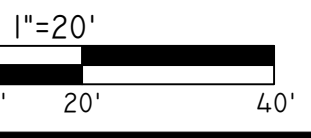
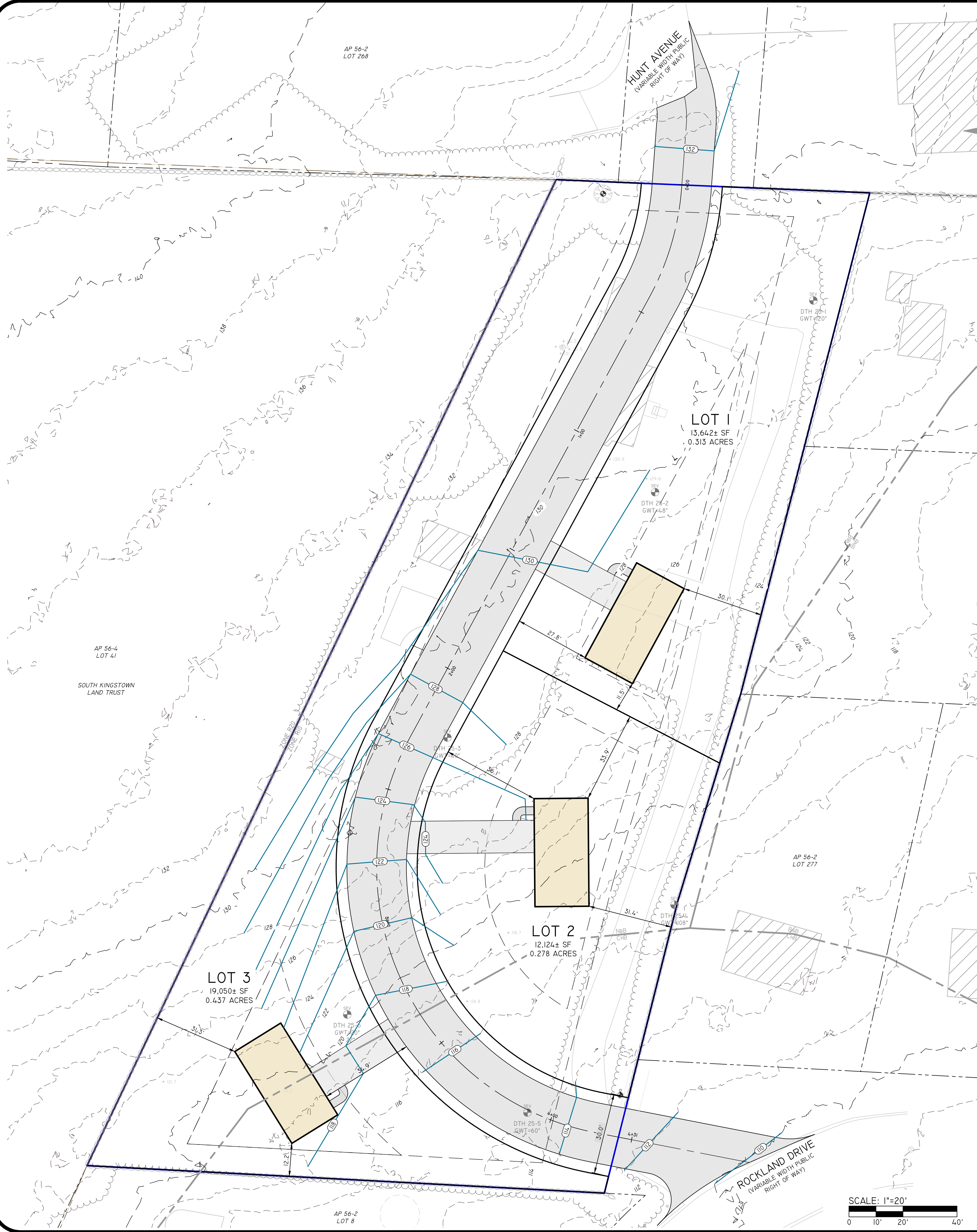


Z:\DEVELOPMENT\PROJECTS\0626-081 ROCKLAND DRIVE SUBDIVISION\DRAWINGS\0626-081-EMT.DWG PLOTTED: 11/19/2023



PROPOSED LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE
	STONE INFILTRATION TRENCH
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EDGE OF PAVEMENT
	SAWCUT LINE
	WATER LINE
	LIMIT OF DISTURBANCE/ LIMIT OF CLEARING



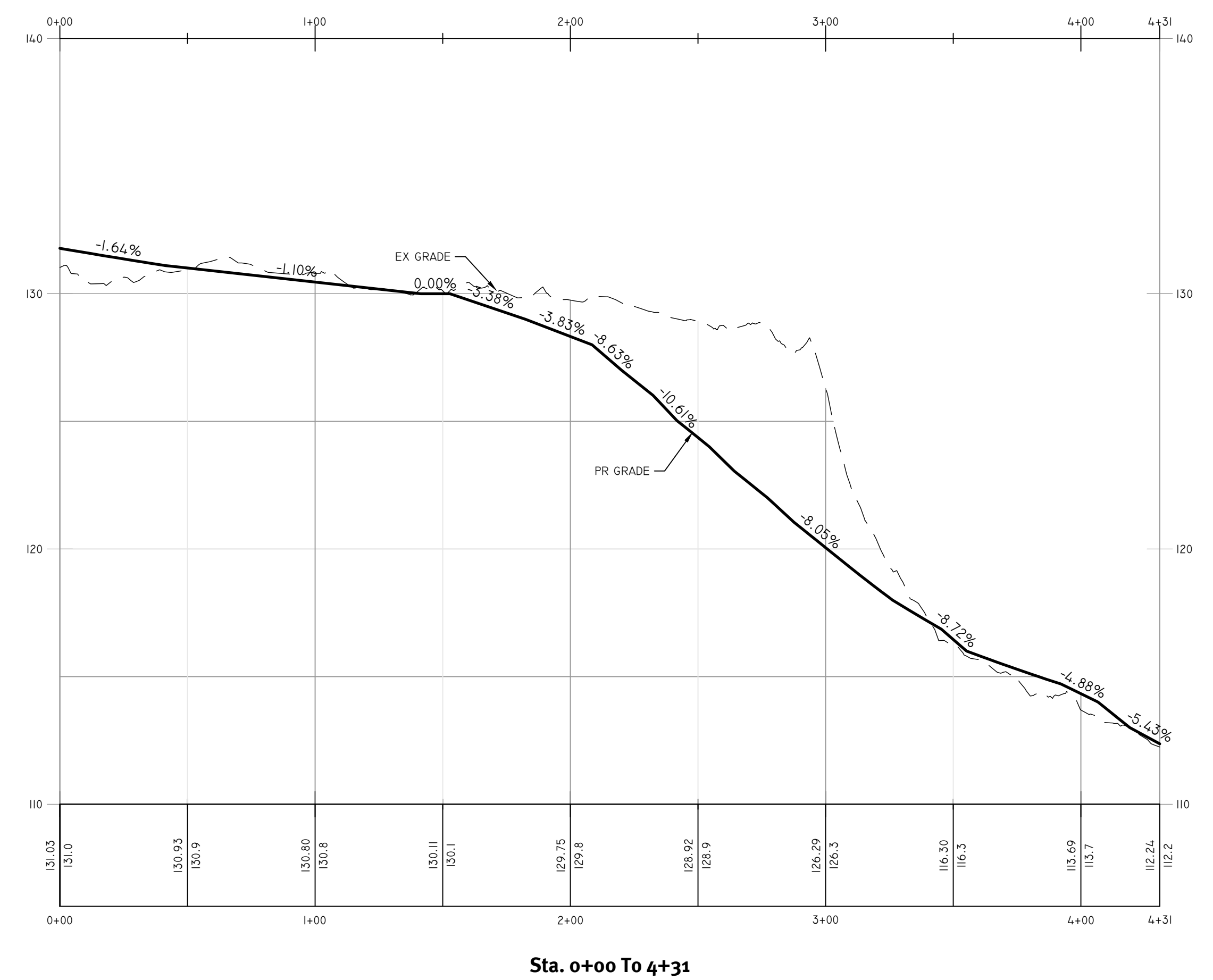
DEVELOPMENT DATA:

TOTAL SITE AREA:	1.32± ACRES
TOTAL NUMBER OF LOTS:	3
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	3
TOTAL LOT AREA:	1.03± ACRES
AVERAGE LOT AREA:	0.34 ACRES
RIGHT OF WAY AREA:	0.29 ACRES
RIGHT OF WAY WIDTH:	30'
LENGTH OF ROAD:	431'
PAVEMENT WIDTH:	22'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-10 REQUIRED	PROVIDED	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA:	10,000 SF	13,642 SF	12,124 SF	19,050 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	80'	57'	39'	46'	
MINIMUM FRONT AND CORNER SIDE YARD:	25'	27.8'	36.1'	34.9'	
MINIMUM SIDE YARD:	10'	11.5'	33.9'	12.2'	
MINIMUM REAR YARD:	30'	30.1'	31.4'	31.3'	
MAXIMUM STRUCTURE HEIGHT:	35'	<35'	<35'	<35'	
MAXIMUM LOT COVERAGE:	25%	8.7%	11.4%	6.5%	

- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND HOMES ARE PROPOSED TO BE 3 BEDROOMS.
 - THE EXISTING HOME ON THE SITE IS SERVICED BY PUBLIC WATER AND PRIVATE OWTS. THE NEW HOMES WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF DRYWELLS AND STONE TRENCHES. THE STORMWATER MANAGEMENT SYSTEM MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- *LAND UNSUITABLE FOR DEVELOPMENT:**
- FRESH WATER WETLANDS, EXCEPT THAT AREA OF PERIMETER WETLAND WITHIN FIFTY (50) FEET OF THE EDGE OF ANY BOG, MARSH, SWAMP, OR POND, OR ANY APPLICABLE 100-FOOT OR 200-FOOT RIVERBANK WETLANDS, AS DEFINED BY RHODE ISLAND GENERAL LAWS SECTION 2-1-20 (1987), AS AMENDED. 0.0 ACRES
 - COASTAL WETLANDS, EXCEPT ANY DIRECTLY ASSOCIATED CONTIGUOUS AREAS, AS DEFINED BY RHODE ISLAND GENERAL LAWS SECTION 46-23-6(B)(3)(1990), AS AMENDED. 0.0 ACRES
 - AREAS WITHIN A HIGH FLOOD DANGER ZONE, AS DEFINED IN SECTION 601 OF THE SOUTH KINGSTOWN ZONING ORDINANCE, AS AMENDED. 0.0 ACRES
 - LAND WITHIN ANY PUBLICLY OR PRIVATELY HELD EASEMENT ON WHICH ABOVE-GROUP UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSMISSION LINES, ARE CONSTRUCTED. 0.0 ACRES



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BRENNIA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND ASSUMPTIONS. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE CONSTRUCTION OF THIS PROJECT.
DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	BY
11/15/2023	FIELD DATA EXHIBIT	J.A.R.
11/15/2023	DESIGN	J.A.R.

DESIGN BY: J.A.R.

YIELD PLAN
ROCKLAND DRIVE 3 LOT SUBDIVISION
ASSESSOR'S PLAT 56-2 LOT 7
SOUTH KINGSTOWN, RHODE ISLAND

OWNER: **KA THLEEN A. SALISBURY**
5A BUILDERS, LLC
220 KNOWLESWAY EXTENSION
NARRAGANSETT, RI 02882

PREPARED FOR: **5A BUILDERS, LLC**
220 KNOWLESWAY EXTENSION
NARRAGANSETT, RI 02882

DEVELOPER: **5A BUILDERS, LLC**
220 KNOWLESWAY EXTENSION
NARRAGANSETT, RI 02882

DATE: 11/15/2023
SCALE: 1"=20'

SHEET 1 OF 1