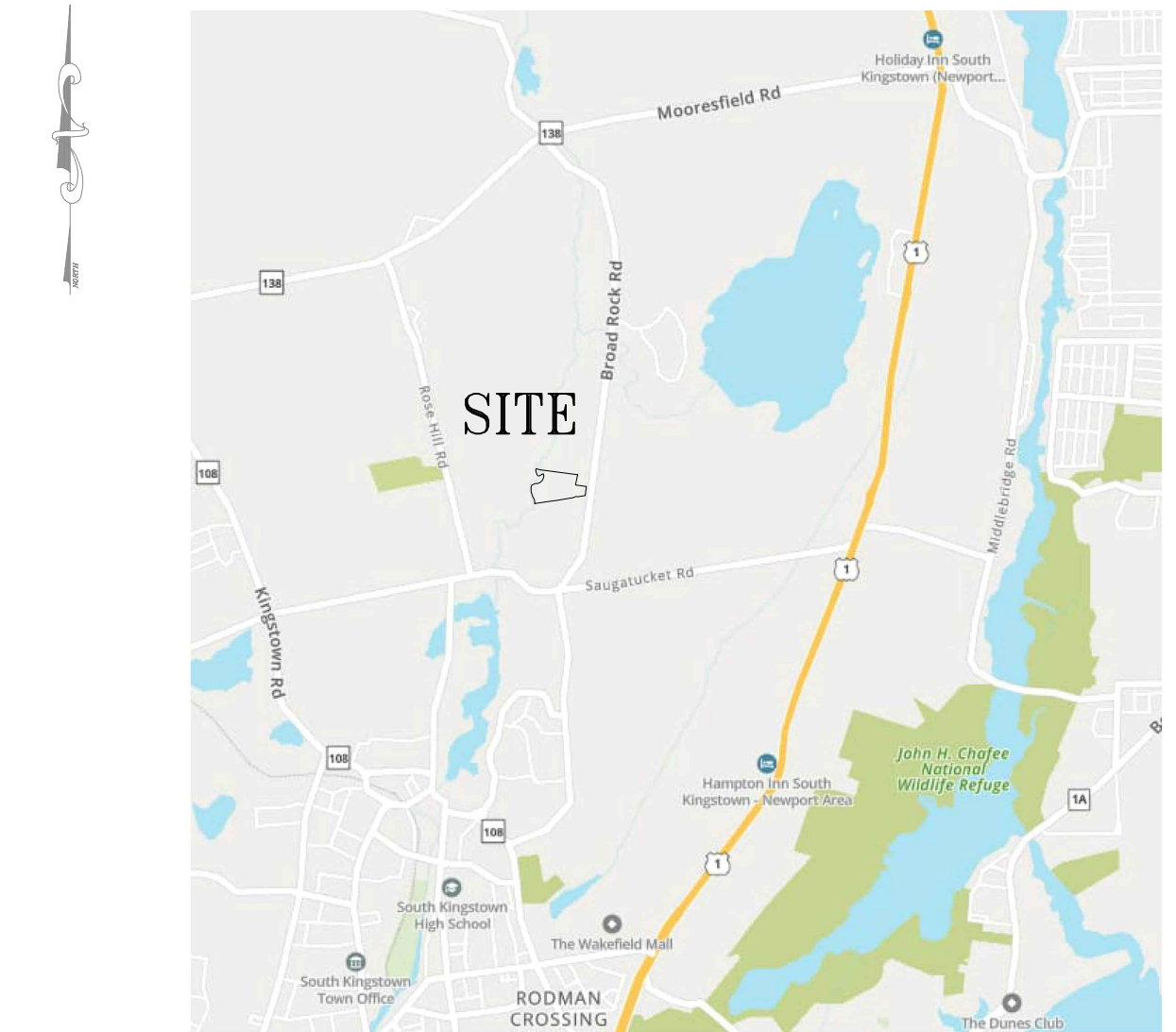


FLEXIBLE DESIGN RESIDENTIAL PROJECT VILLAGE AT BROAD ROCK

for
PLAT 33, LOT 24

ZONED R-40

in
SOUTH KINGSTOWN, RHODE ISLAND



LOCUS MAP

LIST OF DRAWINGS

1. TITLE SHEET
 2. AERIAL PHOTO PLAN
 3. EXISTING CONDITIONS PLAN
 4. PROPOSED PLAN-1
 5. PROPOSED PLAN-2
 6. OPEN SPACE PLAN
 7. DETAILS
- YIELD PLAN, SHEET 1 OF 1
YIELD PLAN WITH INCENTIVE LOTS, SHEET 1 OF 1
SURVEY PLAN, SHEET 1 OF 1

PROJECT DATA

ZONING TABLE:

ZONE:	R-40		
A.P./LOT	33/24		
LOT AREA	16.50 AC.		

R-40 ZONING REGULATIONS:		R-10 ZONING REGULATIONS:	
AREA	40,000 SQ. FT.	AREA	10,000 SQ. FT.
FRONTAGE	150 FT.	FRONTAGE	80 FT.
WIDTH	150 FT.	WIDTH	80 FT.
BLDG. COVERAGE	20%	BLDG. COVERAGE	25%
HEIGHT (PRINC.)	35 FT.	HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.	HEIGHT (ACCESS.)	15 FT.
FRONT YARD	40 FT.	FRONT YARD	25 FT.
CORNER SIDE	30 FT.	CORNER SIDE	20 FT.
SIDE YARD	20 FT.	SIDE YARD	10 FT.
REAR YARD	40 FT.	REAR YARD	30 FT.
ACCESS. BLDG. SIDE	15 FT.	ACCESS. BLDG. SIDE	6 FT.
ACCESS. BLDG. REAR	10 FT.	ACCESS. BLDG. REAR	6 FT.
OWTS TO WETLAND	150 FT.	OWTS TO WETLAND	150 FT.

DENSITY CALCULATIONS:

YIELD PLAN= 13 LOTS

INCLUSIONARY INCENTIVE BONUS:

IN ACCORDANCE WITH RI GENERAL LAW §45-24-46.1.C, FOR EACH INCLUSIONARY LOT PROVIDED, 2 MARKET RATE LOTS SHALL BE PROVIDED AS A DENSITY BONUS.

3 AFFORDABLE LOTS ARE PROVIDED; THEREFORE, 6 ADDITIONAL MARKET RATE LOTS ARE PROVIDED.

TOTAL LOTS = 13 + 6 = 19 LOTS

DATE OF PLAN SET: FEBRUARY 28, 2024

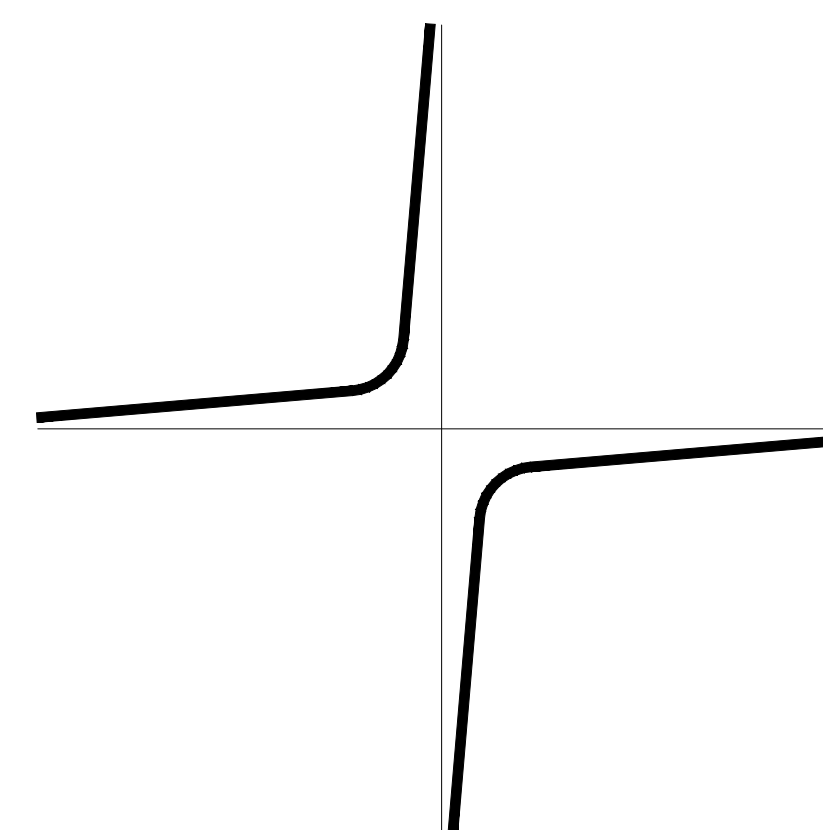
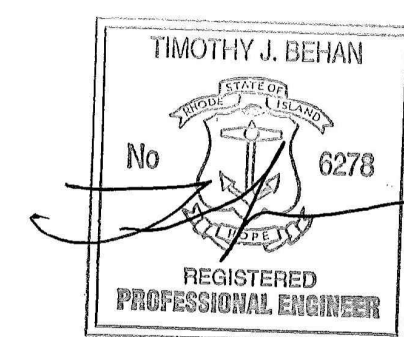
REVISIONS

DATE	DRWN	CHKD

PROJECT NO. 23011.00

OWNER:
SHELEEN M CLARKE REV LIV TRUST AGMT
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852

APPLICANT:
NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT.
NORTH KINGSTOWN, RI 02852



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6604

JOHN C. CARTER & CO., INC.
LANDSCAPE ARCHITECTURE

960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

STATE/FEDERAL PERMITS:

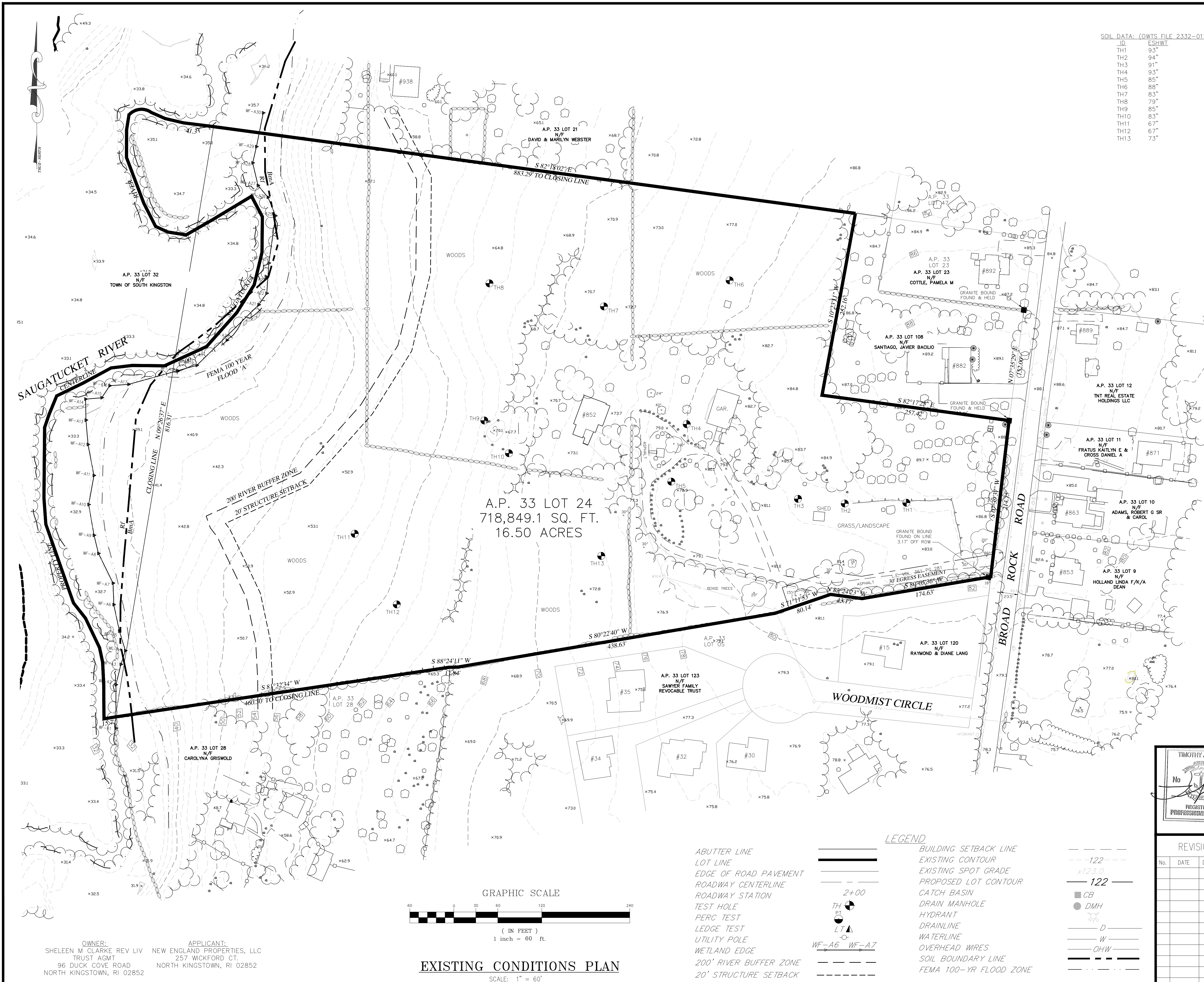
1. RIDEM FRESHWATER WETLANDS
2. RIDEM RIPDES (SOIL EROSION)
3. RIDEM OWTS SUBDIVISION SUITABILITY
4. RIDEM OWTS INDIVIDUAL LOTS

PERMIT AGENCY REVIEW SET

DRAWING ISSUE:

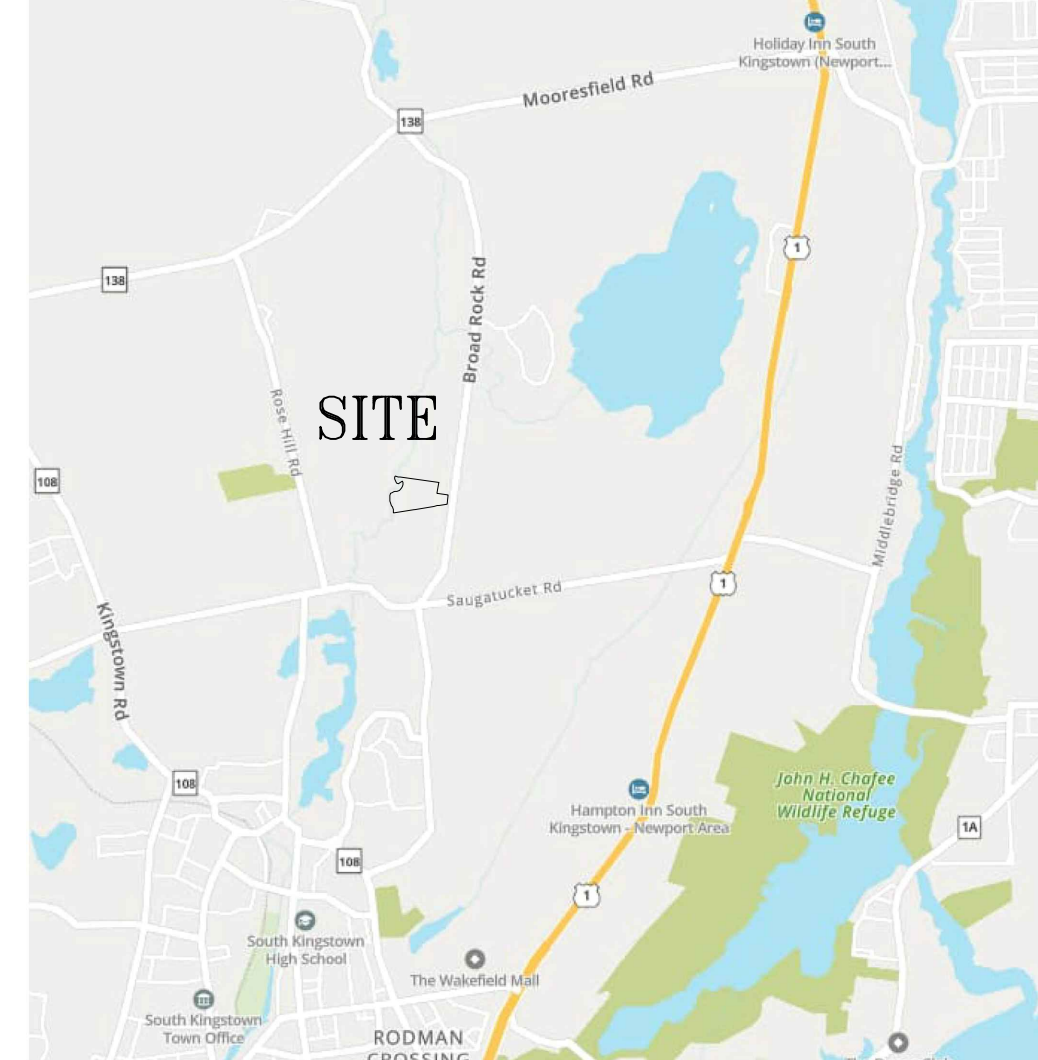
- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR
CONSTRUCTION SHALL BE USED FOR
CONSTRUCTION



SOIL DATA: (OWTS FILE 2332-0114)

ID	ESHWI
TH1	93"
TH2	94"
TH3	91"
TH4	93"
TH5	85"
TH6	88"
TH7	83"
TH8	79"
TH9	85"
TH10	83"
TH11	67"
TH12	67"
TH13	73"



LOCUS MAP
NOT TO SCALE

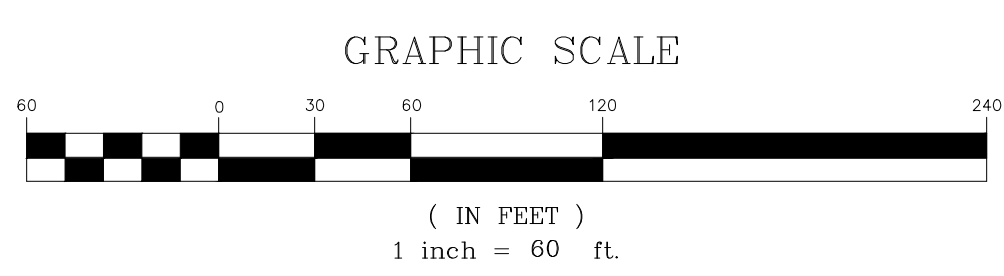
- NOTES:**
1. WETLAND FLAGS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. 2022.
 2. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
 3. ELEVATIONS BASED ON NAVD88 VERTICAL DATUM.
 4. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE 'A' AS DEPICTED ON MAP 44009C0201J, EFFECTIVE 4/3/2020. THE REMAINING PORTION OF THE SITE IS SITUATED IN ZONE 'X' WHICH IS AREA OF MINIMAL FLOOD HAZARD.
 5. THERE ARE NO EXISTING, ACTIVE AREAS OF AGRICULTURAL USE.
 6. THE BmA SOIL TYPE IS CONSIDERED A 'PRIME AGRICULTURAL SOIL'.
 7. SUBJECT SITE LIES IN THE 'SAUGATUCKET RIVER' SUB WATERSHED. THERE ARE NO BOUNDARY LINE IN SUBJECT SITE OR IN THE IMMEDIATE AREA.
 8. THERE ARE NO KNOWN ROCK OUTCROPPINGS, CLIFFS OR COASTAL FEATURES ON SUBJECT SITE.
 9. THERE ARE NO KNOWN STREETS, DRIVEWAYS, FARM ROADS, WOOD ROADS AND/OR TRAILS THAT HAVE BEEN IN PUBLIC USE.
 10. THERE ARE NO KNOWN CEMETERIES OR IMMEDIATELY ADJACENT TO SUBJECT PROPERTY.
 11. THERE ARE NO KNOWN UNIQUE NATURAL FEATURES ON SUBJECT SITE.
 12. SUBJECT SITE IS SITUATED IN A NATURAL HERITAGE AREA AND TMDL WATERSHED AND IS NOT SITUATED IN A SAMP PLAN AREA, S.K. GROUND WATER PROTECTION OVERLAY DISTRICT, RIDEM OWTS CRITICAL RESOURCE AREA AND DRINKING WATER SUPPLY WATERSHED.
 13. SUBJECT PARCEL AND STRUCTURES IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 14. THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY PLAN AT THE REAR OF THE PLAN SET. SURVEY INFORMATION PROVIDED BY COMMONWEALTH LAND SURVEYORS, INC.

SURVEY NOTE:

1. THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY PLAN AT THE REAR OF THE PLAN SET. SURVEY INFORMATION PROVIDED BY COMMONWEALTH LAND SURVEYORS, INC.

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



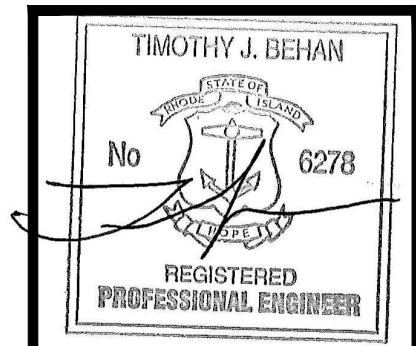
EXISTING CONDITIONS PLAN
SCALE: 1" = 60'

OWNER:
SHELEEN M. CLARKE REV LIV TRUST ACMT
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852

APPLICANT:
NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT
NORTH KINGSTOWN, RI 02852

LEGEND

- | | | | |
|------------------------|-------------|------------------------|-----|
| ABUTTER LINE | --- | BUILDING SETBACK LINE | --- |
| LOT LINE | --- | EXISTING CONTOUR | --- |
| EDGE OF ROAD PAVEMENT | --- | EXISTING SPOT GRADE | --- |
| ROADWAY CENTERLINE | --- | PROPOSED LOT CONTOUR | --- |
| ROADWAY STATION | --- | CATCH BASIN | CB |
| TEST HOLE | TH | DRAIN MANHOLE | DMH |
| PERC TEST | PT | HYDRANT | H |
| LEDGE TEST | LT | DRAINLINE | D |
| UTILITY POLE | WF-A6 WF-A7 | WATERLINE | W |
| WETLAND EDGE | --- | OVERHEAD WIRES | OHW |
| 200' RIVER BUFFER ZONE | --- | SOIL BOUNDARY LINE | --- |
| 20' STRUCTURE SETBACK | --- | FEMA 100-YR FLOOD ZONE | --- |

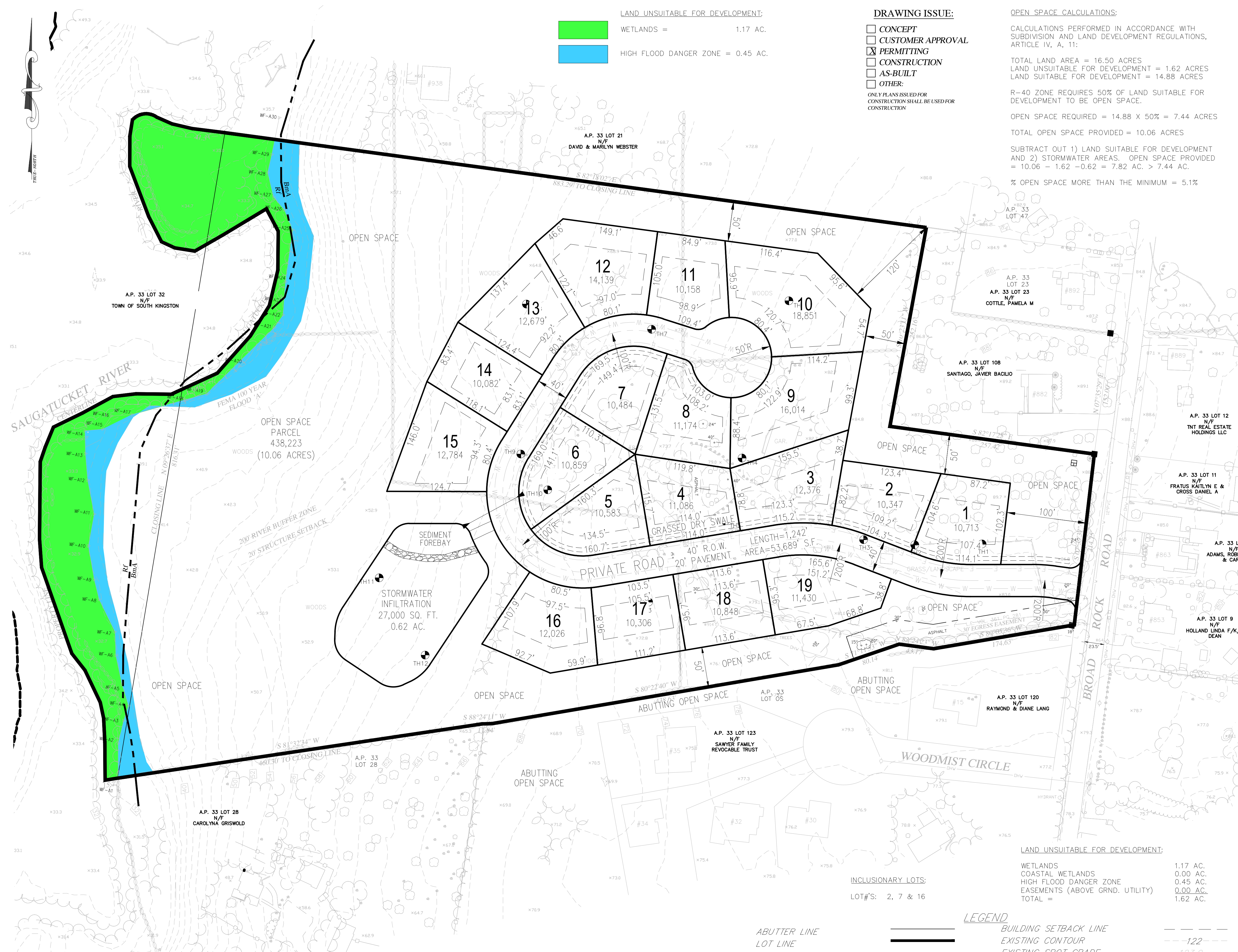


REVISIONS			
No.	DATE	DRWN	CHKD



VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND
EXISTING CONDITIONS PLAN

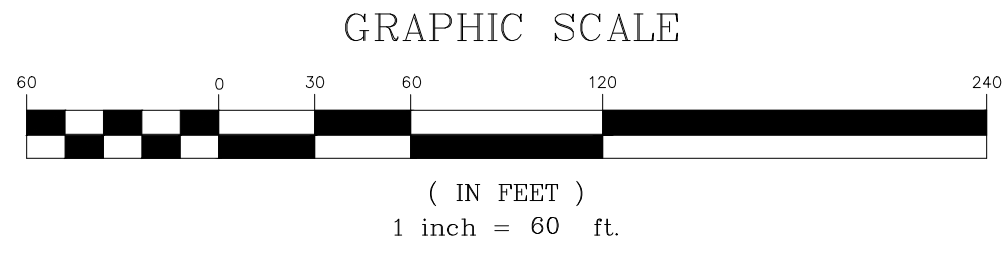
SCALE: 1"=60'	SHEET NO: 3 of 7
DRAWN BY: TB	DESIGN BY: TB
DATE: 2/28/24	CHECKED BY: TB
PROJECT NO.: 23011.00	



OWNER:
SHELEEN M. CLARKE REV LIV TRUST ACMT
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852

APPLICANT:
NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT.
NORTH KINGSTOWN, RI 02852

- NOTES:**
- WETLAND FLAGS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. 2022.
 - PROPERTY SURVEY AND BASE MAPPING BY COMMONWEALTH LAND SURVEYORS, INC. 2022.
 - OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
 - ELEVATIONS BASED ON NAVD88 VERTICAL DATUM.
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 - THERE WILL BE 3 OR 4 BEDROOMS PER UNIT (THE MARKET RATE UNITS).
 - THERE WILL BE NO PHASING OF CONSTRUCTION.



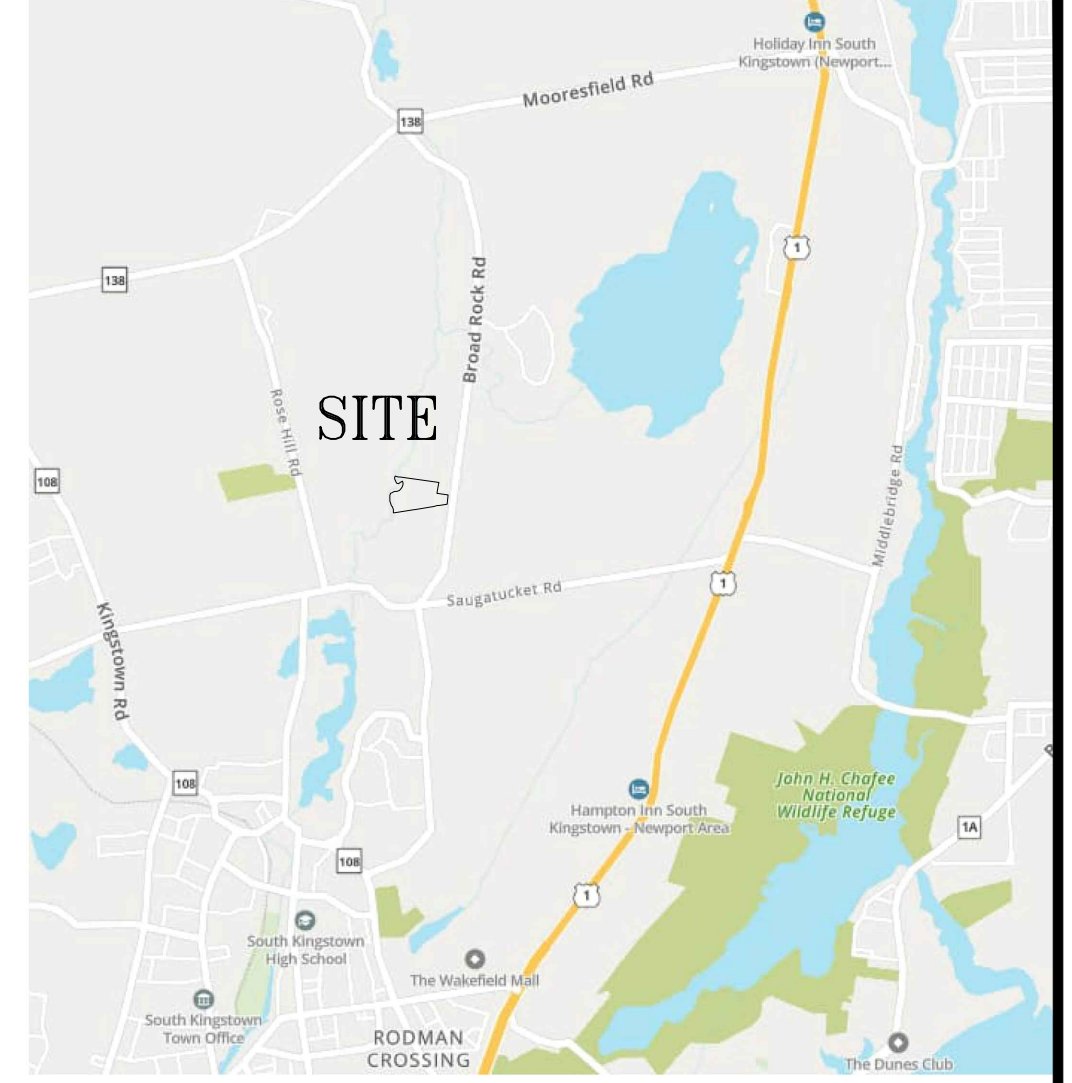
PROPOSED PLAN-1
SCALE: 1" = 60'

LAND UNSUITABLE FOR DEVELOPMENT:
WETLANDS = 1.17 AC.
HIGH FLOOD DANGER ZONE = 0.45 AC.

DRAWING ISSUE:
 CONCEPT
 CUSTOMER APPROVAL
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OPEN SPACE CALCULATIONS:
CALCULATIONS PERFORMED IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ARTICLE IV, A, 11:
TOTAL LAND AREA = 16.50 ACRES
LAND UNSUITABLE FOR DEVELOPMENT = 1.62 ACRES
LAND SUITABLE FOR DEVELOPMENT = 14.88 ACRES
R-40 ZONE REQUIRES 50% OF LAND SUITABLE FOR DEVELOPMENT TO BE OPEN SPACE.
OPEN SPACE REQUIRED = 14.88 X 50% = 7.44 ACRES
TOTAL OPEN SPACE PROVIDED = 10.06 ACRES
SUBTRACT OUT 1) LAND SUITABLE FOR DEVELOPMENT AND 2) STORMWATER AREAS. OPEN SPACE PROVIDED = 10.06 - 1.62 - 0.62 = 7.82 AC. > 7.44 AC.
% OPEN SPACE MORE THAN THE MINIMUM = 5.1%

WAIVERS:
NO WAIVERS PROPOSED.



LOCUS MAP
NOT TO SCALE

ZONING TABLE:

ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.

R-40 ZONING REGULATIONS:

AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND	150 FT.

R-10 ZONING REGULATIONS:

AREA	10,000 SQ. FT.
FRONTAGE	80 FT.
WIDTH	80 FT.
BLDG. COVERAGE	25%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	15 FT.
FRONT YARD	25 FT.
CORNER SIDE	20 FT.
SIDE YARD	19 FT.
REAR YARD	30 FT.
ACCESS. BLDG. SIDE	6 FT.
ACCESS. BLDG. REAR	6 FT.
OWTS TO WETLAND	150 FT.

DENSITY CALCULATIONS:

YIELD PLAN = 13 LOTS

INCLUSIONARY INCENTIVE BONUS:

IN ACCORDANCE WITH RI GENERAL LAW §45-24-46.1.C, FOR EACH INCLUSIONARY LOT PROVIDED, 2 MARKET RATE LOTS SHALL BE PROVIDED AS A DENSITY BONUS.

3 AFFORDABLE LOTS ARE PROVIDED; THEREFORE, 6 ADDITIONAL MARKET RATE LOTS ARE PROVIDED.

TOTAL LOTS = 13 + 6 = 19 LOTS

LAND UNSUITABLE FOR DEVELOPMENT:
WETLANDS 1.17 AC.
COASTAL WETLANDS 0.00 AC.
HIGH FLOOD DANGER ZONE 0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY) 0.00 AC.
TOTAL = 1.62 AC.

INCLUSIONARY LOTS:
LOT#S: 2, 7 & 16

LEGEND

- | | | | |
|------------------------|-------------|------------------------|---------|
| ABUTTER LINE | --- | BUILDING SETBACK LINE | --- |
| LOT LINE | --- | EXISTING CONTOUR | - - - - |
| EDGE OF ROAD PAVEMENT | --- | EXISTING SPOT GRADE | - - - - |
| ROADWAY CENTERLINE | --- | PROPOSED LOT CONTOUR | --- |
| ROADWAY STATION | 2+00 | CATCH BASIN | CB |
| TEST HOLE | TH | DRAIN MANHOLE | DMH |
| PERC TEST | PT | HYDRANT | D |
| LEDGE TEST | LT | DRAINLINE | --- |
| UTILITY POLE | U | WATERLINE | --- |
| WETLAND EDGE | WF-A6 WF-A7 | OVERHEAD WIRES | --- |
| 200' RIVER BUFFER ZONE | --- | SOIL BOUNDARY LINE | --- |
| 20' STRUCTURE SETBACK | --- | FEMA 100-YR FLOOD ZONE | --- |

TIMOTHY J. BEHAN
No. 6278
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND
PROPOSED PLAN-1

SCALE: 1"=60'	SHEET NO: 4 of 7
DRAWN BY: TB	DESIGN BY: TB
DATE: 2/28/24	CHECKED BY: TB
PROJECT NO.: 23011.00	



OWNER:
SHELEEN M CLARKE REV LIV TRUST AGMT
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852

APPLICANT:
NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT.
NORTH KINGSTOWN, RI 02852

NOTES:
1. WETLAND FLAGS DELINEATED BY AVZINIS ENVIRONMENTAL SERVICES, INC. 2022.
2. PROPERTY SURVEY AND BASE MAPPING BY COMMONWEALTH LAND SURVEYORS, INC. 2022.
3. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
4. ELEVATIONS BASED ON NAVD88 VERTICAL DATUM.
5. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE 'A' AS DEPICTED ON MAP 44009C0201J, EFFECTIVE 4/3/2020. THE REMAINING PORTION OF THE SITE IS SITUATED IN ZONE 'X' WHICH IS AREA OF MINIMAL FLOOD HAZARD.
6. THERE WILL BE 3 OR 4 BEDROOMS PER UNIT (THE MARKET RATE UNITS).
7. THERE WILL BE NO PHASING OF CONSTRUCTION.

LAND UNSUITABLE FOR DEVELOPMENT:
WETLANDS = 1.17 AC.
HIGH FLOOD DANGER ZONE = 0.45 AC.

DRAWING ISSUE:
 CONCEPT
 CUSTOMER APPROVAL
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OPEN SPACE CALCULATIONS:
CALCULATIONS PERFORMED IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ARTICLE IV, A, 11:
TOTAL LAND AREA = 16.50 ACRES
LAND UNSUITABLE FOR DEVELOPMENT = 1.62 ACRES
LAND SUITABLE FOR DEVELOPMENT = 14.88 ACRES
R-40 ZONE REQUIRES 50% OF LAND SUITABLE FOR DEVELOPMENT TO BE OPEN SPACE.
OPEN SPACE REQUIRED = 14.88 X 50% = 7.44 ACRES
TOTAL OPEN SPACE PROVIDED = 10.06 ACRES
SUBTRACT OUT 1) LAND SUITABLE FOR DEVELOPMENT AND 2) STORMWATER AREAS. OPEN SPACE PROVIDED = 10.06 - 1.62 - 0.62 = 7.82 AC. > 7.44 AC.
% OPEN SPACE MORE THAN THE MINIMUM = 5.1%

WAIVERS:
NO WAIVERS PROPOSED.

LOCUS MAP
NOT TO SCALE

ZONING TABLE:

ZONE: R-40
A.P./LOT: 33/24
LOT AREA: 16.50 AC.

R-40 ZONING REGULATIONS:
AREA: 40,000 SQ. FT.
FRONTAGE: 150 FT.
WIDTH: 150 FT.
BLDG. COVERAGE: 20%
HEIGHT (PRINC.): 35 FT.
HEIGHT (ACCESS.): 20 FT.
FRONT YARD: 40 FT.
CORNER SIDE: 30 FT.
SIDE YARD: 20 FT.
REAR YARD: 40 FT.
ACCESS. BLDG. SIDE: 15 FT.
ACCESS. BLDG. REAR: 10 FT.
OWTS TO WETLAND: 150 FT.

R-10 ZONING REGULATIONS:
AREA: 10,000 SQ. FT.
FRONTAGE: 80 FT.
WIDTH: 80 FT.
BLDG. COVERAGE: 25%
HEIGHT (PRINC.): 35 FT.
HEIGHT (ACCESS.): 15 FT.
FRONT YARD: 25 FT.
CORNER SIDE: 20 FT.
SIDE YARD: 10 FT.
REAR YARD: 30 FT.
ACCESS. BLDG. SIDE: 6 FT.
ACCESS. BLDG. REAR: 6 FT.
OWTS TO WETLAND: 150 FT.

DENSITY CALCULATIONS:
YIELD PLAN = 13 LOTS

INCLUSIONARY INCENTIVE BONUS:
IN ACCORDANCE WITH RI GENERAL LAW §45-24-46.1.C. FOR EACH INCLUSIONARY LOT PROVIDED, 2 MARKET RATE LOTS SHALL BE PROVIDED AS A DENSITY BONUS.
3 AFFORDABLE LOTS ARE PROVIDED; THEREFORE, 6 ADDITIONAL MARKET RATE LOTS ARE PROVIDED.
TOTAL LOTS = 13 + 6 = 19 LOTS

LEGEND

ABUTTER LINE
LOT LINE
EDGE OF ROAD PAVEMENT
ROADWAY CENTERLINE
ROADWAY STATION
TEST HOLE
PERC TEST
LEDGE TEST
UTILITY POLE
WETLAND EDGE
200' RIVER BUFFER ZONE
20' STRUCTURE SETBACK

BUILDING SETBACK LINE
EXISTING CONTOUR
EXISTING SPOT GRADE
PROPOSED LOT CONTOUR
CATCH BASIN
DRAIN MANHOLE
HYDRANT
DRAINLINE
WATERLINE
OVERHEAD WIRES
SOIL BOUNDARY LINE
FEMA 100-YR FLOOD ZONE

2+00
TH
LT
WF-A6 WF-A7
-122
-123.0
-122
CB
DMH
D
W
OHW

LAND UNSUITABLE FOR DEVELOPMENT:
WETLANDS 1.17 AC.
COASTAL WETLANDS 0.00 AC.
HIGH FLOOD DANGER ZONE 0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY) 0.00 AC.
TOTAL = 1.62 AC.

INCLUSIONARY LOTS:
LOT#S: 2, 7 & 16

TIMOTHY J. BEHAN
No. 6278
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND
PROPOSED PLAN-2

SCALE: 1"=60'
SHEET NO.: 5 of 7

DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB
DATE: 2/28/24 PROJECT NO.: 23011.00

REVISIONS			
No.	DATE	DRWN	CHKD



LAND UNSUITABLE FOR DEVELOPMENT:

WETLANDS	1.17 AC.
COASTAL WETLANDS	0.00 AC.
HIGH FLOOD DANGER ZONE	0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY)	0.00 AC.
TOTAL =	1.62 AC.

OPEN SPACE CALCULATIONS:

CALCULATIONS PERFORMED IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ARTICLE IV, A, 11:

TOTAL LAND AREA = 16.50 ACRES
 LAND UNSUITABLE FOR DEVELOPMENT = 1.62 ACRES
 LAND SUITABLE FOR DEVELOPMENT = 14.88 ACRES

R-40 ZONE REQUIRES 50% OF LAND SUITABLE FOR DEVELOPMENT TO BE OPEN SPACE.

OPEN SPACE REQUIRED = 14.88 X 50% = 7.44 ACRES

TOTAL OPEN SPACE PROVIDED = 10.06 ACRES

SUBTRACT OUT 1) LAND SUITABLE FOR DEVELOPMENT AND 2) STORMWATER AREAS. OPEN SPACE PROVIDED = 10.06 - 1.62 - 0.62 = 7.82 AC. > 7.44 AC.

% OPEN SPACE MORE THAN THE MINIMUM = 5.1%

- OPEN SPACE NOTES:**
1. THE OPEN SPACE WILL BE OWNED IN COMMON BY ALL THE LOT OWNERS WITHIN THE FRDP. THE DEED TO EACH LOT WILL INCLUDE A FRACTIONAL INTEREST IN THE COMMON OPEN SPACE IN AN AMOUNT INVERSELY PROPORTIONAL TO THE NUMBER OF LOTS IN THE DEVELOPMENT. THE DEED WILL ALSO INCLUDE ALL COVENANTS, RESTRICTIONS AND EASEMENTS WHICH WILL BE IMPOSED UPON THE USE, MANAGEMENT OR MAINTENANCE OF THE OPEN SPACE IN ORDER TO PROVIDE FOR THE NECESSARY CONTROL AND REQUISITE UPKEEP OF THE OPEN SPACE.
 2. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR THE USE, CARE AND MAINTENANCE OF ALL OPEN SPACE LANDS AND IMPROVEMENTS. MEMBERSHIP IN THE HOA WILL BE MANDATORY FOR ALL LANDOWNERS WITHIN THE FRDP, AND EACH LOT WILL BE ENTITLED TO EQUAL REPRESENTATION.
 3. THE PROPOSED USE OF THE OPEN SPACE WILL BE NATURAL UNDISTURBED VEGETATION EXCEPT FOR THE PROPOSED STORMWATER SYSTEMS.

DRAWING ISSUE:

CONCEPT
 CUSTOMER APPROVAL
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER:

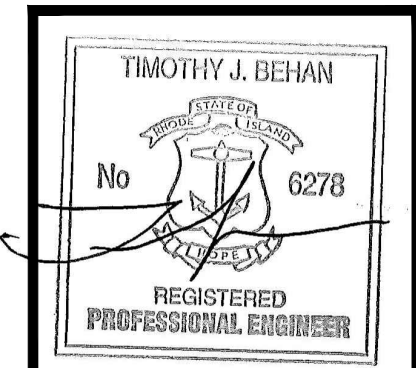
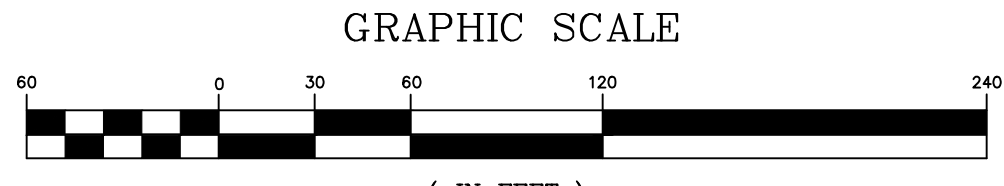
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER: SHELEEN M. CLARKE REV LIV TRUST AGMT
 96 DUCK COVE ROAD
 NORTH KINGSTOWN, RI 02852

APPLICANT: NEW ENGLAND PROPERTIES, LLC
 257 WICKFORD CT.
 NORTH KINGSTOWN, RI 02852

PROPOSED OPEN SPACE USE PLAN
 SCALE: 1" = 60'

- LEGEND**
- ABUTTER LINE
 - LOT LINE
 - EDGE OF ROAD PAVEMENT
 - ROADWAY CENTERLINE
 - ROADWAY STATION
 - TEST HOLE
 - PERC TEST
 - LEDGE TEST
 - UTILITY POLE
 - WETLAND EDGE
 - 200' RIVER BUFFER ZONE
 - 20' STRUCTURE SETBACK
 - BUILDING SETBACK LINE
 - EXISTING CONTOUR
 - EXISTING SPOT GRADE
 - PROPOSED LOT CONTOUR
 - CATCH BASIN
 - DRAIN MANHOLE
 - HYDRANT
 - DRAINLINE
 - WATERLINE
 - OVERHEAD WIRES
 - SOIL BOUNDARY LINE
 - FEMA 100-YR FLOOD ZONE



REVISIONS

No.	DATE	DRWN	CHKD

VILLAGE AT BROAD ROCK
 for
PLAT 33, LOT 24
 ZONED R-40
 in
 SOUTH KINGSTOWN, RHODE ISLAND
OPEN SPACE USE PLAN

SCALE: 1"=60'	SHEET NO: 6 of 7
DRAWN BY: TB	DESIGN BY: TB
DATE: 2/28/24	CHECKED BY: TB
PROJECT NO.: 23011.00	

The following major categories of street classification are established:

a. **Arterial** - A major public street that serves as an avenue for the circulation of traffic into, out of, or around the Town and carries high volumes of traffic and provides for high levels of mobility. See Figure 1.

b. **Collector** - A public street whose principal function is to carry traffic between local streets and arterial streets but that may also provide direct access to abutting properties. These streets provide a balance between land access and mobility. See Figure 2.

c. **Local Public** - Public streets whose primary function is to provide access to abutting residential properties, which are accepted for ownership and maintenance by the public. The following sub-categories of Local Public streets are established:

• **Local Public "A"** - an internal through street providing access to more than 20 lots. See Figure 3.

• **Local Public "B"** - a long permanent dead end or through street providing direct access to 11 - 20 lots. See Figure 3.

• **Local Public "C"** - a short dead end or through street providing direct access to no more than 10 lots. See Figure 3.

• **Local Public "D"** - a short dead end or through street providing direct access to no more than 5 lots. See Figure 3.

• **Local Public "E"** - optional design for any of the above street categories which provides for drainage swales. See Figure 4.

d. **Local Private** - Privately owned and maintained streets whose primary function is to provide access to abutting residential properties. Streets within residential compounds serving up to twenty (20) residential dwellings and streets in minor residential subdivisions serving up to five (5) residential dwellings on a private street also fall within this classification.

ARTICLE XIII - TABLE 1
GUIDE TO DESIGNING STREETS WITHIN A SUBDIVISION

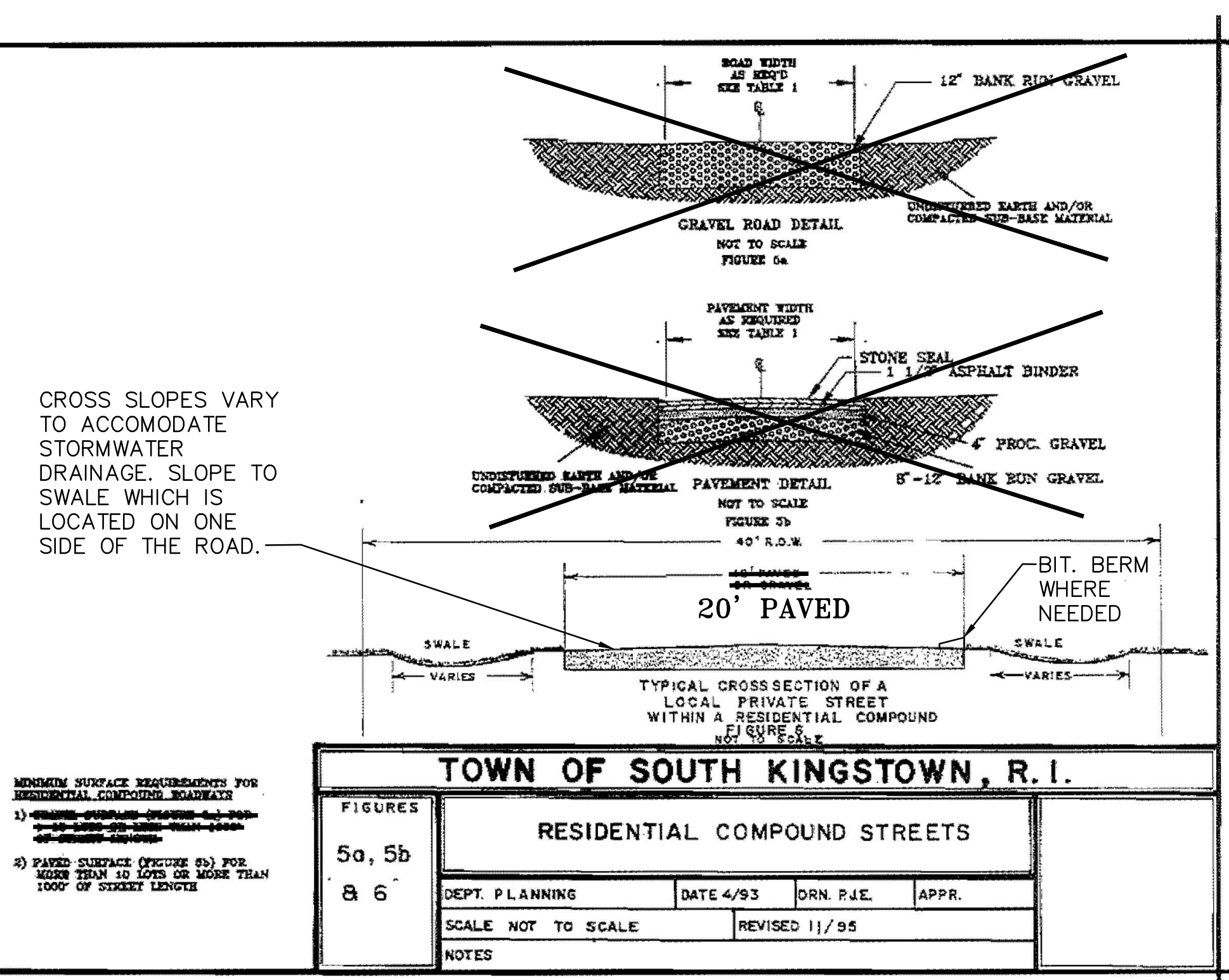
	Fig. 1 Arterial	Fig. 2 Collector	Fig. 3, 4 Local Streets (Public)					Fig. 5a, 5b, 6, 9 Residential Compound (Private)	Fig. 8, 9 Minor Subdivision (Private)
			A	B	C	D	E		
ROW Width	75'	60'	50'	40'	50'	40'	40'	40'	
Pavement Type			BC	BC	BC	G	G/P	G/P	
Road Pavement Width	36'	30'	26'*	24'*	22'	20'	18'	16'	
Side Width	10'	10'	10'	10'	10'	10'	10'	10'	
Number Lots	N/A	N/A	>20	11-20	5	1-5	7+	2-20	
Maximum Grades -centerline -within 150' of centerline intersections	2.5%	2.5%	2.0%	4%	8%	4%	2.5%	N/A	
Minimum Grades	1%	1%	1%	1%	1%	1%	1%	0.5%	
Minimum Length for Vertical Curves	200'	150'	100'	100'	100'	100'	100'	As determined by DPS	
Minimum Radius of Centerline Curve	250'	200'	150'	150'	100'	150'	150'	100'	

- * Includes Bituminous Curb (See Fig. 3)
- BC Bituminous Concrete (See Fig. 3)
- G Gravel (See Fig. 5a)
- P Paved (See Fig. 5a)
- * With further development potential
- * With no further development potential

ARTICLE XIII - TABLE 1
GUIDE TO DESIGNING STREETS WITHIN A SUBDIVISION (CONT.)

	Fig. 1 Arterial	Fig. 2 Collector	Fig. 3, 4 Local Streets (Public)					Fig. 5a, 5b, 6, 9 Residential Compound (Private)	Fig. 8, 9 Minor Subdivision (Private)
			A	B	C	D	E		
Minimum Sight Distance	300'	350'	200'	150'	100'	150'	100'	100'	
Cul-de-sac Turnaround**	30'	30'	30'	30'	30'	30'	30'	30'	
-ROW Diameter	10'	10'	100'	100'	100'	100'	100'	100'	
-Pavement Diameter*	10'	10'	80'	80'	80'	80'	80'	80'	
-Maximum Grade	N/A	N/A	4.5%	4.5%	4.5%	3.5%	4.5%	N/A	
-Minimum Grade	N/A	N/A	2%	2%	2%	2%	2%	N/A	
Intersection Fillet Curve Radius	25'	25'	15'	15'	15'	15'	15'	10'-15'	
-Minimum Pavement Radius	35'	35'	25'	25'	25'	25'	25'	25'	
Pavement Crown	7"	6"	5"	5"	5"	5"	5"	4"	

- * Includes Bituminous Curb (See Fig. 3)
- ** See Fig. 9 for Hammerhead Turnaround (Optional)
- BC Bituminous Concrete (See Fig. 3)
- G Gravel (See Fig. 5a)
- P Paved (See Fig. 5a)

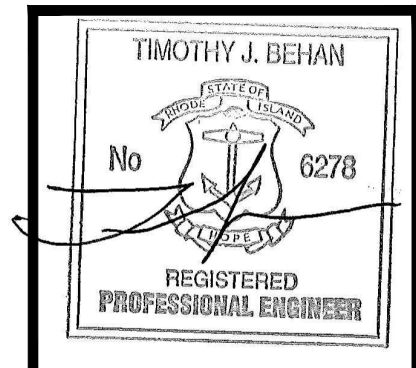


PROPOSED PRIVATE STREET CRITERIA/DETAILS

SCALE: AS SHOWN

OWNER: SHELEEN M. CLARKE, REV LIV TRUST AGMT, 96 DUCK COVE ROAD, NORTH KINGSTOWN, RI 02852

APPLICANT: NEW ENGLAND PROPERTIES, LLC, 257 WICKFORD CT., NORTH KINGSTOWN, RI 02852



VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND

DETAILS

SCALE: AS SHOWN SHEET NO.: 7 of 7
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB
DATE: 2/28/24 PROJECT NO.: 23011.00

REVISIONS

No.	DATE	DRWN	CHKD

DRAWING ISSUE:

CONCEPT

CUSTOMER APPROVAL

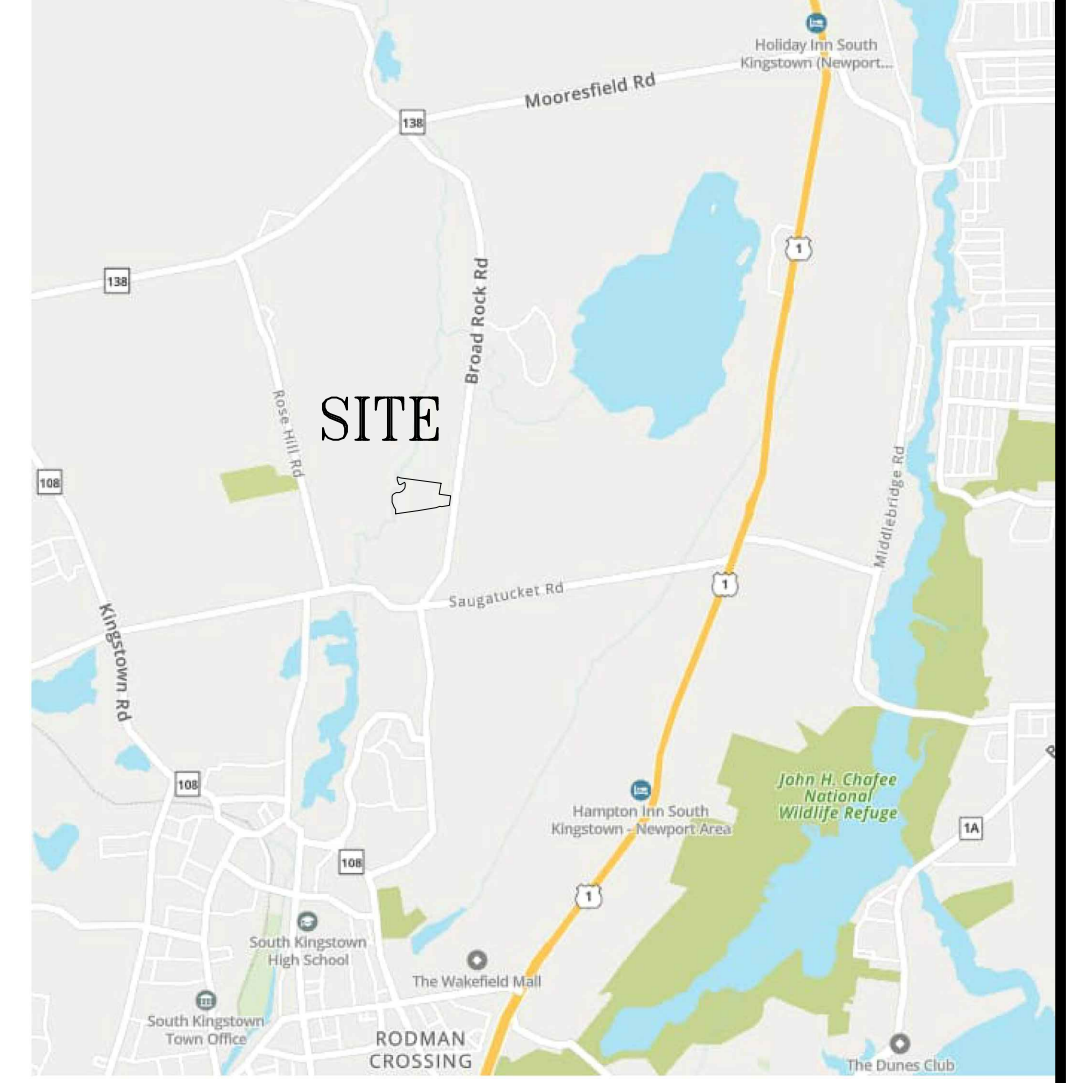
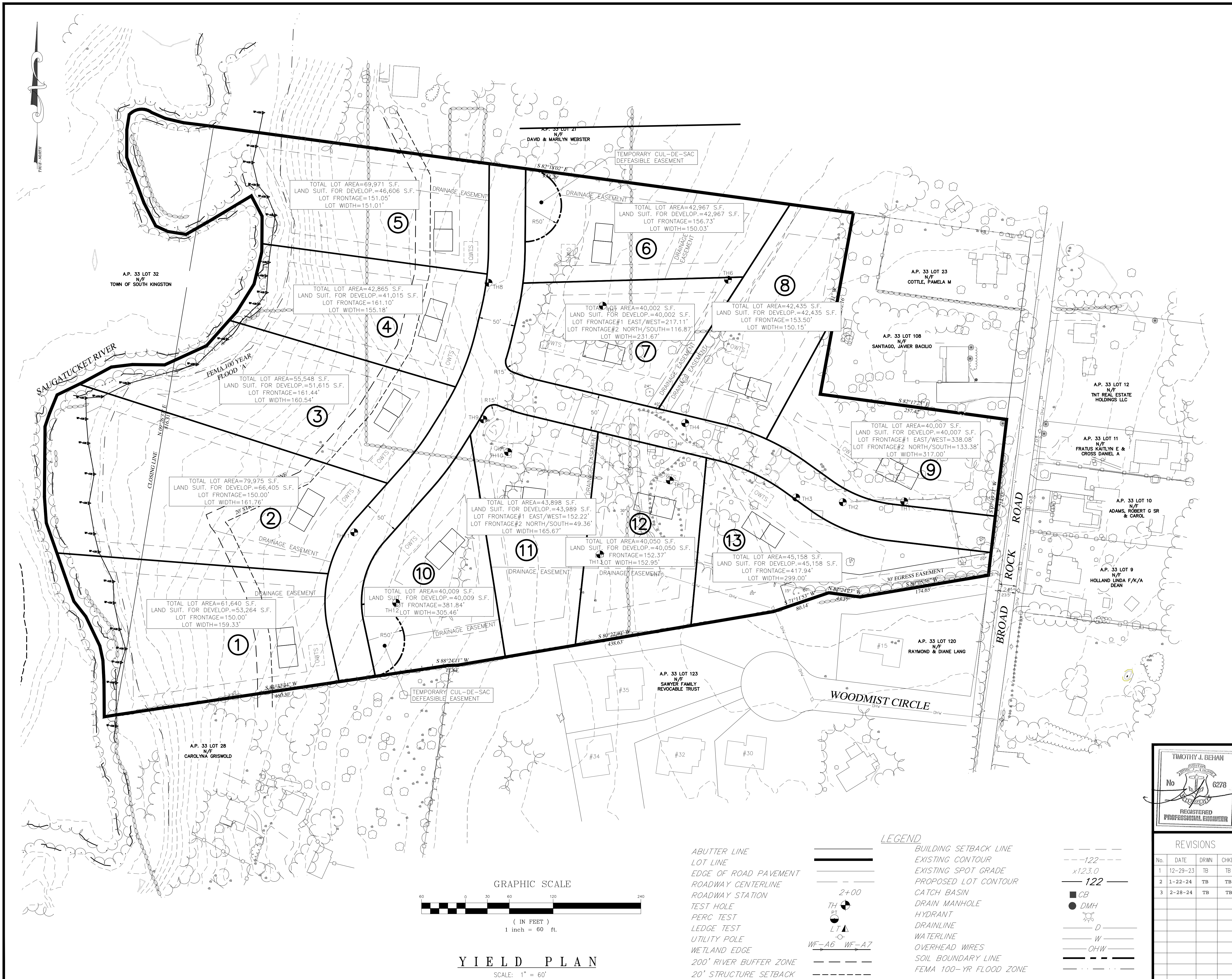
PERMITTING

CONSTRUCTION

AS-BUILT

OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



LOCUS MAP
NOT TO SCALE

- NOTES:**
1. WETLAND FLAGS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. 2022.
 2. PROPERTY SURVEY AND BASE MAPPING BY COMMONWEALTH LAND SURVEYORS, INC. 2022.
 3. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
 4. ELEVATIONS BASED ON NAVD83 VERTICAL DATUM.
 5. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE 'A' AS DEPICTED ON MAP 44009C0201J, EFFECTIVE 4/3/2020. THE REMAINING PORTION OF THE SITE IS SITUATED IN ZONE 'X' WHICH IS AREA OF MINIMAL FLOOD HAZARD.

ZONING TABLE:

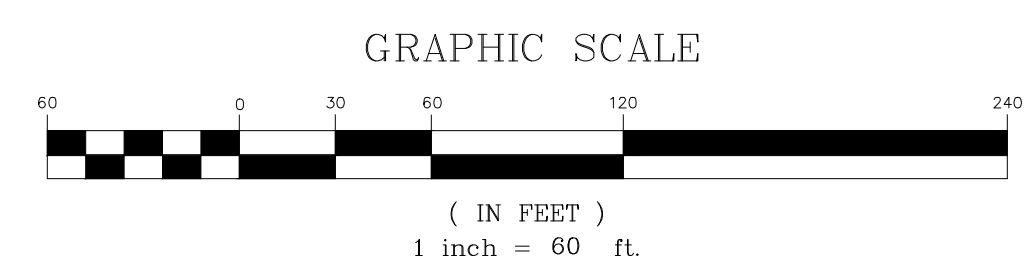
ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND	150 FT.

LAND UNSUITABLE FOR DEVELOPMENT:

WETLANDS	1.17 AC.
COASTAL WETLANDS	0.00 AC.
HIGH FLOOD DANGER ZONE	0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY)	0.00 AC.

OWNER: SHELEEN M CLARKE REV LIV TRUST AGMT
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852

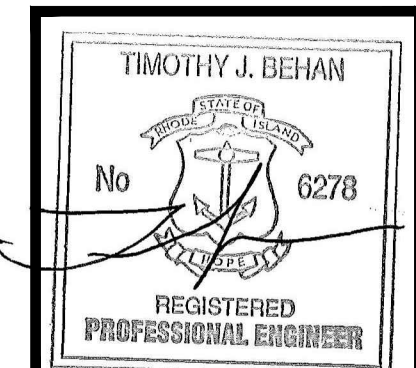
APPLICANT: NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT.
NORTH KINGSTOWN, RI 02852



YIELD PLAN
SCALE: 1" = 60'

LEGEND

ABUTTER LINE	---	BUILDING SETBACK LINE	---
LOT LINE	---	EXISTING CONTOUR	---
EDGE OF ROAD PAVEMENT	---	EXISTING SPOT GRADE	---
ROADWAY CENTERLINE	---	PROPOSED LOT CONTOUR	---
ROADWAY STATION	2+00	CATCH BASIN	CB
TEST HOLE	TH	DRAIN MANHOLE	DMH
PERC TEST	PI	HYDRANT	D
LEDGE TEST	LT	DRAINLINE	D
UTILITY POLE	WF-A6 WF-A7	WATERLINE	W
WETLAND EDGE	---	OVERHEAD WIRES	OHW
200' RIVER BUFFER ZONE	---	SOIL BOUNDARY LINE	---
20' STRUCTURE SETBACK	---	FEMA 100-YR FLOOD ZONE	---



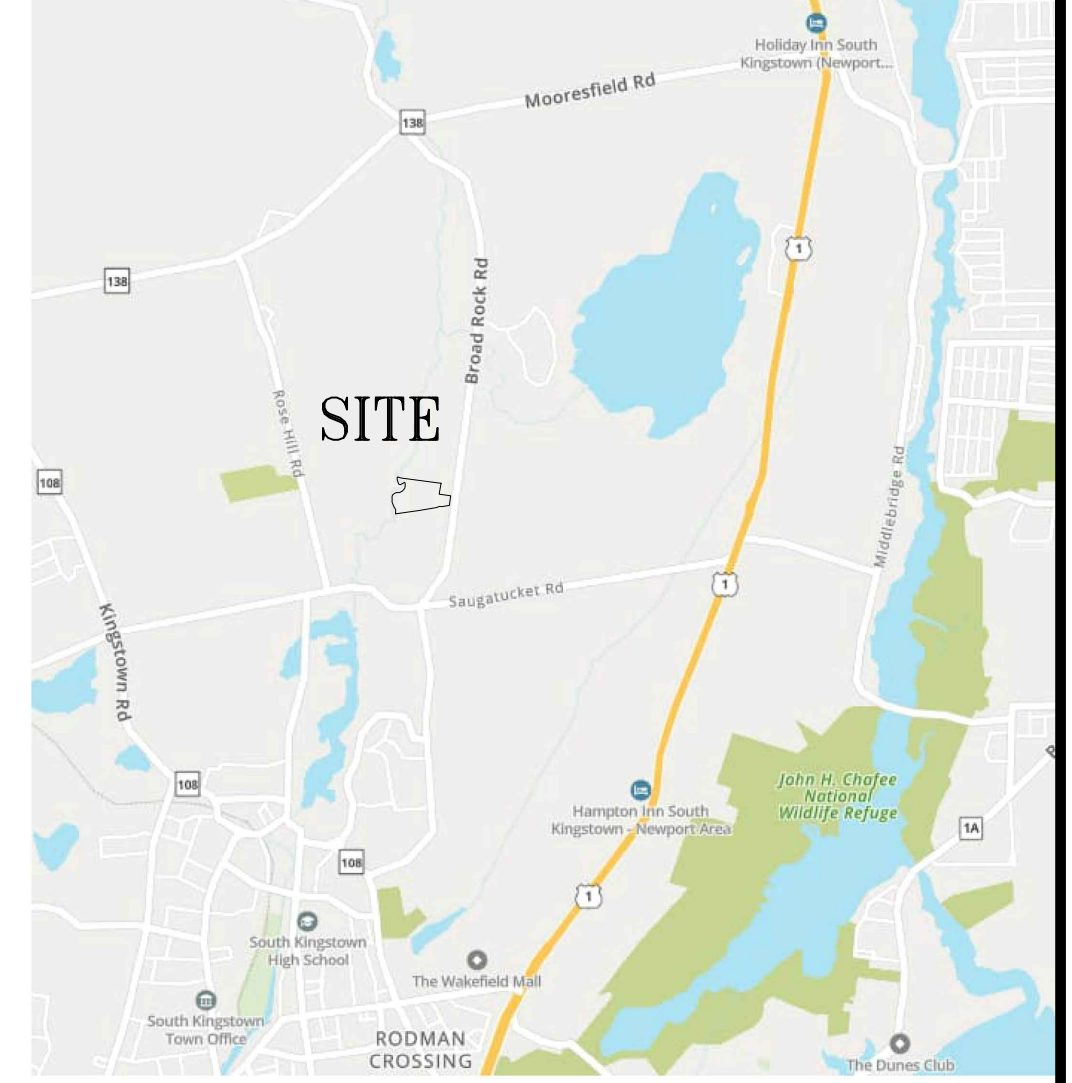
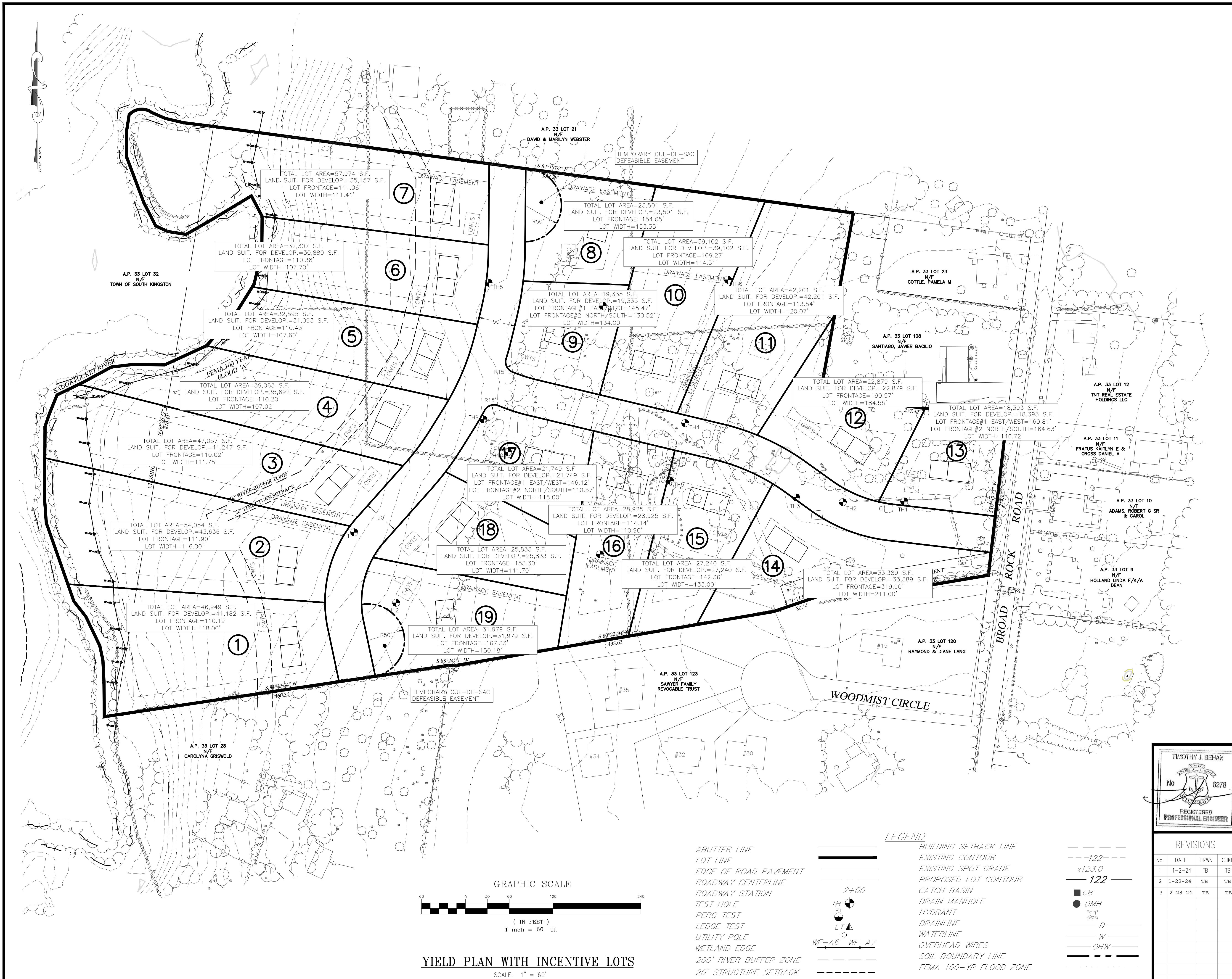
REVISIONS

No.	DATE	DRWN	CHKD
1	12-29-23	TB	TB
2	1-22-24	TB	TB
3	2-28-24	TB	TB



VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND
YIELD PLAN

SCALE: 1"=60'	SHEET NO: 1 of 1
DRAWN BY: TB	DESIGN BY: TB
DATE: 11/7/23	CHECKED BY: TB
PROJECT NO.: 23011.00	



LOCUS MAP
NOT TO SCALE

- NOTES:**
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ZONING TABLE:

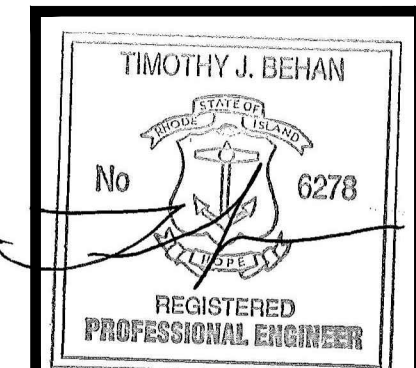
ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND	150 FT.

LAND UNSUITABLE FOR DEVELOPMENT:

WETLANDS	1.17 AC.
COASTAL WETLANDS	0.00 AC.
HIGH FLOOD DANGER ZONE	0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY)	0.00 AC.

OWNER: SHELEEN M CLARKE REV LIV TRUST AGMT
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NORTH KINGSTOWN, RI 02852

APPLICANT: NEW ENGLAND PROPERTIES, LLC
257 WICKFORD CT.
NORTH KINGSTOWN, RI 02852

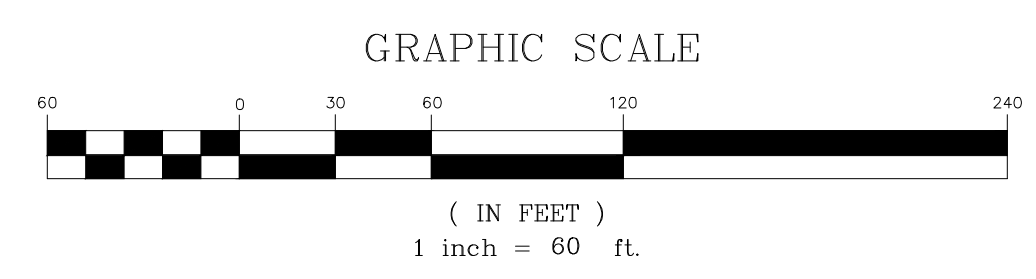


REVISIONS

No.	DATE	DRWN	CHKD
1	1-2-24	TB	TB
2	1-22-24	TB	TB
3	2-28-24	TB	TB

VILLAGE AT BROAD ROCK
for
PLAT 33, LOT 24
ZONED R-40
in
SOUTH KINGSTOWN, RHODE ISLAND
YIELD PLAN WITH INCENTIVE LOTS

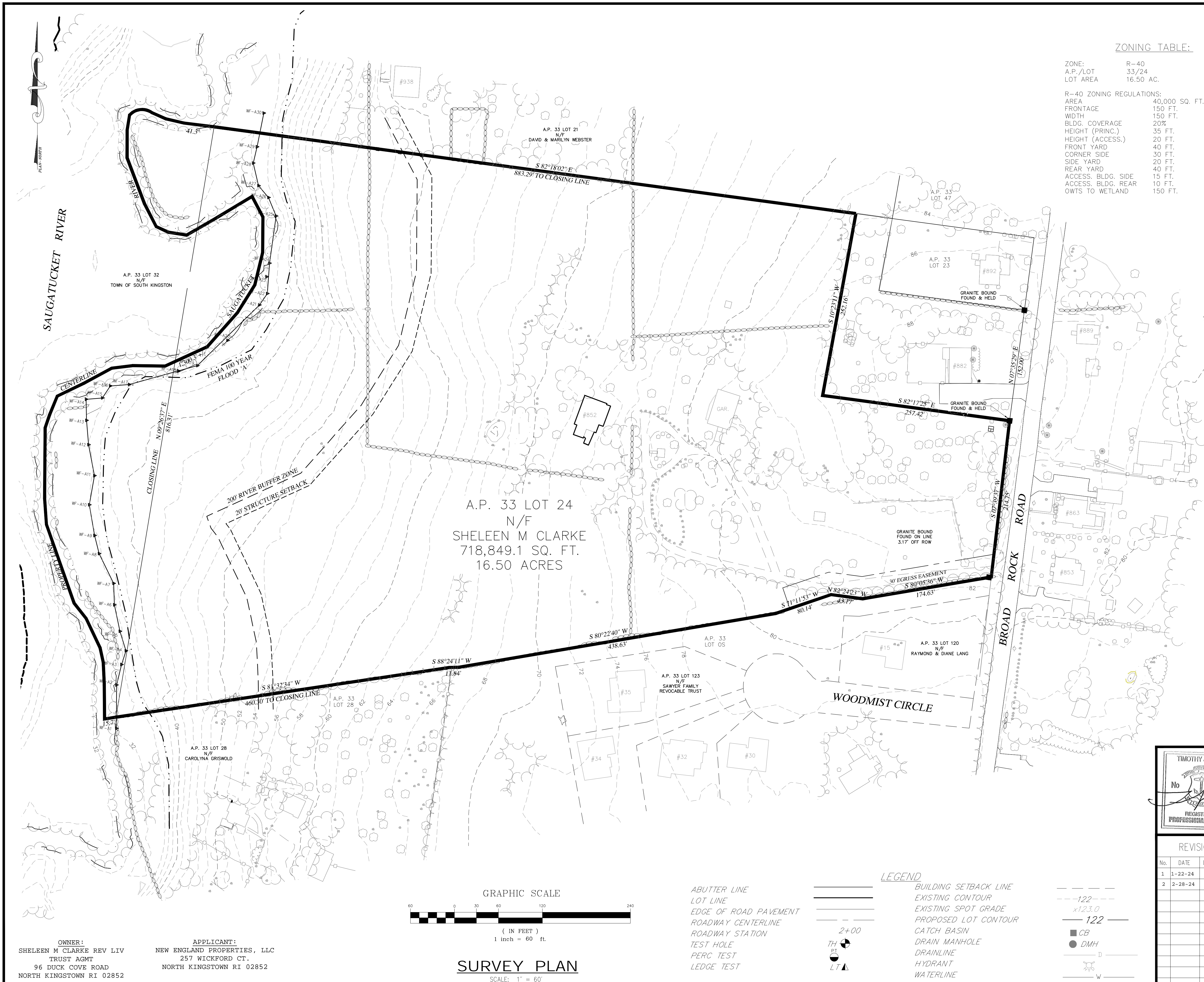
SCALE: 1"=60' SHEET NO: 1 of 1
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB
DATE: 11/6/23 PROJECT NO.: 23011.00



YIELD PLAN WITH INCENTIVE LOTS
SCALE: 1" = 60'

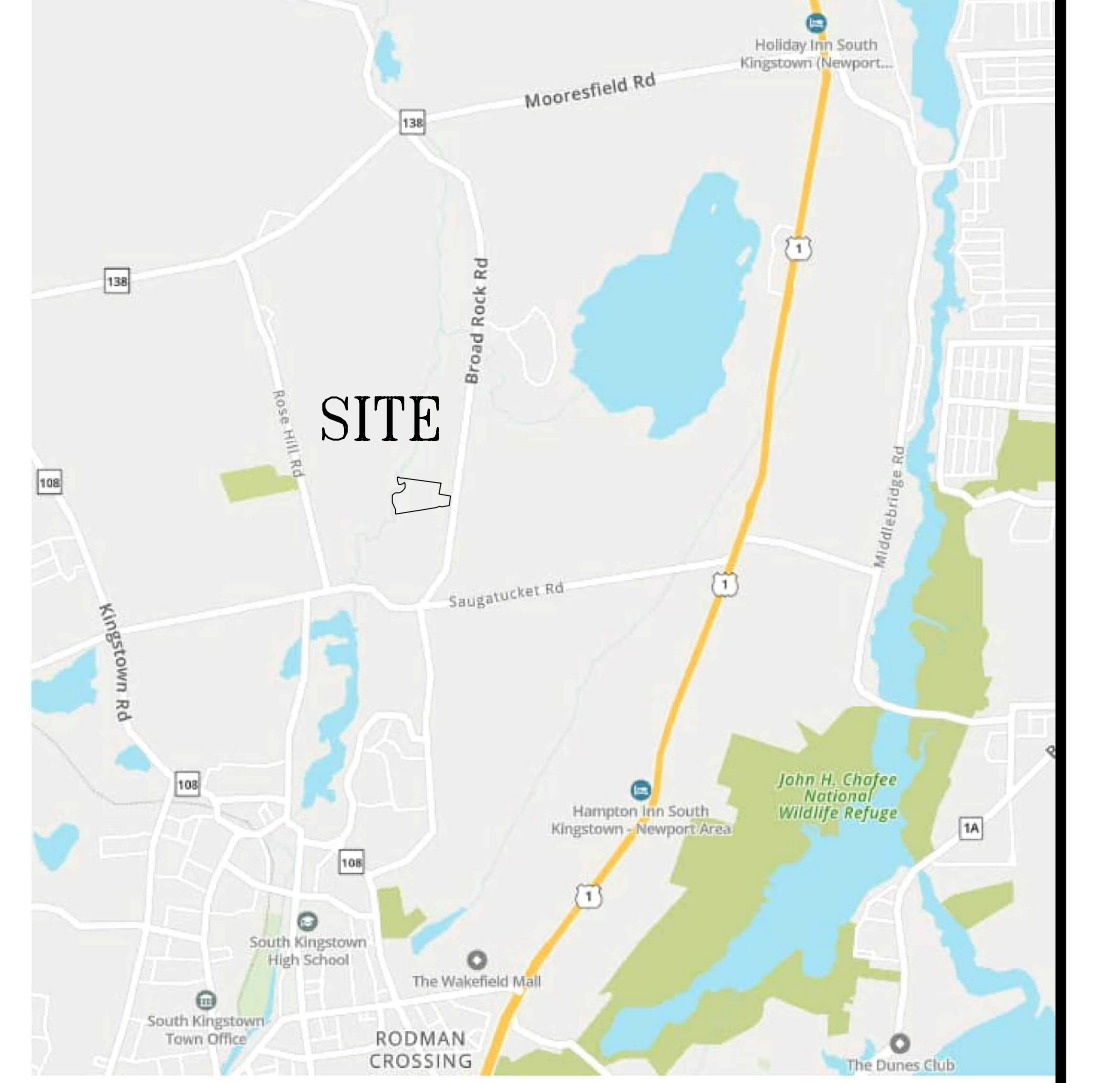
LEGEND

ABUTTER LINE	---	BUILDING SETBACK LINE	---
LOT LINE	---	EXISTING CONTOUR	---
EDGE OF ROAD PAVEMENT	---	EXISTING SPOT GRADE	---
ROADWAY CENTERLINE	---	PROPOSED LOT CONTOUR	---
ROADWAY STATION	2+00	CATCH BASIN	CB
TEST HOLE	TH	DRAIN MANHOLE	DMH
PERC TEST	PT	HYDRANT	H
LEDGE TEST	LT	DRAINLINE	D
UTILITY POLE	U	WATERLINE	W
WETLAND EDGE	WF-A6 WF-A7	OVERHEAD WIRES	OHW
200' RIVER BUFFER ZONE	---	SOIL BOUNDARY LINE	---
20' STRUCTURE SETBACK	---	FEMA 100-YR FLOOD ZONE	---



ZONING TABLE:

ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
R-40 ZONING REGULATIONS:	
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND	150 FT.



- NOTES:**
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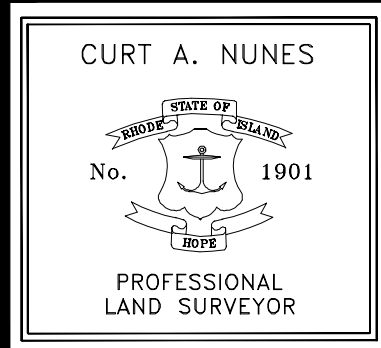
SURVEY CERTIFICATION:

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 MARCH 16, 2020 AS FOLLOWS:

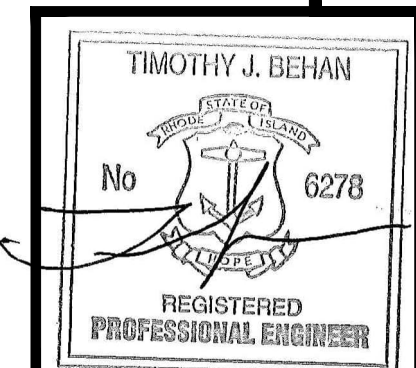
LIMITED CONTENT BOUNDARY SURVEY: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH AND SET BOUNDARY LINES WITH TOPOGRAPHIC INFORMATION FOR FUTURE DEVELOPMENT.

Curt A. Nunes
 REGISTERED LAND SURVEYOR
 02/16/2023
 DATE



COMMONWEALTH
 LAND SURVEYORS, INC.
 4 PATRIOT STREET
 ATTLEBORO, MASSACHUSETTS 02703
 (508) 455-2634
 C.O.A. # LS-A395



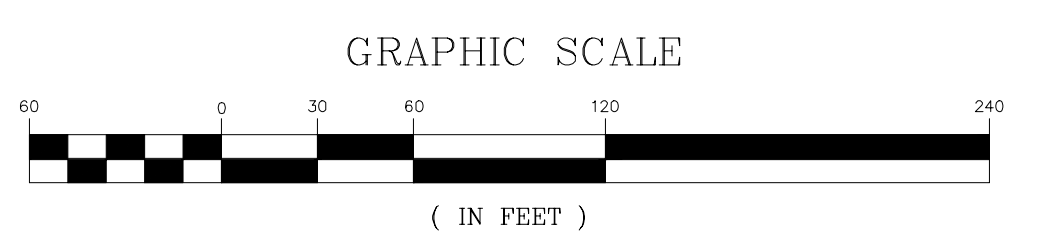
COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD
1	1-22-24	TB	TB
2	2-28-24	TB	TB

SURVEY PLAN
 for
PLAT 33, LOT 24
 in
 SOUTH KINGSTOWN, RHODE ISLAND
SURVEY PLAN

SCALE: 1" = 60'	SHEET NO.: 1 of 1
DRAWN BY: TB	DESIGN BY: TB
DATE: 02/16/23	CHECKED BY: TB
	PROJECT NO.: P22001.00



SURVEY PLAN
 SCALE: 1" = 60'

LEGEND

ABUTTER LINE	---	BUILDING SETBACK LINE	---
LOT LINE	---	EXISTING CONTOUR	- - - -
EDGE OF ROAD PAVEMENT	---	EXISTING SPOT GRADE	---
ROADWAY CENTERLINE	---	PROPOSED LOT CONTOUR	---
ROADWAY STATION	2+00	CATCH BASIN	CB
TEST HOLE	TH	DRAIN MANHOLE	DMH
PERC TEST	PT	DRAINLINE	D
LEDGE TEST	LT	HYDRANT	H
		WATERLINE	W

OWNER:
 SHELEEN M CLARKE REV LIV TRUST AGMT
 96 DUCK COVE ROAD
 NORTH KINGSTOWN RI 02852

APPLICANT:
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