

# FLEXIBLE DESIGN RESIDENTIAL PROJECT VILLAGE AT BROAD ROCK

for  
PLAT 33, LOT 24

ZONED R-40

in

SOUTH KINGSTOWN, RHODE ISLAND

**OWNER:**

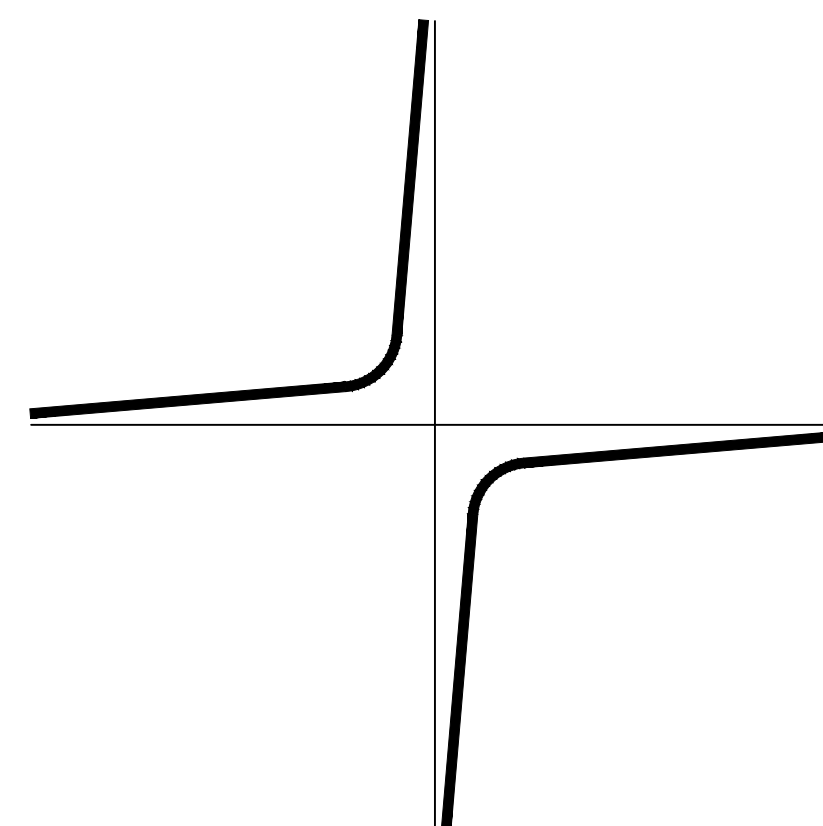
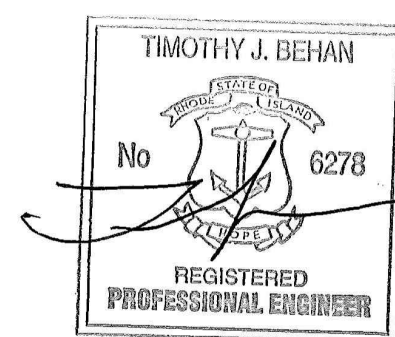
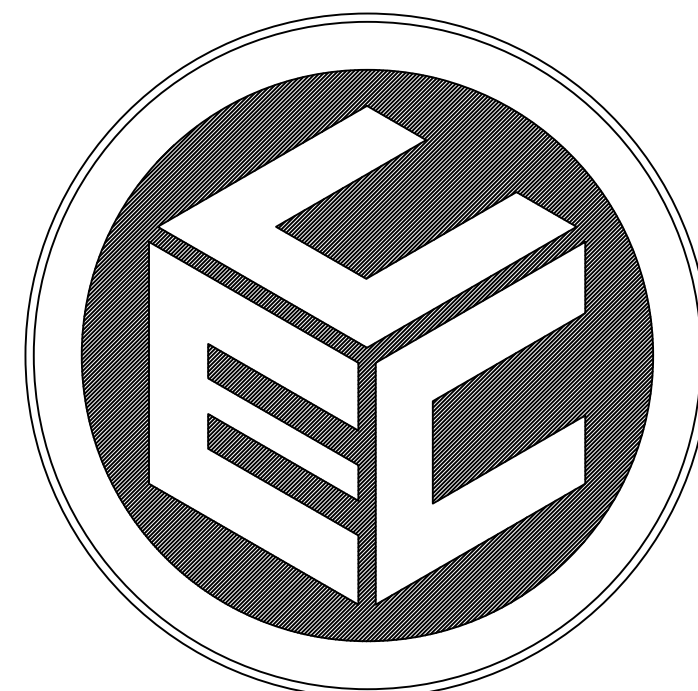
SHELEEN M CLARKE REV LIV TRUST AGMT  
96 DUCK COVE ROAD  
NORTH KINGSTOWN, RI 02852

**APPLICANT:**

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

**TRC COMMENTS/RESPONSE (4-18-2024):**

- THAT THE APPLICANT DEPICTS PROPOSED FIRE HYDRANT LAYOUT. RESPONSE: TWO HYDRANTS HAVE BEEN ADDED TO THE PLAN SET. PRELIMINARY PLAN SHALL INDICATE THE PROPOSED HYDRANT LOCATION(S) AND LOCATION(S) SHALL BE APPROVED BY THE FIRE MARSHAL.
- THAT THE APPLICANT CLEARLY DEPICTS ALL PROPOSED IMPERVIOUS AREAS ON PLANS. RESPONSE: PROPOSED PRIVATE STREET 'EDGE OF PAVEMENT' AND DWELLING DRIVEWAYS HAVE BEEN ADDED TO THE PLAN SET. ALSO, FINAL PLAN SHALL HAVE A TABLE WHICH PROVIDES THE IMPERVIOUS AREA ON EACH LOT.
- THAT THE APPLICANT SHOWING HOW THE PREFERRED DRAINAGE SYSTEM IS FULLY GRADED AND ANY IMPLICATIONS AND/OR RESTRICTIONS OF PROPOSED INDIVIDUAL LOT DEVELOPMENT. RESPONSE: THE PROPOSED DRAINAGE SWALE GRADING DETAILS HAVE BEEN ADDED TO DETAIL SHEET. THE PRIVATE ROAD WAS OFFSET FROM THE CENTERLINE SO THE DRAINAGE SWALE CAN BE ENTIRELY WITHIN THE STREET RIGHT-OF-WAY. NO EASEMENTS ARE REQUIRED. THERE ARE NO RESTRICTIONS TO INDIVIDUAL LOT DEVELOPMENT.
- THAT THE APPLICANT CLEARLY DEPICTS ALL PROPOSED UTILITIES AND HOW THOSE PROPOSED UTILIZES WITH EASEMENTS MAY CONFLICT WITH THEIR DEVELOPMENT YIELD CALCULATIONS. RESPONSE: ALL UTILITIES ARE SHOWN ON THE PLAN. NO EASEMENTS ARE PROPOSED. NO IMPACT TO YIELD CALCULATIONS.
- OTHER COMMENTS:
  - PRELIMINARY PLAN SHALL HAVE THE STORMWATER BASIN CREATIVELY SHAPED (SUCH AS KIDNEY SHAPED) IN LIEU OF SQUARE OR RECTANGLE SHAPED; THEREFORE, THE SHAPE HAS BEEN REVISED ON PLAN SET.
  - DRAINAGE CULVERTS UNDER PROPOSED DRIVEWAYS SHALL BE A MINIMUM OF 12" IN DIAMETER AND/OR AS APPROVED BY THE TOWN.



**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

**DRAWING ISSUE:**

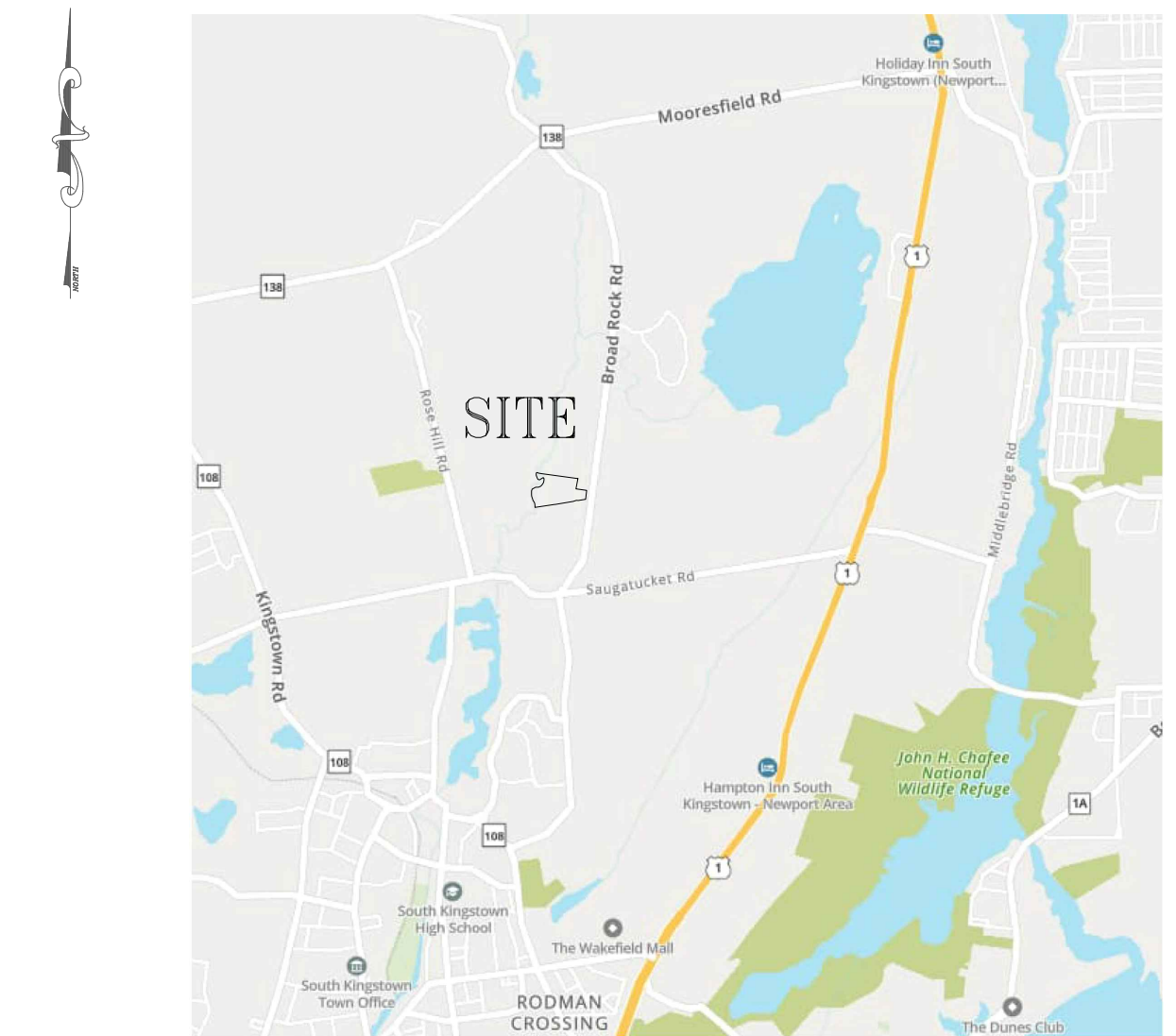
- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

**STATE/FEDERAL PERMITS:**

- RIDEM FRESHWATER WETLANDS
- RIDEM RIPDES (SOIL EROSION)
- RIDEM OWTS SUBDIVISION SUITABILITY
- RIDEM OWTS INDIVIDUAL LOTS

**PERMIT AGENCY REVIEW SET**



LOCUS MAP

**LIST OF DRAWINGS**

- TITLE SHEET
- AERIAL PHOTO PLAN
- EXISTING CONDITIONS PLAN
- PROPOSED PLAN-1
- PROPOSED PLAN-2
- OPEN SPACE PLAN
- 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	R-10
A.P./LOT	33/24	10,000 SQ. FT.
LOT AREA	16.50 AC.	10,000 SQ. FT.
<b>R-40 ZONING REGULATIONS:</b>		
AREA	40,000 SQ. FT.	AREA
FRONTAGE	150 FT.	FRONTAGE
WIDTH	150 FT.	WIDTH
BLDG. COVERAGE	20%	BLDG. COVERAGE
HEIGHT (PRINC.)	35 FT.	HEIGHT (PRINC.)
HEIGHT (ACCESS.)	20 FT.	HEIGHT (ACCESS.)
FRONT YARD	40 FT.	FRONT YARD
CORNER SIDE	30 FT.	CORNER SIDE
SIDE YARD	20 FT.	SIDE YARD
REAR YARD	40 FT.	REAR YARD
ACCESS. BLDG. SIDE	15 FT.	ACCESS. BLDG. SIDE
ACCESS. BLDG. REAR	10 FT.	ACCESS. BLDG. REAR
OWTS TO WETLAND	150 FT.	OWTS TO WETLAND

**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.

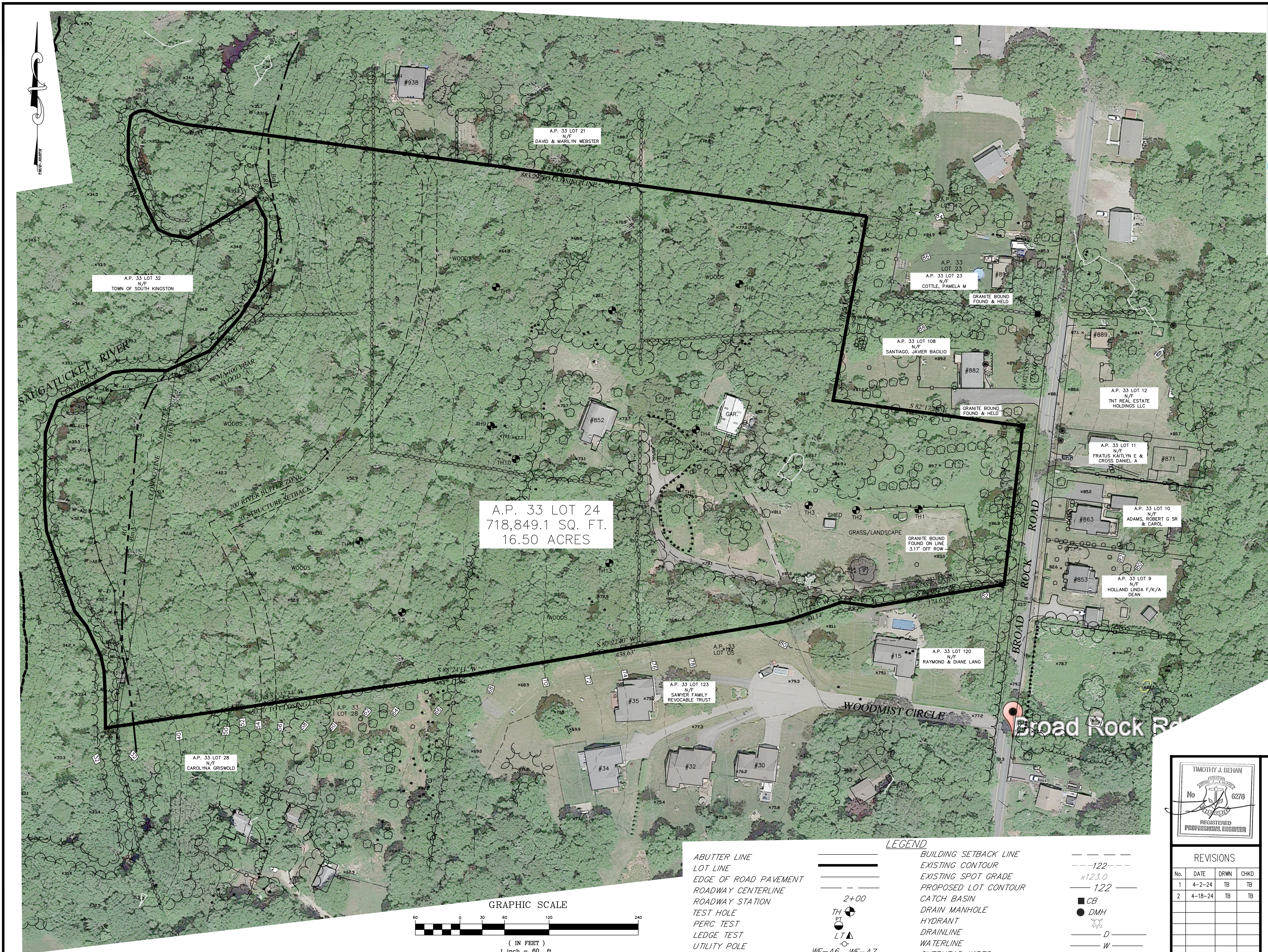
3 AFFORDABLE LOTS ARE PROVIDED; THEREFORE, 6 ADDITIONAL MARKET RATE LOTS ARE PROVIDED.

TOTAL LOTS = 13 + 6 = 19 LOTS

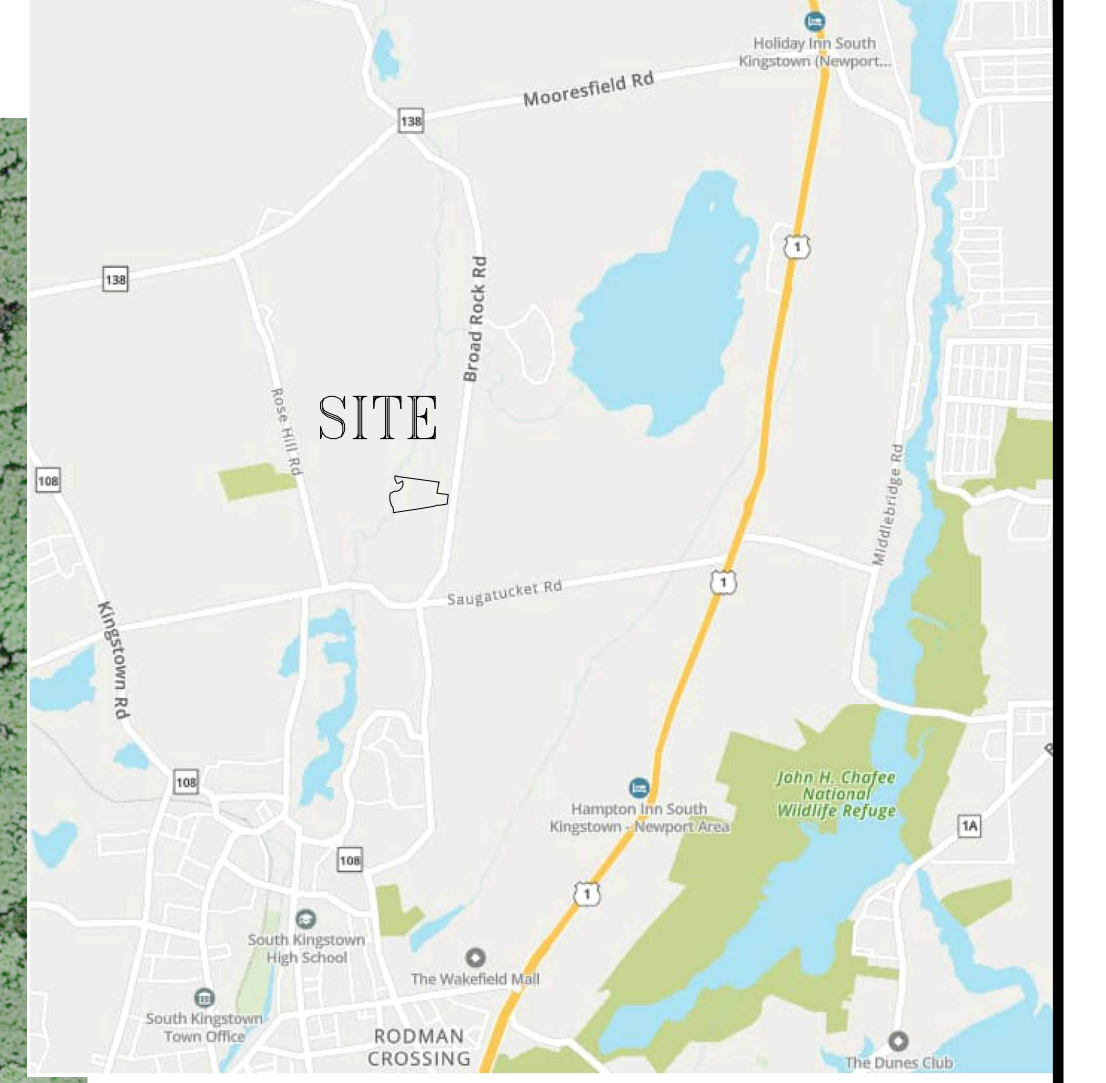
DATE OF PLAN SET: FEBRUARY 28, 2024

REVISIONS			
	DATE	DRWN	CHKD
PLANNING DEPT. COMMENTS	4/2/2024	TB	TB
TRC COMMENTS	4/18/2024	TB	TB

PROJECT NO. 23011.00



A.P. 33 LOT 24  
718,849.1 SQ. FT.  
16.50 ACRES



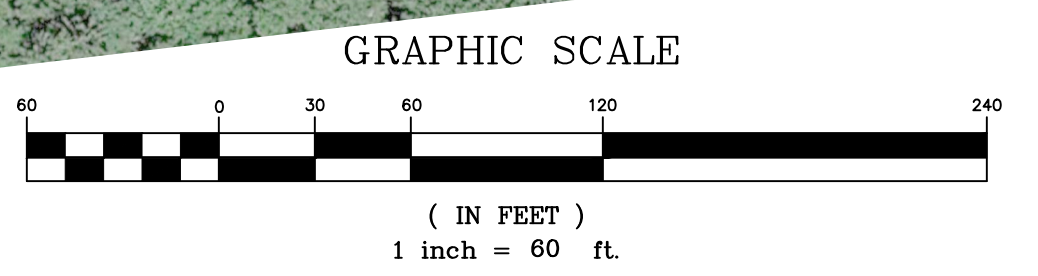
**LOCUS MAP**  
NOT TO SCALE

NOTES:  
1. AERIAL PHOTO TAKEN FROM GOOGLE EARTH 2022.

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

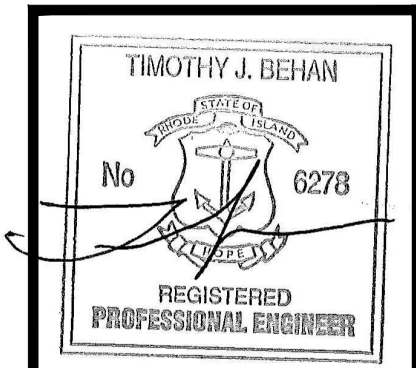
OWNER: SHELEEN M CLARKE REV LIV TRUST AGMT  
96 DUCK COVE ROAD  
NORTH KINGSTOWN, RI 02852

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



**AERIAL PHOTO PLAN**  
SCALE: 1" = 60'

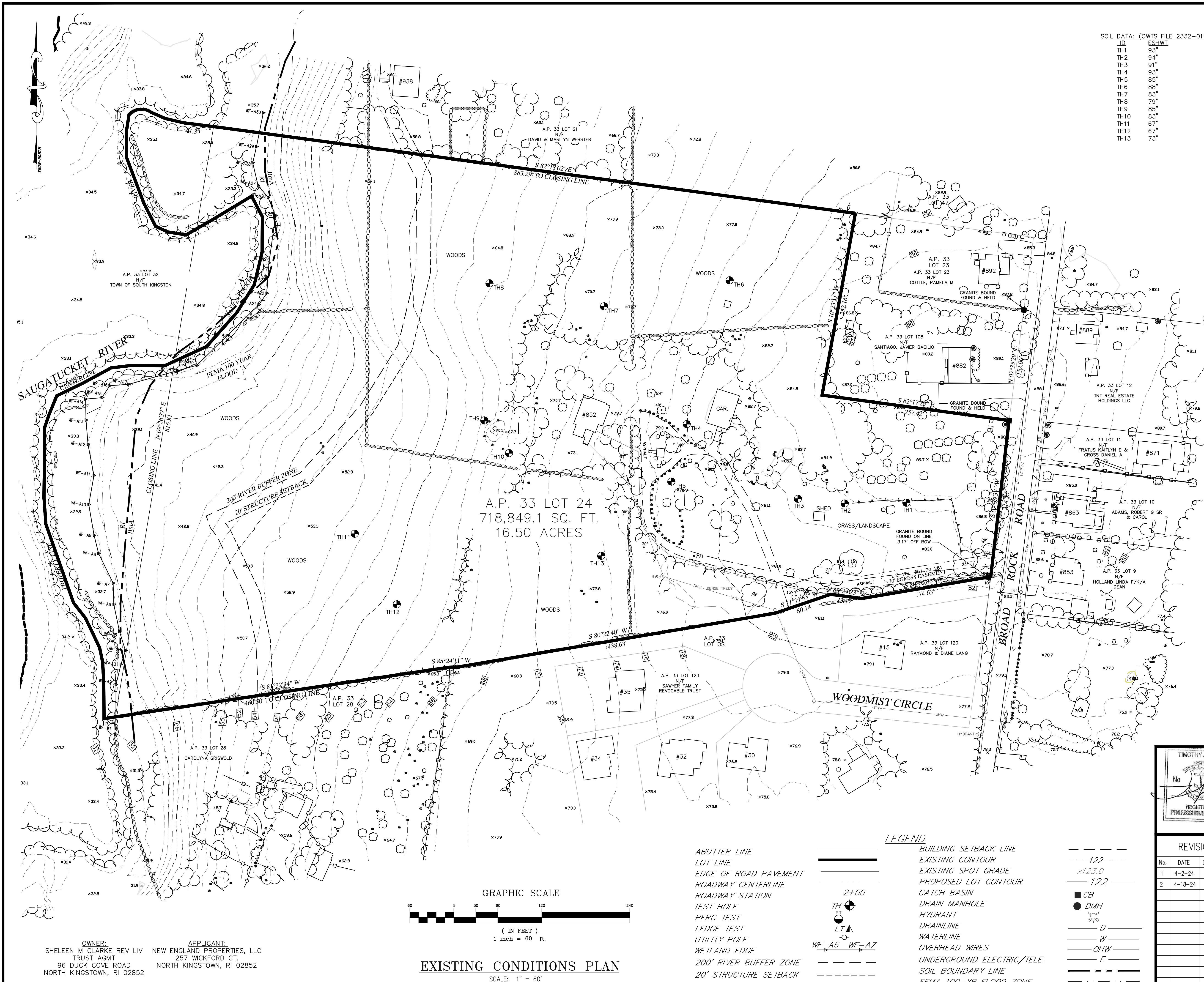
LEGEND	
ABUTTER LINE	=====
LOT LINE	=====
EDGE OF ROAD PAVEMENT	=====
ROADWAY CENTERLINE	-----
ROADWAY STATION	2+00
TEST HOLE	TH
PERC TEST	PI
LEDGE TEST	LT
UTILITY POLE	○
WETLAND EDGE	WF-A6 WF-A7
200' RIVER BUFFER ZONE	-----
20' STRUCTURE SETBACK	-----
BUILDING SETBACK LINE	-----
EXISTING CONTOUR	- - - - -
EXISTING SPOT GRADE	x123.0
PROPOSED LOT CONTOUR	-----
CATCH BASIN	■ CB
DRAIN MANHOLE	● DMH
HYDRANT	☼
DRAINLINE	D
WATERLINE	W
OVERHEAD WIRES	OHW
UNDERGROUND ELECTRIC/TELE.	E
SOIL BOUNDARY LINE	-----
FEMA 100-YR FLOOD ZONE	-----



REVISIONS			
No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB

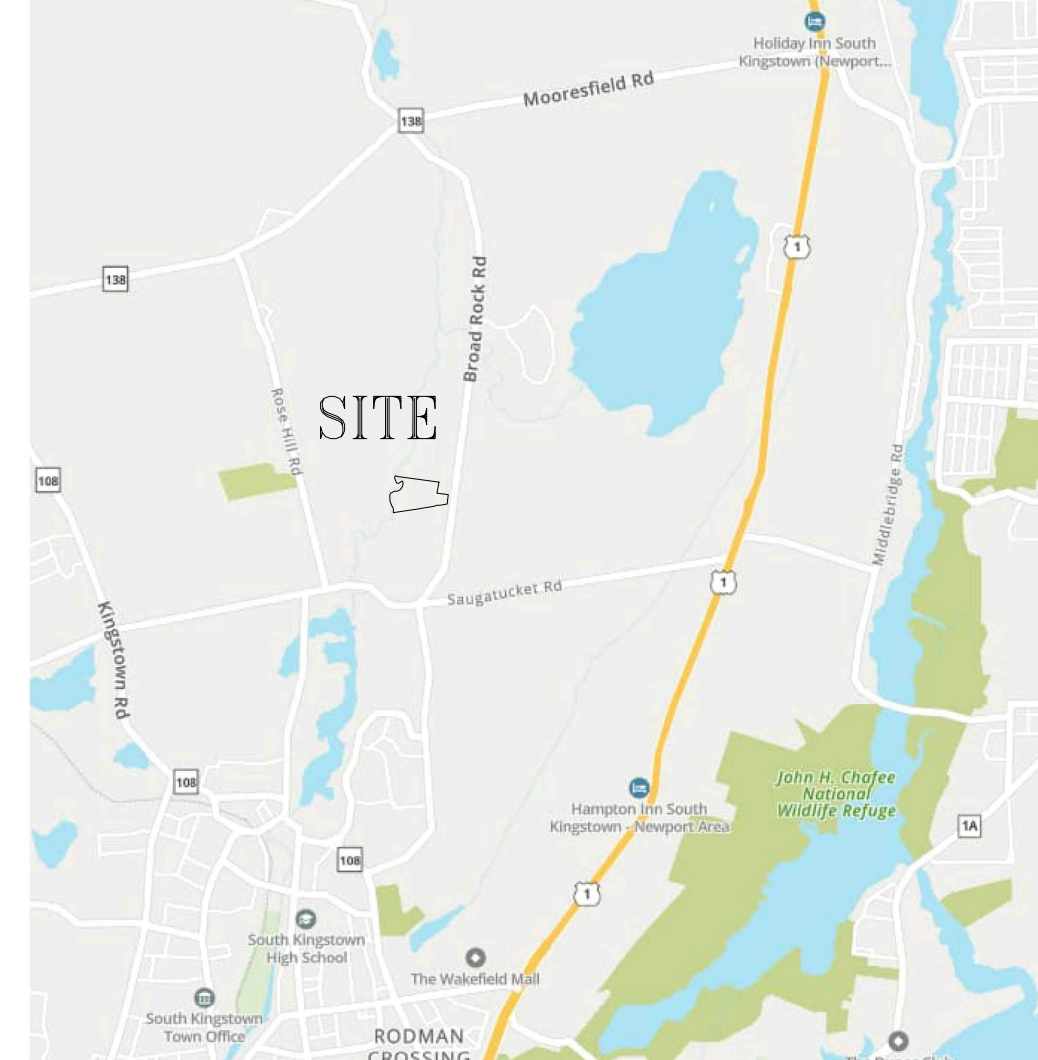
**VILLAGE AT BROAD ROCK**  
for  
**PLAT 33, LOT 24**  
ZONED R-40  
in  
SOUTH KINGSTOWN, RHODE ISLAND  
**AERIAL PHOTO PLAN**

SCALE: 1"=60' SHEET NO: 2 of 7  
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB  
DATE: 2/29/24 PROJECT NO.: 23011.00



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

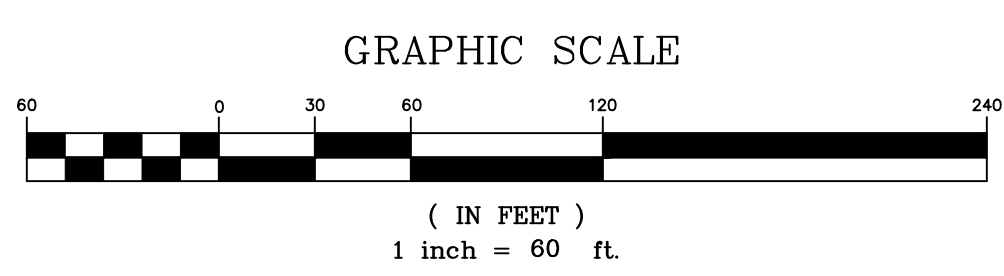
- NOTES:**
1. WETLAND FLAGS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. 2022.
  2. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
  3. ELEVATIONS BASED ON NAVD88 VERTICAL DATUM.
  4. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE '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 ON 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



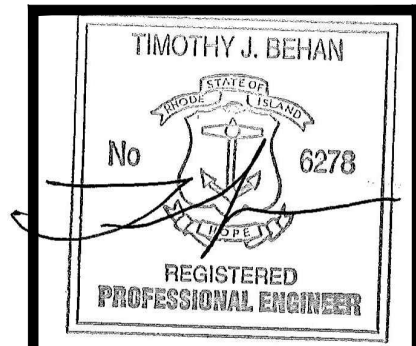
**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 60'

**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	—
200' RIVER BUFFER ZONE	—	UNDERGROUND ELECTRIC/TELE.	—
20' STRUCTURE SETBACK	—	SOIL BOUNDARY LINE	—
		FEMA 100-YR FLOOD ZONE	—



**REVISIONS**

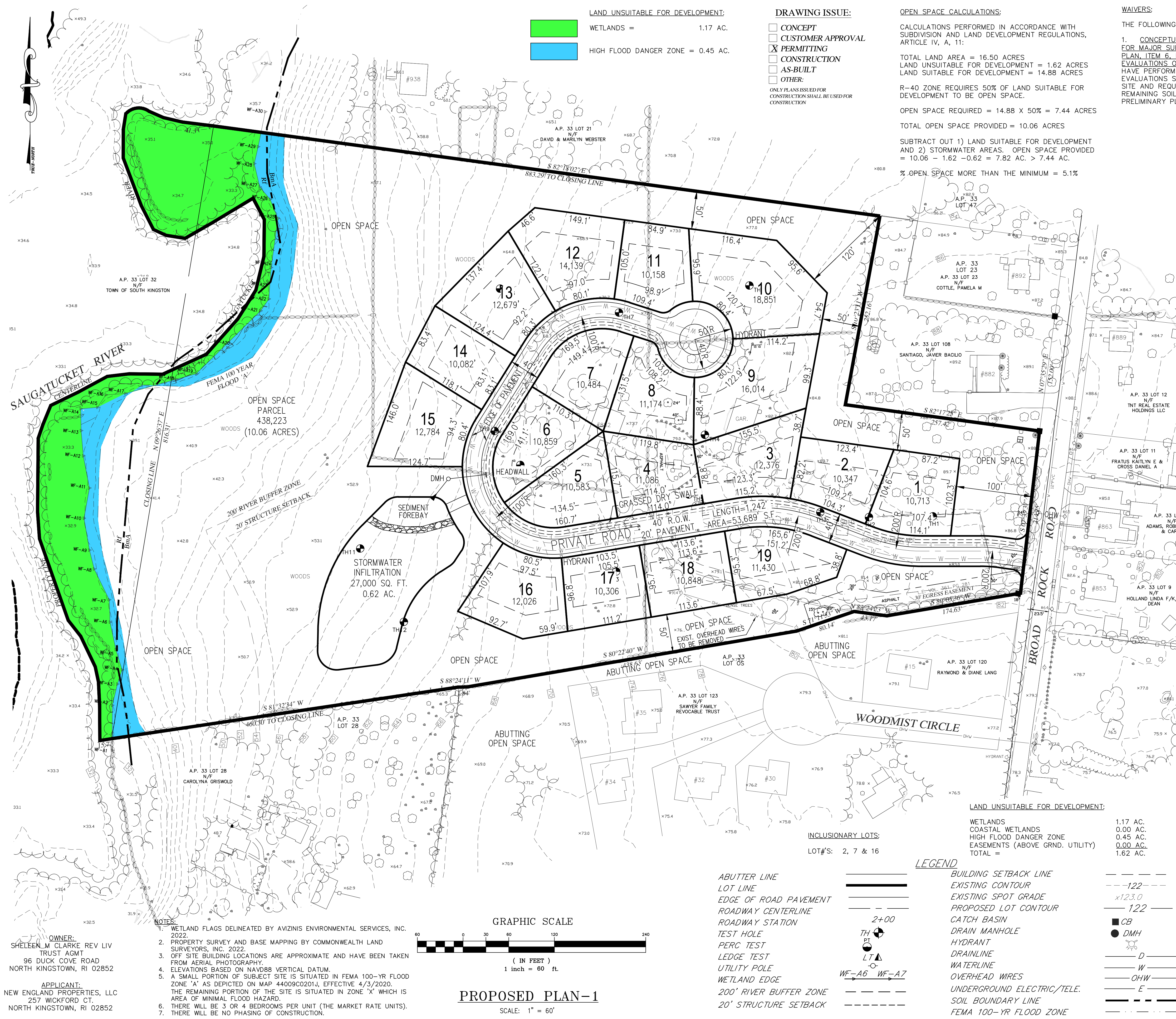
No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB



**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

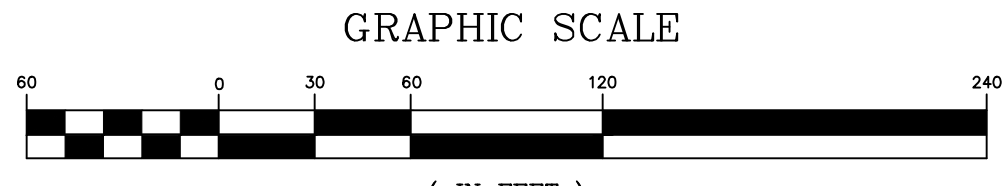
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DATE: 2/28/24	PROJECT NO.: 23011.00	



**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

- 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 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.



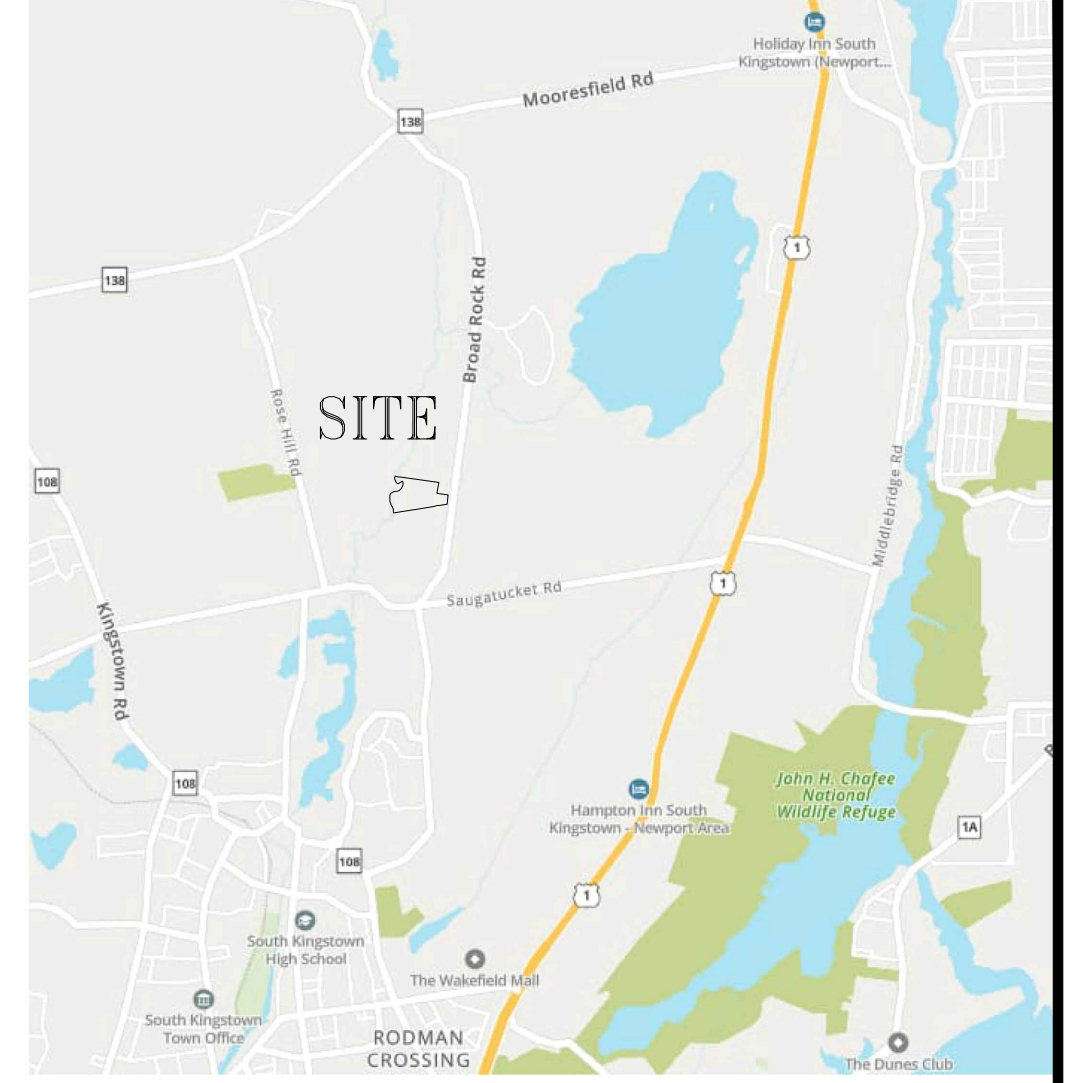
**PROPOSED PLAN-1**  
SCALE: 1" = 60'

**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:**  
THE FOLLOWING WAIVERS PROPOSED:  
1. CONCEPTUAL MASTER PLAN CHECKLIST FOR MAJOR SUBDIVISION, SECTION (D) YIELD PLAN, ITEM 6, RIEM WITNESSED SOIL EVALUATIONS ON EACH PROPOSED LOT. WE HAVE PERFORMED 13 RIEM SOIL EVALUATIONS SCATTERED THROUGHOUT THE SITE AND REQUEST A WAIVER FOR THE REMAINING SOIL EVALUATIONS UNTIL PRELIMINARY PLAN APPLICATION.



**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

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

**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.

**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
- UNDERGROUND ELECTRIC/TELE.
- SOIL BOUNDARY LINE
- FEMA 100-YR FLOOD ZONE

TIMOTHY J. BEHAN  
No. 6278  
REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.  
400 SMITH STREET  
PROVIDENCE, RHODE ISLAND 02908  
401-275-6600

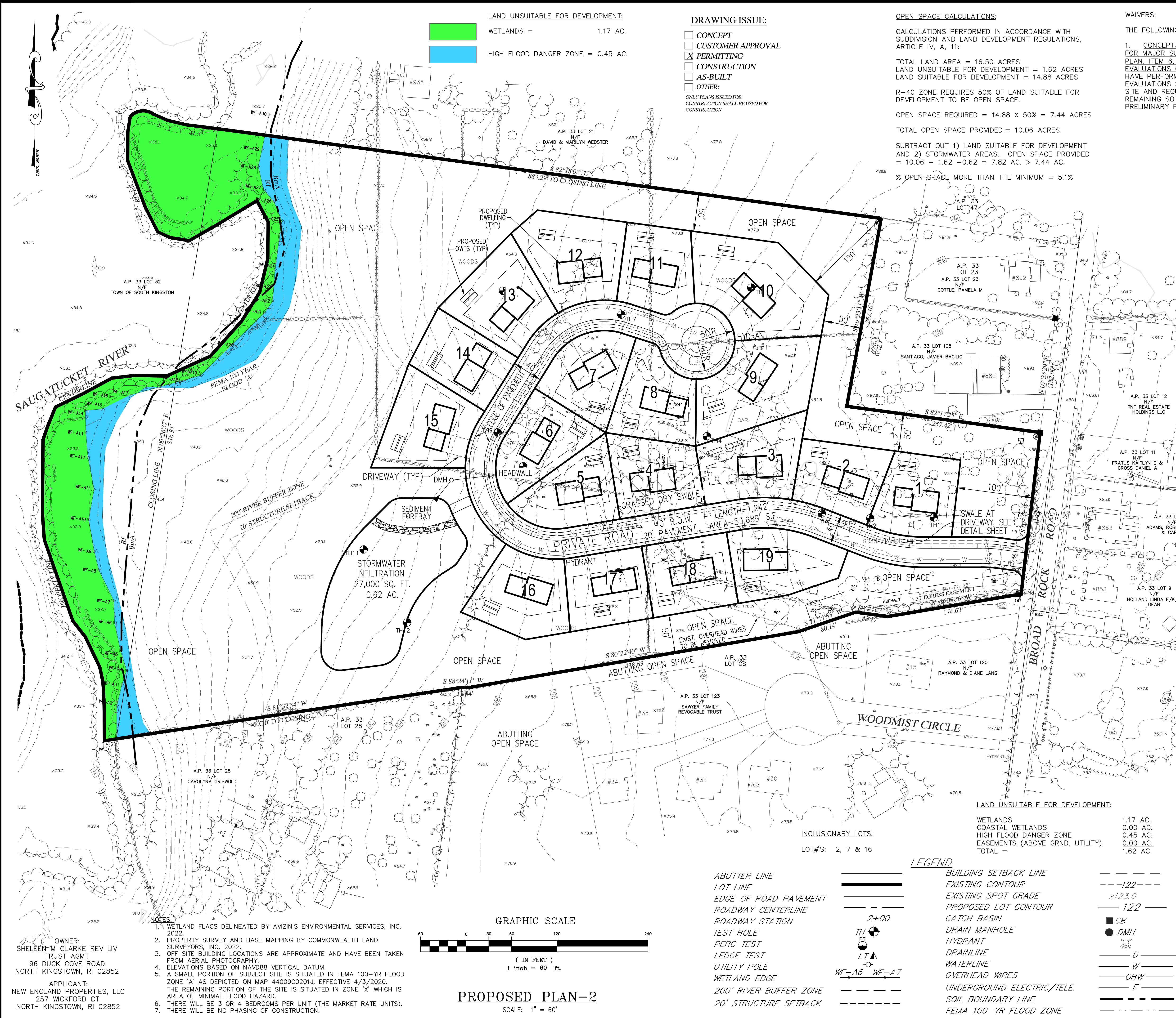
**REVISIONS**

No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB

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

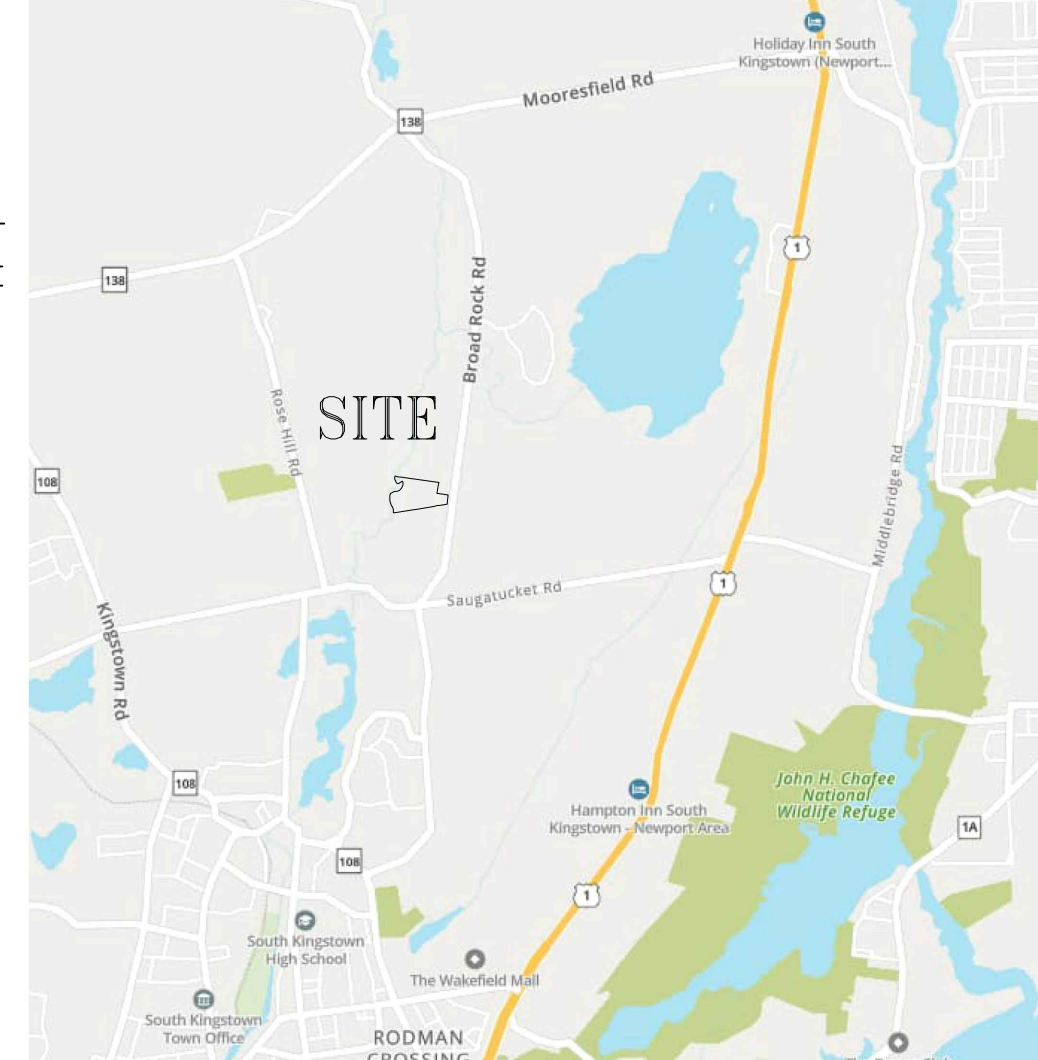


LAND UNSUITABLE FOR DEVELOPMENT:  
 WETLANDS = 1.17 AC.  
 HIGH FLOOD DANGER ZONE = 0.45 AC.

DRAWING ISSUE:  
 CONCEPT  
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 PERMITTING  
 CONSTRUCTION  
 AS-BUILT  
 OTHER:  
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OPEN SPACE CALCULATIONS:  
 CALCULATIONS PERFORMED IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ARTICLE IV, A, 11:  
 TOTAL LAND AREA = 16.50 ACRES  
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 LAND SUITABLE FOR DEVELOPMENT = 14.88 ACRES  
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LOCUS MAP  
NOT TO SCALE

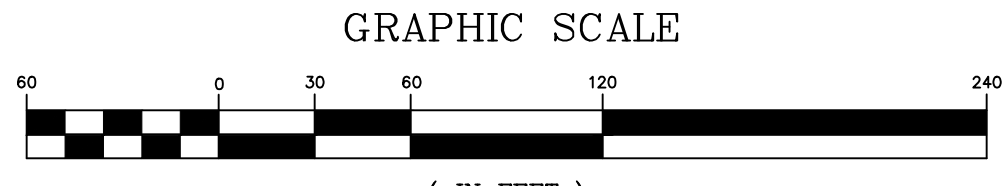
ZONING TABLE:

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	

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

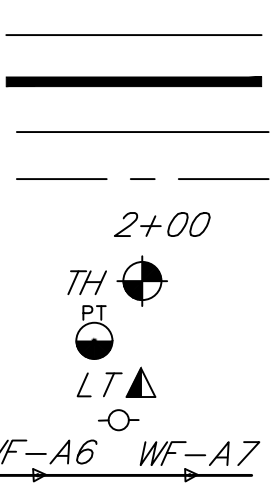
NOTES:  
 1. WETLAND FLAGS DELINEATED BY AVZINIS ENVIRONMENTAL SERVICES, INC. 2022.  
 2. PROPERTY SURVEY AND BASE MAPPING BY COMMONWEALTH LAND SURVEYORS, INC. 2022.  
 3. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.  
 4. ELEVATIONS BASED ON NAVD88 VERTICAL 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.



PROPOSED PLAN-2  
SCALE: 1" = 60'

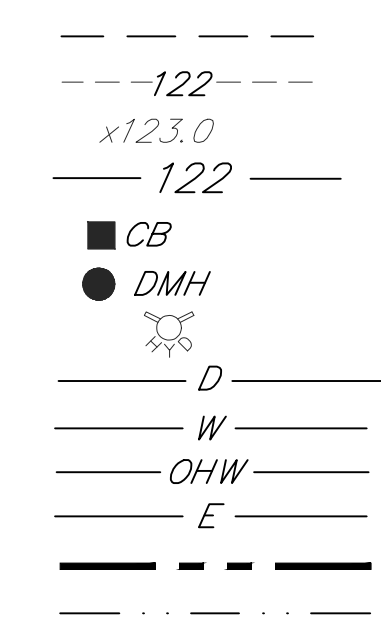
INCLUSIONARY LOTS:  
LOT #'S: 2, 7 & 16

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

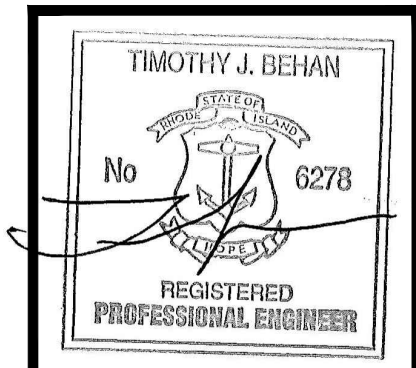


LEGEND

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



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.



REVISIONS			
No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB

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



**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.
<b>TOTAL =</b>	<b>1.62 AC.</b>

**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	---	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	WATERLINE	W
WETLAND EDGE	WF-A7	OVERHEAD WIRES	OHW
200' RIVER BUFFER ZONE	---	UNDERGROUND ELECTRIC/TELE.	E
20' STRUCTURE SETBACK	---	SOIL BOUNDARY LINE	---
		FEMA 100-YR FLOOD ZONE	---

TIMOTHY J. DEHAN  
 No. 6278  
 REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH ENGINEERS & CONSULTANTS, INC.**  
 400 SMITH STREET  
 PROVIDENCE, RHODE ISLAND 02908  
 401-275-6600

**REVISIONS**

No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB

**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 CHECKED BY: TB  
 DATE: 2/28/24 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 41 - 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

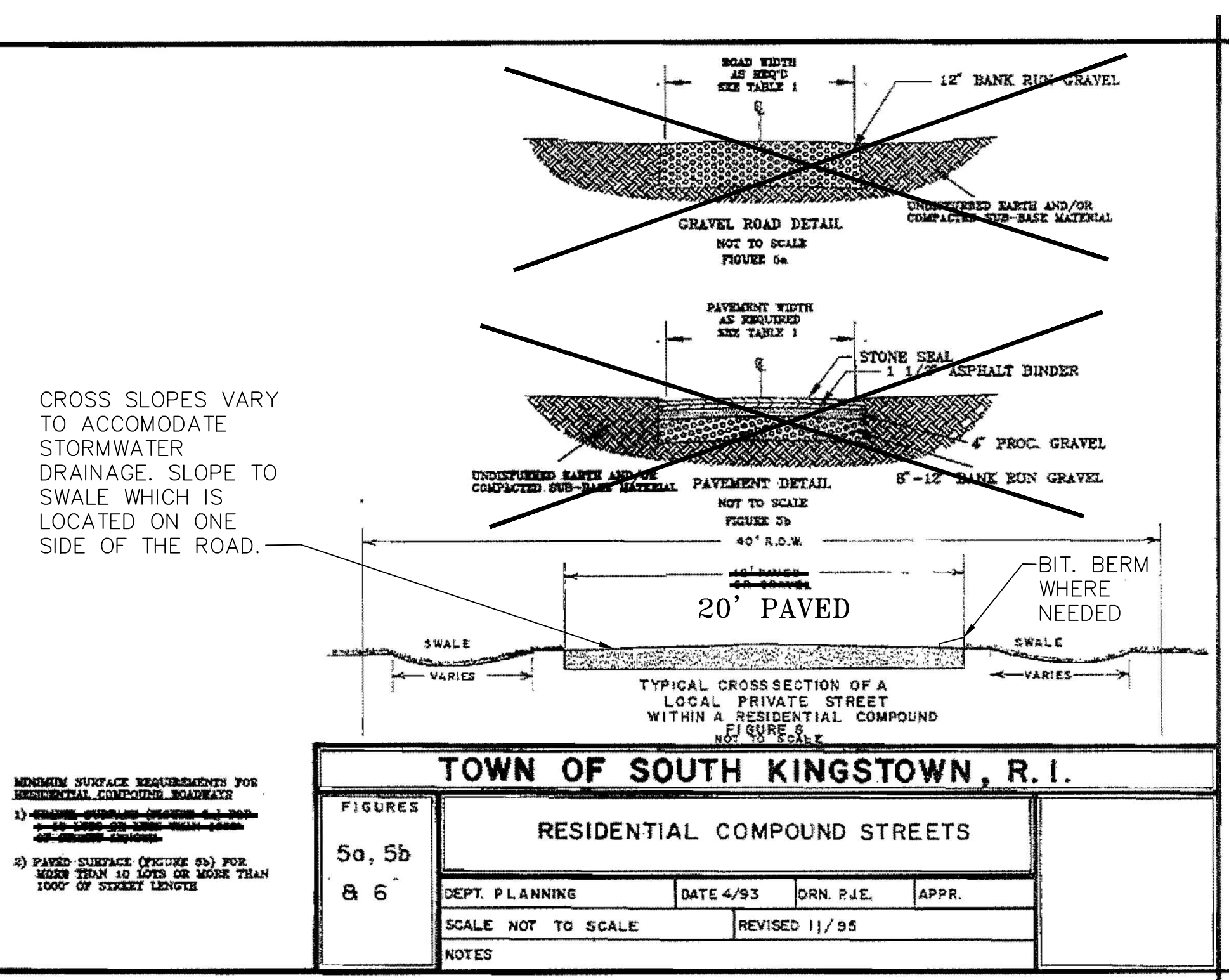
	Fig. 1 Arterial	Fig. 2 Collector	Fig. 3.4 Local Streets (Public)					Fig. 5a, 5b, 6, 9 Residential Compound (Private)	Fig. 8, 9 Minor Subdivision (Private)
ROW Width	75'	60'	A	B	C	D	E	40'	40'
Pavement Type			BC	BC	BC	B	B	G/P	G/P
Road Pavement Width	36'	30'	26'	24'	22'	20'	26'	18'	18'
Side Width	10'	10'	5'	5'	5'	5'	5'	5'	5'
Number Lots	N/A	N/A	>20	11-20	5	1-5	7+	>20	5
Maximum Grades -centerline -within 150' of centerline intersections	2.5%	2.5%	2.0%	4%	8%	2%	2.5%	N/A	N/A
Minimum Grades	1%	1%	1%	1%	1%	1%	1%	0.5%	0.5%
Minimum Length for Vertical Curves	200'	150'	100'	100'	100'	100'	100'	As determined by DPS	As determined by DPS
Minimum Radius of Centerline Curve	250'	200'	150'	150'	100'	150'	150'	100'	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.)

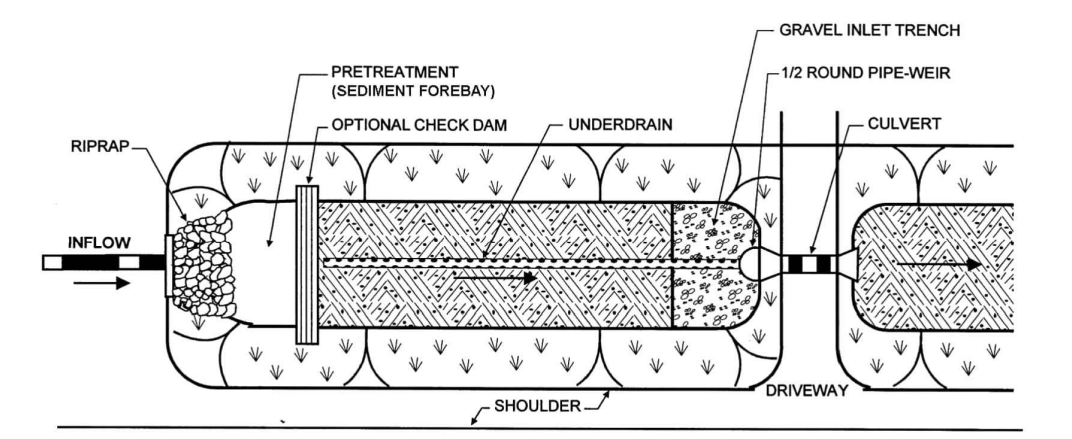
	Fig. 1 Arterial	Fig. 2 Collector	Fig. 3.4 Local Streets (Public)					Fig. 5a, 5b, 6, 9 Residential Compound (Private)	Fig. 8, 9 Minor Subdivision (Private)
Minimum Sight Distance	350'	250'	200'	150'	100'	100'	150'	100'	100'
Cut-de-ice Turnaround**	100'	100'	100'	100'	100'	100'	100'	100'	100'
-ROW Diameter	100'	100'	100'	100'	100'	100'	100'	100'	100'
-Pavement Diameter*	80'	80'	80'	80'	80'	80'	80'	80'	80'
-Maximum Grade	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	N/A	N/A
-Minimum Grade	N/A	N/A	2%	2%	2%	2%	2%	N/A	N/A
Intersection Sight Curve	25'	25'	15'	15'	15'	15'	15'	15'	15'
Radius	35'	30'	25'	25'	25'	25'	25'	25'	25'
Pavement Crown	7"	6"	5"	5"	5"	5"	5"	4"	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)

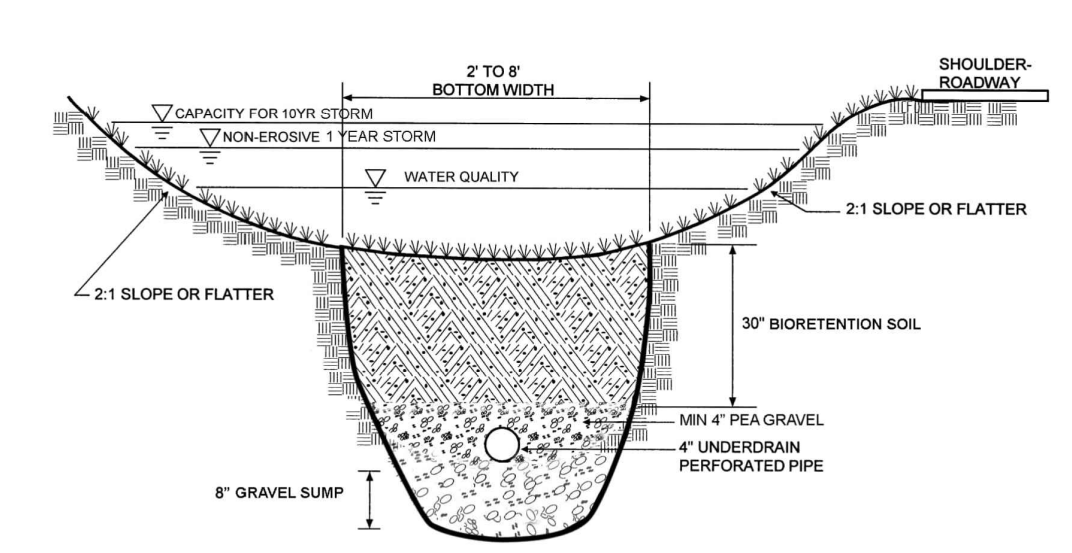


**PROPOSED PRIVATE STREET CRITERIA/DETAILS**

SCALE: AS SHOWN



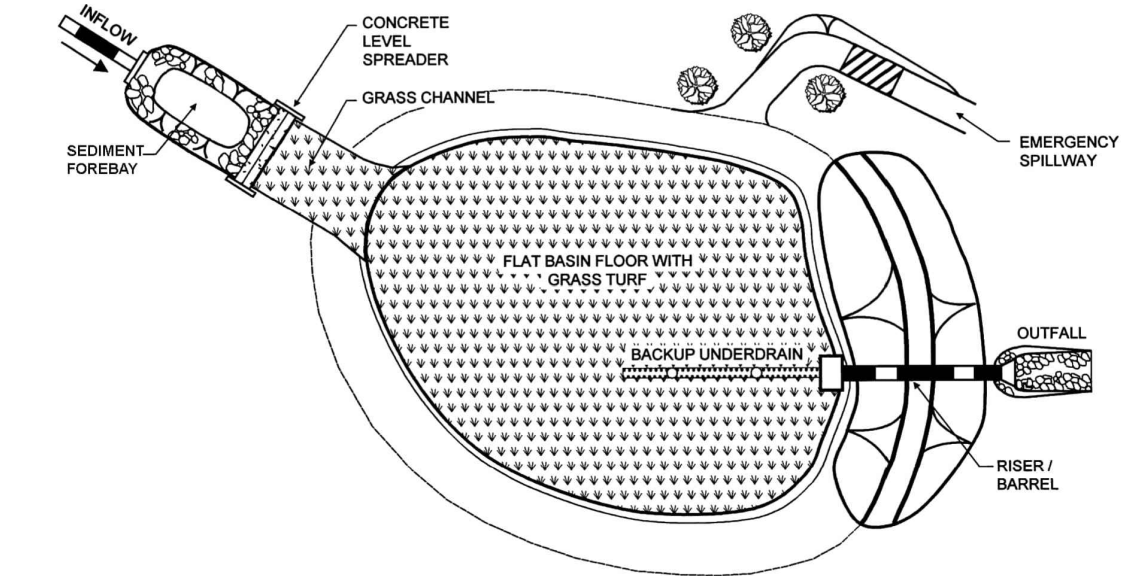
PLAN VIEW



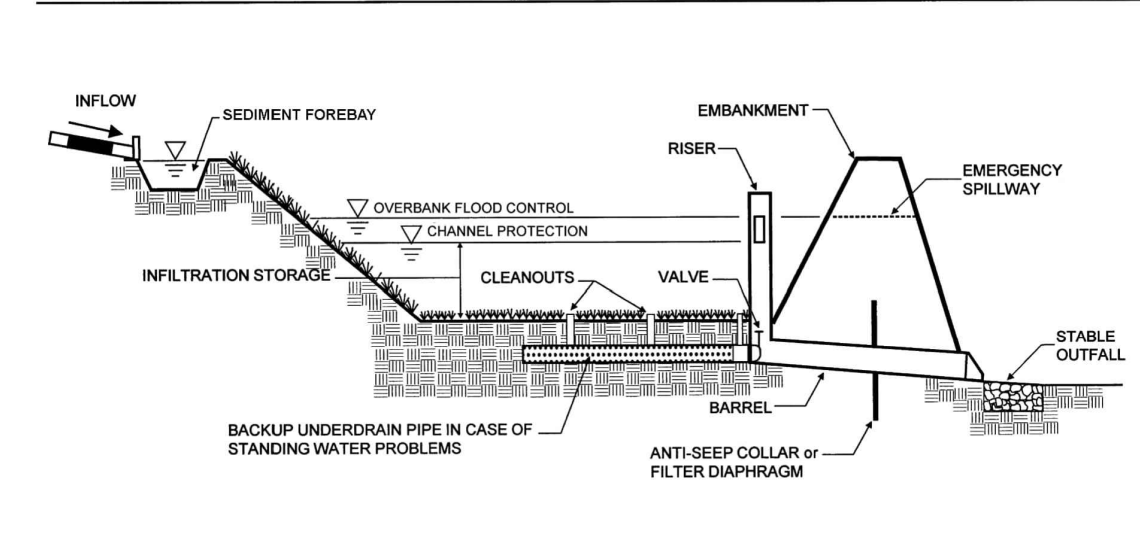
SECTION

**GRASSED DRY SWALE TYPICAL DETAIL**

SCALE: AS SHOWN



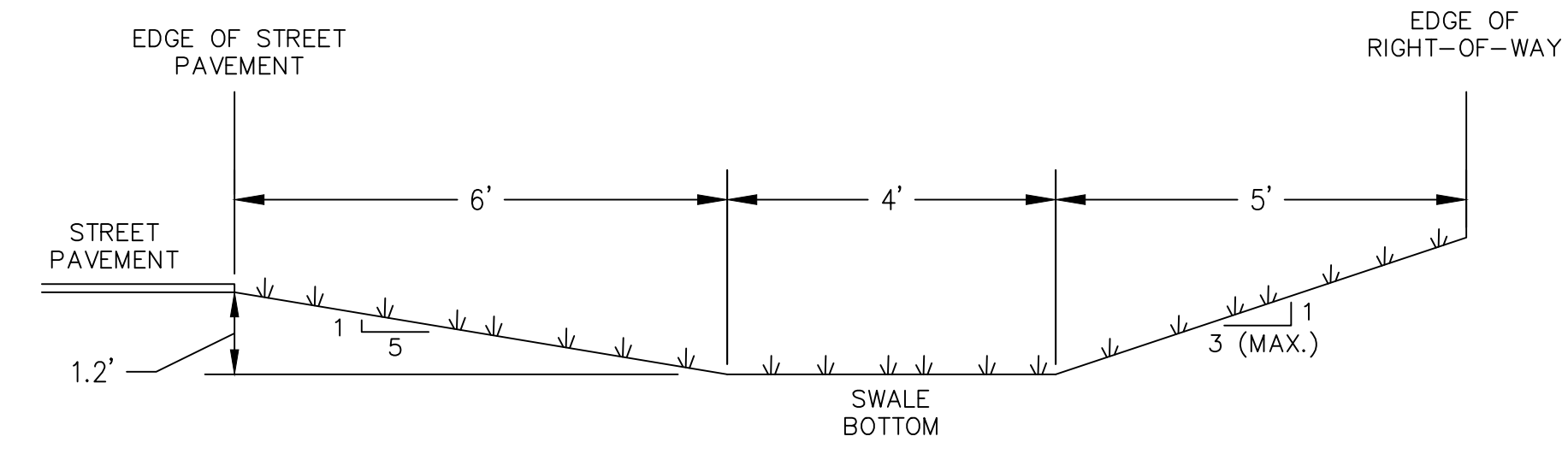
PLAN VIEW



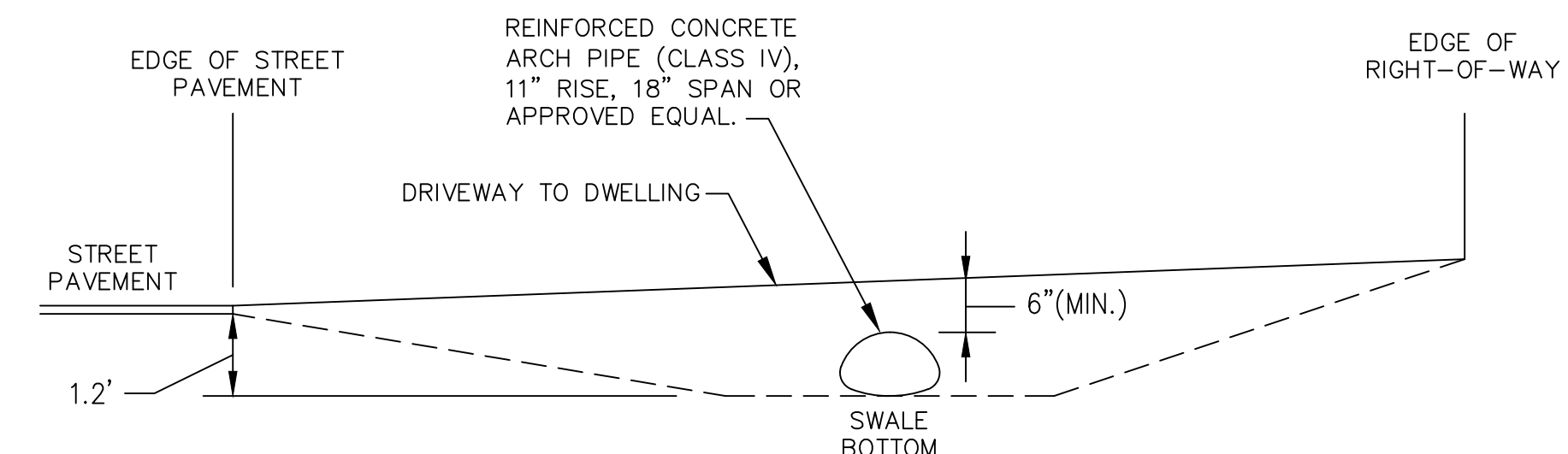
PROFILE

**INFILTRATION BASIN TYPICAL DETAIL**

SCALE: AS SHOWN



SECTION WITH NO DRIVEWAY



SECTION WITH DRIVEWAY

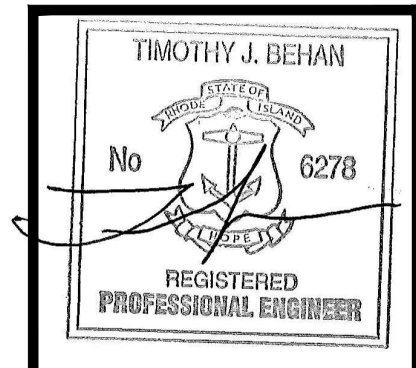
**GRASSED DRY SWALE TYPICAL DIMENSIONS**

SCALE: NOT TO SCALE

NOTE: REINFORCED CONCRETE ARCH PIPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND BEDDING REQUIREMENTS

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



REVISIONS

No.	DATE	DRWN	CHKD
1	4-2-24	TB	TB
2	4-18-24	TB	TB

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

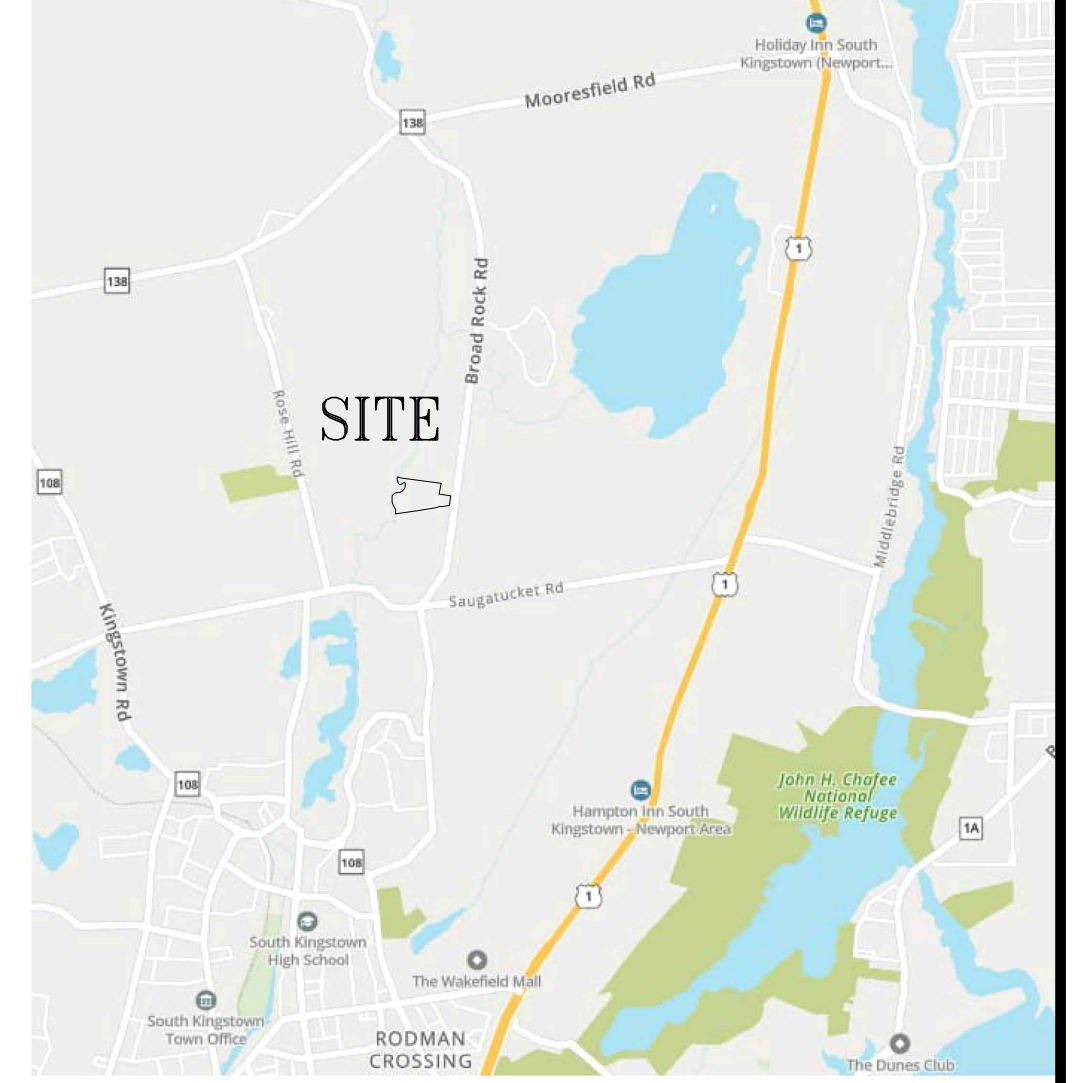
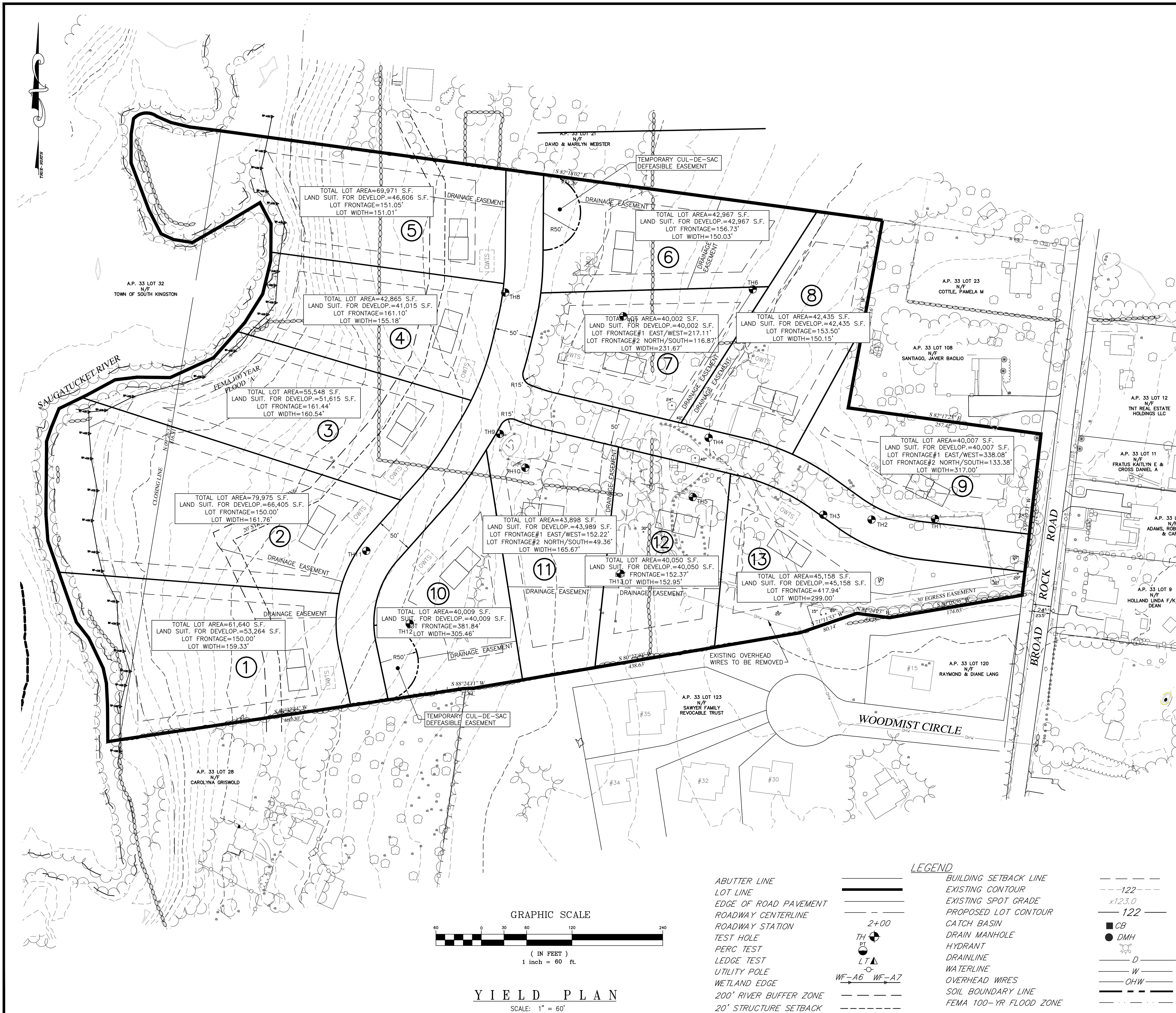
**DETAILS**

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

- 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 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.

**ZONING TABLE:**

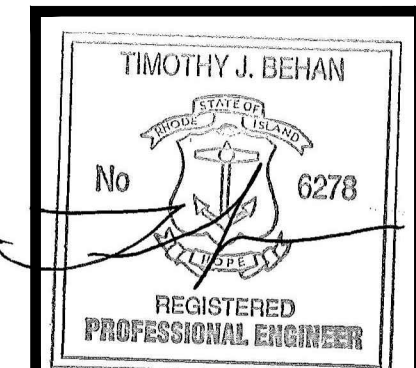
ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND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

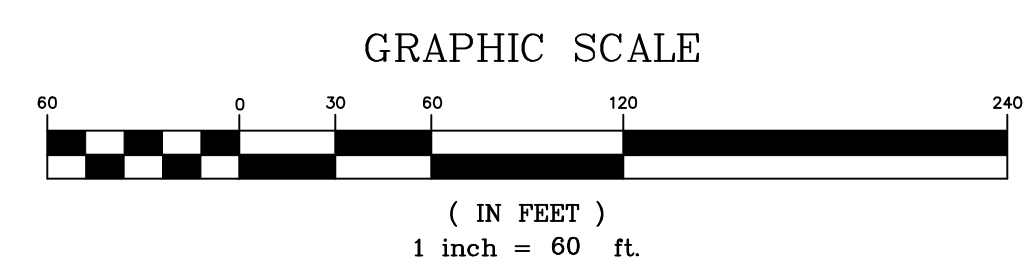


**REVISIONS**

No.	DATE	DRWN	CHKD
1	12-29-23	TB	TB
2	1-22-24	TB	TB
3	2-28-24	TB	TB
4	4-2-24	TB	TB
5	4-18-24	TB	TB

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

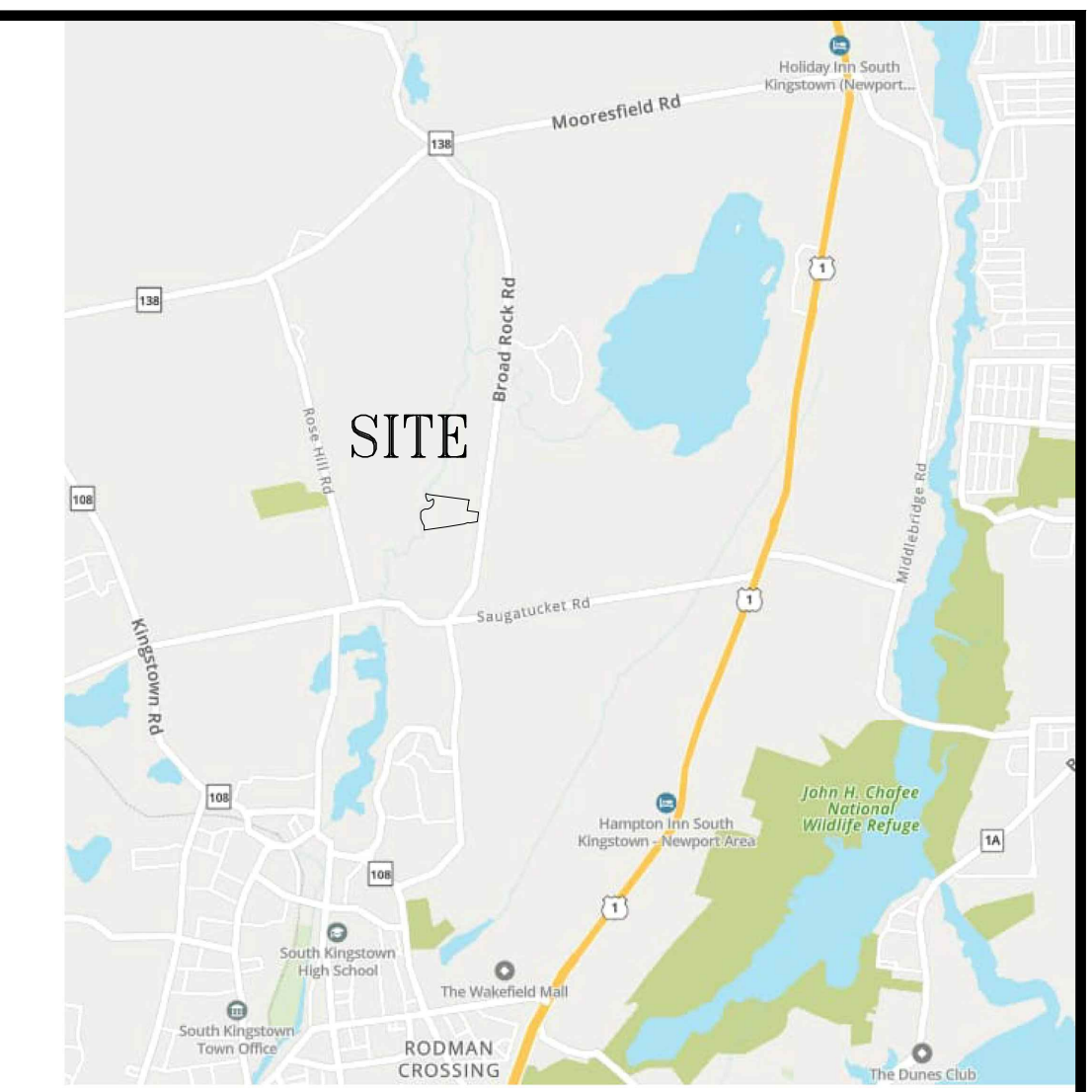
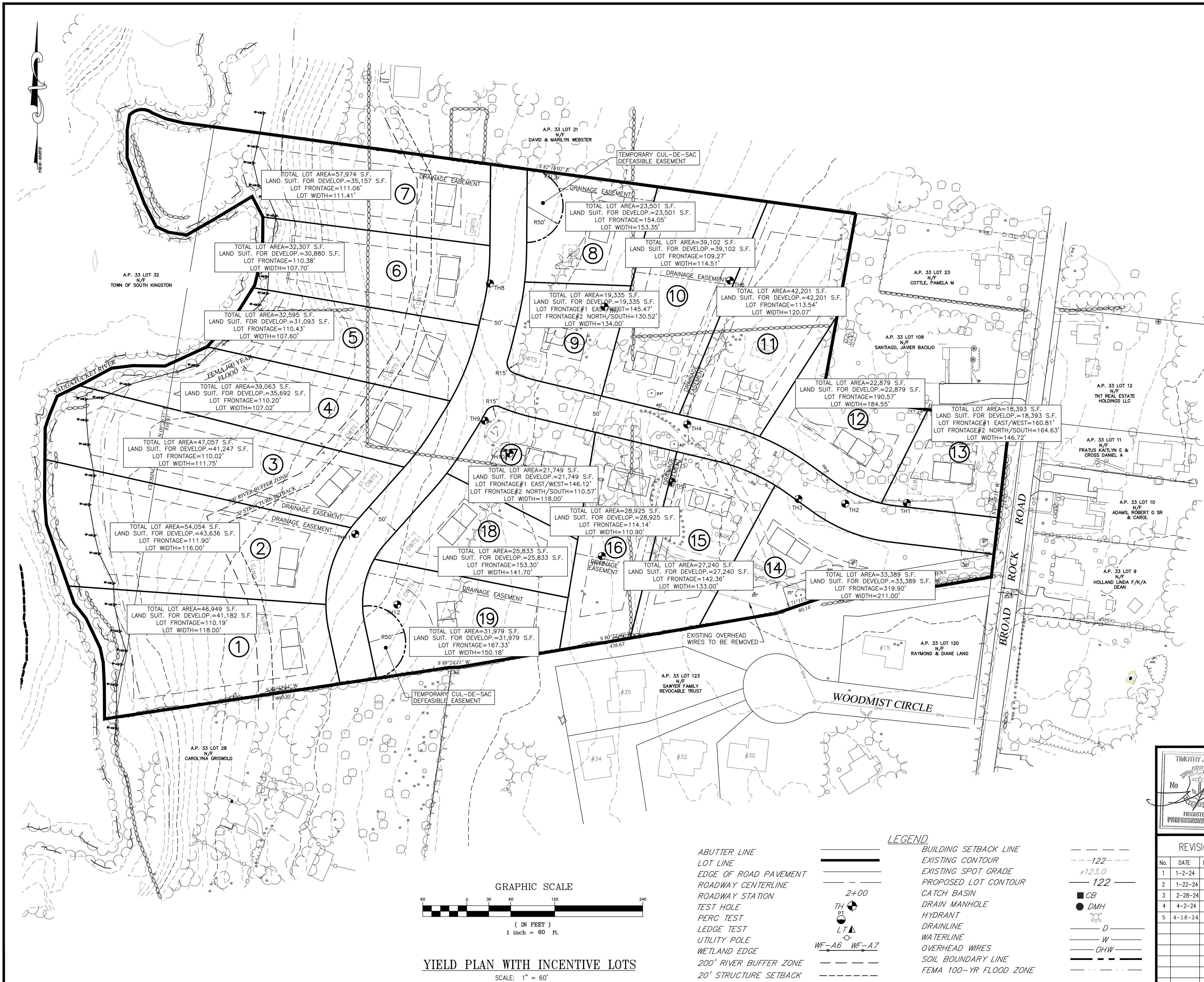
SCALE: 1"=60' SHEET NO: 1 of 1  
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB  
DATE: 11/7/23 PROJECT NO.: 23011.00



**YIELD PLAN**  
SCALE: 1" = 60'

**LEGEND**

ABUTTER LINE	---	BUILDING SETBACK LINE	---
LOT LINE	---	EXISTING CONTOUR	-122-
EDGE OF ROAD PAVEMENT	---	EXISTING SPOT GRADE	x123.0
ROADWAY CENTERLINE	---	PROPOSED LOT CONTOUR	-122-
ROADWAY STATION	2+00	CATCH BASIN	CB
TEST HOLE	TH	DRAIN MANHOLE	DMH
PERC TEST	PI	HYDRANT	D
LEDGE TEST	LT	DRAINLINE	---
UTILITY POLE	WF-A6 WF-A7	WATERLINE	---
WETLAND EDGE	---	OVERHEAD WIRES	---
200' RIVER BUFFER ZONE	---	SOIL BOUNDARY LINE	---
20' STRUCTURE SETBACK	---	FEMA 100-YR FLOOD ZONE	---



**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 NAVD88 VERTICAL DATUM.
  5. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE 'X' 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:**

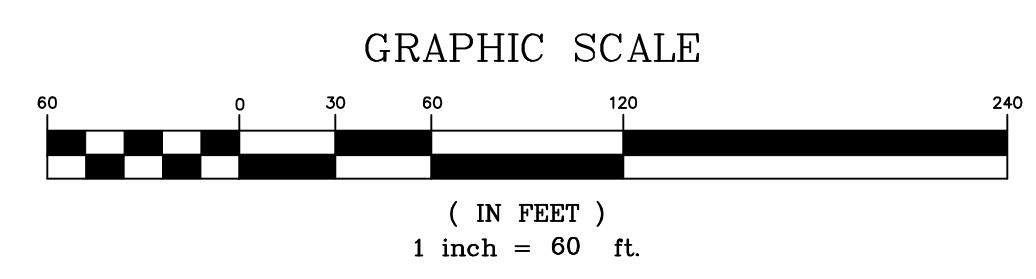
ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
REAR YARD	20 FT.
ACCESS. BLDG. SIDE	15 FT.
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OWTS TO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

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**OWNER:** SHELEEN M CLARKE REV LIV TRUST AGMT  
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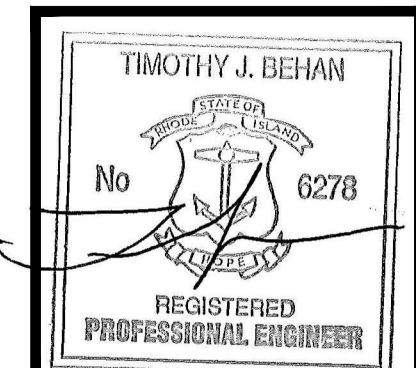
**APPLICANT:** NEW ENGLAND PROPERTIES, LLC  
257 WICKFORD CT.  
NORTH KINGSTOWN, RI 02852



**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 | --- |



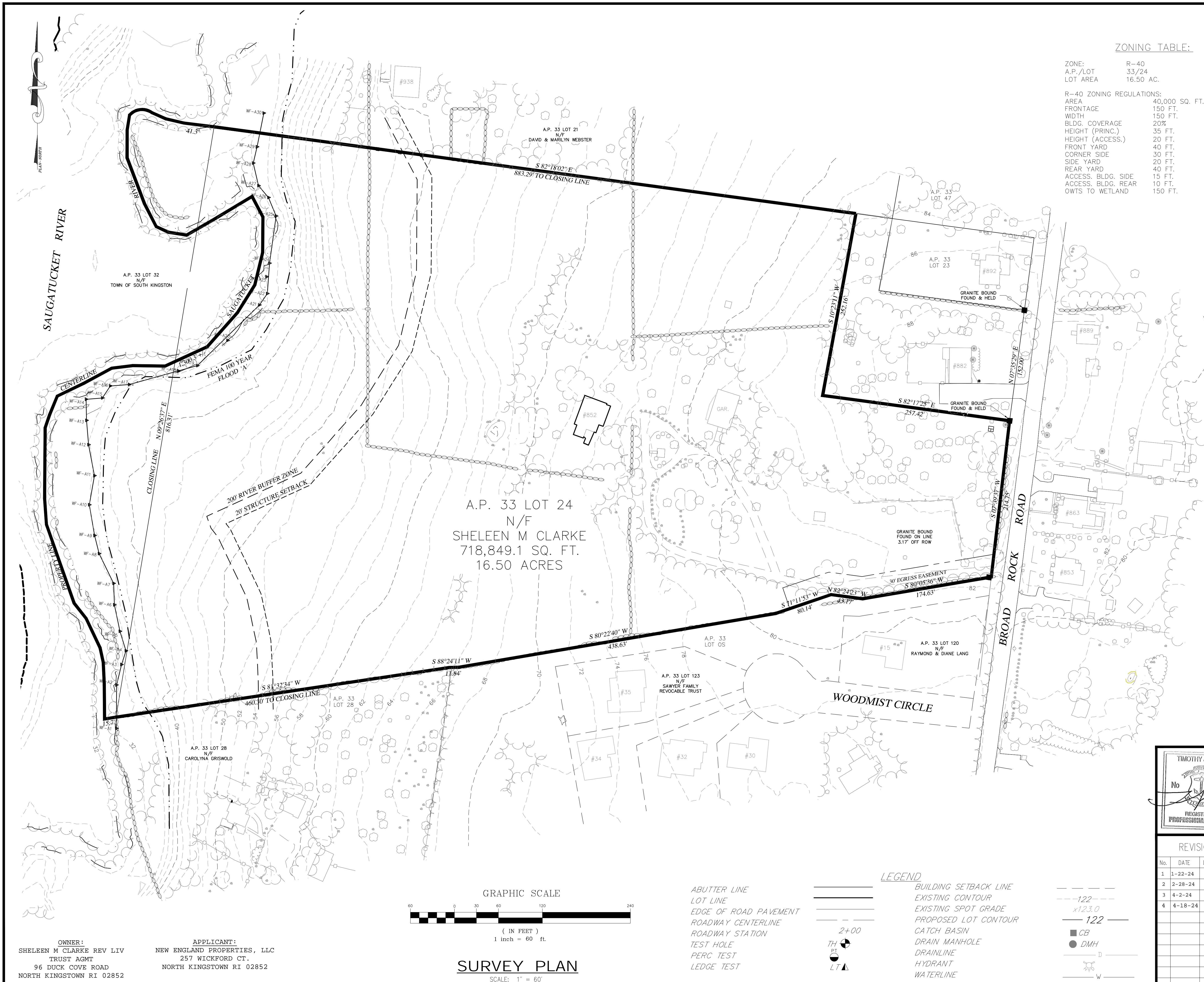
**REVISIONS**

No.	DATE	DRWN	CHKD
1	1-2-24	TB	TB
2	1-22-24	TB	TB
3	2-28-24	TB	TB
4	4-2-24	TB	TB
5	4-18-24	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
DATE: 11/6/23	CHECKED BY: TB
PROJECT NO.: 23011.00	

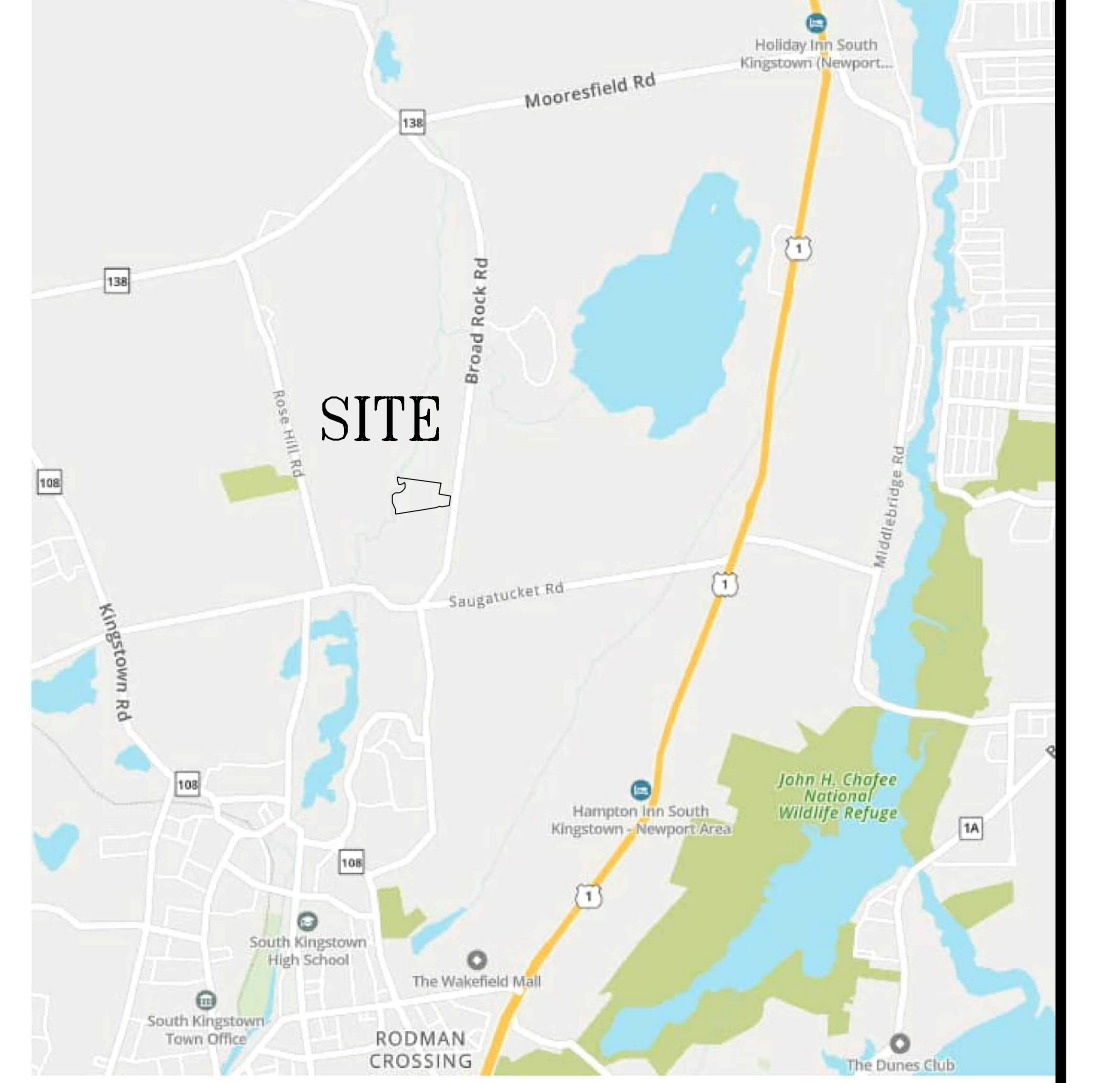


**ZONING TABLE:**

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.



**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.

**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.

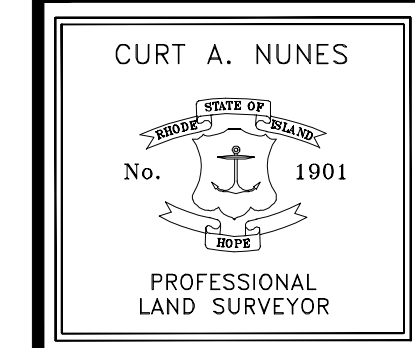
**SURVEY CERTIFICATION:**

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:

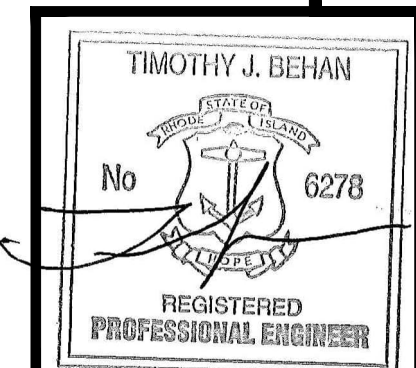
LIMITED CONTENT BOUNDARY SURVEY: CLASS I  
DATA ACCUMULATION SURVEY: CLASS III

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



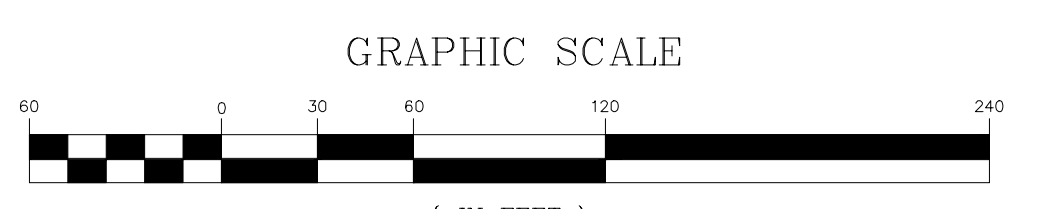
**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.  
400 SMITH STREET  
PROVIDENCE, RHODE ISLAND 02908  
401-273-6600

**REVISIONS**

No.	DATE	DRWN	CHKD
1	1-22-24	TB	TB
2	2-28-24	TB	TB
3	4-2-24	TB	TB
4	4-18-24	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
  - LOT LINE
  - EDGE OF ROAD PAVEMENT
  - ROADWAY CENTERLINE
  - ROADWAY STATION
  - TEST HOLE
  - PERC TEST
  - LEDGE TEST

- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED LOT CONTOUR
- CATCH BASIN
- DRAIN MANHOLE
- DRAINLINE
- HYDRANT
- WATERLINE

**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