

Permits Received:
 RIDEM INSIGNIFICANT ALTERATION PERMIT NO. 13-0088
 RIDEM RIDES NO. R101051

ACCESS EASEMENTS BENEFITING THE SUBJECT PROPERTY:
 1. BOOK 1455 PAGES 282-284
 2. BOOK 1566 PAGES 702-704
 3. BOOK 1500 PAGES 612-622



- General Notes:**
- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 55-2 LOT 1. THE SITE IS 28.37 ACRES AND IS ZONED R-80.
 - THE OWNER OF AP 55-2 LOT 1 IS: SAND DOLLAR, LLC, 151 POND STREET WAKEFIELD, RI 02879
 - THIS SITE IS LOCATED WITHIN A ZONE X FEMA FLOOD ZONE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440900194H, MAP REVISED OCTOBER 19, 2010. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN
 - ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-7233, 72 HOURS PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
 - THE WETLAND LOCATIONS SHOWN WERE FLAGGED AND SURVEYED BY DIPRETE ENGINEERING.
 - A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A NATURAL HERITAGE AREA.
 - THE SITE IS LOCATED IN THE CRMC SALT POND SPECIAL AREA MANAGEMENT PLAN (SELF SUSTAINING LANDS).
 - A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A GROUNDWATER RECHARGE AREA.
 - REFERENCE THE PLANNING BOARD PRELIMINARY APPROVAL DATED FEBRUARY 18, 2014 RECORDED IN LAND EVIDENCE BOOK 1540 PAGE 711, AND AMENDED PRELIMINARY APPROVAL SEPTEMBER 17, 2017, LAND EVIDENCE BOOK 11654, PAGE 251-252.
 - FAIR SHARE DEVELOPMENT FEES FOR BOTH OPEN SPACE AND SCHOOL FACILITIES AS REQUIRED IN THE ZONING ORDINANCE AND AS AMENDED ANNUALLY IN THE CAPITAL IMPROVEMENT PROGRAM SHALL BE REQUIRED FOR EACH OF THE SEVEN (7) MARKET RATE UNITS IN THE SUBDIVISION.
 - THE TOWN OF SOUTH KINGSTOWN SHALL BE GRANTED AN OPEN SPACE EASEMENT FOR THE PURPOSE OF ENFORCING THE COVENANTS OF THE EASEMENT.

TOWN OF SOUTH KINGSTOWN PLANNING BOARD FINAL APPROVAL

DATE: _____

BY: _____

Development Data

AREA OF DEVELOPMENT	28.37 ACRES
NUMBER OF BUILDABLE LOTS	7 LOTS
TOTAL DWELLING UNITS	8
AVERAGE LOT AREA	1.41 ACRES
TOTAL AREA OF BUILDABLE LOTS	9.85 ACRES
TOTAL AREA OF OPEN SPACE	17.02 ACRES (60% SUITABLE OPEN SPACE)
TOTAL AREA OF RIGHT OF WAY	1.50 ACRES
LENGTH OF ROADWAY	1,419 L.F.±

- Legend:**
- UTILITY POLE
 - WETLAND FLAG
 - PROPERTY LINE
 - WETLAND LINE
 - 50' PERMETER WETLAND
 - 100' RIVERBANK WETLAND
 - 150' CRMC BUFFER
 - 175' CRMC NO CONSTRUCTION SETBACK
 - 200' CRMC OWTS SETBACK
 - O.W.T.S.
 - N/F
 - AP
 - NOW OR FORMERLY
 - ASSESSOR'S PLAT
 - TREELINE
 - STONE WALL
 - FENCE
 - BUILDINGS
 - DRILL HOLE SET
 - DRILL HOLE FOUND
 - IRON ROD AND CAP SET
 - STONE BOUND WITH DRILL HOLE & IRON ROD AT RIGHT-OF-WAY
 - IRON ROD AND CAP SET, WITH OPEN SPACE MARKER, AS WITNESS
 - IRON ROD FOUND

Line Table

LINE	LENGTH	BEARING
L28	79.96'	S38°18'38"W
L29	95.43'	S38°18'38"W
L30	273.86'	S77°36'00"W
L31	47.06'	N77°55'58"E
L32	70.38'	N78°15'12"E
L33	87.91'	N78°15'12"E
L45	59.84'	N29°58'55"W
L46	46.67'	N29°58'55"W

Curve Table

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	21°59'03"	445.00'	170.74'	169.70'	169.70'	N40°58'26"W
C5	21°00'22"	520.00'	190.65'	96.41'	189.58'	N19°28'43"W
C7	21°00'22"	480.00'	175.98'	88.99'	175.00'	S19°28'43"E
C8	90°00'00"	14.00'	21.99'	14.00'	19.80'	N36°01'28"E
C10	90°00'00"	14.00'	21.99'	14.00'	19.80'	S53°58'32"E
C11	8°04'31"	405.00'	57.08'	28.59'	57.03'	S34°01'10"E
C12	11°42'04"	405.00'	82.71'	41.50'	82.57'	S43°54'28"E
C13	31°28'41"	405.00'	222.51'	114.14'	219.72'	S65°29'50"E

This Plan Should Be Indexed By The Following Streets:

- South Road
- O'Brien Road
- Wood Soup Way
- Heron Way

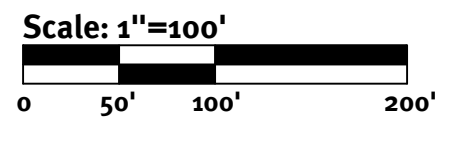
MICHAEL E. GAVITT
 No. 1981
 5/21
 PROFESSIONAL LAND SURVEYOR

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) MEASUREMENT SPECIFICATION CLASS I

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



Perimeter / Open Space Plan
The Woods at Stone Soup Farm

Assessor's Plat 55-2, Lot 1
 South Kingstown, Rhode Island

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
 Tel 401-943-1000 Fax 401-464-6006 www.DiPrete-Eng.com

Owner / Applicant:
Sand Dollar, LLC
 151 Pond Street
 Wakefield, RI 02879

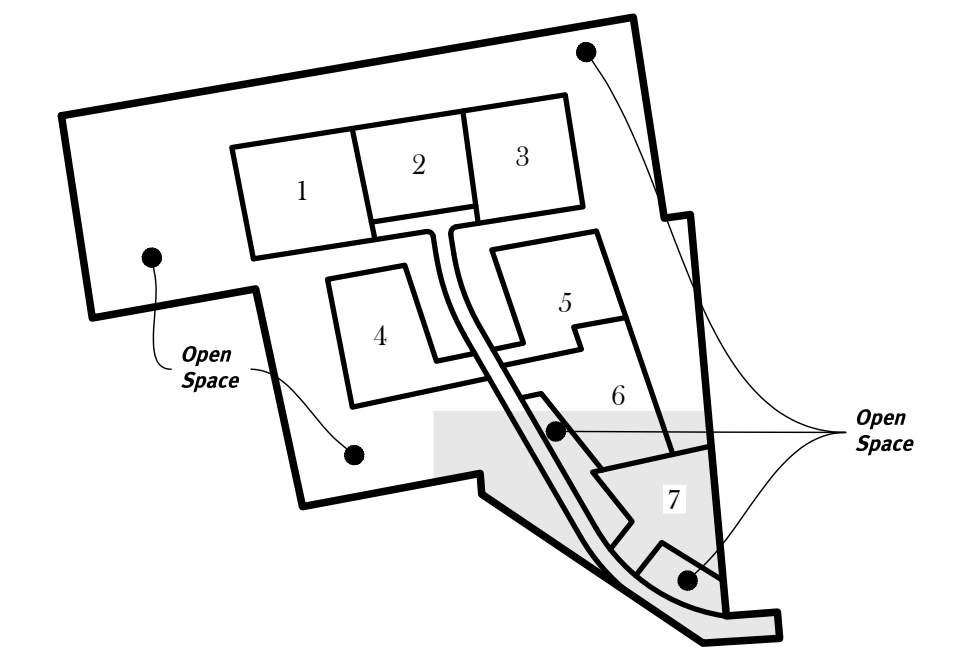
DATE: _____

BY: _____

No.	Date	Description	By:
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13	12-18-2020	Reverse Road Monuments	M.E.G.
12	02-19-2018	Final Submission	J.A.R.
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5	08-11-2016	Town Comments	J.A.R.
4	07-29-2016	Final Resubmission	M.S.C.
3	06-2-2016	Final Submission	ELL

See Sheet 3

Curve Table						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C32	21°59'03"	445.00'	170.74'	86.44	169.70'	N40°58'26"W
C36	51°15'16"	405.00'	362.30'	194.28	350.34'	S55°36'33"E
C37	51°15'16"	405.00'	362.30'	194.28	350.34'	S55°36'33"E
C38	51°15'16"	405.00'	362.30'	194.28	350.34'	S55°36'33"E



Sheet Key

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
FINAL APPROVAL**

DATE: _____
BY: _____

**See Sheet 1 for General Notes
and Plan References**

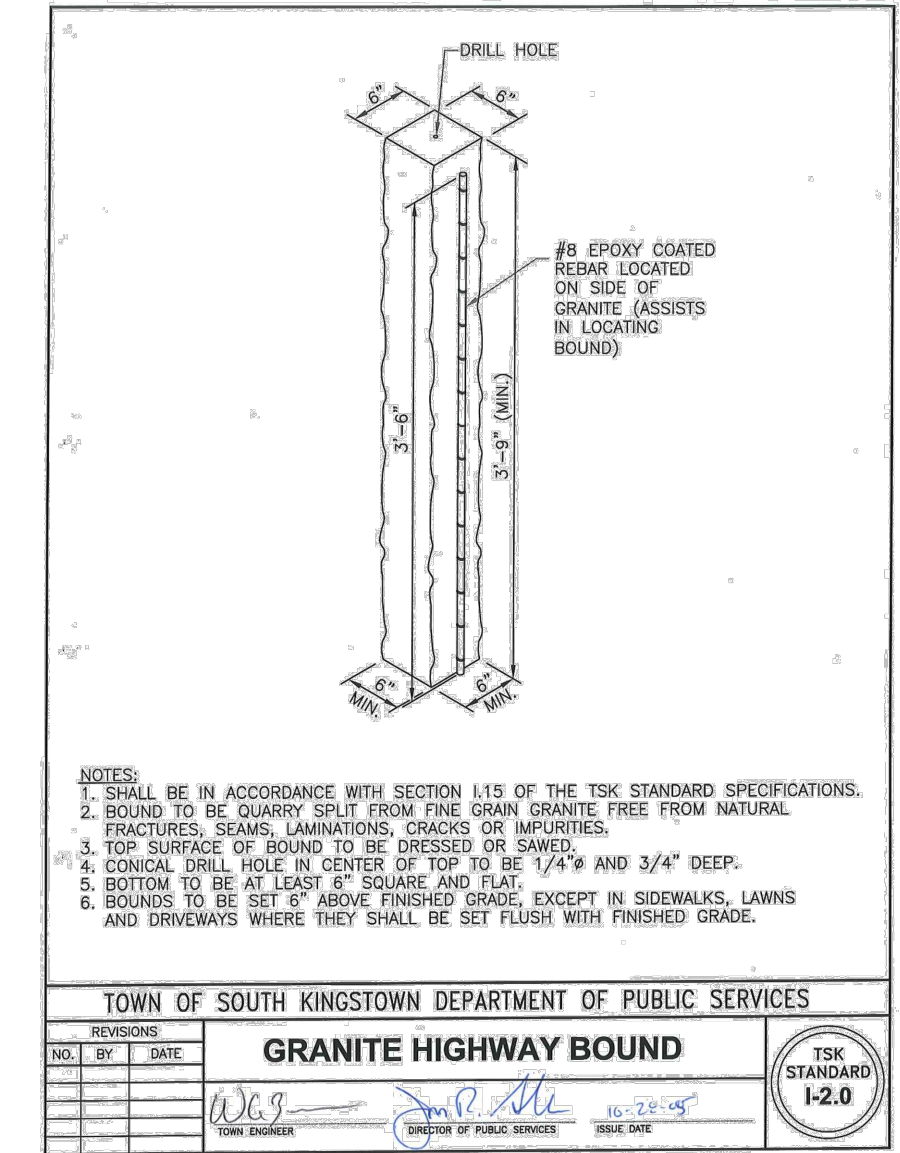
Development Data	
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LENGTH OF ROADWAY	1,419 LF.±

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- O'Brien Road
- Wood Soup Way
- Heron Way

Legend:

- | | | | |
|---------|-----------------------------------|-----|--|
| ○ U.P. | UTILITY POLE | N/F | NOW OR FORMERLY |
| WF P-13 | WETLAND FLAG | AP | ASSESSOR'S PLAT |
| — | PROPERTY LINE | — | TREELINE |
| — | WETLAND LINE | — | STONE WALL |
| — | 50' PERIMETER WETLAND | — | FENCE |
| — | 100' RIVERBANK WETLAND | ● | DRILL HOLE SET |
| — | 150' CRMC BUFFER | ⊙ | DRILL HOLE FOUND |
| — | 175' CRMC NO CONSTRUCTION SETBACK | ○ | IRON ROD AND CAP SET |
| — | 200' CRMC OWTS SETBACK | □ | STONE BOUND WITH DRILL HOLE & IRON ROD AT RIGHT-OF-WAY |
| ▨ | QUALIFIED PERVIOUS AREAS | ⊠ | IRON ROD AND CAP SET, WITH OPEN SPACE MARKER, AS WITNESS |
| — | EASEMENT | ⊙ | IRON ROD FOUND |

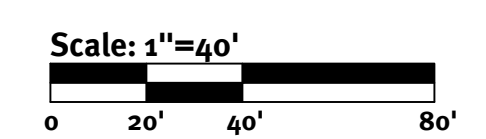


TOWN OF SOUTH KINGSTOWN DEPARTMENT OF PUBLIC SERVICES

GRANITE HIGHWAY BOUND

DATE: 11/15/18

SCALE: 1"=40'



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.

THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

Record Plan - Phase 3

The Woods at Stone Soup Farm

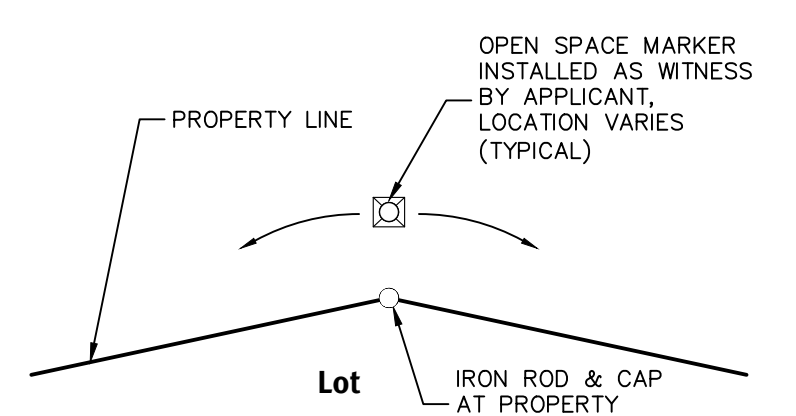
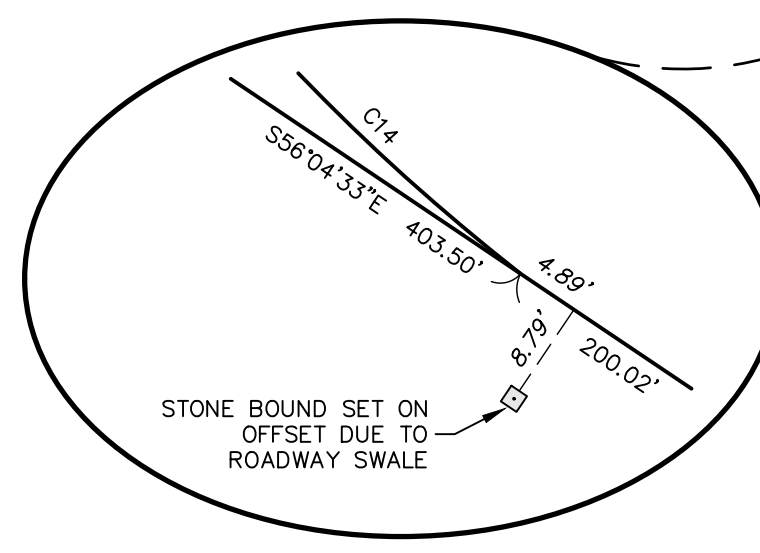
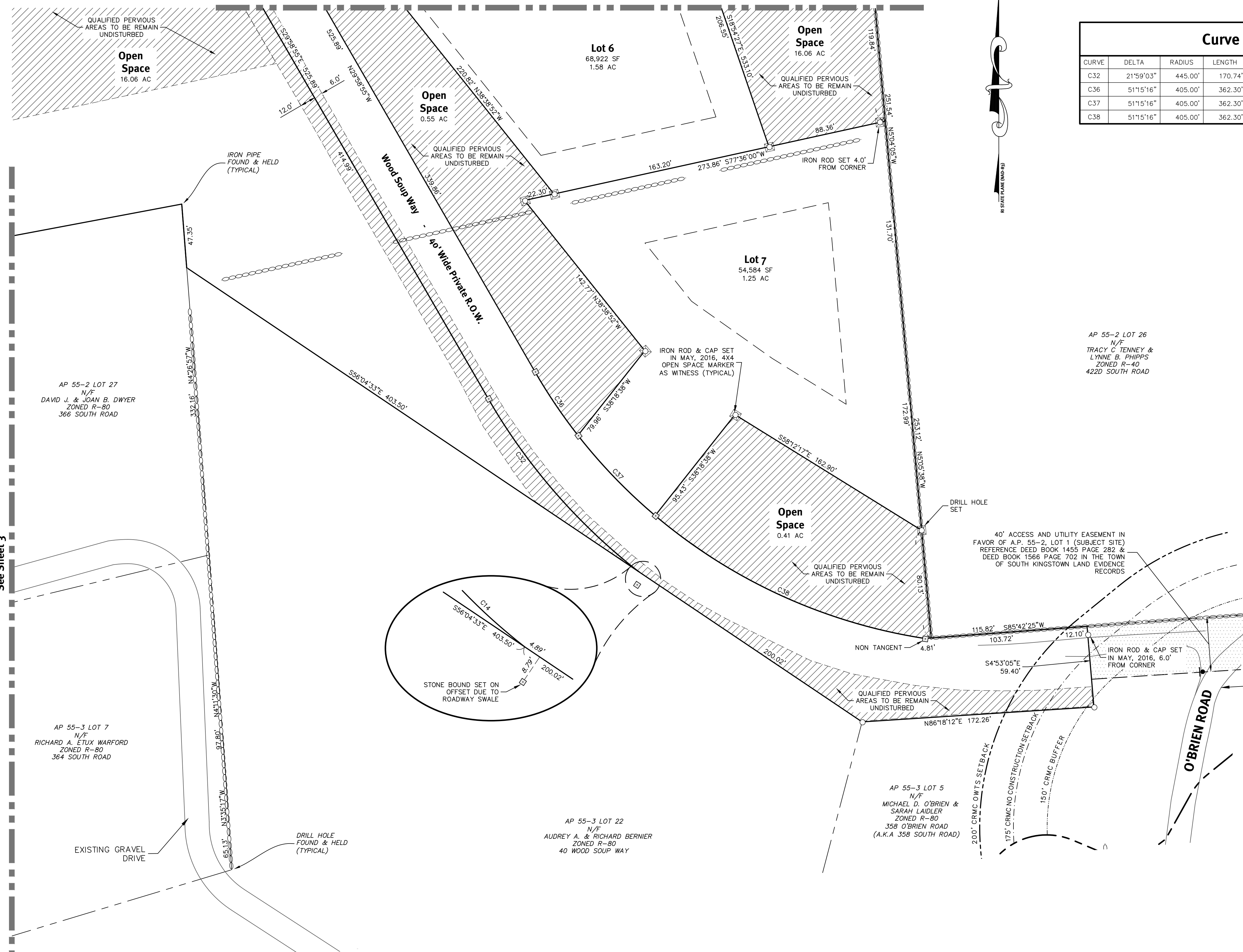
Assessor's Plat 55-2, Lot 1
South Kingstown, Rhode Island

DiPrete Engineering

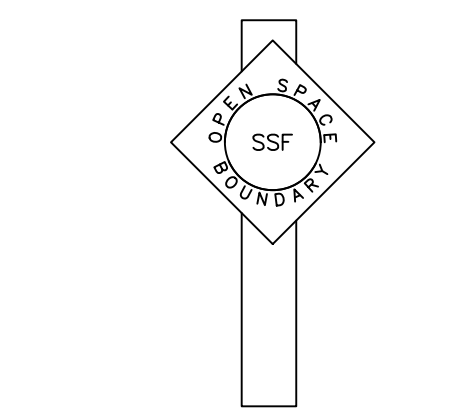
Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-464-6006 www.DiPrete-Eng.com

Owner / Applicant:
Sand Dollar, LLC

151 Pond Street
Wakefield, RI 02879



**PROPERTY BOUNDARY DETAIL
AT OPEN SPACE**
N.T.S.



OPEN SPACE MARKER DETAIL
N.T.S.

Certification



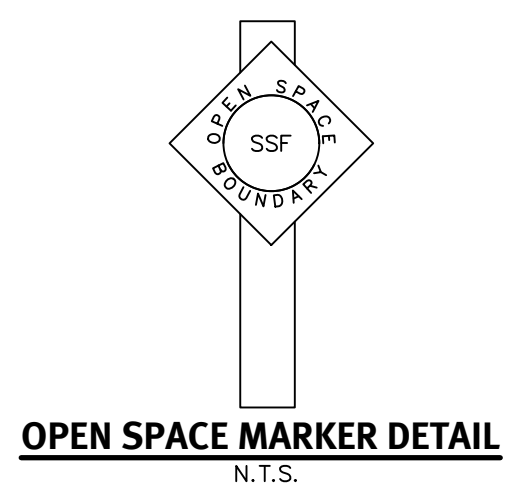
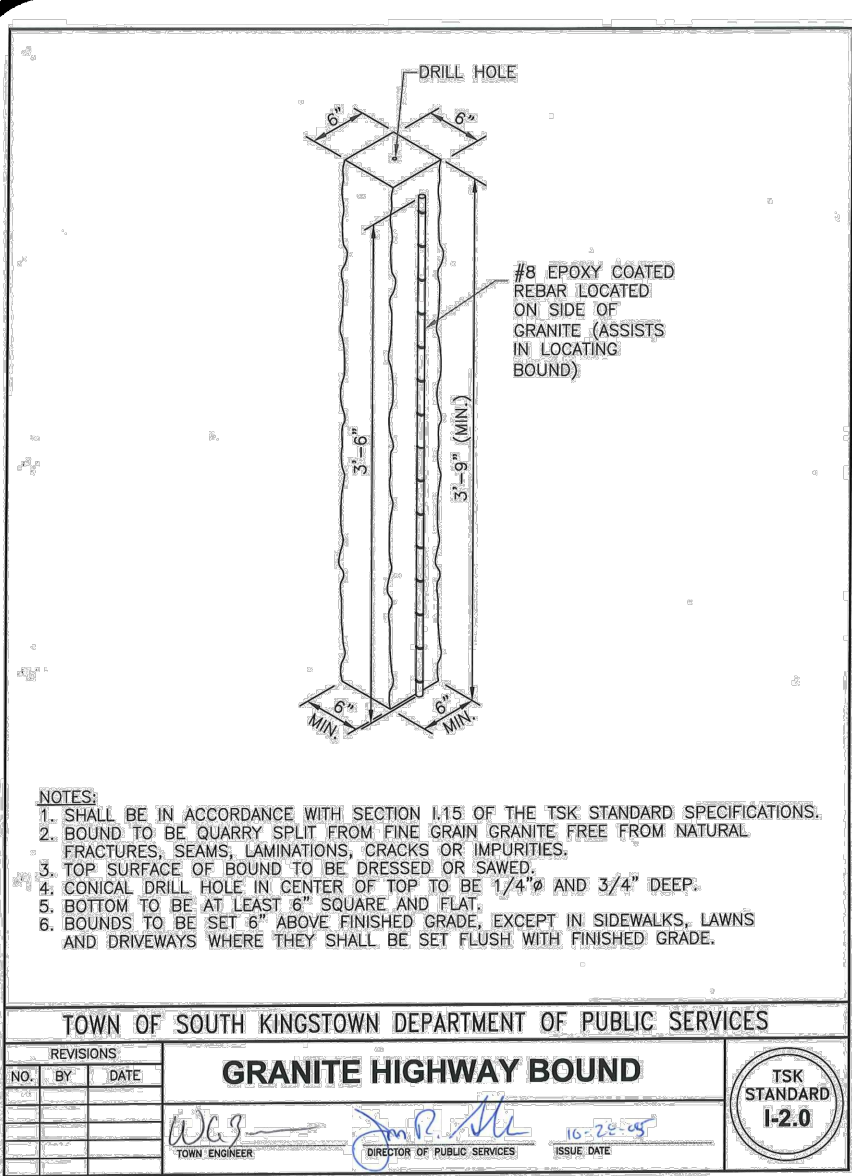
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TYPE OF SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)	CLASS I

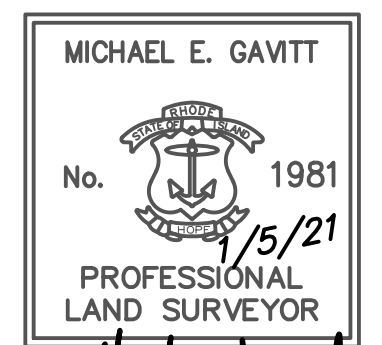
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PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

BY: MICHAEL E. GAWITT, RPLS #1981
C.O.A. NO. LS-A160

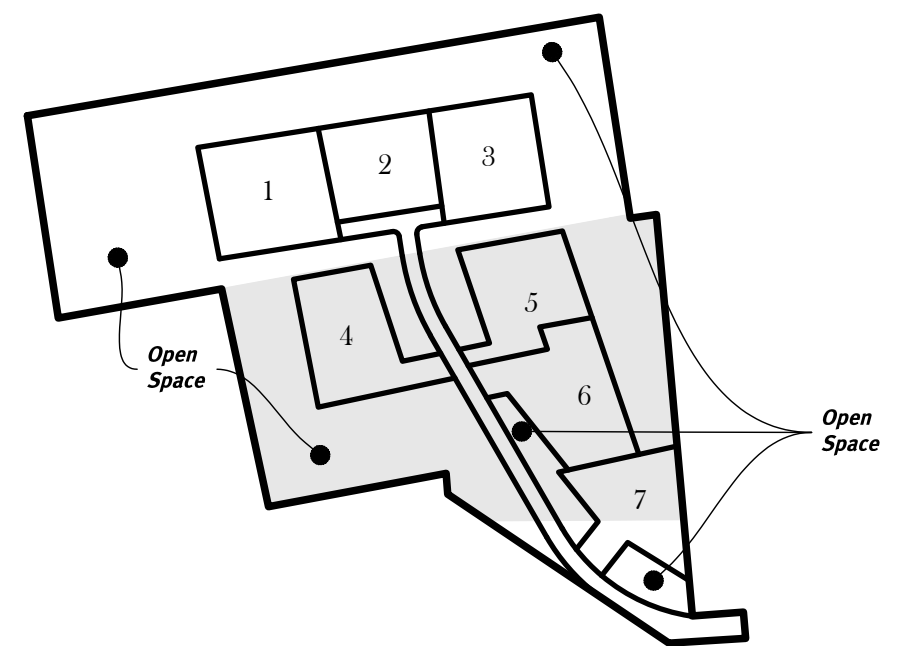
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Curve Table						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C.33	21°00'22"	480.00'	175.98'	88.99'	175.00'	S19°28'43"E
C.39	21°00'22"	520.00'	190.65'	96.41'	189.58'	N19°28'43"W



Certification
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 TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)
 MEASUREMENT SPECIFICATION: CLASS 1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.



Sheet Key

**TOWN OF SOUTH KINGSTOWN
 PLANNING BOARD
 FINAL APPROVAL**

DATE: _____
 BY: _____

See Sheet 1 for General Notes and Plan References

Development Data

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 The Following Streets:**

- South Road
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- Heron Way

Legend:

UTILITY POLE	N/F	NOW OR FORMERLY
WETLAND FLAG	AP	ASSESSOR'S PLAT
PROPERTY LINE	TREELINE	
WETLAND LINE	STONE WALL	
50' PERIMETER WETLAND	FENCE	
100' RIVERBANK WETLAND	DRILL HOLE SET	
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175' CRMC NO CONSTRUCTION SETBACK	IRON ROD AND CAP SET	
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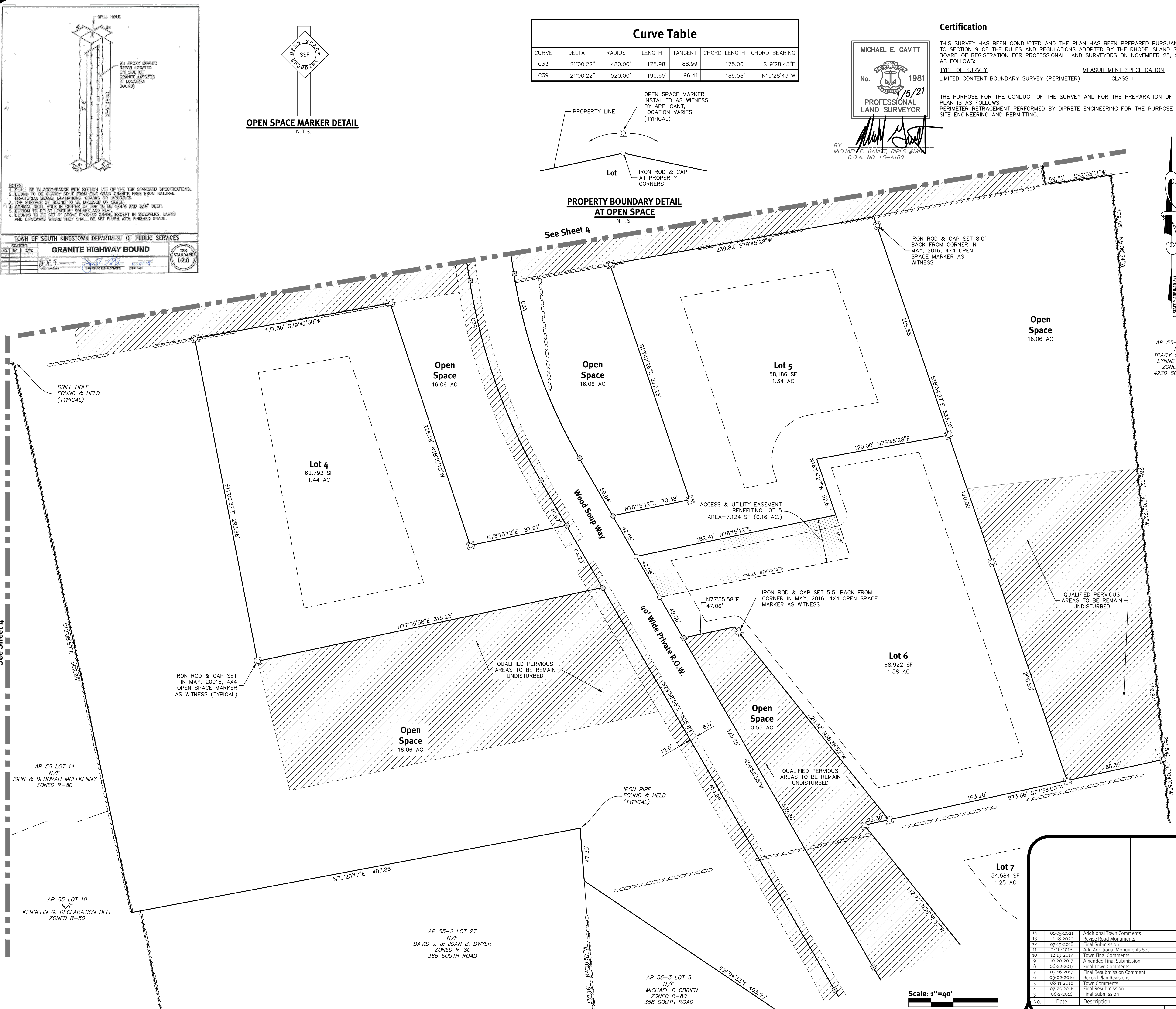
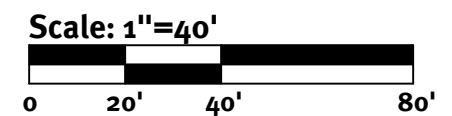
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 The Woods at Stone Soup Farm**
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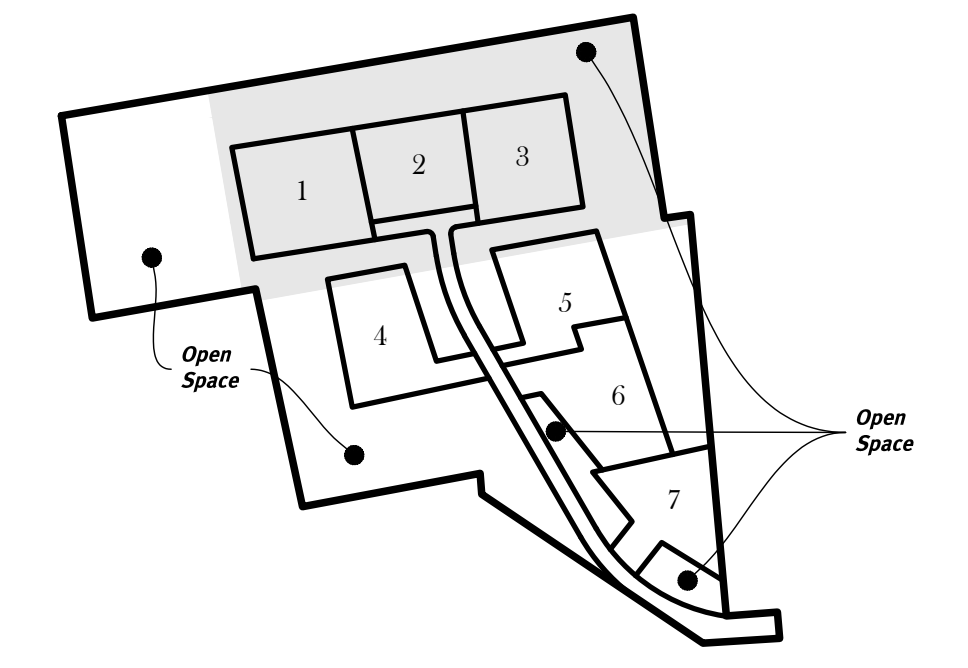
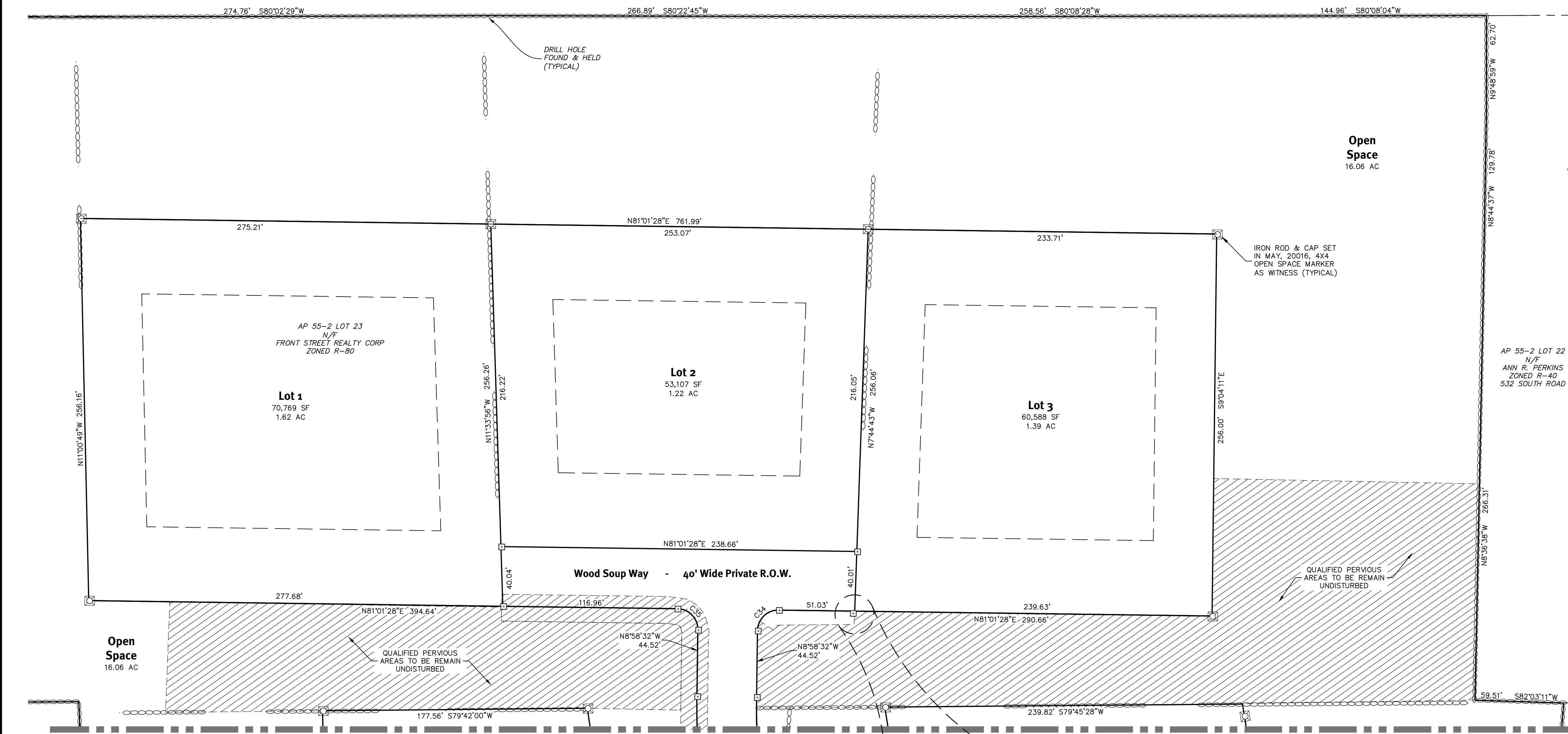
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Engineers • Planners • Surveyors

AP 55-2 LOT 23
N/F
FRONT STREET REALTY CORP
ZONED R-80



Sheet Key

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
FINAL APPROVAL**

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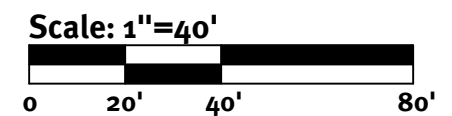
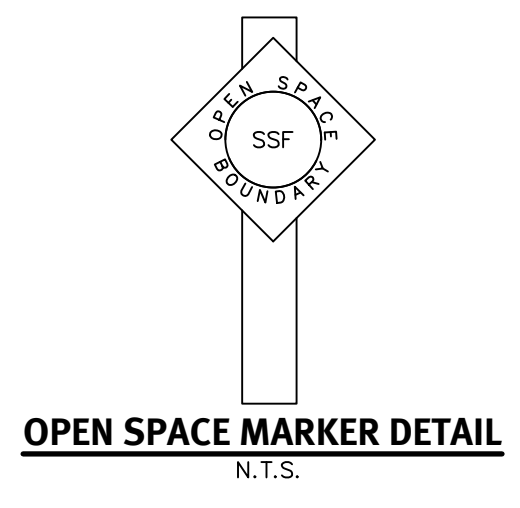
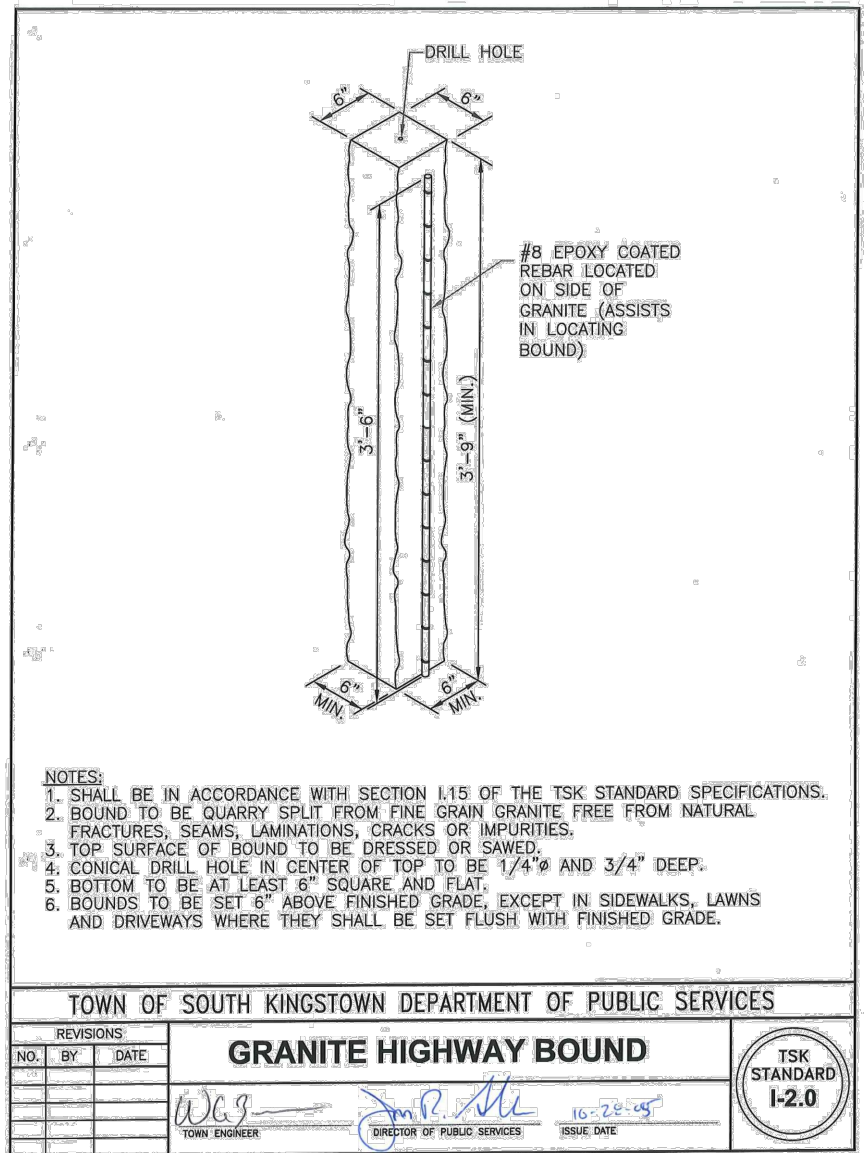
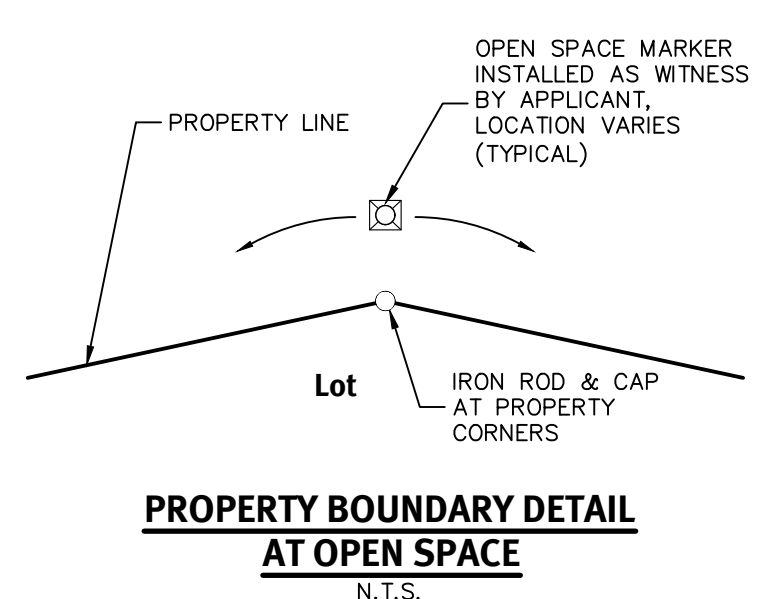
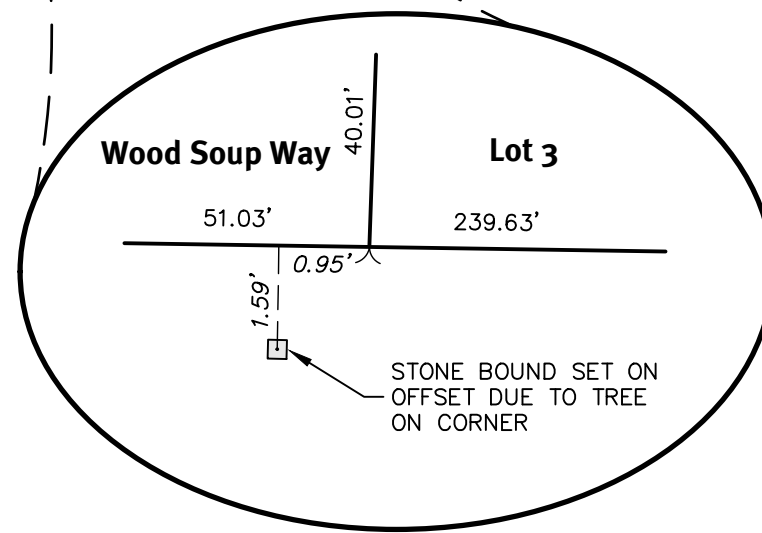
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BY: MICHAEL E. GAVITT, RIPLS #1981
C.O.A. NO. LS-A160

TOWN OF SOUTH KINGSTOWN DEPARTMENT OF PUBLIC SERVICES

REVISIONS:

NO.	DATE	DESCRIPTION
1	05-22-2018	GRANITE HIGHWAY BOUND

TSK STANDARD 1-2.0

No.	Date	Description	By:
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Record Plan - Phase 3

The Woods at Stone Soup Farm

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South Kingstown, Rhode Island

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

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Engineers • Planners • Surveyors

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