

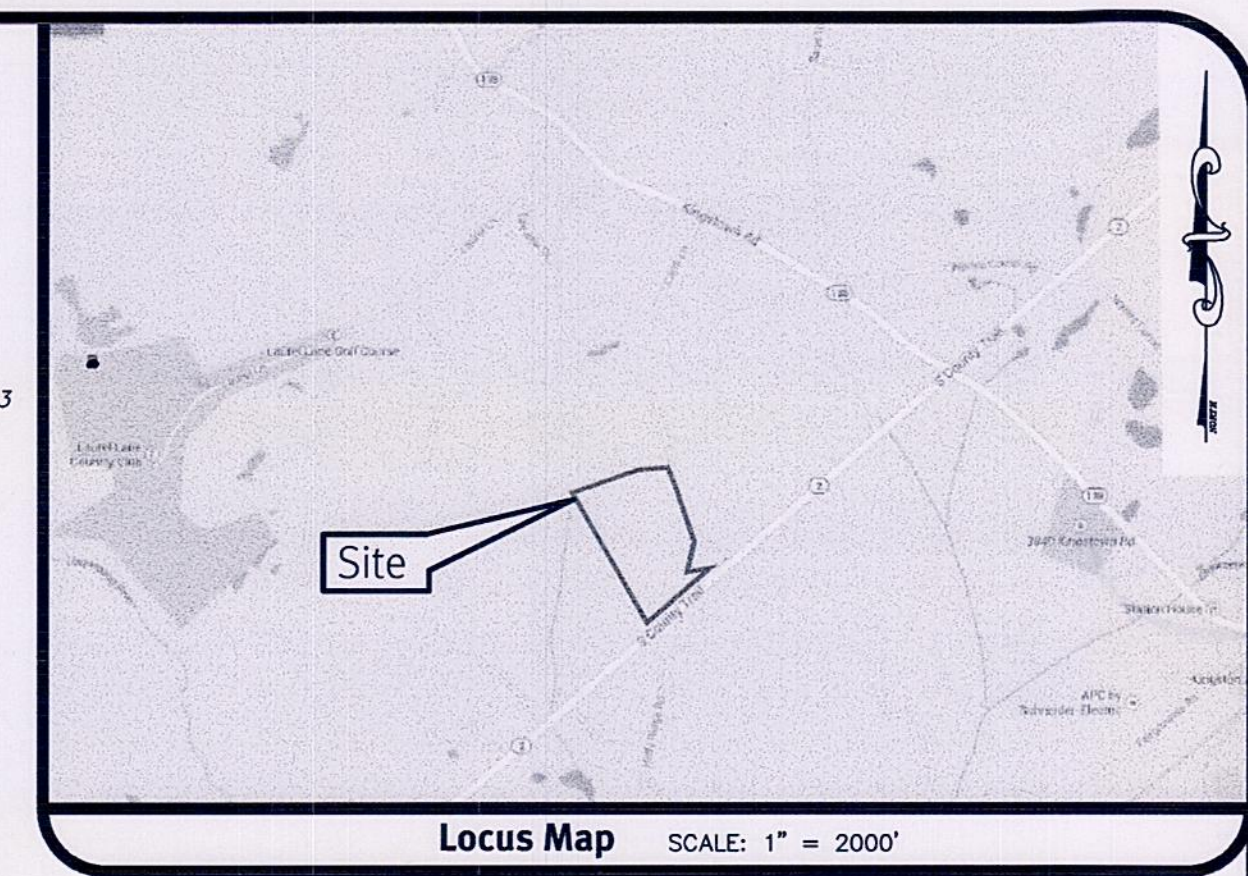
MICHAEL E. GAVITT  
No. 1981  
19/17  
PROFESSIONAL  
LAND SURVEYOR  
MICHAEL E. GAVITT, RPLS #1981  
C.O.A. NO. LS-AT60

**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: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I  
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.

**Legend**

- BUILDING
- ASSESSOR'S PLAT
- NOW OR FORMERLY
- PROPERTY LINE
- ASSESSORS LINE
- STONE WALL
- WETLAND LINE WITH LABEL
- DRILL HOLE FOUND/SET
- IRON ROD OR PIPE FOUND/SET
- EXISTING EDGE OF PAVE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- GRANITE BOUND
- PROPOSED OPEN SPACE/ NO CUT BUFFER MARKER



**General Notes**

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 21, LOT 30 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 72, PAGE 473 IS JOHN J. & LILLIAN J.T. SCUNCIO.
3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0180H, DATED OCTOBER 19, 2010.
4. THE PARCEL IS ZONED R80 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN JULY & AUGUST 2014. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. 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).
8. 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.
9. THE USE OF THE PROPERTY SHALL BE STRICTLY LIMITED TO USE CODE 10, SINGLE HOUSEHOLD DETACHED STRUCTURE RESIDENTIAL DEVELOPMENT.
10. THIS DEVELOPMENT IS LIMITED TO SIXTEEN (16) BUILDING LOTS IN TOTAL.
11. THIS DEVELOPMENT IS FURTHER LIMITED TO THIRTEEN (13) MARKET RATE UNITS AND THREE (3) AFFORDABLE UNITS.
12. 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 THIRTEEN (13) MARKET RATE UNITS.
13. THE SUBDIVISION SHALL SATISFY ITS AFFORDABLE HOUSING COMPONENT REQUIREMENT WITH THE DEDICATION OF LOTS 10, 12 AND 14 AS UNITS AVAILABLE FOR OWNERSHIP/OCCUPANCY BY "LOW/MODERATE-INCOME HOUSEHOLDS" AS DEFINED UNDER RHODE ISLAND GENERAL LAWS §45-53 AND SOUTH KINGSTOWN ZONING ORDINANCE.
14. THE LEASE, SALE OR TRANSFER OF LOTS 10, 12 AND 14 SHALL REMAIN AFFORDABLE TO LOW OR MODERATE INCOME HOUSEHOLDS FOR A PERIOD OF NINETY-NINE YEARS.

**Dimensional Regulations:**

UNDERLYING ZONE:	RESIDENTIAL R-80
FLEXIBLE DESIGN ZONING:	RESIDENTIAL R-10
MINIMUM LOT AREA:	10,000 SF
MINIMUM FRONTAGE/LOT WIDTH:	80 (20' *)
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM HEIGHT:	35'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER YARD:	20'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'

\* PER SECTION 502.2.A LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS- IN R10 TO R200 ZONES, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF NEWLY CREATED LOTS IN A SUBDIVISION ON ANY PUBLIC OR APPROVED PRIVATE STREET TO A MINIMUM OF 20 FEET.

**Plan References:**

1. "PROPERTY LINE SURVEY" 2983 SOUTH COUNTY TRAIL, ASSESSOR'S PLAT 21, LOT 30, SOUTH KINGSTOWN, RHODE ISLAND BY: DIPRETE ENGINEERING CLIENT: ALEX PETRUCCI, SHEET 1 OF 1 SCALE: 1" = 80' REVISED 8-14-2014.
2. RHODE ISLAND STATE HIGHWAY PLAT NO. 360.
3. "CORRECTIVE SUBMISSION ADMINISTRATIVE SUBDIVISION OWNERS/APPLICANTS THOMPSON ROWE-DRAKE 2903 SOUTH COUNTY TRAIL WEST KINGSTOWN R.I. 02892 JOE MOLLIKA 2927 SOUTH COUNTY TRAIL WEST KINGSTOWN R.I. 02892 MAP 21 LOT28 & 29 SOUTH KINGSTOWN R.I. ENVIRONMENTAL PLANNING & SURVEYING, INC. SCALE 1"=50.'" WHICH IS RECORDED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS ON CARD C2008-56.
4. "PLAN OF ADMINISTRATIVE SUBDIVISION FOR THOMPSON ROWE-DRAKE A.P. 13, LOT 1 AND A.P. 13-1, LOT 9 KINGSTOWN RD, RTE 138 SOUTH KINGSTOWN RHODE ISLAND ENVIRONMENTAL PLANNING & SURVEYING, INC. SCALE 1"=100.'" WHICH PLAT IS RECORDED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 98 AT PAGE 61.

RECEIVED FOR RECORD  
TOWN OF SOUTH KINGSTOWN, RI  
Land Evidence Map # 2017-27  
10/26/2017  
www.diprete.com

This Plan Should Be Indexed By  
The Following Streets:  
• South County Trail (Route 2)  
• Michaela Court

TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
FINAL APPROVAL  
DATE: 5-23-17  
BY: [Signature]

- STATE AND MUNICIPAL APPROVALS RECEIVED**
- TOWN CONCEPTUAL MASTER PLAN APPROVAL 04-15-2015
  - RIDOT PAPA NO. 150212 PERMIT 04-21-2015
  - RIDEM INSIGNIFICANT ALTERATION PERMIT 05-04-2015
  - WETLAND APPLICATION NO. 15-0010
  - RIPDES APPLICATION NO. RIR101233
  - RIDEM OWTS SUBDIVISION SUITABILITY PERMIT IDENTIFICATION NO. S32-210 05-15-2015
  - TOWN PRELIMINARY PLAN APPROVAL 10-16-2015

**Conditions of Approval:**

2. PRIOR TO CONSTRUCTION ON EACH LOT WITHIN THE SUBDIVISION, THE APPLICANT SHALL DEMARCATÉ THE LIMITS OF DISTURBANCE RELATIVE TO SAID LOT, AS SHOWN ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN, WITH CONSTRUCTION TAPE. IF SAID TAPE IS DISLODGED DURING CONSTRUCTION, THE APPLICANT SHALL INSTALL THE REPLACE WITH TAPE WITHIN ONE (1) BUSINESS DAY.
3. THE APPLICANT SHALL INSTALL THE REQUIRED OPEN SPACE MARKERS ON EACH LOT PRIOR TO ANY REQUEST FOR FINAL INSPECTION TO OBTAIN A CERTIFICATE OF OCCUPANCY.
4. THE APPLICANT SHALL INSTALL THE REQUIRED OPEN SPACE MARKERS ON EACH LOT PRIOR TO CLOSE OF SALE.
5. WHEN ALL OPEN SPACE MARKERS HAVE BEEN INSTALLED, THE APPLICANT SHALL SUBMIT FINAL AS-BUILTS TO THE DEPARTMENT OF PUBLIC SERVICES FOR REVIEW AND APPROVAL, DEPICTING THE INSTALLED LOCATIONS OF THE OPEN SPACE MARKERS.
6. WHEN ALL OPEN SPACE MARKERS HAVE BEEN INSTALLED, THE APPLICANT SHALL RE-RECORD THE RECORD PLANS IN THE TOWN'S LAND EVIDENCE RECORDS, DEPICTING THE INSTALLED LOCATIONS OF THE OPEN SPACE MARKERS.

**Line Table**

LINE	LENGTH	BEARING
L1	101.48'	S41°10'15"E
L2	101.69'	N41°10'15"W
L3	65.05'	N58°24'36"E
L4	75.44'	N36°09'33"W
L5	65.06'	N80°07'29"E
L6	84.09'	N12°12'19"W
L7	80.22'	S4°43'23"W
L8	50.00'	S83°18'20"E
L9	84.04'	N30°04'14"W
L10	111.27'	N16°29'38"W

**Development Data:**

TOTAL SITE AREA:	27.74 ACRES
TOTAL NUMBER OF LOTS:	16
AVERAGE LOT AREA:	9.76 ACRES
TOTAL LOT AREA:	0.61 ACRES
TOTAL OPEN SPACE:	16.77 ACRES
RIGHT OF WAY AREA:	1.21 ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	1,092 LF

**Curve Table**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	7°11'49"	598.00'	75.11'	37.61	75.07'	S37°34'21"E
C2	9°29'34"	598.00'	99.08'	49.65	98.96'	S14°46'14"E
C3	3°32'49"	598.00'	37.02'	18.52	37.01'	S3°40'30"W
C4	84°56'35"	57.00'	84.50'	52.18	76.98'	N41°48'14"W
C5	53°33'51"	15.00'	14.02'	7.57	13.52'	S45°26'09"E
C6	109°45'05"	50.00'	95.78'	71.08	81.79'	S17°20'32"E
C7	16°09'11"	548.00'	154.49'	77.76	153.98'	N0°06'40"E

Scale: 1"=80'

2017-27

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**Perimeter / Open Space Plan**  
**South County Trail Subdivision**  
South Kingstown, Rhode Island

APPLICANT:  
**5 A Builders, LLC**  
15 Robinson Road, Narragansett, Rhode Island 02882

DESIGN BY: J.A.R.  
DATE: 5-23-17

DE Job No: 0287-070 Copyright 2017 by Diprete Engineering Associates, Inc.

SHEET 1 OF 3