

**Grading and Utility Notes:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION TO COMMENCE UPON RECEIPT OF ALL NECESSARY APPROVALS.
4. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS.
5. SEQUENCE OF CONSTRUCTION PROVIDED IN SESC MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL 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.
9. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
10. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
11. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
12. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
13. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
14. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON SITE OR REMOVED.
15. ALL DRAINAGE MANHOLES SHALL BE RIDOT STANDARD 4.2.0.
16. NO STUMP DUMPS ARE PROPOSED ON SITE.
17. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233 72 HOURS PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
18. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.
19. ALL ROOF RUNOFF FOR HOMES AND GARAGES FOR LOTS 1 THROUGH 6 WILL BE ROUTED VIA ROOF LEADERS TO UNDERGROUND INFILTRATION BASIN E.

**Traffic Notes:**

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

**As-Built Notes:**

1. ALL COMPONENTS OF THE DRAINAGE MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

**UIC Notes:**

PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:

1. 400 FEET FROM ALL PUBLIC WATER WELLS (SAND & GRAVEL)
2. 200 FEET FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FEET FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FEET FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FEET FROM ALL OTHER SURFACE WATERS
6. 25 FEET FROM ALL OWTS & OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FEET FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION.
8. 10 FEET FROM ALL PROPERTY LINES
9. 10 FEET FROM ALL BUILDING FOOTINGS

**Development Data:**

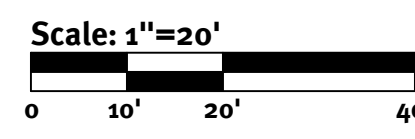
TOTAL PARCEL AREA = 56,151'  
 \*LAND SUITABLE FOR DEVELOPMENT = 28,578'  
 \*\*OPEN SPACE = 3,223' (11%)

TOTAL WETLAND AREA = 21,906'  
 DRAINAGE EASEMENT - FRONT (EAST) = 994'  
 DRAINAGE EASEMENT - REAR (SOUTHWEST) = 4,673'  
 HOMES = 4,254'  
 PARKING AREAS = 1,013'  
 ROADWAY/DRIVEWAY = 2,789'  
 GRASS AREA (DOES NOT INCLUDE EASEMENT AREA) = 20,522'

\*TOTAL AREA - WETLAND - EASEMENTS = SUITABLE LAND  
 \*\*MINIMUM OPEN SPACE 10% OF SUITABLE AREA

**Grading & Utilities Legend:**

EX MAJOR FOOT CONTOUR	---160---	UNDERGROUND INFILTRATION BASIN OUTLINE	-----
EX MINOR FOOT CONTOUR	---158---	WATER LINE	— W — W —
PR FOOT CONTOUR	---(310)---	ELECTRIC LINE	— ETC — ETC —
DRAIN LINE	=====	WATER VALVE	⊕
SEWER LINE	— S — S —	THRUST BLOCK	▲
ROOF LEADER	— RL — RL —	HYDRANT	⦿
CATCH BASIN	⊞	WATER CURB STOP	•
MANHOLE	⊙	IRON ROD/PIPE FOUND/SET	⊙/⊙
		BOUND FOUND/SET	■/□



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 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

No.	Date	Description	By
1	03/15/22	Preliminary Review	DKP
2	05/09/21	DKP	DKP
3	05/26/21	DKP	DKP
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5	05/26/21	DKP	DKP
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**Site Layout & Grading Plan**  
**Magnolia Lane Development**  
 Assessor: 081-574 Lot 51  
 South Kingstown, Rhode Island  
 Prepared for  
**J Thomas Investments, LLC**  
 697 Moonstone Beach Road  
 South Kingstown, RI 02879  
 Tel: (401) 741-3569  
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