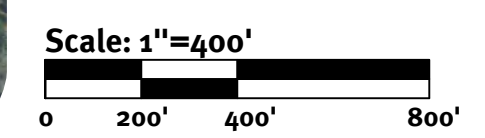


Photo obtained from the RI-GIS.

Legend:

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



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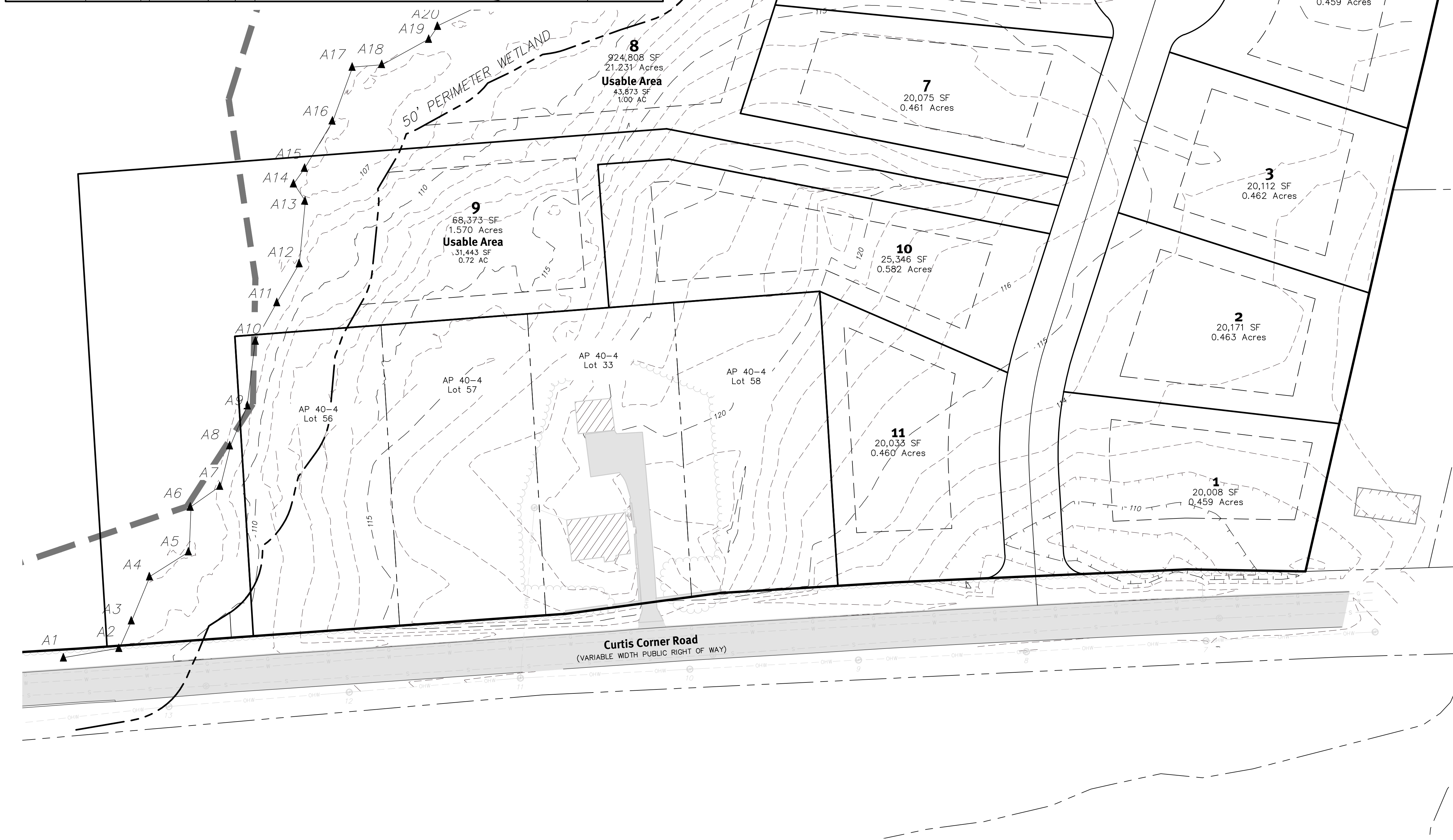
ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

Drawn By: S.E.K.	Design By: E.M.P.
Date: 11/02/2018	By:
Description:	Site:
Pre-Submittal Submission:	

Aerial 1/2 Mile Radius and USGS Map
The Village at Curtis Corner
 Accession Plat 40-14-155
 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:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 55.
- THE SITE IS APPROXIMATELY 28.06± ACRES AND IS ZONED R-20.
- THE OWNER OF AP 40-4 LOT 55 IS: 5A BUILDERS, LLC
15 ROBERTSON ROAD
NARRAGANSETT, RI 02882
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440900184J, 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 MAPING 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)
- 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 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

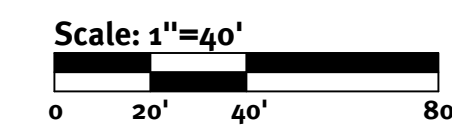
Soil Descriptions:

(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.
NsB	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES.
NsB	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 LOT AREA:	11
AVERAGE LOT AREA:	27.4 ACRES
RIGHT OF WAY AREA:	2.5± ACRES
RIGHT OF WAY WIDTH:	0.5 ACRES
LENGTH OF ROAD:	40'
	500±'



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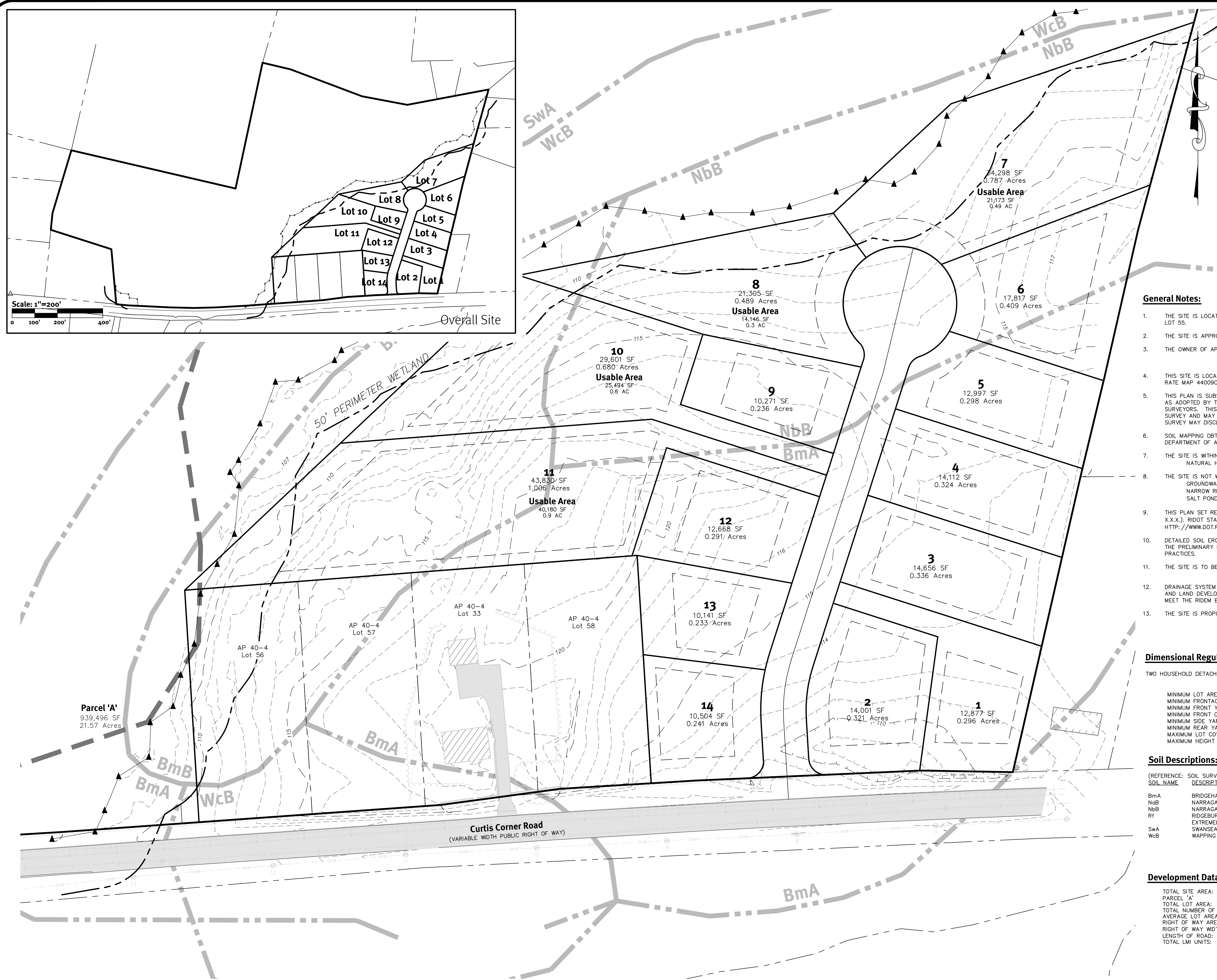
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Rev	Date	Description	By	Design By: E.M.P.
0	11/02/2018			

Yield Plan
The Village at Curtis Corner
Assessor's Plat 40-4, Block 55
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:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 55.
- THE SITE IS APPROXIMATELY 28.0± 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)
- 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 1 PHASE.

Dimensional Regulations:

TWO HOUSEHOLD DETACHED STRUCTURE OR SINGLE HOUSEHOLD DETACHED STRUCTURE

	R-20	R-10 (INCLUSIONARY)
MINIMUM LOT AREA	20,000 SF	10,000 SF
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET	80 FEET
MINIMUM FRONT YARD	35 FEET	25 FEET
MINIMUM FRONT CORNER YARD	25 FEET	20 FEET
MINIMUM SIDE YARD	15 FEET	10 FEET
MINIMUM REAR YARD	35 FEET	30 FEET
MAXIMUM LOT COVERAGE	25 %	25 %
MAXIMUM HEIGHT	35 FEET	35 FEET

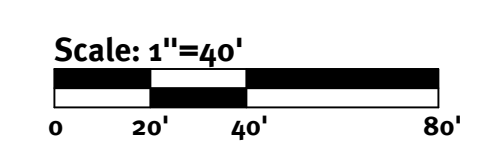
Soil Descriptions:

(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.
NoB	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:	28.0± ACRES
PARCEL 'A'	21.57 ACRES
TOTAL LOT AREA:	5.93 ACRES
TOTAL NUMBER OF LOTS:	14
AVERAGE LOT AREA:	0.42± ACRES
RIGHT OF WAY AREA:	0.5 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	500±'
TOTAL LM UNITS:	3 LOTS



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Rev.	Date	Description	By	Design By: E.M.P.
0	11/02/2018	Pre-Submittal Submission		

Drawn By: S.E.K.

Preferred Site Plan
The Village at Curtis Corner
Assessors Plat 40-4, Block 55
South Kingstown, Rhode Island
Applicant/Owner:
SA Builders, LLC
15 Robertson Road
Narragansett, RI 02882

DE Job No: 0265-053 Copyright 2017 by DiPrete Engineering Associates, Inc.

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