUT

NOT TO SCALE

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.



STANDARD PAVING (CAR TRAFFIC)

TYPICAL PAVEMENT SECTION

NOT TO SCALE

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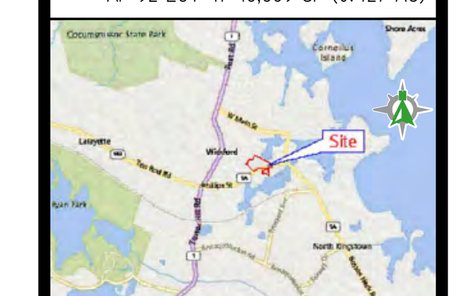

LOCATION MAP N.T.S.

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.

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	10-03-2024	CRMC ASSENT SUBMISSION	N.M.P.

DRAWN BY: J.A.R. DESIGN BY: M.R.T.

DETAIL SHEET

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT:
WICKFORD OLDE THEATRE LLC
2 CHARLES STREET, BLDG C3-1
PROVIDENCE, RHODE ISLAND 02904

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