

Master Plan Submission

The Village at Curtis Corner

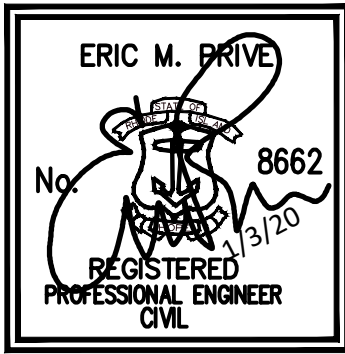
Curtis Corner Road
 South Kingstown, Rhode Island

Assessor's Plat 40-4 Lot 55



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1. Cover Sheet
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3. Boundary/Topographic Survey
4. Yield Plan
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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By	Design By
1	11/17/2019	Master Plan Submission	A.R.	E.M.P.
2	01/22/2020	Site Plan Modification	A.R.	E.M.P.
3	01/22/2020	Master Plan Submission	A.R.	E.M.P.
4	01/22/2020	Comprehensives 7/16/2019	S.H.	E.M.P.
5	01/22/2020	Comprehensives 7/16/2019	S.H.	E.M.P.

Cover Sheet
The Village at Curtis Corner
 Assessor's Plat 40-4 Lot 55
 South Kingstown, Rhode Island
Applicant/Owner
5A Builders, LLC
 15 Robertson Road
 Narragansett, RI 02882

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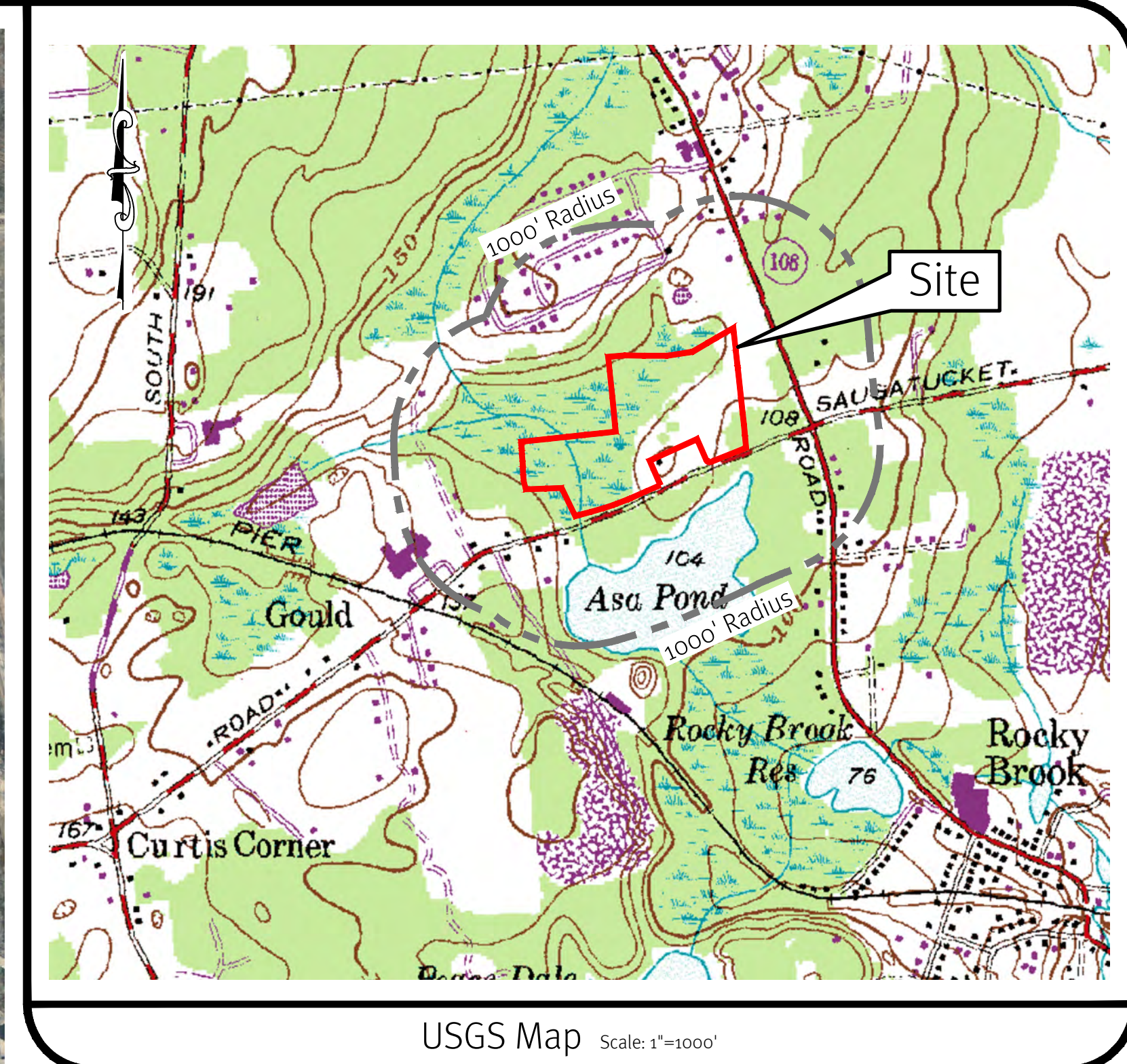
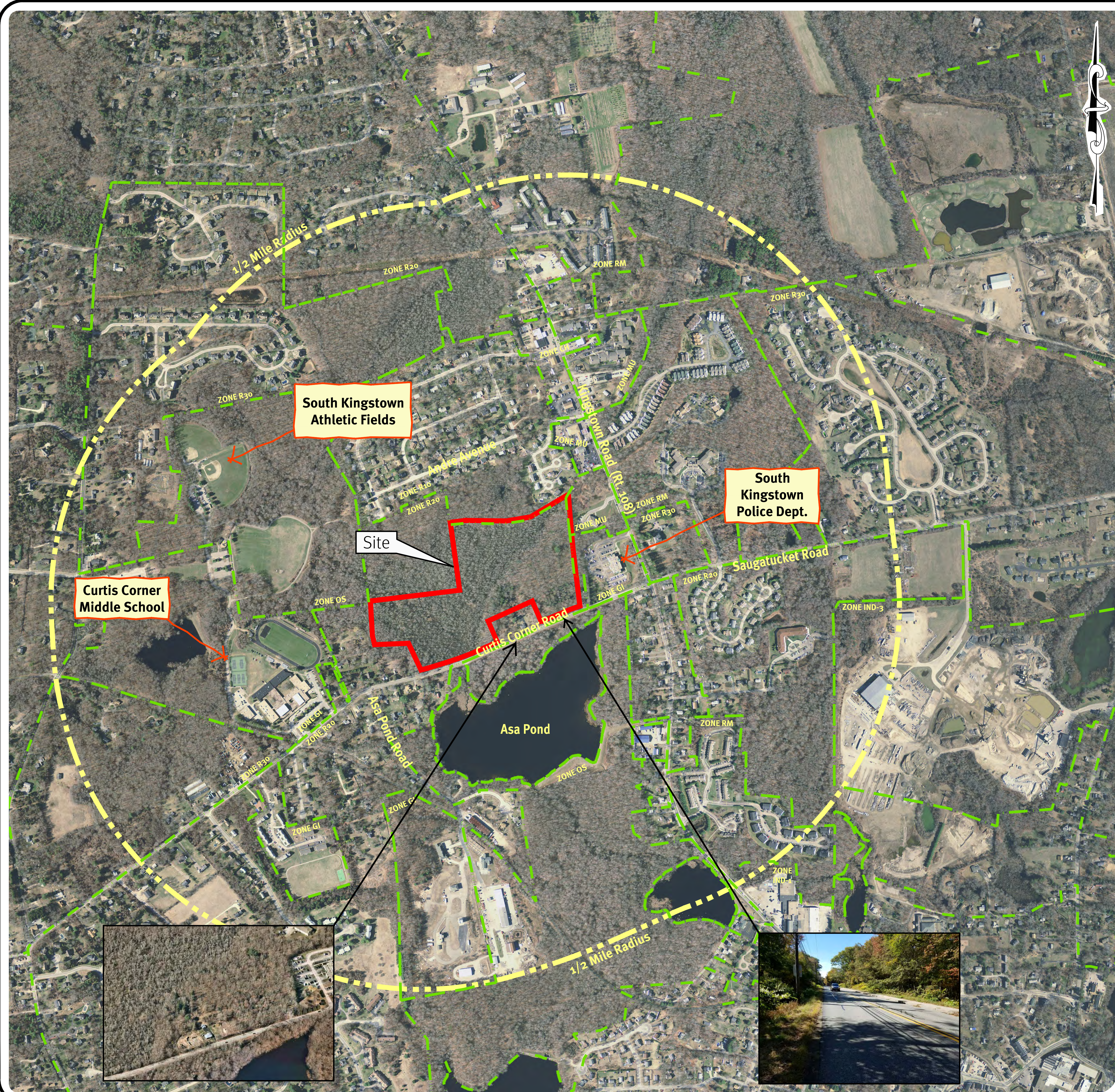


Photo obtained from the RI-GIS.

Legend:

- PROPERTY LINE
- HALF MILE RADIUS LINE
- 1000' USGS RADIUS LINE
- ZONING BOUNDARY

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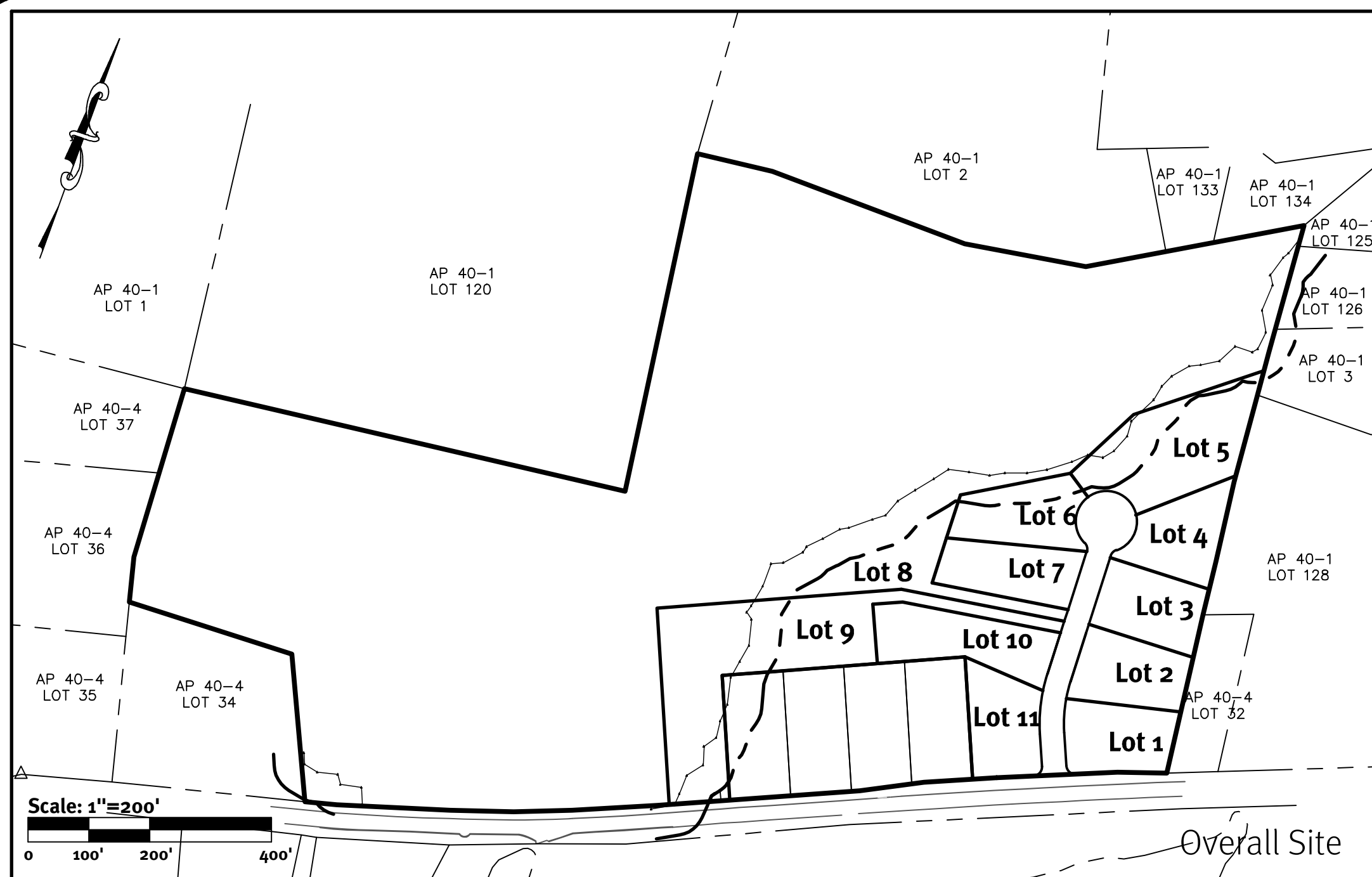
ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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No.	Date	Description	By	Design By: E.M.P.
1	11/2/2019	Master Plan, Preliminary	S.E.K.	
2	12/10/2019	Site Plan, Preliminary	S.E.K.	
3	01/20/2020	Master Plan, Submission	S.E.K.	
4	02/02/2020	Comprehensive Final Submission	S.E.K.	

Aerial Half Mile Radius
The Village at Curtis Corner
 Assessor's Plat 40-4, 40-5, 40-6
 South Kingstown, Rhode Island
Applicant/Owner
5A Builders, LLC
 15 Robertson Road
 Narragansett, RI 02882
 DE JOB No: 0265-053 Copyright 2017 by DiPrete Engineering Associates, Inc.

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General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 55.
2. THE SITE IS APPROXIMATELY 28.06± ACRES AND IS ZONED R-20.
3. THE OWNER OF AP 40-4 LOT 55 IS: SA BUILDERS, LLC
15 ROBERTSON ROAD
NARRAGANSETT, RI 02882
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0184J, MAP REVISED OCTOBER 16, 2013.
5. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
6. SOIL MAP OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
8. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NARROW RIVER SPECIAL MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
9. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://www.dot.ri.gov/business/contractorsandconsultants.php).
10. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
12. DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.

Dimensional Regulations:

SINGLE HOUSEHOLD DETACHED STRUCTURE	
MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET
MINIMUM FRONT YARD	35 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	35 FEET
MAXIMUM LOT COVERAGE	25 %
MAXIMUM HEIGHT	35 FEET

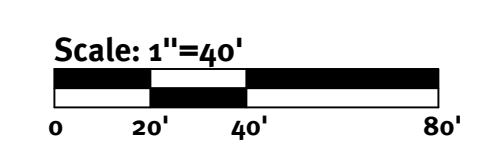
Soil Descriptions:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
BmA	BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 0 TO 3 PERCENT SLOPES.
N6B	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES.
N6B	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES.
Rf	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY.
SwA	SWANSEA MUCK, 0 TO 1 PERCENT SLOPES.
WcB	WAPPING VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES.

Development Data:

TOTAL SITE AREA:	28.0± ACRES
TOTAL NUMBER OF LOTS:	11
TOTAL LOT AREA:	27.4 ACRES
AVERAGE LOT AREA:	2.5± ACRES
RIGHT OF WAY AREA:	0.5 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	500±'



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Rev.	Date	Description	Design By: E.M.P.
1	10/30/2019	Master Plan Submission	
2	10/30/2019	Companionary Final Submission	
3	10/30/2019	Final Submission	

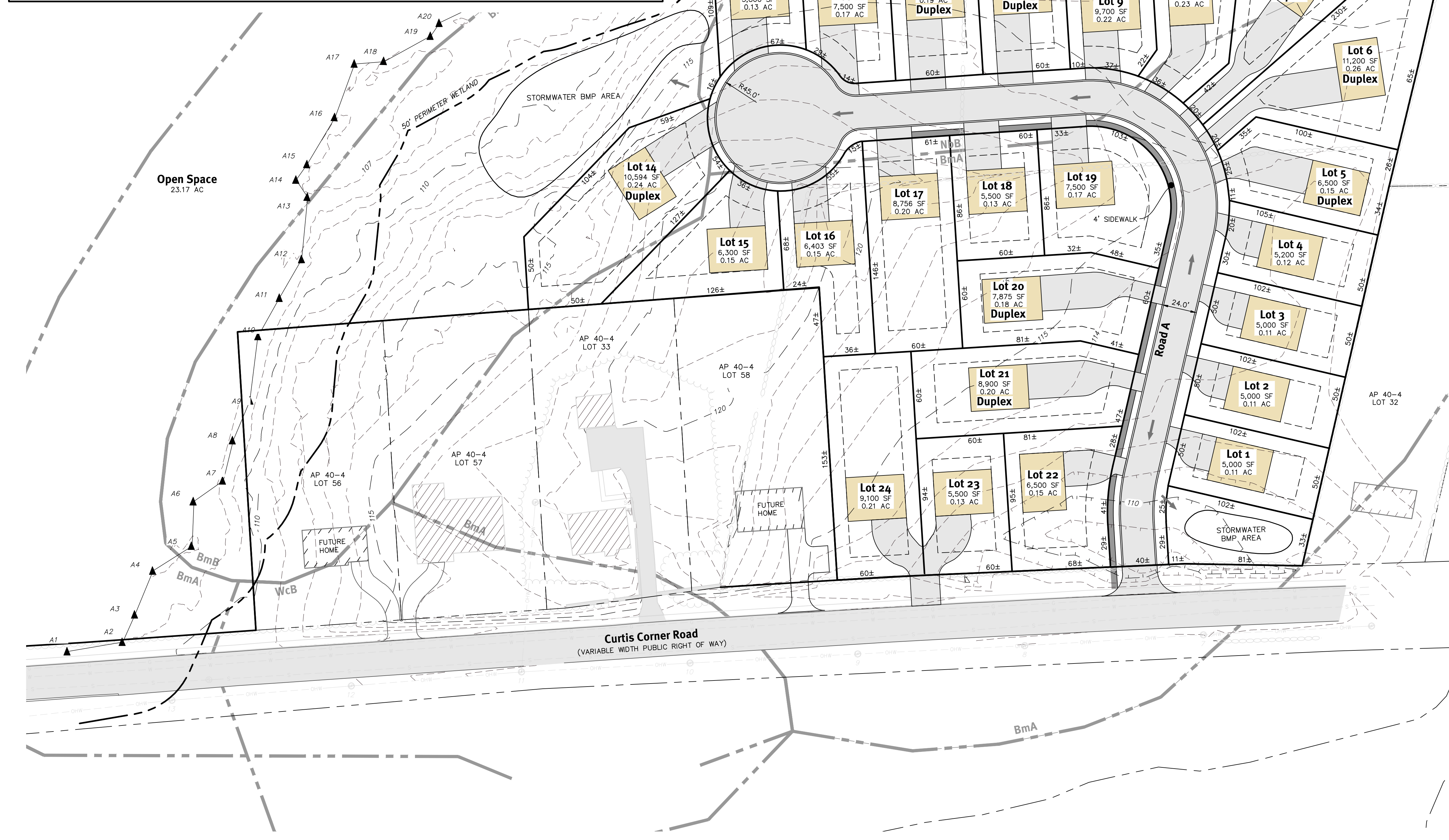
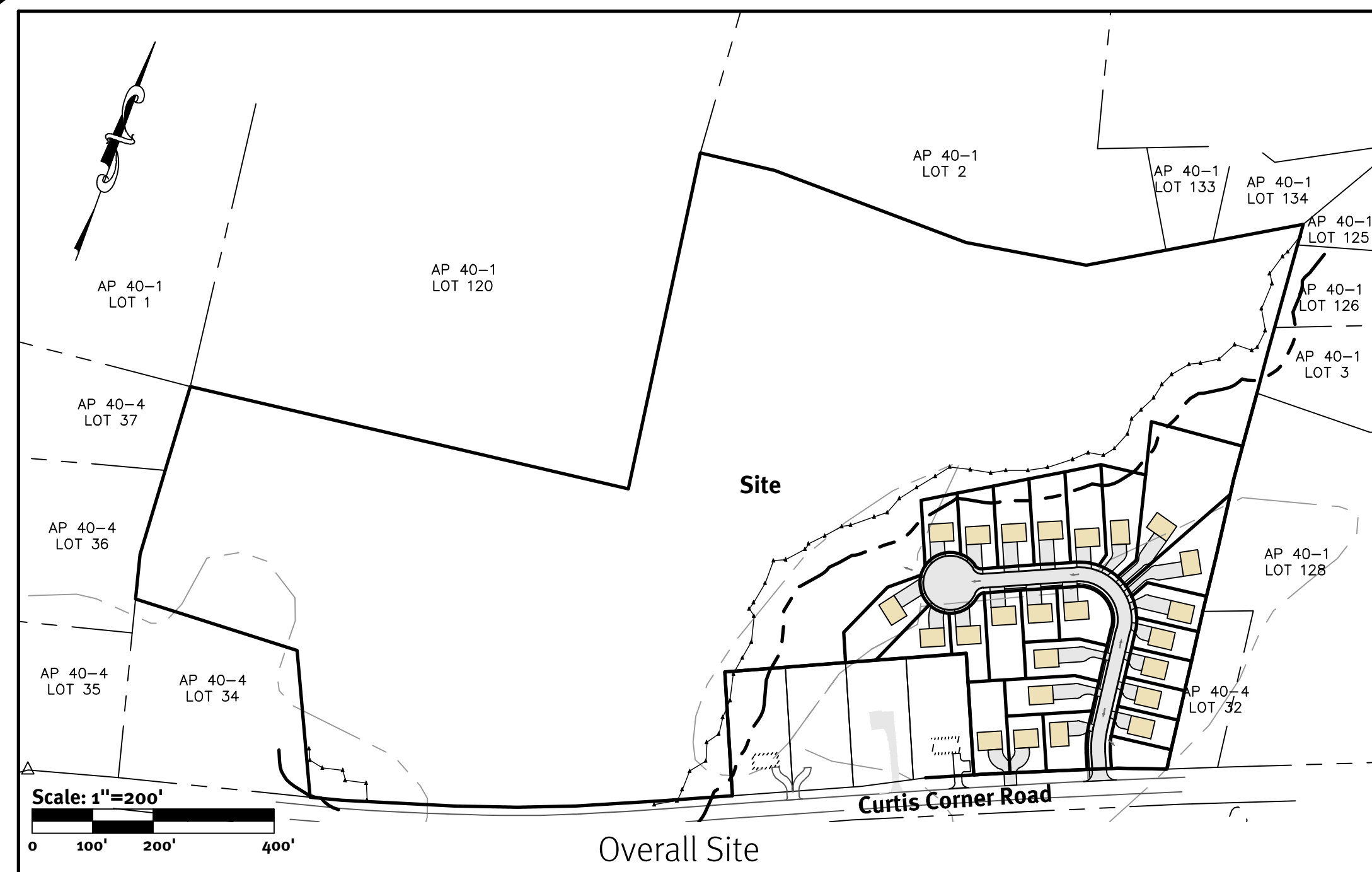
Yield Plan

The Village at Curtis Corner

Assessor's Plat 40-4, Block 25, South Kingstown, Rhode Island

SA Builders, LLC
15 Robertson Road
Narragansett, RI 02882

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General Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 55.
- THE SITE IS APPROXIMATELY 28.1± ACRES AND IS ZONED R-20.
- THE OWNER OF AP 40-4 LOT 55 IS: SA BUILDERS, LLC
15 ROBERTSON ROAD
NARRAGANSETT, RI 02882
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0184J, MAP REVISED OCTOBER 16, 2013.
- THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NARROW RIVER SPECIAL MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.), RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://www.dot.ri.gov/business/contractorsandconsultants.php).
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
- ROAD TO BE 24' WIDE (11' TRAVEL LANES + CAPE COD BERM) WITH 4' WIDE ASPHALT SIDEWALK ON ONE SIDE.

Dimensional Regulations:

	R-20	PROVIDED (COMPREHENSIVE PERMIT)
MINIMUM LOT AREA	20,000 SF	4,800 SF
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET	20 FEET
MINIMUM FRONT YARD	35 FEET	20 FEET
MINIMUM FRONT CORNER YARD	25 FEET	10 FEET
MINIMUM SIDE YARD	15 FEET	10 FEET
MINIMUM REAR YARD	35 FEET	15 FEET
MAXIMUM LOT COVERAGE	25 %	25 %
MAXIMUM HEIGHT	35 FEET	35 FEET

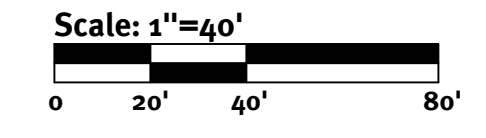
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SOIL NAME	DESCRIPTION
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NbB	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES.
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES.
Rf	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY.
SwA	SWANSEA MUCK, 0 TO 1 PERCENT SLOPES.
WcB	WAPPING VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES.

Development Data:

TOTAL SITE AREA:	28.1 ACRES
TOTAL SUITABLE LOT AREA:	7.4 ACRES
TOTAL LOT AREA:	4.2 ACRES
TOTAL OPEN SPACE AREA:	23.2 ACRES
TOTAL RIGHT OF WAY AREA:	0.7 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	630'±
ROAD WIDTH:	24'
SIDEWALK WIDTH:	4'
TOTAL NUMBER OF LOTS:	24
TOTAL NUMBER OF UNITS:	32 (8 DUPLEX + 16 SINGLE-FAMILY)
TOTAL NUMBER OF AFFORDABLE UNITS:	8 (25% OF TOTAL UNITS)



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DATE	DESCRIPTION	BY	CHK
11/29/2019	Final Plan Submission	EMD	EMD
10/26/2019	Master File Submission	EMD	EMD
6/20/2019	Comprehensive File Sub. Submission	EMD	EMD
1/2/19	Design	EMD	EMD

Drawn By: S.E.K. Design By: E.M.P.

Site Layout Plan
The Village at Curtis Corner
Assessor's Plat 40-4, Block 55
South Kingstown, Rhode Island
Applicant/Owner:
SA BUILDERS, LLC
15 Robertson Road
Narragansett, RI 02882

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