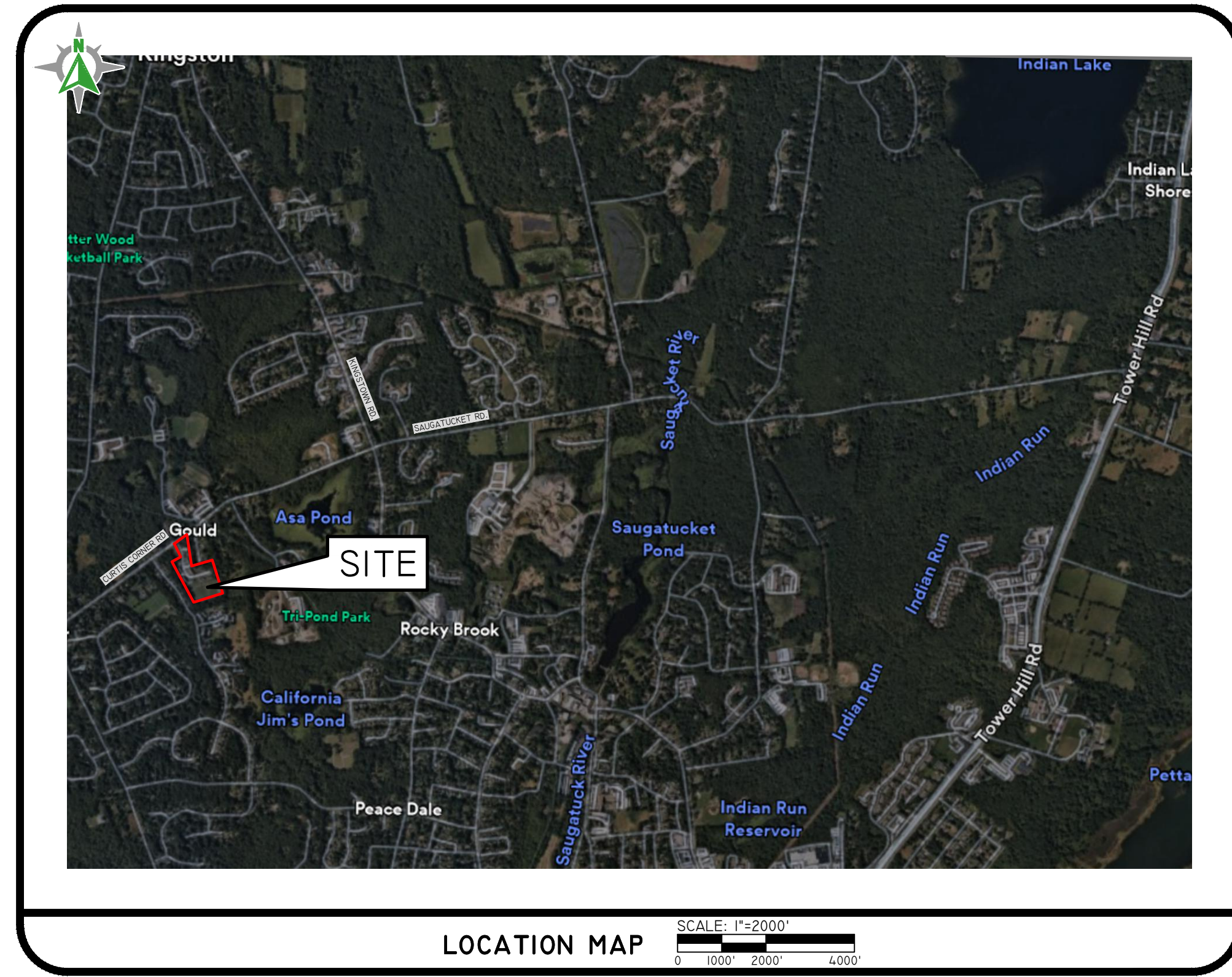


COMPREHENSIVE PERMIT SUBMISSION

CHAMPAGNE HEIGHTS

SOUTH KINGSTOWN, RHODE ISLAND

ASSESSORS PLAT 48-1 LOT 8



SHEET INDEX

1. COVER SHEET
2. AERIAL HALF MILE RADIUS
3. EXISTING CONDITIONS PLAN
4. SITE PLAN

DiPrete Engineering

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MOLLY R. TITUS
No. *[Signature]*
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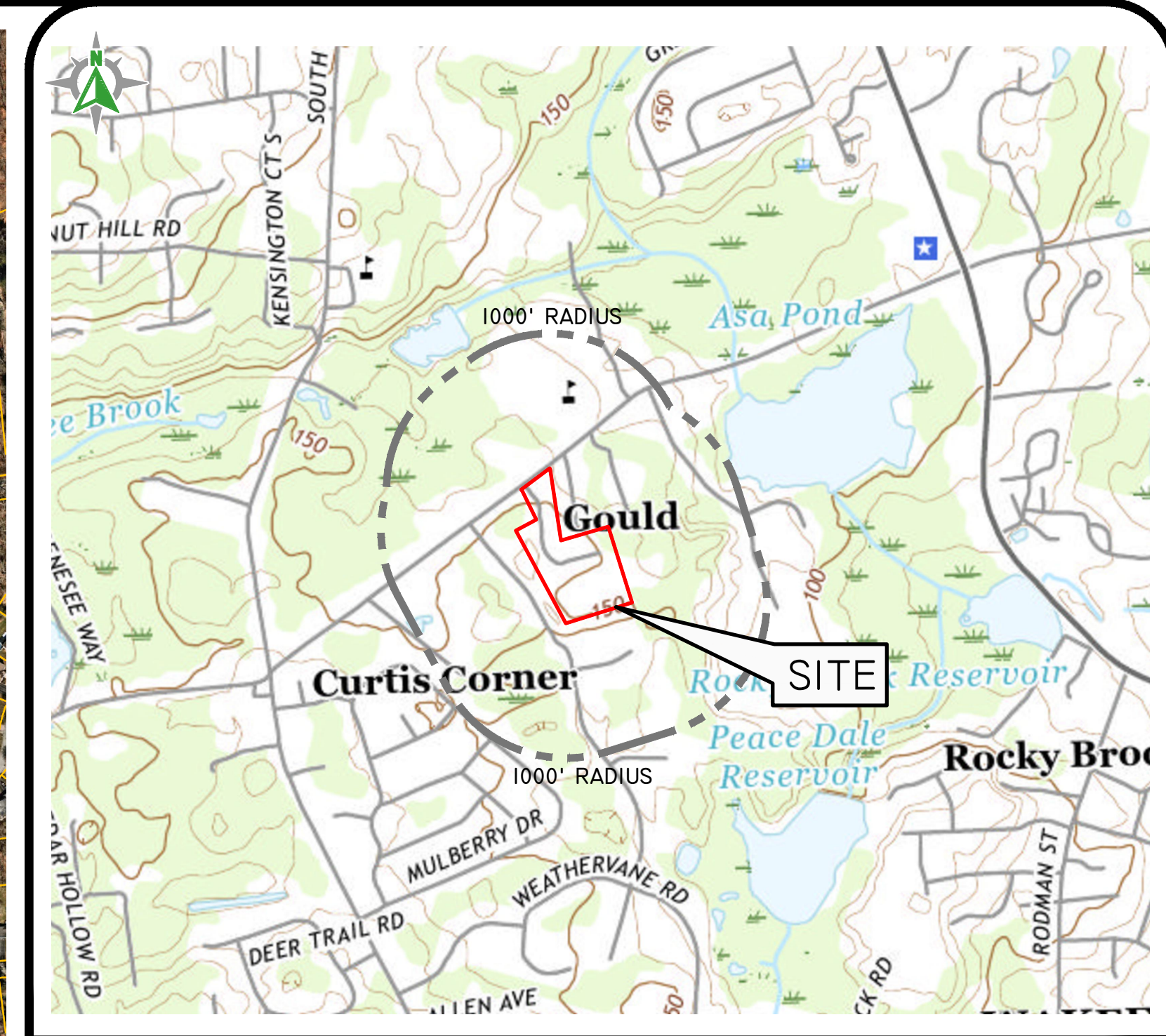


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NO.	DATE	DESCRIPTION	J.T.R.	B.T.
1	03-15-2024	COMPREHENSIVE PERMIT SUBMISSION	J.T.R.	B.T.
DRAWN BY: S.E.H.			DESIGN BY: H.R.T.	

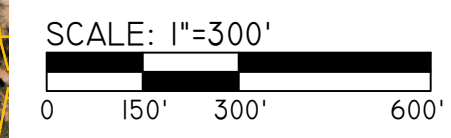
COVER SHEET
CHAMPAGNE HEIGHTS
ASSESSORS PLAT 48-1 LOT 8
SOUTH KINGSTOWN, RHODE ISLAND
ZONED: GT-GOVERNMENT AND INSTITUTIONAL
PREPARED FOR:
SKHA SERVICES & DEVELOPMENT CORPORATION
364 CURTIS CORNER ROAD
WARRENFIELD, RHODE ISLAND 02879

Z:\DEVELOPMENT\PROJECTS\1082-001 CURTIS CORNER ROAD - 34x14x10x40 DRAWINGS\3-03-2024\1082-001 PRAP.DWG PLOTTED: 3/12/2024



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/29/2023.



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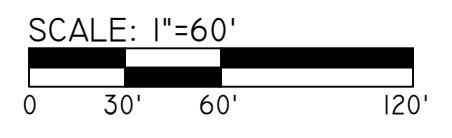
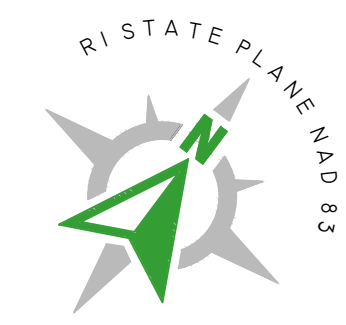
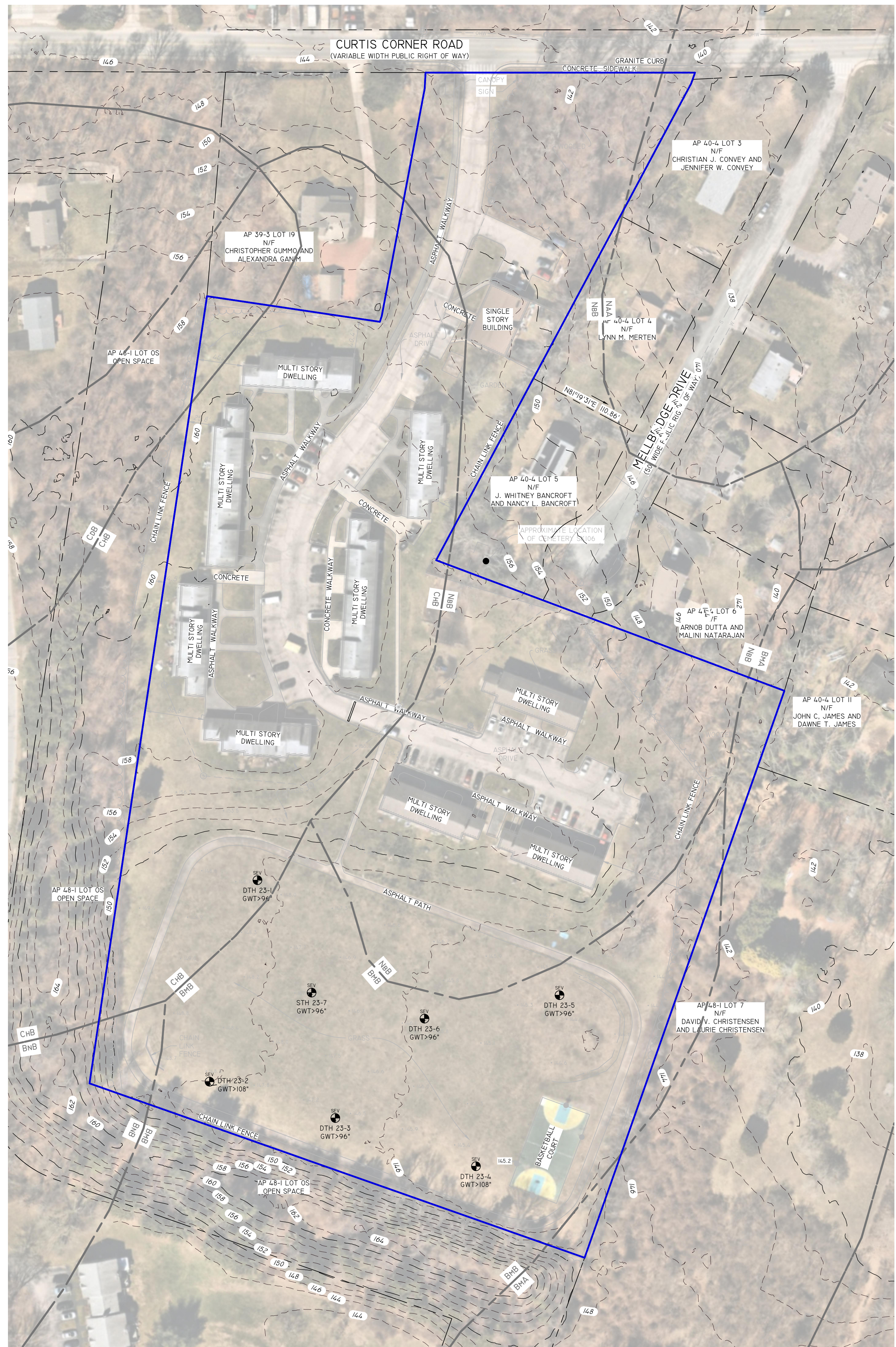
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NO.	DATE	DESCRIPTION	J.A.R.	B.T.
03-12-2024		COMPREHENSIVE PERMIT SUBMISSION	J.A.R.	B.T.
		DESIGN BY: H.R.T.		

AERIAL HALF MILE RADIUS
CHAMPAGNE HEIGHTS
 ASSESSORS PLAT 48-1 LOT 8
 SOUTH KINGSTOWN, RHODE ISLAND
 ZONED: G1-GOVERNMENT AND INSTITUTIONAL
 PREPARED FOR:
SKHA SERVICES & DEVELOPMENT CORPORATION
 364 CURTIS CORNER ROAD
 WAKEFIELD, RHODE ISLAND 02879

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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

BMA* BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 0 TO 3 PERCENT SLOPES
 BMB** BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 3 TO 8 PERCENT SLOPES
 BNB BRIDGEHAMPTON-CHARLTON COMPLEX, VERY STONY, 0 TO 8 PERCENT SLOPES

CB* CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 CB** CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES

NB* NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES

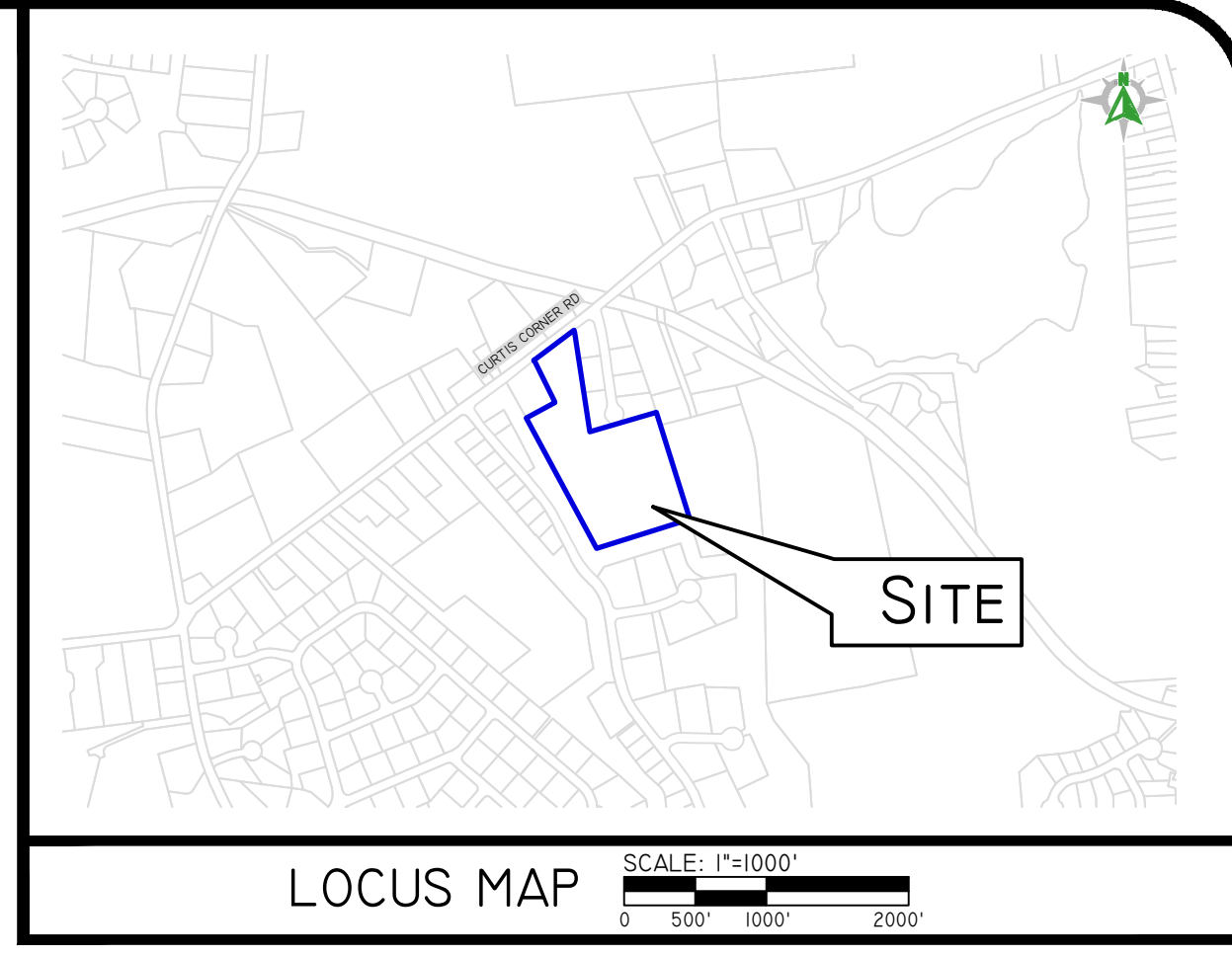
NOTE: *PRIME FARMLAND
 **FARMLAND OF STATEWIDE IMPORTANCE

EXISTING LEGEND

- 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
 - SOILS LINES
 - 25' BUFFER
 - 50' BUFFER
 - 75' BUFFER
 - 100' BUFFER
 - 150' BUFFER
 - 200' BUFFER
 - ZONE X
 - FEMA BOUNDARY
 - STREAM
 - WETLAND LINE & FLAG
 - GROUNDWATER OVERLAY
 - GROUNDWATER RECHARGE AREA
 - GROUNDWATER RESERVOIR
 - NATURAL HERITAGE
 - COMMUNITY WELLHEAD PROTECTION
 - NON-COMMUNITY WELLHEAD PROTECTION

GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 48-1 LOT 8.
- THE SITE IS APPROXIMATELY 10.5± ACRES AND IS ZONED GI-GOVERNMENT AND INSTITUTIONAL.
- THE OWNER OF AP 48-1 LOT 8 IS: HOUSING AUTHORITY OF TOWN OF SOUTH KINGSTOWN
364 CURTIS CORNER RD
SOUTH KINGSTOWN, RI 02879-2136
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0184K, MAP REVISED APRIL 3, 2020.. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 • ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- THE SITE IS WITHIN A:
 GROUNDWATER PROTECTION AREA (RIDEM)
 FUTURE SEWER SERVICE AREA (TOWN)
 UNITED WATER DISTRICT (TOWN)
- THE SITE IS NOT WITHIN A:
 NATURAL HERITAGE AREAS (RIDEM)
 GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)
 HISTORIC OVERLAY DISTRICT (TOWN)
 NARROW RIVER SAMP (CRMC)
 SALT PONDS SAMP (CRMC)
- THERE ARE NO HISTORIC CEMETERIES ON THE SITE. RHODE ISLAND HISTORICAL CEMETARY SOUTH KINGSTOWN #106 IS LOCATED ON AN ADJACENT LOT.
- THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
- THERE ARE NO SPECIMEN TREES IN THE AREA OF PROPOSED DEVELOPMENT.
- THERE ARE NO AREAS WITHIN A TMDL WATERSHED.
- THE SITE IS NOT WITHIN AN OWT'S CRITICAL RESOURCE AREA.
- NEITHER THE SITE NOR THE BUILDINGS ARE LISTED ON NATIONAL REGISTER OF HISTORIC PLACES.
- WATER AND SEWER SERVICE IS AVAILABLE IN MELLBRIDGE DRIVE.
- THE SITE IS NOT WITHIN DRINKING WATER SUPPLY WATERSHED.
- BORINGS AND BORING LOGS, TEST PITS, SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON 11/08/2023.



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
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10/15/2023	COMPREHENSIVE PERMIT SUBMISSION	J.R.
11/01/2023	DESCRIPTION	B.T.
		DESIGN BY: H.R.T.
		DRAWN BY: S.E.H.

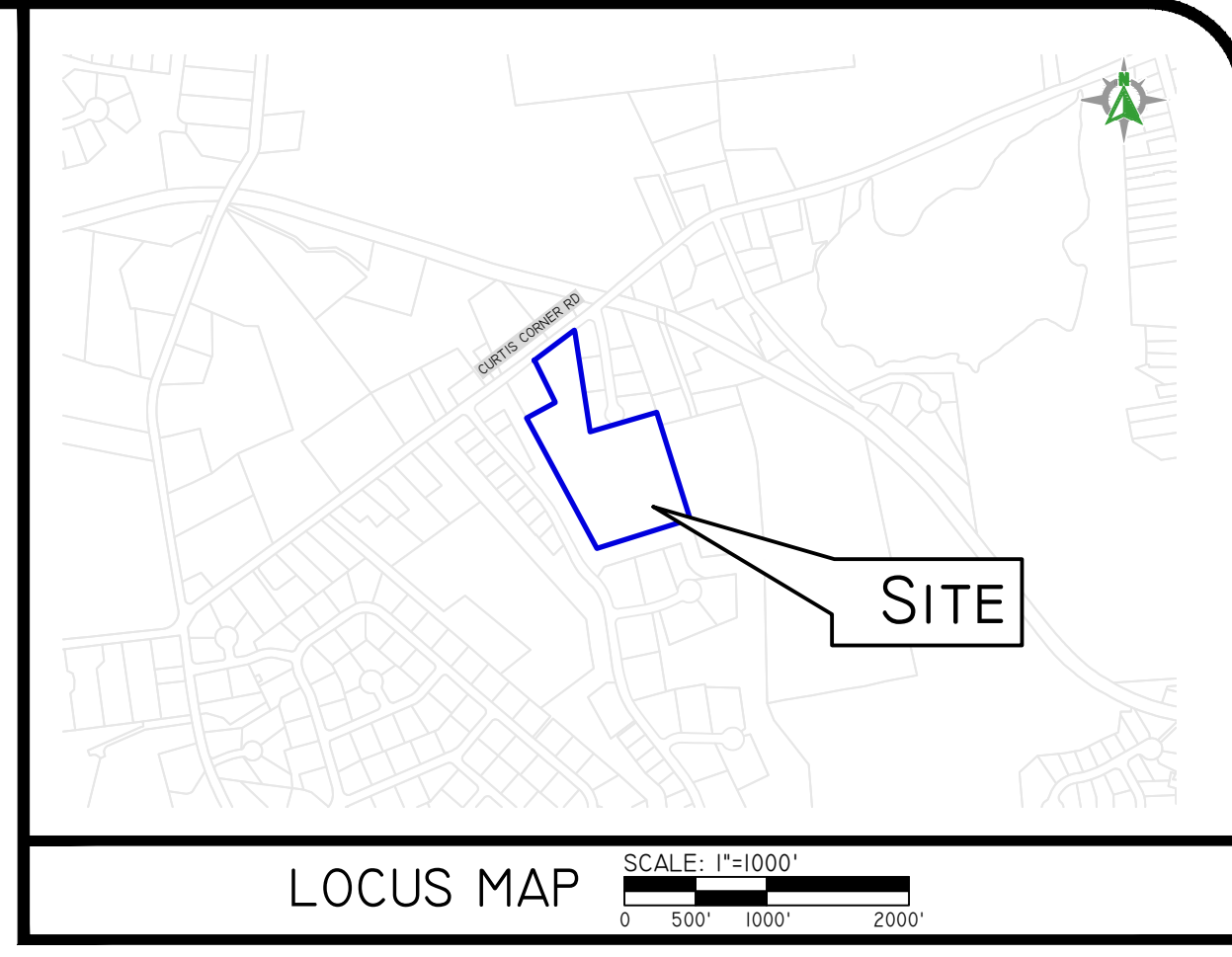
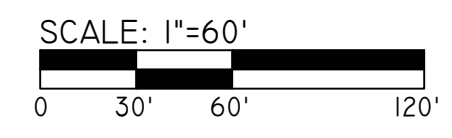
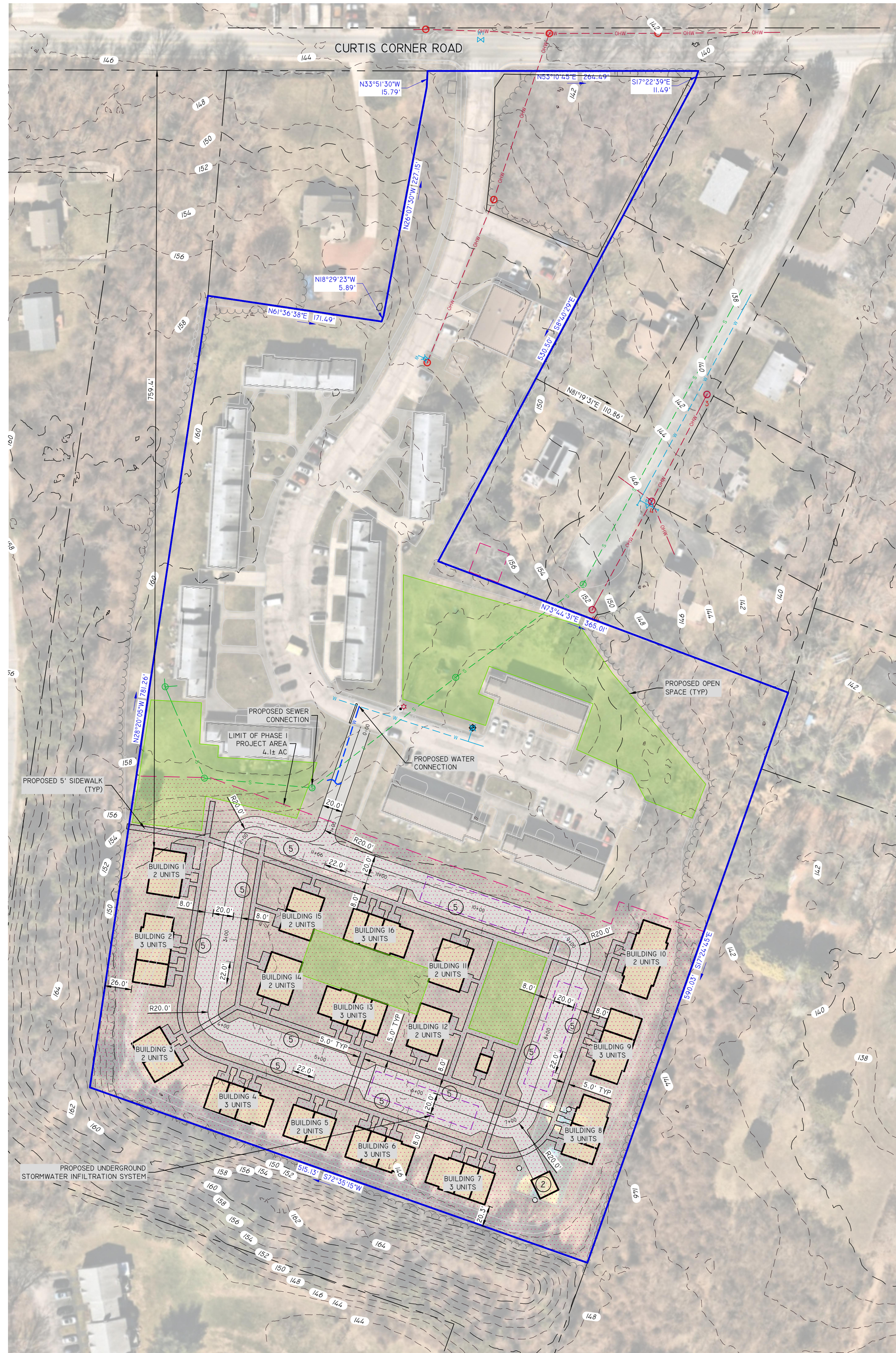
EXISTING CONDITIONS PLAN
CHAMPAGNE HEIGHTS
 ASSESSORS PLAT 48-1 LOT 8
 SOUTH KINGSTOWN, RHODE ISLAND
 ZONED: GI-GOVERNMENT AND INSTITUTIONAL

PREPARED FOR:
SKHA SERVICES & DEVELOPMENT CORPORATION
 364 CURTIS CORNER ROAD
 WAKEFIELD, RHODE ISLAND 02879

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SHEET **3** OF 4

Z:\DEVELOPMENT\PROJECTS\1983-001 CURTIS CORNER ROAD - 344\AUTOCAD DRAWINGS\3\003-001\PRWP.DWG PLOTTED: 3/15/2024



GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE A MIX OF 1 & 2 BEDROOM UNITS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER LOCATED IN MELLBRIDGE DRIVE.
3. THERE ARE NO PROPOSED RIGHTS OF WAY, DRIVES ARE TO BE 20' WIDE PAVEMENT (9' TRAVEL LANES AND 1' BERM ON EACH SIDE).
4. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GI-GOVERNMENT AND INSTITUTIONAL
MINIMUM LOT AREA:	457,918 SF
MINIMUM FRONT:	759.4'
MINIMUM SIDE YARD:	26'
MINIMUM REAR YARD:	20.3'
MAXIMUM STRUCTURE HEIGHT:	2-STORY
MAXIMUM BUILDING COVERAGE:	13.4% *
OPEN SPACE:	10% MIN 47,900± (10.5%)

- * INCLUDES WHOLE LOT AREA AND 10 EXISTING BUILDINGS.
- ** LANDSCAPE SCREENING REQUIRED - WAIVER REQUESTED.

DEVELOPMENT DATA:

TOTAL SITE AREA:	10.51 ACRES
DEVELOPMENT AREA:	4.14 ACRES
TOTAL NUMBER OF BUILDINGS:	16 BUILDINGS
TOTAL NUMBER OF UNITS:	40 UNITS
LENGTH OF ROAD:	1,165'
PAVEMENT WIDTH:	20'

PARKING REGULATIONS:

PARKING USE:	MULTI HOUSEHOLD DWELLING
PARKING REQUIREMENT:	2 SPACES PER UNIT
STATE STATUTE:	1 SPACE PER 2-BEDROOM UNIT 2 SPACES PER 3-BEDROOM UNIT
TOTAL 2-BEDROOM UNITS:	14
TOTAL 3-BEDROOM UNITS:	26
TOTAL:	40 UNITS
REQUIRED PARKING CALCULATIONS:	40 x 2 = 80 SPACES REQUIRED ***
REQUIRED PARKING CALCULATIONS (STATE STATUTE):	14 x 1 = 14 26 x 2 = 52 TOTAL = 66 SPACES REQUIRED ***
TOTAL PARKING SPACES PROVIDED:	52 SPACES
ADA PARKING REQUIREMENT:	3 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	3 SPACES

*** WAIVER REQUESTED

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - BUILDING OVERHANG
 - ASPHALT PAVEMENT
 - CONCRETE

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MOLLY R. TITUS
 No. [Signature]
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NO.	DATE	DESCRIPTION	J.A.R.	B.T.
1	03/15/2024	CORRESPONDENCE PERMIT SUBMISSION		
DESIGN BY: M.R.T.				
DRAWN BY: S.E.H.				

SITE PLAN
CHAMPAGNE HEIGHTS
 ASSESSORS PLAT 48-1 LOT 8
 SOUTH KINGSTOWN, RHODE ISLAND
 ZONED: GI-GOVERNMENT AND INSTITUTIONAL
 PREPARED FOR:
SKHA SERVICES & DEVELOPMENT CORPORATION
 364 CURTIS CORNER ROAD
 WAKEFIELD, RHODE ISLAND 02879

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