

General Notes

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 40-4, LOT 33 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 254, PAGE 248 IS DAVID L. RODMAN (1/3 INTEREST). PARCEL IS SUBJECT TO A LIFE ESTATE OF VERDA R. RODMAN.
- THE PARCEL IS LOCATED IN ZONE X & X SHADED PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0184J, DATED OCTOBER 16, 2013.
- THE PARCEL IS ZONED R20 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 17, 2016. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

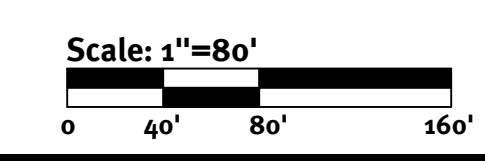
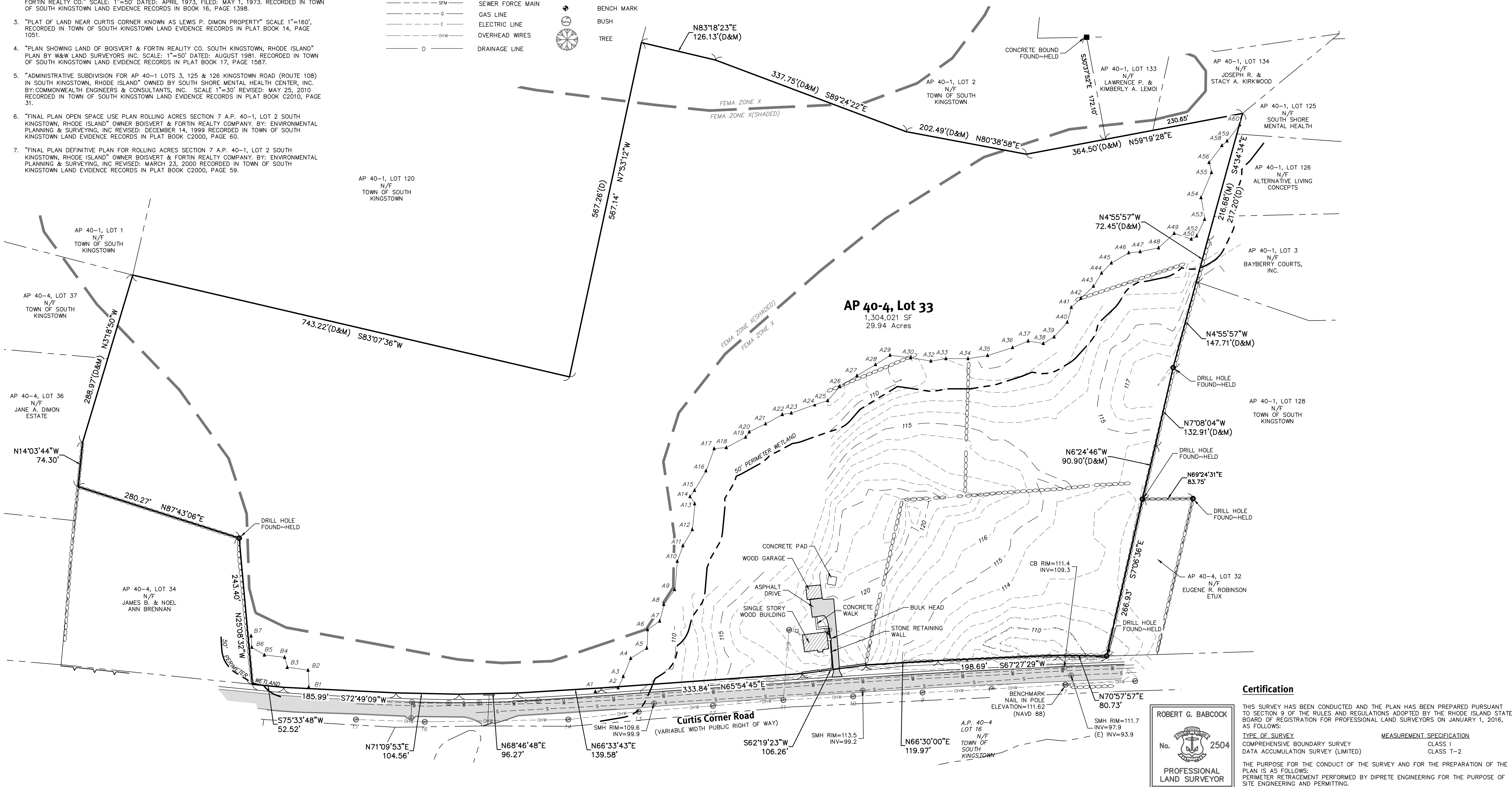
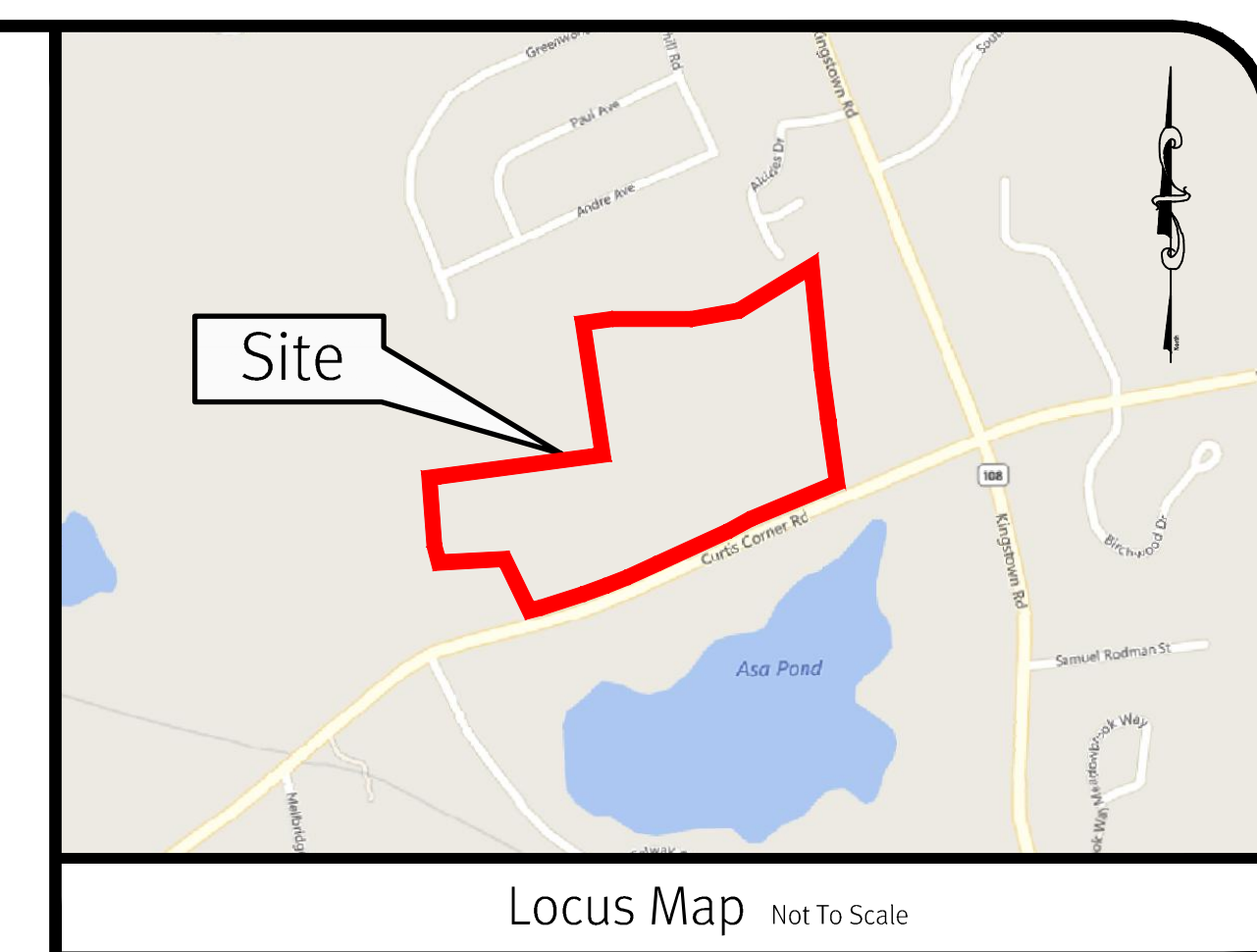
Plan References:

- "PLAT OF LAND IN SOUTH KINGSTOWN, RHODE ISLAND SURVEYED FOR ESTATE OF SAMUEL A. RODMAN" SCALE 1"=100' DATED FEBRUARY 24, 1950 PLAN BY: LEON L. HOLLAND.
- "SECTION FIVE, ROLLING ACRES, TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF BOISVERTS AND FORTIN REALTY CO." SCALE: 1"=50' DATED: APRIL 1973, FILED: MAY 1, 1973. RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 16, PAGE 1398.
- "PLAT OF LAND NEAR CURTIS CORNER KNOWN AS LEWIS P. DIMON PROPERTY" SCALE 1"=160', RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 14, PAGE 1051.
- "PLAN SHOWING LAND OF BOISVERT & FORTIN REALTY CO. SOUTH KINGSTOWN, RHODE ISLAND" PLAN BY W&W LAND SURVEYORS INC. SCALE: 1"=50' DATED: AUGUST 1981. RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 17, PAGE 1587.
- "ADMINISTRATIVE SUBDIVISION FOR AP 40-1 LOTS 3, 125 & 126 KINGSTOWN ROAD (ROUTE 108) IN SOUTH KINGSTOWN, RHODE ISLAND" OWNED BY SOUTH SHORE MENTAL HEALTH CENTER, INC. BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. SCALE 1"=30' REVISED: MAY 25, 2010 RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK C2010, PAGE 31.
- "FINAL PLAN OPEN SPACE USE PLAN ROLLING ACRES SECTION 7 A.P. 40-1, LOT 2 SOUTH KINGSTOWN, RHODE ISLAND" OWNER BOISVERT & FORTIN REALTY COMPANY, BY: ENVIRONMENTAL PLANNING & SURVEYING, INC REVISED: DECEMBER 14, 1999 RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK C2000, PAGE 60.
- "FINAL PLAN DEFINITIVE PLAN FOR ROLLING ACRES SECTION 7 A.P. 40-1, LOT 2 SOUTH KINGSTOWN, RHODE ISLAND" OWNER BOISVERT & FORTIN REALTY COMPANY, BY: ENVIRONMENTAL PLANNING & SURVEYING, INC REVISED: MARCH 23, 2000 RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK C2000, PAGE 59.

Legend		NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY	
BUILDING	[Symbol]	▲/△	NAIL FOUND/SET
ASPHALT	[Symbol]	●/◎	DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT	■/□	IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	○	BOUND FOUND/SET
(D)	DEED - ADJOINER	⊙	SIGN
(M)	MEASURED	⊗	BOLLARD
(C)	CALCULATED	⊕	SOIL EVALUATION
(CA)	CHORD ANGLE	⊖	CATCH BASIN
HC	HANDICAPPED	⊗	DOUBLE CATCH BASIN
	PROPERTY LINE	⊗	DRAINAGE MANHOLE
	ASSESSORS LINE	⊗	FLARED END SECTION
	TREELINE	⊗	GUY POLE
	GUARDRAIL	⊗	EMH ELECTRIC MANHOLE/HANDHOLE
	FENCE	⊗	UP UTILITY/POWER POLE
	RETAINING WALL	⊗	LIGHTPOST
	STONE WALL	⊗	SEWER/SEPTIC MANHOLE
2	MINOR CONTOUR LINE	⊗	SEWER VALVE
10	MAJOR CONTOUR LINE	⊗	CLEANOUT
W	WATER LINE	⊗	HYDRANT
S	SEWER LINE	⊗	IRRIGATION VALVE
SFM	SEWER FORCE MAIN	⊗	WATER VALVE
G	GAS LINE	⊗	WELL
E	ELECTRIC LINE	⊗	MONITORING WELL
OHW	OVERHEAD WIRES	⊗	UNKNOWN MANHOLE
D	DRAINAGE LINE	⊗	GAS VALVE
		▲ B-1	WETLAND FLAG
		⊕	BENCH MARK
		⊕	BUSH
		⊕	TREE

Datum Note:

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.



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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

Robert G. Babcock
ROBERT G. BABCOCK, RIPLS #2504, COA #S.000A160

12/2/16

Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY
1	12-2-16	Boundary/Topographic Survey	E.L.T.
2	11-2-2016	Boundary/Topographic Survey	E.L.T.
3	10-23-2016	Boundary/Topographic Survey	E.L.T.
4			

Drawn By: E.L.T.

Boundary/Topographic Survey
The Village at Curtis Corner
South Kingstown, Rhode Island

5A Builders, LLC
15 Robertson Road
Narragansett, RI 02882

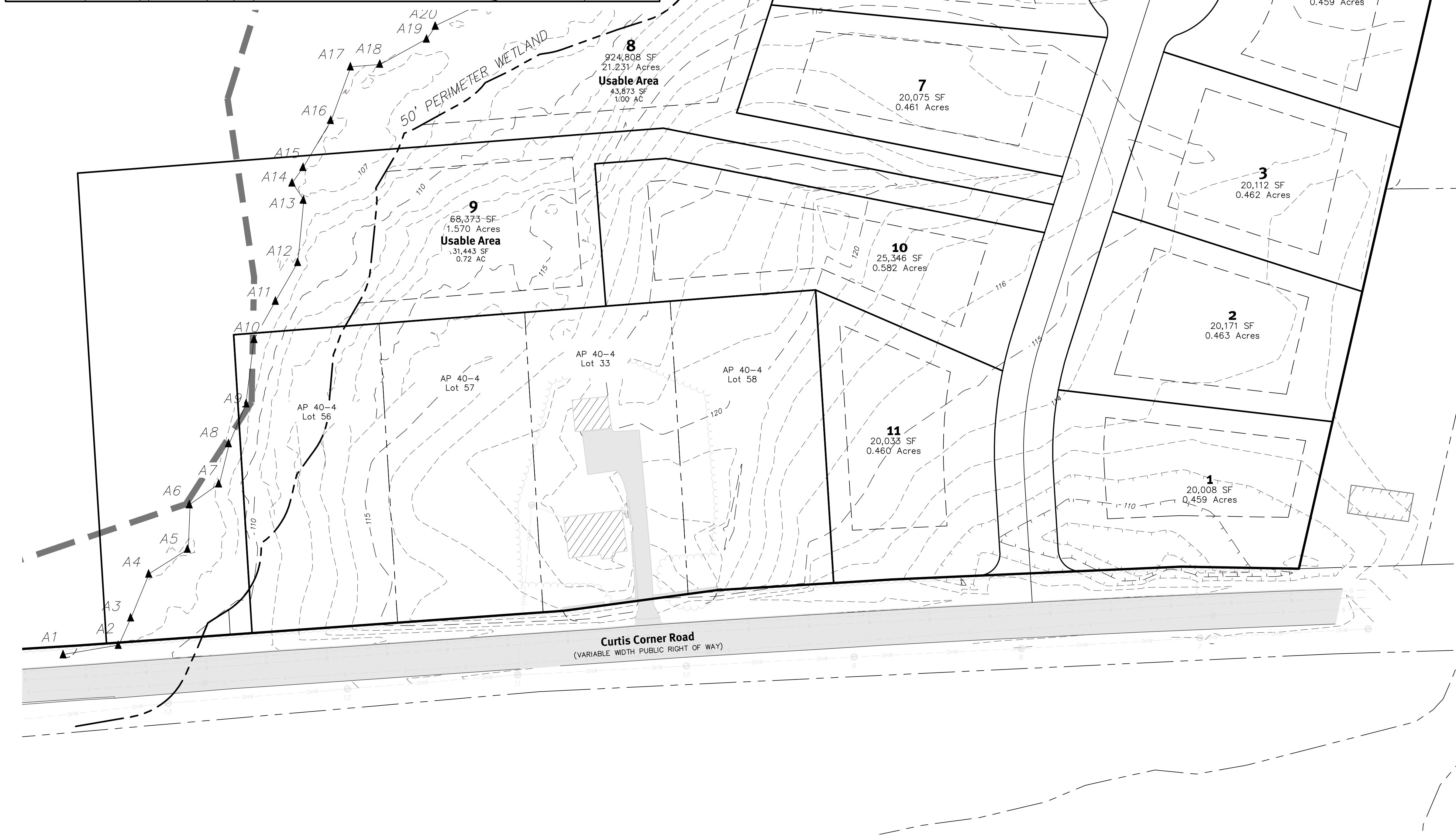
DE JOB NO: 0265-033 Copyright 2016 by Diprete Engineering Associates, Inc.

SHEET 3 OF 5

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Scale: 1"=200'



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 44090C0184, 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:

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±'

Scale: 1"=40'

DiPrete Engineering
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ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER CIVIL

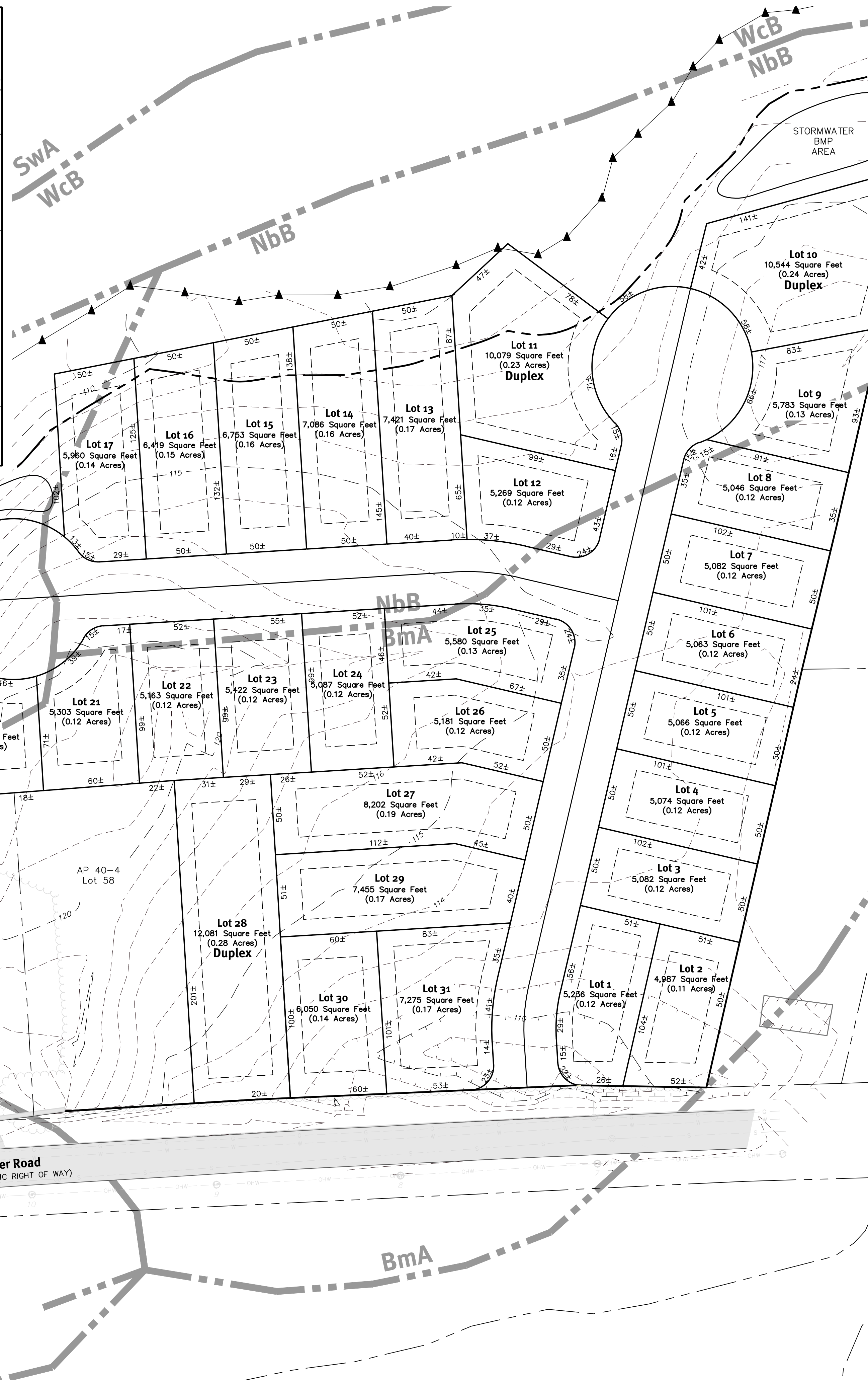
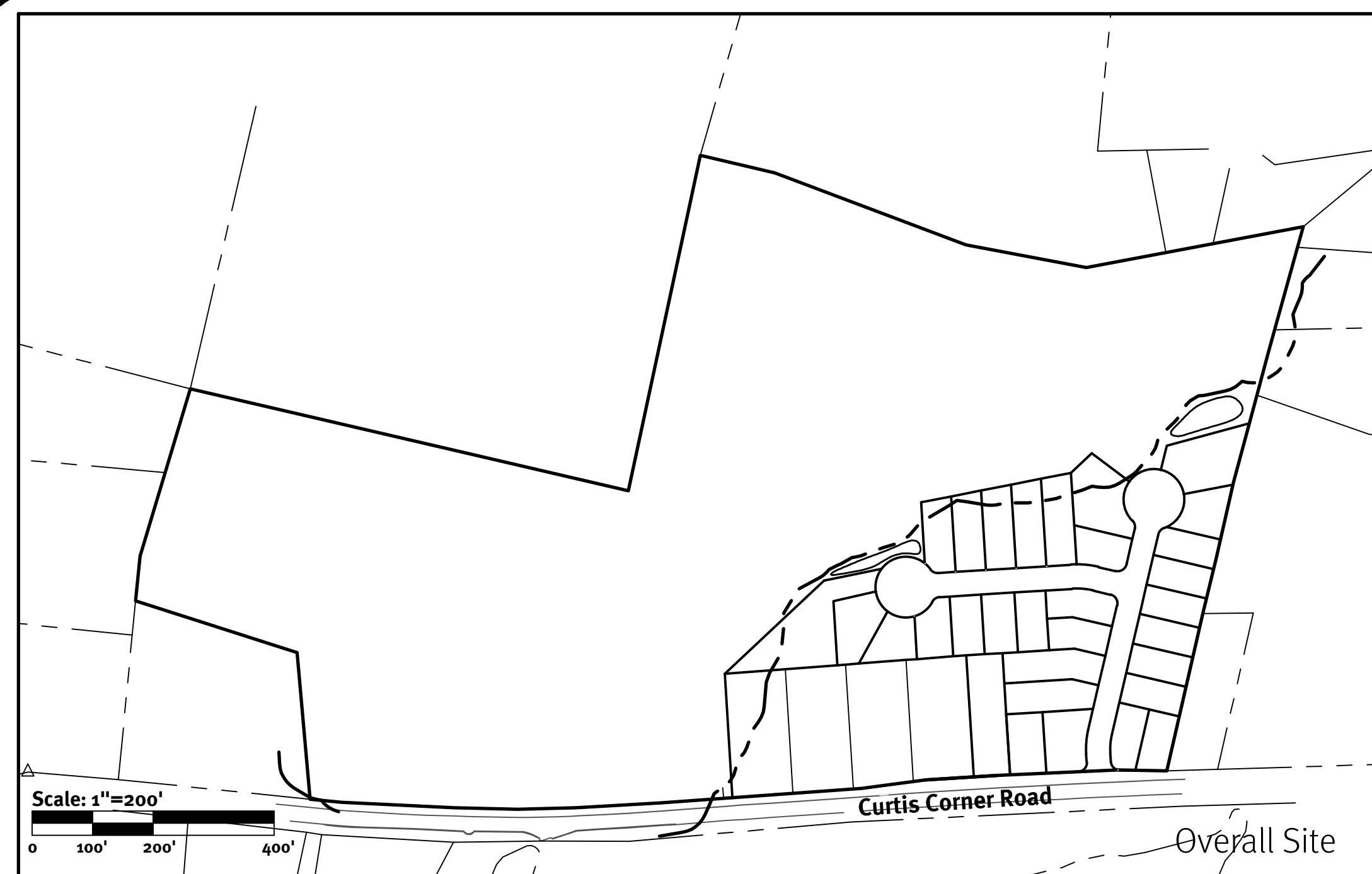
This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.
 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

Rev.	Date	Description	By	Design By
0	6/2/2019	Competition/Pre-Submittal	SEK	E.M.P.
1	6/2/2019	Final Submission	SEK	E.M.P.

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 28.1± ACRES AND IS ZONED R-20.
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- 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)
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- 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.

Dimensional Regulations:

	R-20	PROVIDED (COMPREHENSIVE PERMIT)
TWO HOUSEHOLD DETACHED STRUCTURE OR SINGLE HOUSEHOLD DETACHED STRUCTURE		
MINIMUM LOT AREA	20,000 SF	5,000 SF
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET	50 FEET
MINIMUM FRONT YARD	35 FEET	15 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

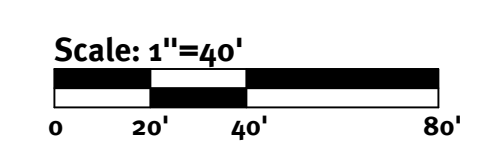
Soil Descriptions:

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

SOIL NAME	DESCRIPTION
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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:	28.1± ACRES
TOTAL LOT AREA:	4.6 ACRES
TOTAL OPEN SPACE AREA:	22.3 ACRES
TOTAL RIGHT OF WAY AREA:	1.2 ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	1,000'±
TOTAL NUMBER OF LOTS:	31
TOTAL NUMBER OF UNITS:	36 (5 DUPLEX + 26 SINGLE-FAMILY)
TOTAL NUMBER OF AFFORDABLE UNITS:	9 (25% OF TOTAL UNITS)



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ERIC M. DRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped/issued for construction and signed by a DiPrete Engineering representative.
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.

Rev.	Date	Description	By	Design By: E.M.P.
0	6/20/2019	Comprehensivize/Pre-App Submission	SEK	
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Preferred Site 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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