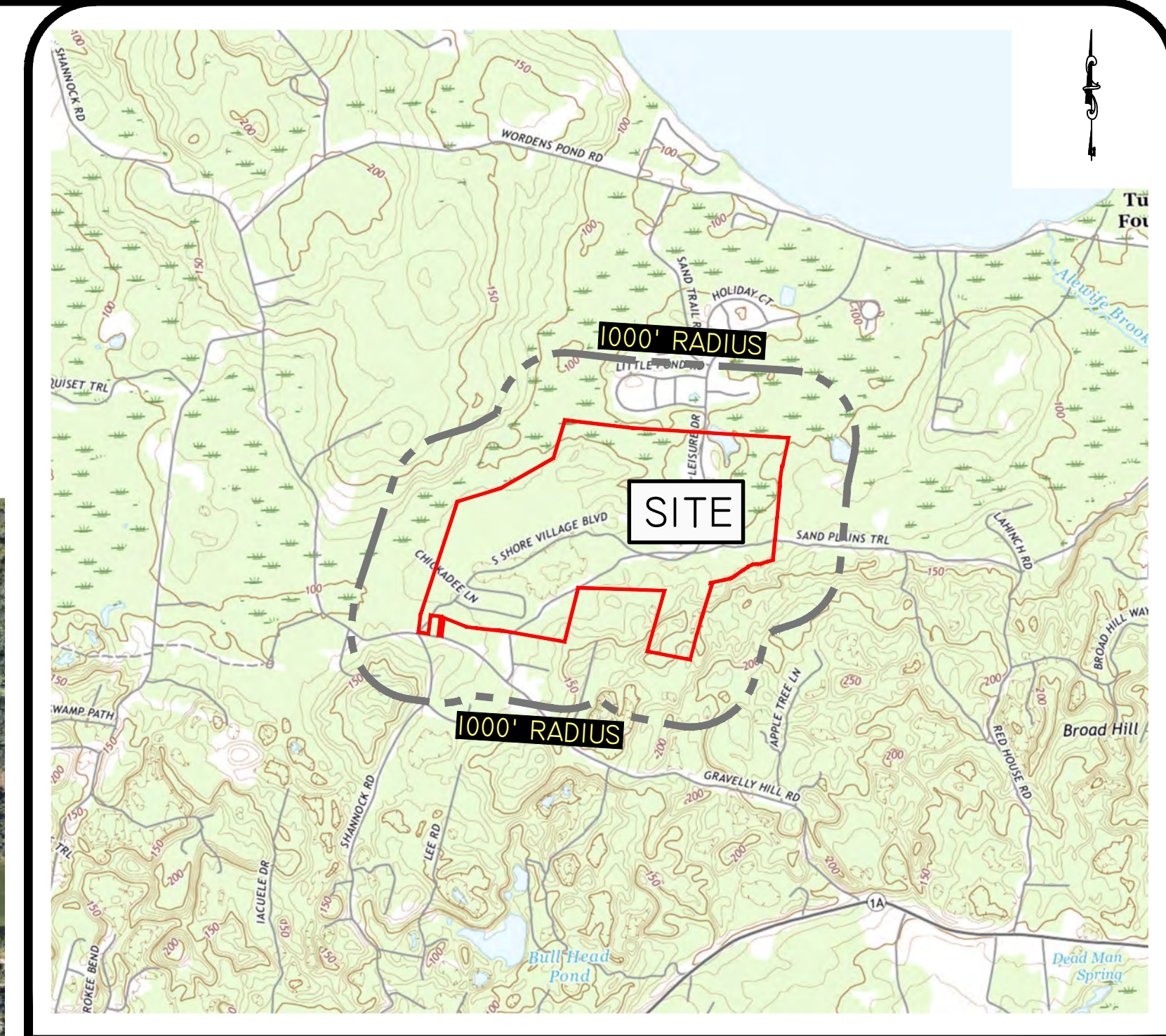


Z:\DEVELOPMENT\PROJECTS\1677-004-SSCC\AUTOCAD DRAWINGS\1677-004-CVAR - ZINW SUP 2023.DWG PLOTTED: 7/18/2023



PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09-22-2022.
SCALE: 1"=500'
0 250' 500' 1000'



USGS MAP SCALE: 1"=1000'

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

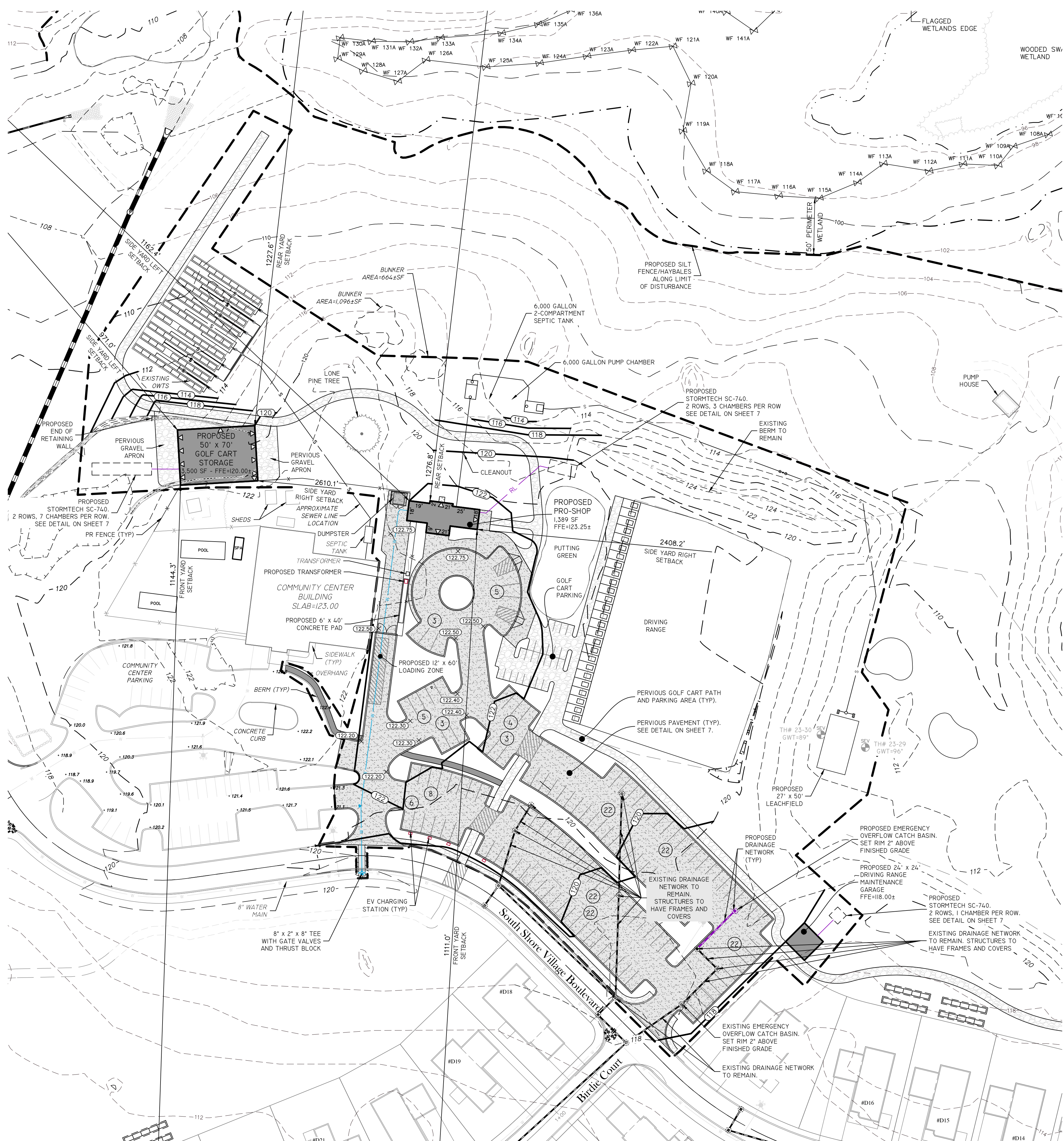
Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARMAP DATA AND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF THE NEARMAP DATA AND UTILITIES SHOWN ON THIS PLAN AND FOR ANY DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	07-18-2023	DEVELOPMENT PLAN REVIEW	J.A.R.
2	06-23-2024	PROSIFICATION	J.A.R.
			BT
			DESIGN BY: J.A.R.

Aerial Half-Mile Radius & USGS Map
PROPOSED PUBLIC GOLF COURSE
SOUTH SHORE VILLAGE
ASSESSOR'S PLAT 65, LOT 3
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR:
ENWINE, LLC
497 WEST BEACH ROAD
CHARLESTOWN, RHODE ISLAND 02813, TEL (401) 745-7203



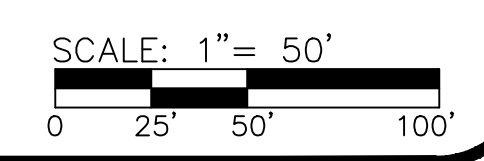
PARKING REGULATIONS:

PARKING USE:	GOLF COURSE
PARKING REQUIREMENT:	50 SPACES PER 18 HOLE
NUMBER OF HOLES:	9 HOLES
REQUIRED PARKING CALCULATIONS:	18 / 2 = 9 HOLES, 50 / 2 = 25 SPACES
TOTAL PARKING SPACES REQUIRED:	25 SPACES
TOTAL PARKING SPACES PROVIDED:	138 SPACES
ADA PARKING REQUIREMENT:	2 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	4 SPACES

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	PERVIOUS PAVEMENT
	PERVIOUS GRAVEL - GOLF CART PARKING & PATH
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	CONCRETE
	PARKING COUNT



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CHRISTOPHER A. DUHAMEL

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY: J.A.R.
01	06-23-2023	REVISION	J.A.R.
02	06-23-2023	REVISION	J.A.R.
03	06-23-2023	REVISION	J.A.R.
04	06-23-2023	REVISION	J.A.R.
05	06-23-2023	REVISION	J.A.R.
06	06-23-2023	REVISION	J.A.R.
07	06-23-2023	REVISION	J.A.R.
08	06-23-2023	REVISION	J.A.R.
09	06-23-2023	REVISION	J.A.R.
10	06-23-2023	REVISION	J.A.R.
11	06-23-2023	REVISION	J.A.R.
12	06-23-2023	REVISION	J.A.R.
13	06-23-2023	REVISION	J.A.R.
14	06-23-2023	REVISION	J.A.R.
15	06-23-2023	REVISION	J.A.R.
16	06-23-2023	REVISION	J.A.R.
17	06-23-2023	REVISION	J.A.R.
18	06-23-2023	REVISION	J.A.R.
19	06-23-2023	REVISION	J.A.R.
20	06-23-2023	REVISION	J.A.R.
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23	06-23-2023	REVISION	J.A.R.
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25	06-23-2023	REVISION	J.A.R.
26	06-23-2023	REVISION	J.A.R.
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45	06-23-2023	REVISION	J.A.R.
46	06-23-2023	REVISION	J.A.R.
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48	06-23-2023	REVISION	J.A.R.
49	06-23-2023	REVISION	J.A.R.
50	06-23-2023	REVISION	J.A.R.

Site Layout Plan
PROPOSED PUBLIC GOLF COURSE
SOUTH SHORE VILLAGE
 ASSESSOR'S PLAT 65, LOT 3
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR:
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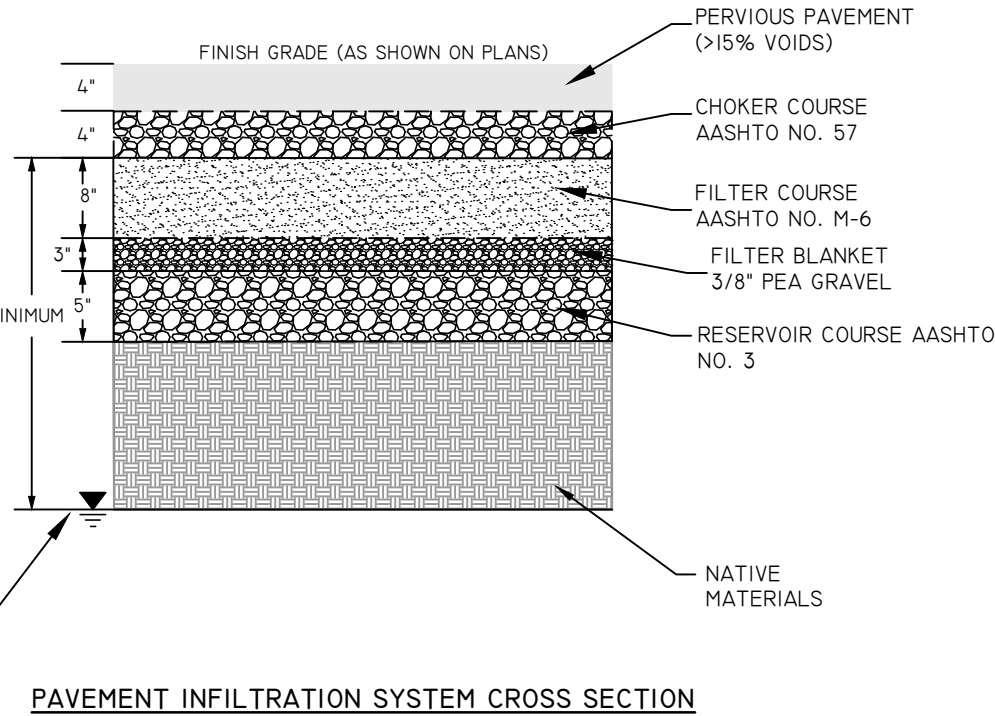
SCALE: 1" = 50'

SHEET **6** OF 8

Z:\08\PROJECTS\1047-004_SSC\AUTOCAD_DRAWINGS\1047-004-RES\DWG_PLOTTED_7/18/2023

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

PERVIOUS PAVEMENTS NOTES



MAXIMUM SEASONAL HIGH GROUNDWATER TABLE IS LOCATED NO HIGHER THAN 3' BELOW TOP OF FILTER.

PAVEMENT INFILTRATION SYSTEM CROSS SECTION

STANDARD SIZE SIEVE (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

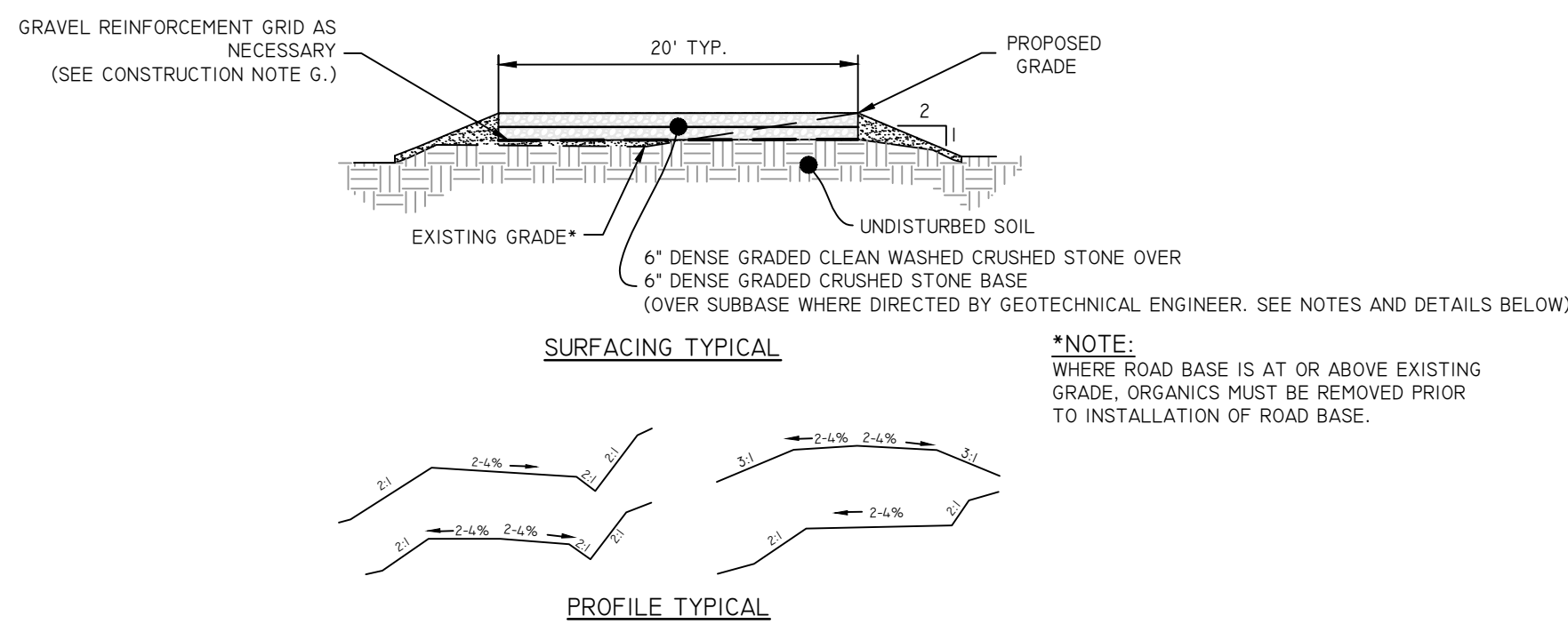
PERVIOUS PAVEMENT MATERIAL GRADATION (% PASSING)

DESCRIPTION	PAVEMENT
TOP OF FILTER LAYER DEPTH	VARIES
TOP OF RESERVOIR DEPTH	116.08'
BOTTOM OF RESERVOIR DEPTH	115.66'
100 YEAR STORM DEPTH	117.03'
10 YEAR STORM DEPTH	116.67'

PERVIOUS PAVEMENT SYSTEM ELEVATIONS

PERVIOUS PAVEMENT INFILTRATION SYSTEM

NOT TO SCALE



DENSE GRADED CLEAN CRUSHED STONE:

SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90mm (3.5in)	100
75mm (3in)	90-100
50mm (2in)	75-100
25mm (1in)	50-80
12.5mm (0.5in)	30-60
4.75mm (No.4)	0-40
7.5um (No. 200)	0

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

BASE SPECIFICATIONS

SIEVE DESIGNATION	PERCENTAGE BY MASS (WEIGHT) PASSING SQUARE MESH SIEVES
90mm (3.5in)	100
75mm (3in)	90-100
50mm (2in)	75-100
25mm (1in)	50-80
12.5mm (0.5in)	30-60
4.75mm (No.4)	15-40
7.5um (No. 200)	0-6

DENSE GRADED CRUSHED STONE FOR BASE:

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

CONSTRUCTION NOTE:

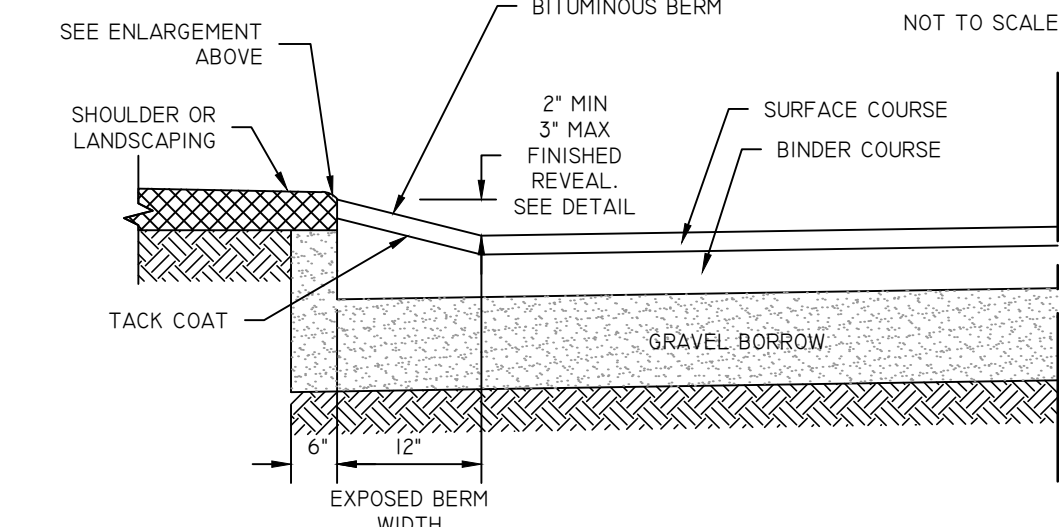
- CONSTRUCTION OPERATIONS MUST BE CARRIED OUT IN SUCH A MANNER TO MINIMIZE POTENTIAL EROSION AND WATER QUALITY DEGRADATION.
- FIXED EROSION CONTROLS AND SITE STABILIZATION MUST BE CONDUCTED IN ACCORDANCE WITH APPROVED BMP'S OR PURSUANT TO PROJECT SPECIFIC PERMITS.
- TREES, STUMPS, ROOTS, BRUSH AND WEEDS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

SUBBASE SPECIFICATIONS (WHERE DIRECTED)			
CONDITIONS:	ROAD THICKNESS	STONE SIZE	FINES
SUBBASE LAYER WITH GEOTEXTILE FABRIC (NOT EXCESSIVELY WET)	4' MIN.	3-3 1/2	0-6%
SUBBASE LAYER WITH GEOTEXTILE FABRIC (WET CONDITIONS)	6' MIN.	3-3 1/2	0-6%

CRUSHED STONE ACCESS PATH DETAIL

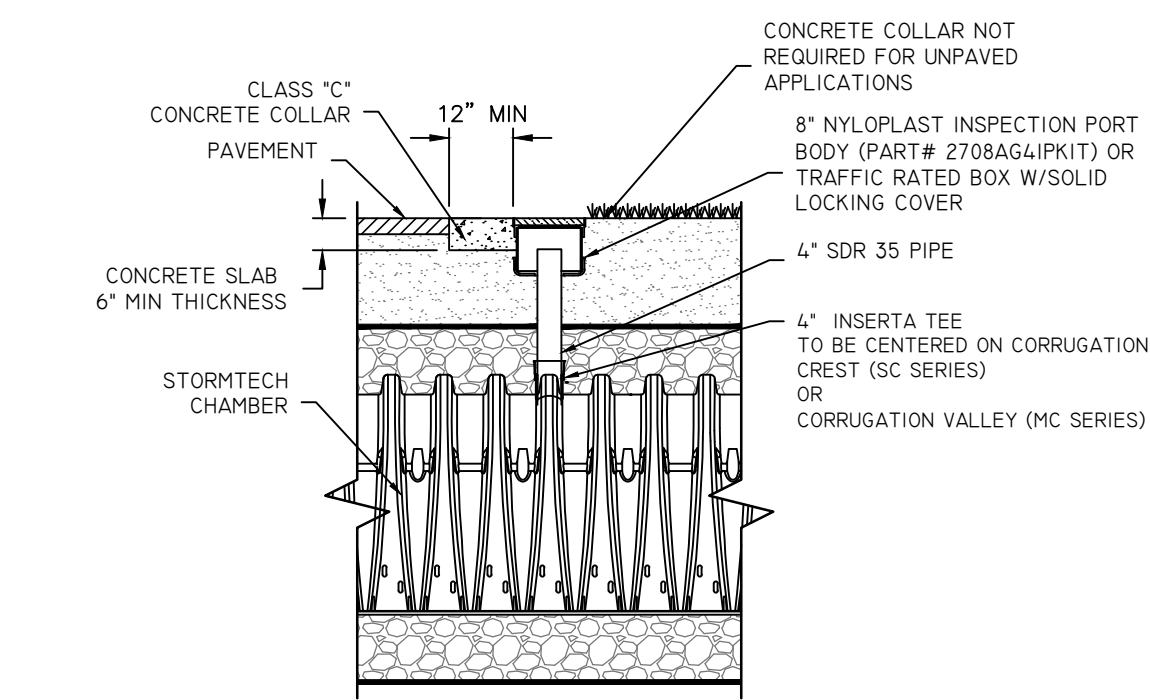
NOT TO SCALE

- NOTES:**
- FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAIN WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTRUDED OPERATION.
 - ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
 - BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.



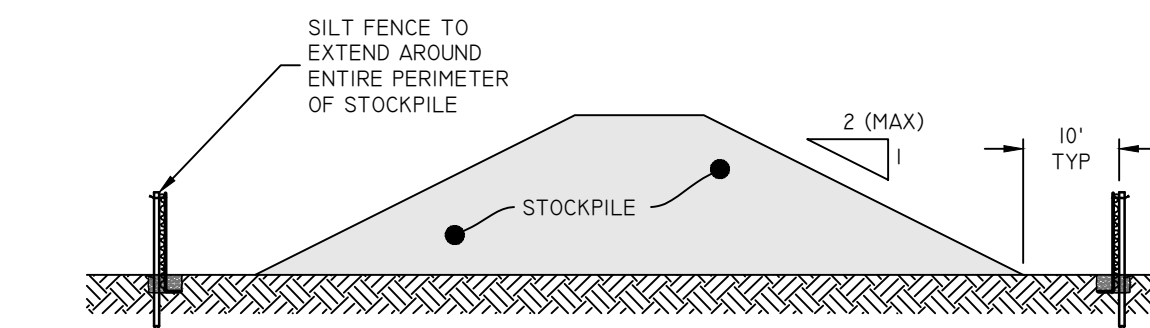
BITUMINOUS BERM

NOT TO SCALE



STORMTECH 4\"/>

NOT TO SCALE

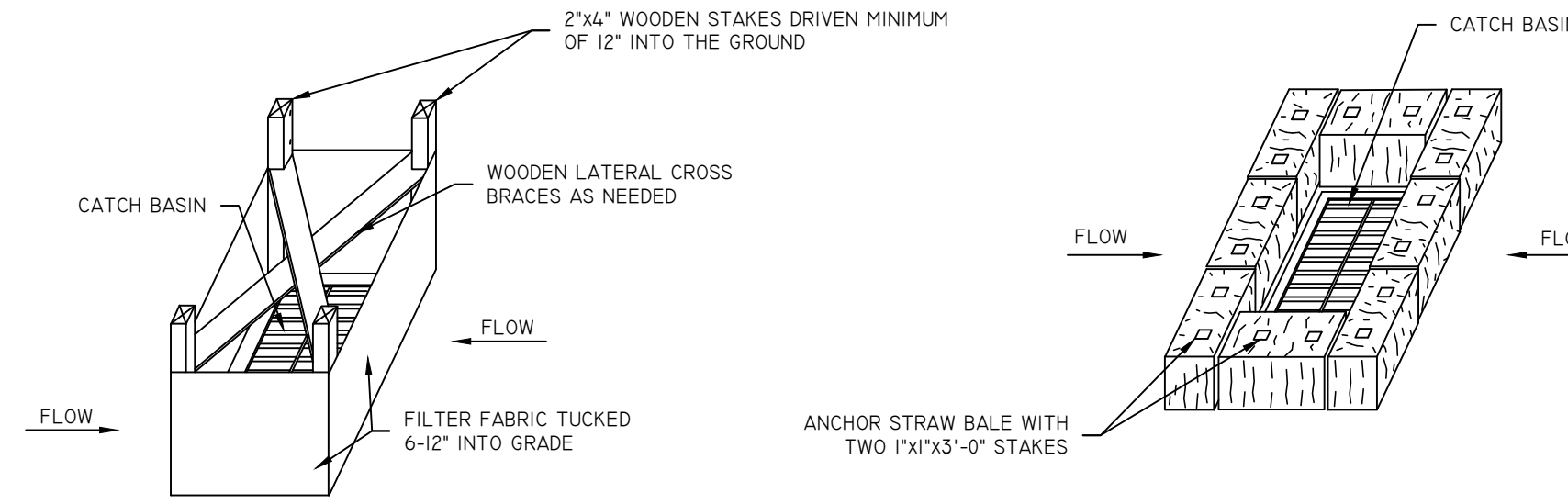
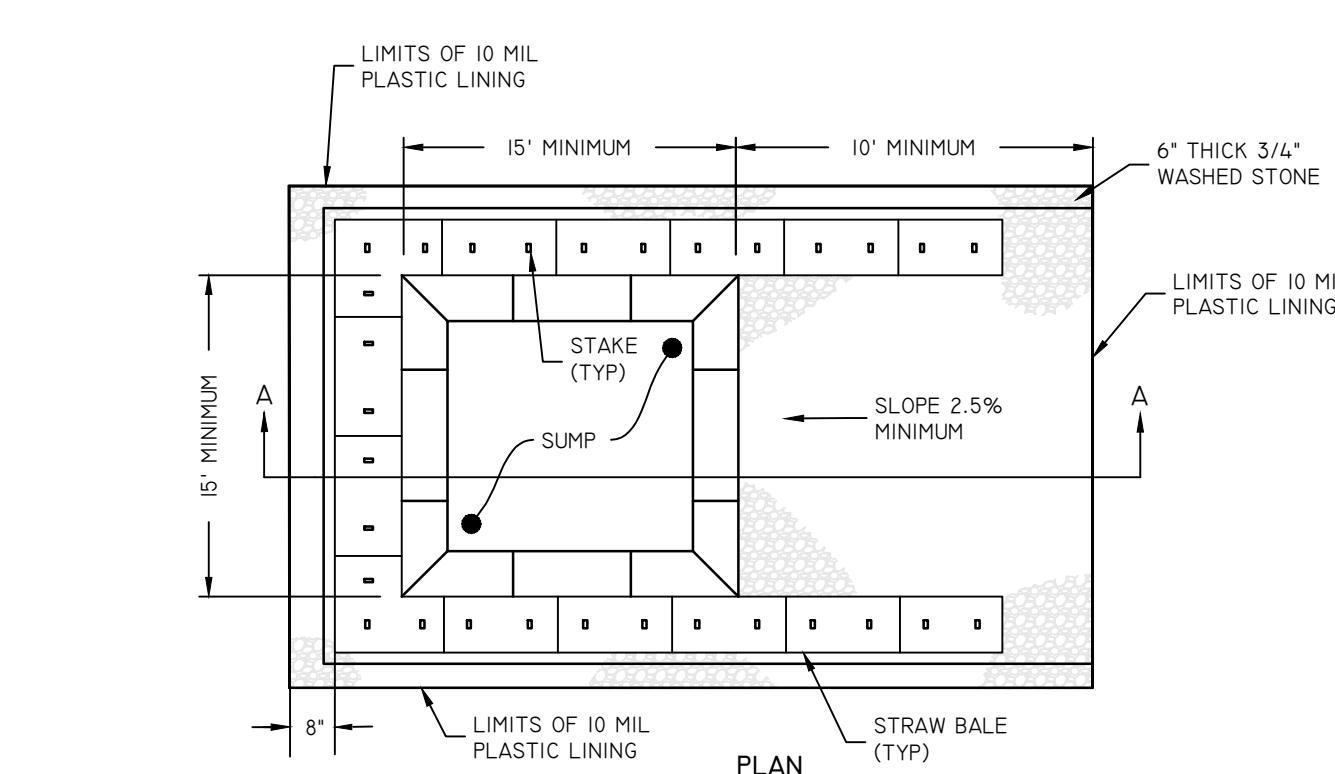


NOTES:

- 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 HANDBOOK (CURRENT EDITION).
- DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
- 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.
- STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2\"/>

STOCKPILE PROTECTION

NOT TO SCALE



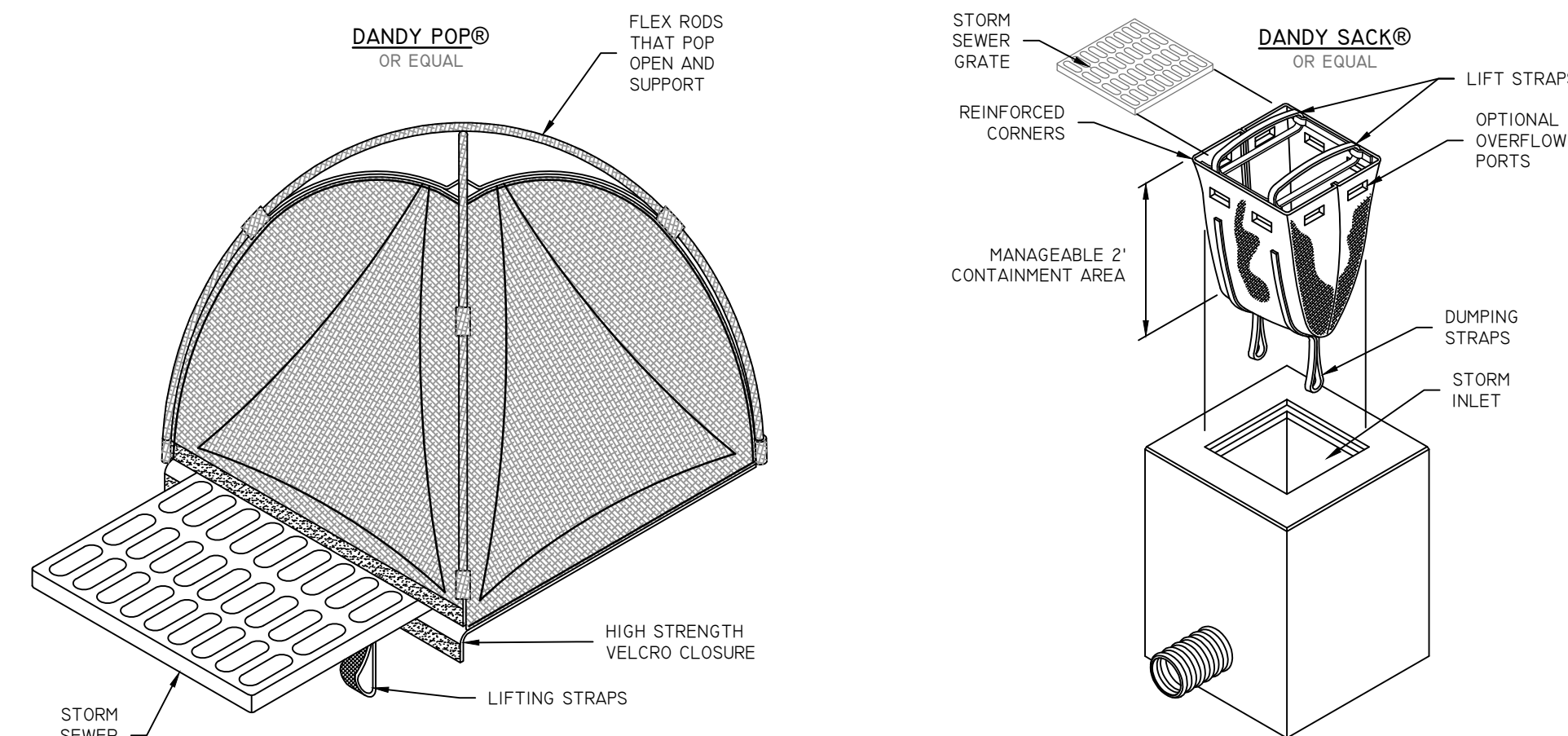
SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:

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

CATCH BASIN EROSION CONTROL

NOT TO SCALE



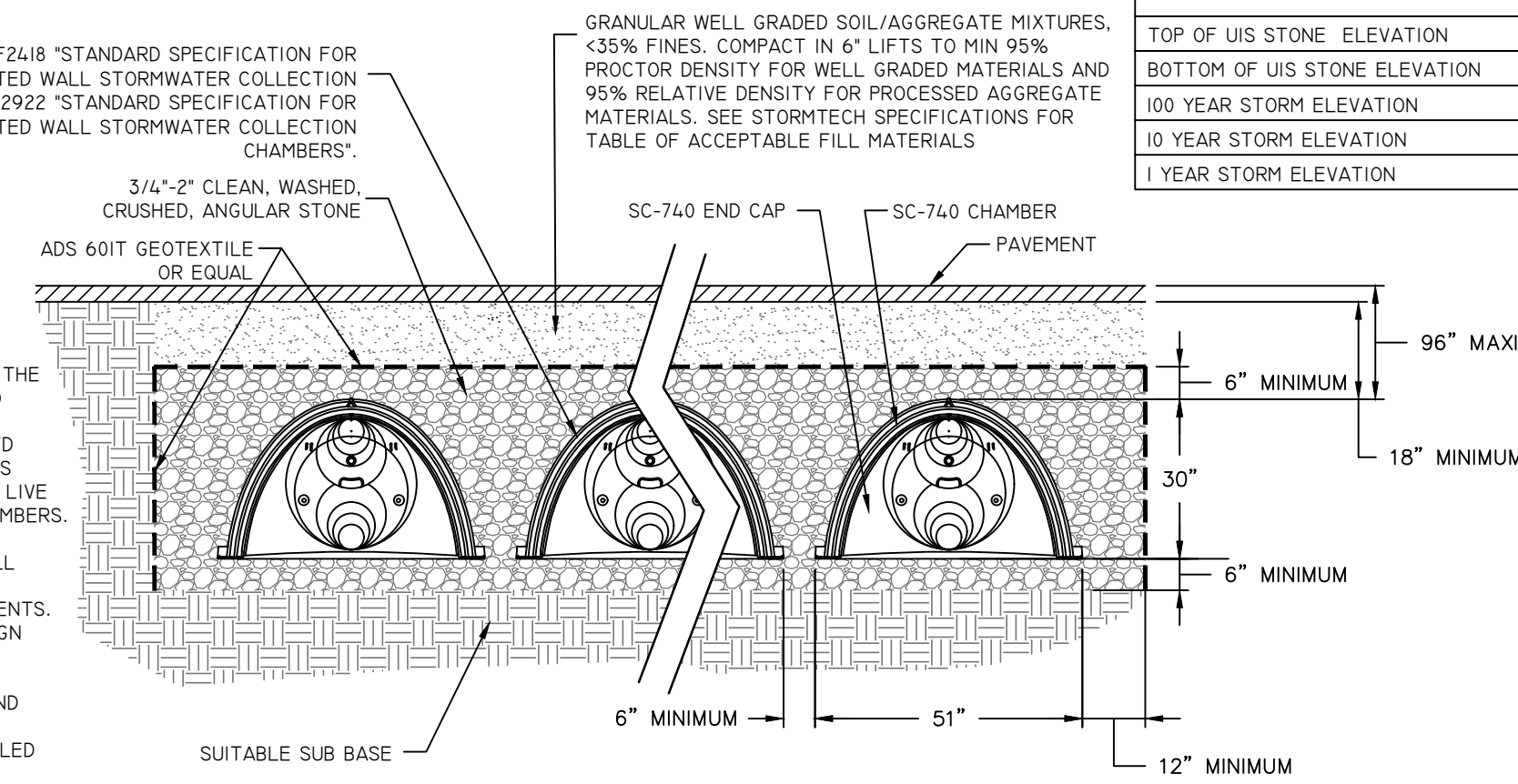
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

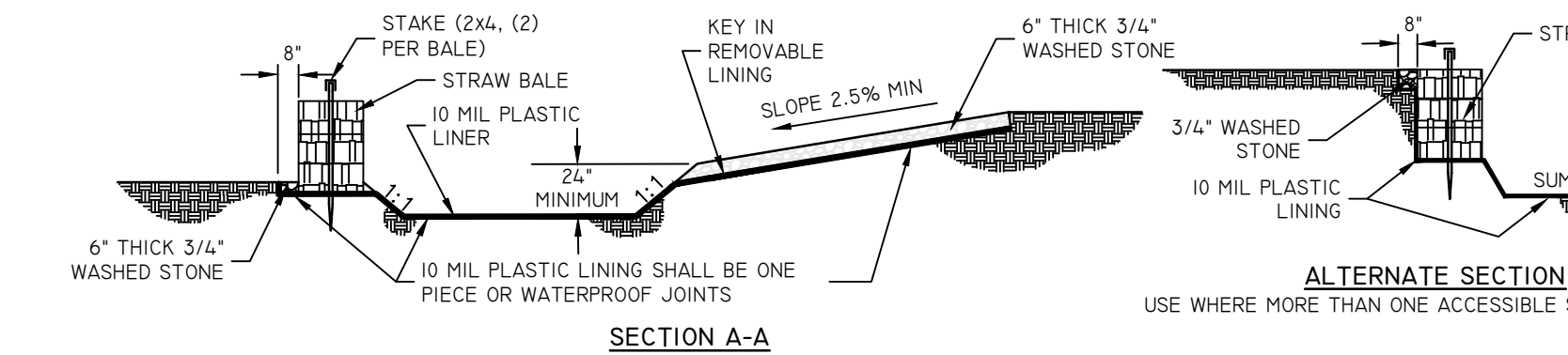
NOTES:

- THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
- SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
- ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.



STORMTECH SC-740 TYPICAL CROSS SECTION

NOT TO SCALE



NOTES:

- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12\"/>

CONCRETE WASHOUT AREA

NOT TO SCALE

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CHRISTOPHER A. DUHAMEL
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	DESCRIPTION
1	07-18-2024	DEVELOPMENT PLAN REVIEW	J.A.R.	J.A.R.		
2	08-23-2024	REVISION	J.A.R.	J.A.R.		

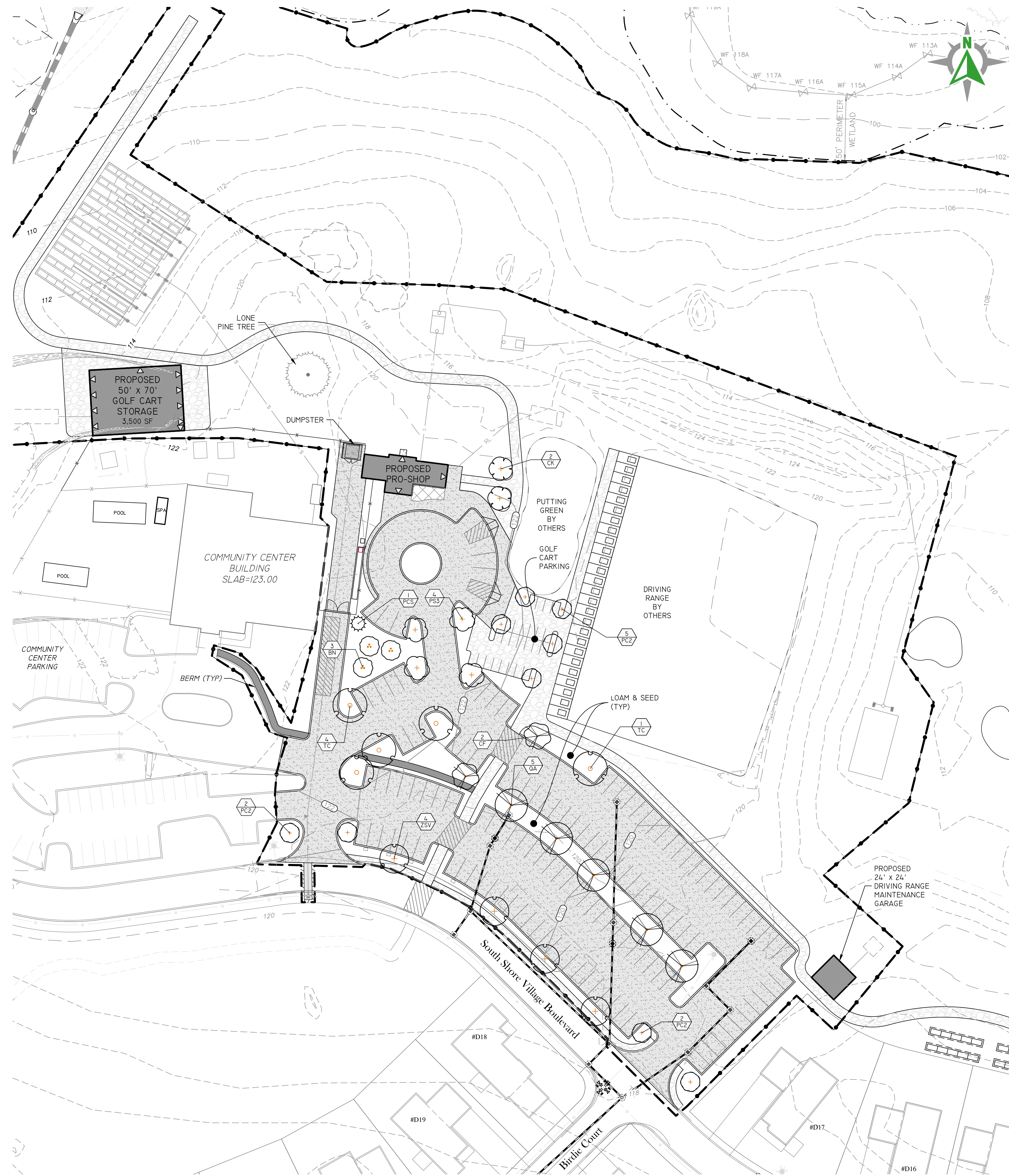
DESIGNED BY: J.A.R.

Detail Sheet

PROPOSED PUBLIC GOLF COURSE
SOUTH SHORE VILLAGE
 ASSESSOR'S PLAT 65, LOT 3
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
ENVIRO, LLC
 497 WEST BEACH ROAD
 CHARLESTOWN, RHODE ISLAND 02813, TEL: (401) 745-7203

DESIGNED BY: J.A.R.

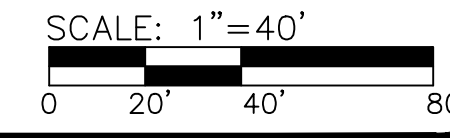
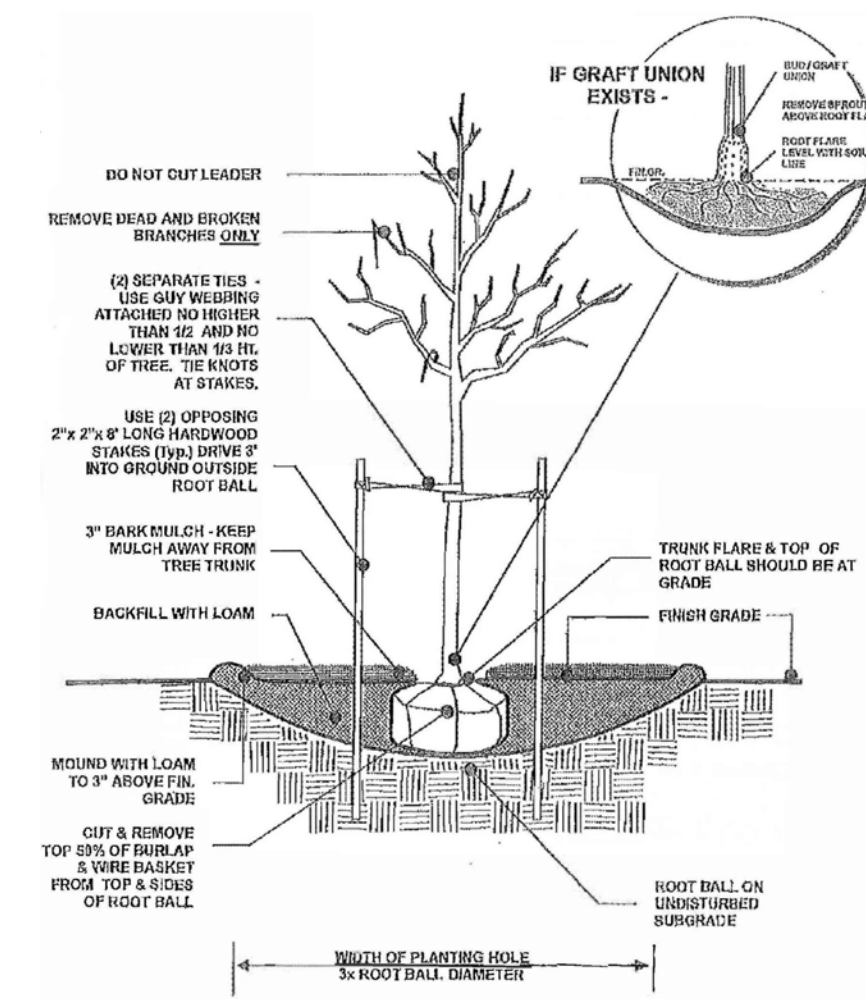


PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL PLANT MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWN UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON PLANS AND LANDSCAPE PARKING ISLANDS CONTAINING SHRUBS, GRASSES AND GROUNDCOVER. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS, WILDFLOWER SEED AREA AND ROADSIDE SEED MIX USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR OTHER APPROVED DOUGHT TOLERANT ENDOPHYTE ENHANCED SEED MIX) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. STORMWATER SYSTEMS TO BE SEED PER POND DETAILS.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- IRRIGATION/ LIGHTING BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	BN	3	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	B & B	1.5"-2.0'
	CF	2	CORNUS FLORIDA	EASTERN DOGWOOD	B & B	1.5"-2.0'
	CK	2	CORNUS KOUSA	KOUSA DOGWOOD	B & B	1.5"-2.0'
	PS3	4	PRINUS SERRULATA "KWANZAN"	FLOWERING CHERRY	B & B	1.5"-2.0'
	PC2	9	PYRUS CALLERYANA "ARISTOCRAT" TM	ARISTOCRAT FLOWERING PEAR	B & B	1.5"-2.0'
	QA	5	QUERCUS ALBA	WHITE OAK	B & B	1.5"-2.0'
	TC	5	TILIA CORDATA	LITTLELEAF LINDEN	B & B	1.5"-2.0'
	ZSV	4	ZELKOVA SERRATA "VILLAGE GREEN"	SAWLEAF ZELKOVA	B & B	1.5"-2.0'
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PCS	1	PICEA GLAUCA	WHITE SPRUCE	6/7' HT	



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THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, PROGRAMS, UTILITIES, SIGN ON THIS PLAN. AN APPROXIMATE DESIGN OF EXISTING UTILITIES IS SHOWN FOR INFORMATION ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

J.A.R.	J.A.R.	J.A.R.	J.A.R.	J.A.R.	J.A.R.	J.A.R.	J.A.R.
02-18-2023	06-23-2023	06-23-2023	06-23-2023	06-23-2023	06-23-2023	06-23-2023	06-23-2023
DESIGN	REVIEW	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.	DESIGN BY: J.A.R.

LANDSCAPE PLAN
PROPOSED PUBLIC GOLF COURSE
SOUTH SHORE VILLAGE
 ASSESSOR'S PLAT 65, LOT 3
 SOUTH KINGSTOWN, RHODE ISLAND

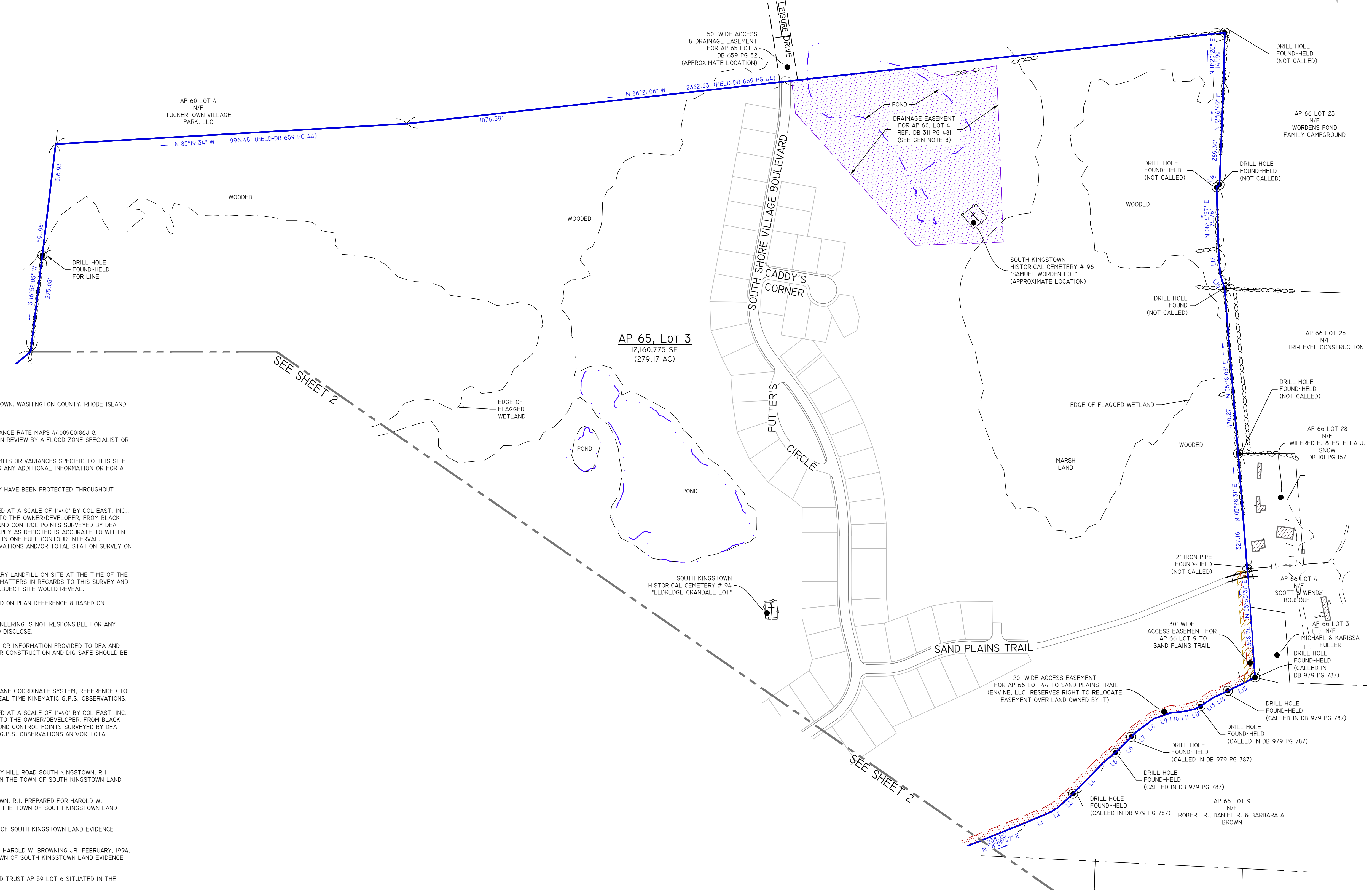
PREPARED FOR:
ENVIUE, LLC
 497 WEST BEACH ROAD
 CHARLESTOWN, RHODE ISLAND 02813, TEL: (401) 745-7203

DESIGN BY: J.A.R.

SHEET **8** OF 8

Z:\08\PROJECTS\1047-004_SSC\AUTOCAD_DRAWINGS\1047-004-LARC.DWG PLOTTED: 7/18/2023

LINE	LENGTH	BEARING
L1	74.36'	N77°00'17"E
L2	23.70'	N69°36'04"E
L3	60.55'	N57°42'03"E
L4	125.92'	N54°14'42"E
L5	41.83'	N61°07'44"E
L6	62.97'	N54°48'16"E
L7	17.44'	N54°46'03"E
L8	66.17'	N63°22'11"E
L9	48.77'	N80°45'31"E
L10	37.62'	S86°08'44"E
L11	30.89'	N88°03'17"E
L12	19.45'	N74°27'27"E
L13	41.55'	N65°48'59"E
L14	47.39'	N74°50'16"E
L15	85.96'	N73°59'36"E
L16	41.25'	N07°21'57"W
L17	71.54'	N06°10'40"E
L18	11.00'	N59°19'08"E



- GENERAL NOTES**
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 65, LOT 03 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
 2. THE OWNER PER DEED BOOK 1355, PAGE 0363 IS ENVINE, LLC.
 3. THIS SITE IS LOCATED IN FEMA FLOOD ZONES A AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAPS 44099C0186J & 44099C0187J, MAPS REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 4. THE PARCEL IS ZONED R40 BASED ON TOWN GIS. 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.
 5. THERE WERE TWO CEMETERIES OBSERVED WITHIN THE LIMITS OF THE SURVEY, AND THEY HAVE BEEN PROTECTED THROUGHOUT DEVELOPMENT.
 6. PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY COL. EAST, INC., P.O. BOX 347 HARRIMAN & WEST AIRPORT, NORTH ADAMS, MA 01247, SUB CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN APRIL 14, 2003 AT A SCALE OF 1"=40' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA JULY, 2005. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL. SURVEY PERFORMED ON THE GROUND BY DEA USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS AND/OR TOTAL STATION SURVEY ON FEBRUARY, 2007. ELEMENTS OF THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 7. THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
 8. THE LIMITS OF THE DRAINAGE EASEMENT HAVE BEEN REVISED FROM WHAT WAS DEPICTED ON PLAN REFERENCE 8 BASED ON ADDITIONAL REVIEW AND EVALUATION OF DEED.
 9. 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.
 10. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.

- SURVEY NOTES**
1. COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED IN THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), AS DETERMINED BY DEA'S SURVEY BY REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
 2. PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY COL. EAST, INC., P.O. BOX 347 HARRIMAN & WEST AIRPORT, NORTH ADAMS, MA 01247, SUB CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN APRIL 14, 2003 AT A SCALE OF 1"=40' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEA JULY, 2005. SURVEY PERFORMED ON THE GROUND BY DEA USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS AND/OR TOTAL STATION SURVEY ON FEBRUARY, 2007.

- PLAN REFERENCES**
1. "FINAL SUBDIVISION PLAN DEVON WOODS ASSESSOR'S PLAT 72-2 LOTS 22 & 23 GRAVELLY HILL ROAD SOUTH KINGSTOWN, R.I. SCALE:1"=60' DATE JANUARY 22, 1999, REVISED JULY 28, 2000, PLAT CARD 2001 PAGE 6 IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS.
 2. "PLAN OF LAND AND BUILDING SITES ON OLD SHANNOCK ROAD, TOWN OF SOUTH KINGSTOWN, R.I. PREPARED FOR HAROLD W. BROWNING MARCH, 1987, A.J. EASTERBROOKS." SCALE:1"=100' PLAT BOOK 18 PAGE 1746 IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS.
 3. "PLAT OF NEW HIGHWAYS IN SOUTH KINGSTOWN, R.I." PLAT BOOK 1 PAGE 10 IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS.
 4. "MINOR SUBDIVISION OF THE WOODS FARM NORTHERLY OF SHANNOCK ROAD PROPERTY OF HAROLD W. BROWNING JR. FEBRUARY, 1994, A.J. EASTERBROOKS, C.E." SHEET 182 OF 2. RECORDED IN BOOK 096 PAGE 101 IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS.
 5. "ADMINISTRATIVE SUBDIVISION PREPARED FOR TRUSTEES OF THE SOUTH KINGSTOWN LAND TRUST AP 59 LOT 6 SITUATED IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND.
 6. "FINAL SUBMISSION KENYON WOODS SECTION II A SEVEN LOT RESIDENTIAL COMPOUND OFF GRAVELLY HILL ROAD SOUTH KINGSTOWN, R.I. OWNED BY PETER & DIANA L. DIERAUF, SURVEYED BY W & W LAND SURVEYORS, INC." PLAT BOOK 19 PAGE 14 IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS.
 7. "MAP SHOWING LAND IN SOUTH KINGSTOWN, RHODE ISLAND PREPARED BY THOMAS CHAMPLIN FEB. 1996 SCALE:1"=100', REVISED 06 FEB. 1996." (UNRECORDED PLAN).
 8. ADMINISTRATIVE SUBDIVISION GRAVELLY HILL ROAD A.P. 65 LOT 2, 3, 4, 5, 15, 15 & A.P. 72-2 LOT 39 SOUTH KINGSTOWN, RHODE ISLAND PREPARED BY: DIPRETE ENGINEERING ASSOCIATES, INC. OWNER/APPLICANT SOUTH COUNTY SAND & GRAVEL CO., INC. SHEET 1 OF 2 AND 2 OF 2 REVISED 4/7/09. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF SOUTH KINGSTOWN AS PLAT C2009-24 & -25.

MICHAEL E. GAVITT
 No. 1981
 5/25/23
 PROFESSIONAL
 LAND SURVEYOR

BY MICHAEL E. GAVITT, RIPLS #1981
 C.O.A. NO. LS-A160

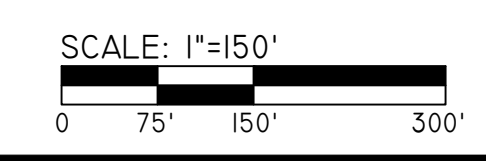
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER PLAN FOR USE IN SUBMISSION FOR SITE ENGINEERING & PERMITTING

- THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:**
- LEISURE DRIVE
 - SAND PLAINS TRAIL
 - GRAVELLY HILL ROAD
 - SAND TRAIL ROAD
 - SOUTH SHORE VILLAGE BOULEVARD
 - CHICKADEE LANE
 - FESCUE LANE
 - SAND WEDGE LANE
 - DRIVER LANE
 - BIRDIE COURT
 - BOGEY CIRCLE
 - CADDY'S CORNER
 - PUTTER'S CIRCLE



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

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NO.	DATE	DESCRIPTION	A.S.H.	B.T.
1	02/26/2023	BOUNDARY SURVEY PLAN		

BOUNDARY SURVEY PLAN
SOUTH SHORE VILLAGE
 ASSESSOR'S PLAT 65 LOT 3
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR: **ENVINE, LLC**
 P.O. BOX 1595 CHARLESTOWN, RHODE ISLAND 02813
 401-782-7975

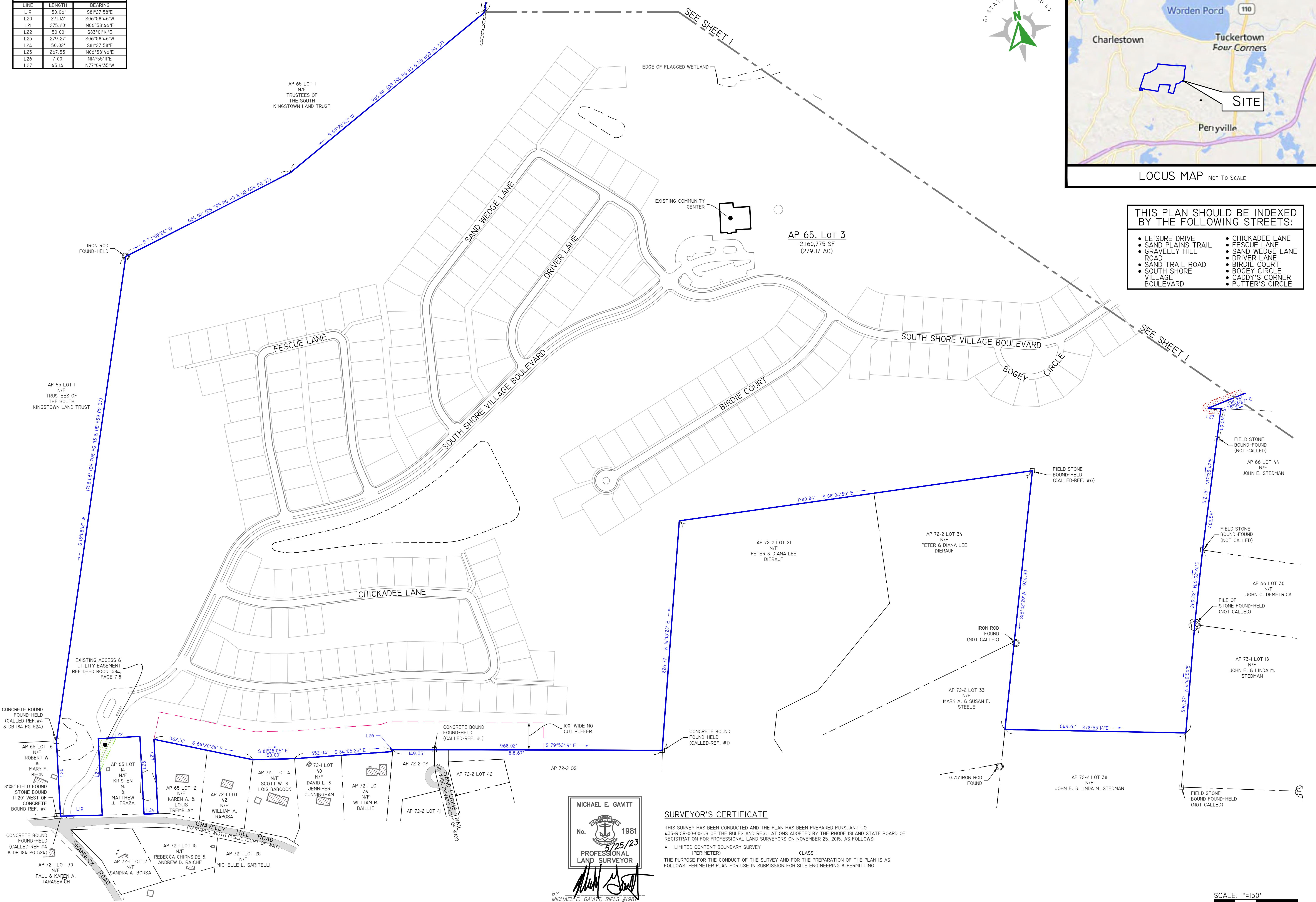
DE A.S.H. NO. 607484-COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

LINE	LENGTH	BEARING
L19	150.06'	S81°27'58"E
L20	271.13'	S06°58'46"W
L21	275.20'	N06°58'46"E
L22	150.00'	S83°01'14"E
L23	279.27'	S06°58'46"W
L24	50.02'	S81°27'58"E
L25	267.53'	N06°58'46"E
L26	7.00'	N14°55'11"E
L27	45.14'	N77°09'35"W



LOCUS MAP NOT TO SCALE

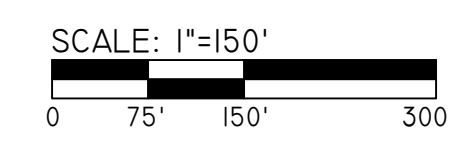
- THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:
- LEISURE DRIVE
 - SAND PLAINS TRAIL ROAD
 - SAND TRAIL ROAD
 - SOUTH SHORE VILLAGE BOULEVARD
 - CHICKADEE LANE
 - FESCUE LANE
 - SAND WEDGE LANE
 - DRIVER LANE
 - BIRDIE COURT
 - BOGEY CIRCLE
 - CADDY'S CORNER
 - PUTTER'S CIRCLE



MICHAEL E. GAVITT
No. 1981
5/25/23
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
• LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS 1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER PLAN FOR USE IN SUBMISSION FOR SITE ENGINEERING & PERMITTING

BY MICHAEL E. GAVITT, RIPLS #1981
C.O.A. NO. LS-A160



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NO.	DATE	DESCRIPTION	A.S.P.	B.T.
1	4/20/2023	BOUNDARY SURVEY PLAN		

BOUNDARY SURVEY PLAN
SOUTH SHORE VILLAGE
ASSESSOR'S PLAT 66 LOT 3
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR: **ENVI, LLC**
P.O. BOX 1995 CHARLESTOWN, RHODE ISLAND 02813
401-762-7925
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SHEET **2** OF 2

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