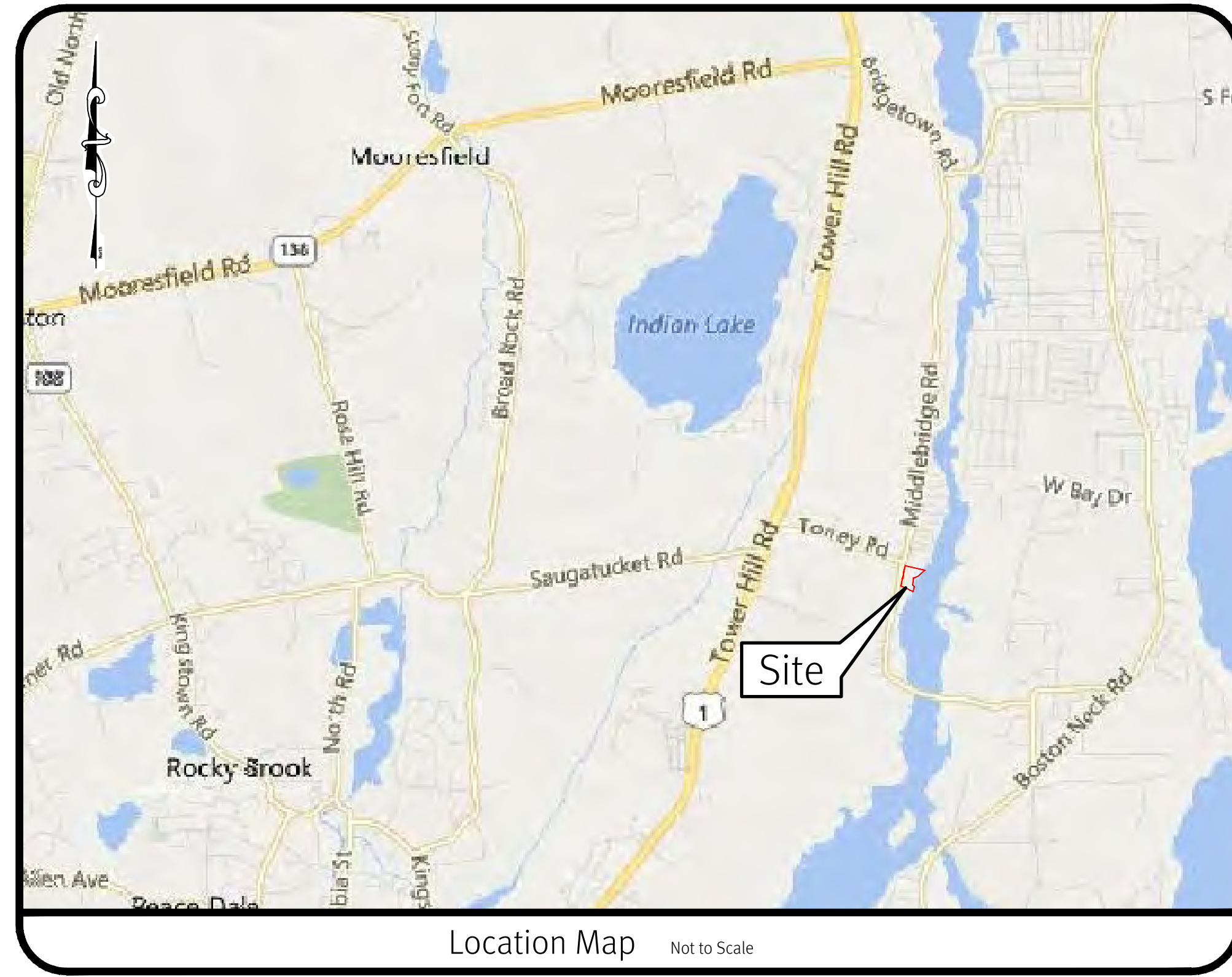


Pre-Application Submission

415 Middlebridge Road

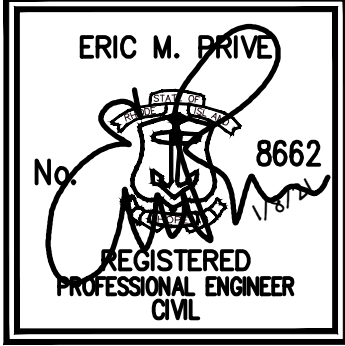
South Kingstown, Rhode Island

Assessor's Plat 43-1 Lot 7



Sheet List Table

- 1 Cover Sheet
- 2 Aerial Half Mile Radius
- 3 Boundary and Topographic Survey
- 4 Site Layout Plan



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0	1/18/2021	Pre-Application	Georgette Brown	SDM	Design By: J.P.C.
1	2/1/2021	Date		By:	
		Drawn By:	A.J.F.		

Cover Sheet
415 Middlebridge Road
 Assessor's Plat 43-1 Lot 7
 South Kingstown, Rhode Island
Owner/Architect
Carol Corrao
 415 Middlebridge Road, South Kingstown, Rhode Island 02879

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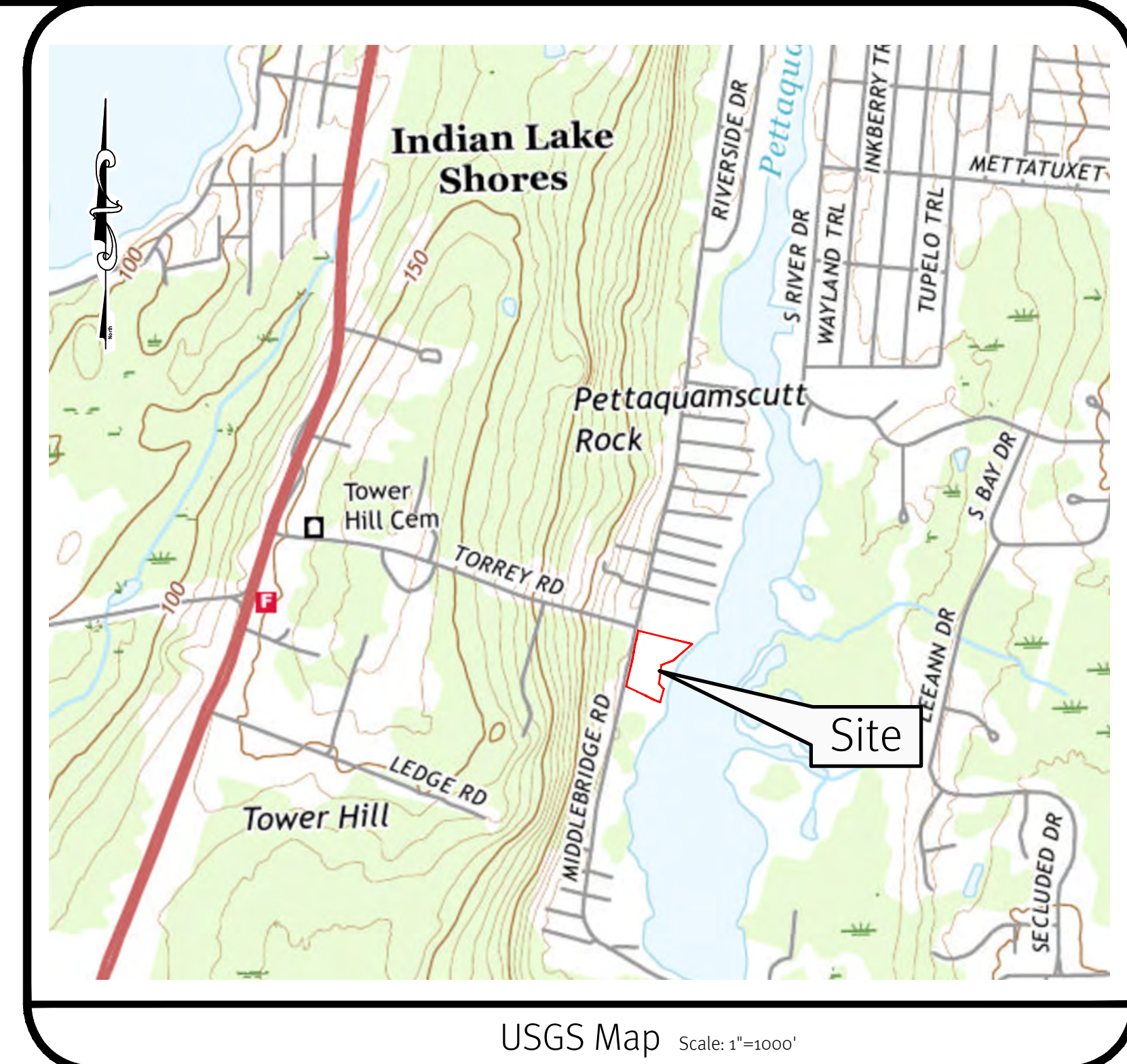
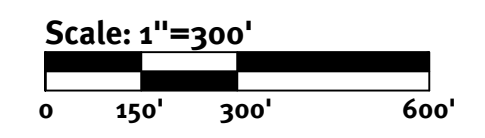


Photo Obtained from Nearmap. Date of Photography 03/14/2020.



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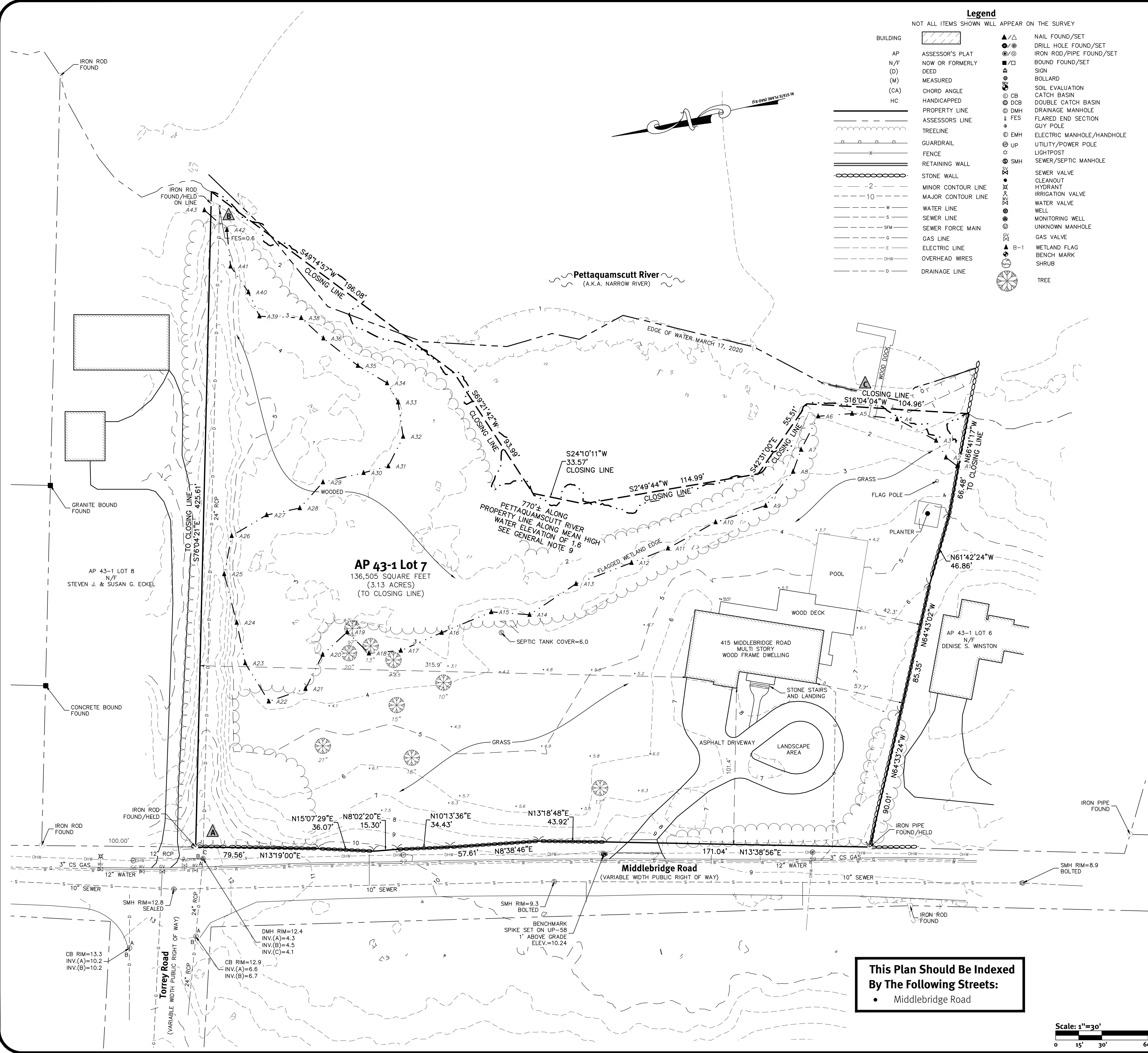
ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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 DiPrete Engineering does not warrant plans by any other party.
 DiPrete Engineering assumes no responsibility for damages, incurred due to locations of existing utilities.

0	1/8/2021	Pre-Submittal	George Brown	SDM	Design By: J.P.C.
1	2/1/2021	Draw	Eric Prive	D.P.	
2	2/1/2021	Draw	Eric Prive	D.P.	

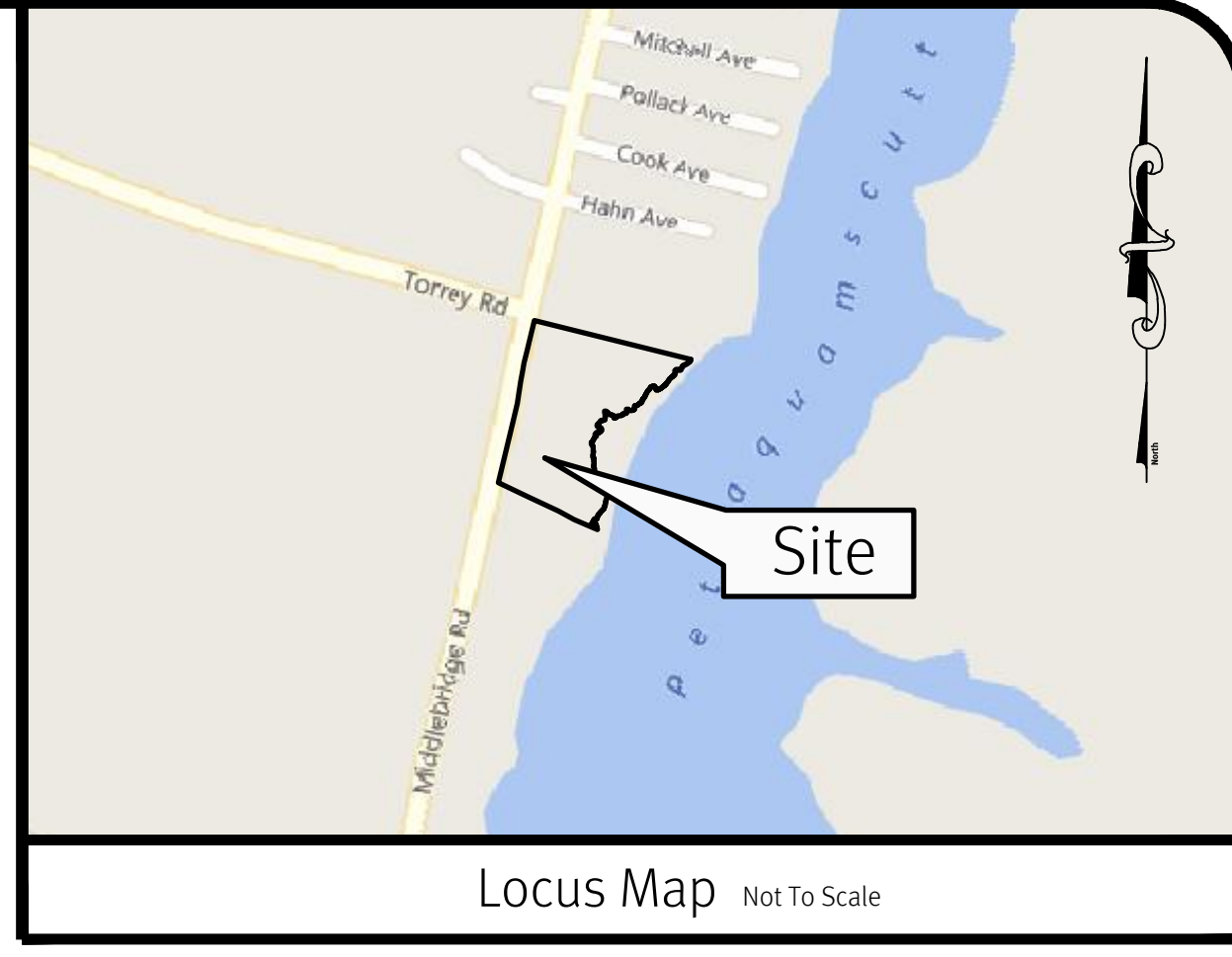
Aerial Half Mile Radius
415 Middlebridge Road
 AP 43-1 Lot 7
 South Kingstown, Rhode Island
Owner/Architect
Carol Corrao
 415 Middlebridge Road, South Kingstown, Rhode Island 02879

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Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	ASSESSOR'S PLAT		DRILL HOLE FOUND/SET
	NOW OR FORMERLY		IRON ROD/PIPE FOUND/SET
	DEED		BOUND FOUND/SET
	MEASURED		SIGN
	CHORD ANGLE		BOLLARD
	HANDICAPPED		SOIL EVALUATION
	PROPERTY LINE		CATCH BASIN
	ASSESSOR'S LINE		DOUBLE CATCH BASIN
	TRELLINE		DRAINAGE MANHOLE
	GUARDRAIL		FLARED END SECTION
	FENCE		GUY POLE
	RETAINING WALL		ELECTRIC MANHOLE/HANDHOLE
	STONE WALL		UTILITY/POWER POLE
	MINOR CONTOUR LINE		LIGHTPOST
	MAJOR CONTOUR LINE		SEWER/SEPTIC MANHOLE
	WATER LINE		SEWER VALVE
	SEWER LINE		CLEANOUT
	SEWER FORCE MAIN		HYDRANT
	GAS LINE		IRRIGATION VALVE
	ELECTRIC LINE		WATER VALVE
	OVERHEAD WIRES		WELL
	DRAINAGE LINE		MONITORING WELL
			UNKNOWN MANHOLE
			GAS VALVE
			WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE



- General Notes:**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 43-1, LOT 7 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 713, PAGE 337 IS WILLIAM M. CORRAO AND CAROL A. CORRAO.
 - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE AE (ELEV.=11) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #40090204J, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED R20 BASED ON THE TOWN OF SOUTH KINGSTOWN GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. 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 MARCH 17, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - 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.
 - CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - MEAN HIGH WATER ELEVATION BASED ON NOAA STATION 8452660.
 - WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.

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.

- Utility Notes:**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
 - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
 - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
 - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
 - UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
 - SEWER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
 - GAS INFORMATION OBTAINED FROM NATIONAL GRID.
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

- List of Possible Encroachments:**
- 24" RCP DRAINAGE PIPE OVER PROPERTY LINE
 - FES OVER PROPERTY LINE
 - WOOD DOCK OVER PROPERTY LINE

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	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2 (DEVELOPED AREA)
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-4 (WOODED AREA AND OFFSITE)

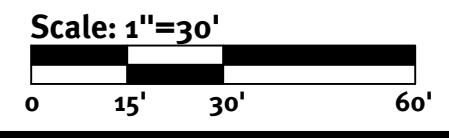
THE PURPOSE OF THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
FUTURE SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

Robert G. Babcock
ROBERT G. BABCOCK, RIPLS #2504, COA #S.000A160
9/21/20

This Plan Should Be Indexed By The Following Streets:

- Middlebridge Road



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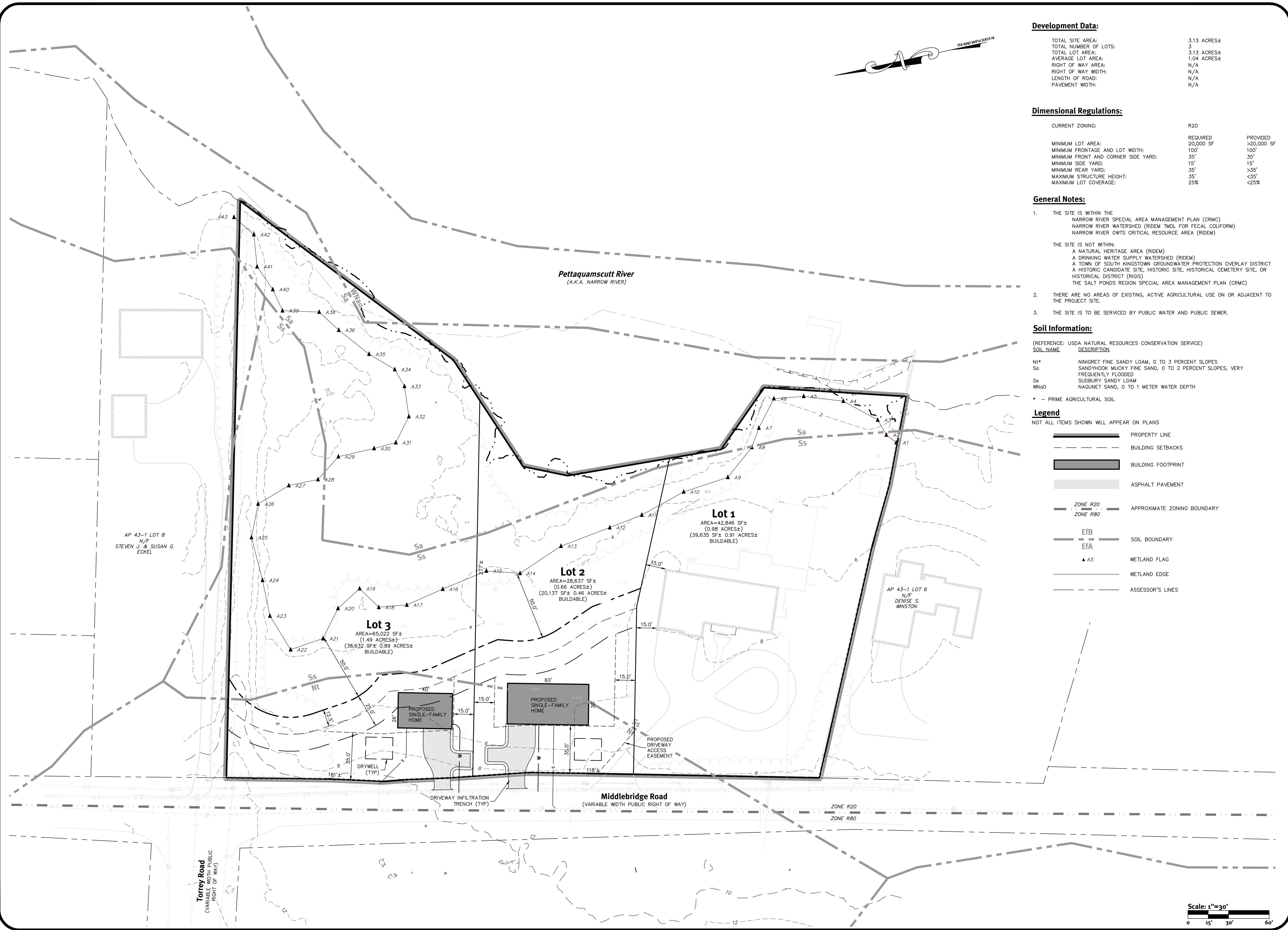
Boundary and Topographic Survey
415 Middlebridge Road
South Kingstown, Rhode Island

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Carol Corrao
415 Middlebridge Road, South Kingstown, Rhode Island 02879

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SHEET 3 OF 4

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Development Data:

TOTAL SITE AREA:	3.13 ACRES±
TOTAL NUMBER OF LOTS:	3
TOTAL LOT AREA:	3.13 ACRES±
AVERAGE LOT AREA:	1.04 ACRES±
RIGHT OF WAY AREA:	N/A
RIGHT OF WAY WIDTH:	N/A
LENGTH OF ROAD:	N/A
PAVEMENT WIDTH:	N/A

Dimensional Regulations:

CURRENT ZONING:	R20	PROVIDED
MINIMUM LOT AREA:	REQUIRED 20,000 SF	>20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	100'	100'
MINIMUM FRONT AND CORNER SIDE YARD:	35'	35'
MINIMUM SIDE YARD:	15'	15'
MINIMUM REAR YARD:	35'	>35'
MAXIMUM STRUCTURE HEIGHT:	35'	<35'
MAXIMUM LOT COVERAGE:	25%	<25%

General Notes:

- THE SITE IS WITHIN THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC) NARROW RIVER WATERSHED (RIDEM TMDL FOR FECAL COLIFORM) NARROW RIVER OWTS CRITICAL RESOURCE AREA (RIDEM)
- THE SITE IS NOT WITHIN: A NATURAL HERITAGE AREA (RIDEM) A DRINKING WATER SUPPLY WATERSHED (RIDEM) A TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT A HISTORIC CANDIDATE SITE, HISTORIC SITE, HISTORICAL CEMETERY SITE, OR HISTORICAL DISTRICT (RIGS) THE SALT PONDS REGION SPECIAL AREA MANAGEMENT PLAN (CRMC)
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON OR ADJACENT TO THE PROJECT SITE.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
Nt*	NINIGRET FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
So	SANDYHOOK MUCKY FINE SAND, 0 TO 2 PERCENT SLOPES, VERY FREQUENTLY FLOODED
Ss	SUDBURY SANDY LOAM
Wno0	NAGUNET SAND, 0 TO 1 METER WATER DEPTH

* -- PRIME AGRICULTURAL SOIL

Legend

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - BUILDING FOOTPRINT
 - ASPHALT PAVEMENT
 - APPROXIMATE ZONING BOUNDARY
 - SOIL BOUNDARY
 - WETLAND FLAG
 - WETLAND EDGE
 - ASSESSOR'S LINES

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ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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3/8/2021	Date	Pre-Registration: George Brown	Design By: J.P.C.
0	Drawn	Description	
1/21	Drawn	Description	
	Drawn By: A.J.F.		

Site Layout Plan
415 Middlebridge Road
 AP 43-1 Lot 7
 South Kingstown, Rhode Island
 Owner/Asst: **Carol Corrao**
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