



General Notes

- RESIDENTIAL HOMES PROPOSED AS 2-BEDROOM SENIOR HOUSING AS DEFINED BY THE R.I. FAIR HOUSING PRACTICES ACT. HOMES TO BE SERVICED BY PUBLIC WATER AND I.S.D.S.
- PRIVATE RIGHTS-OF-WAY ARE PROPOSED.
- THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO RIDEM BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL RUNOFF ON-SITE.
- GOLF COURSE IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
- PROJECT PHASING:
 PHASE A - 76 UNITS
 PHASE B - 44 UNITS
 PHASE C - 65 UNITS
 PHASE D - 77 UNITS
 PHASE E - 41 UNITS
 TOTAL 303 UNITS
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDING.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DEA THAT UTILITY SERVICE IS AVAILABLE.
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.

DIMENSIONAL REGULATIONS	
ZONING: R-40 (MANUFACTURED HOME REGS.)	
MINIMUM LOT AREA	6,000 s.f.
MINIMUM FRONTAGE	50 ft.
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM DISTANCE BETWEEN BUILDINGS	30 ft.
DEVELOPMENT DATA	
GROSS AREA OF PARCEL	264.56 AC.
NUMBER OF 2-BEDROOM UNITS	303 UNITS
LENGTH OF ROADWAY	15,700 L.F.

RIDEM Site Suitability Notes

- THERE ARE NO KNOWN EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200 FT. OF THE PROPOSED DEVELOPMENT EXCEPT WHERE SHOWN.
- THERE ARE NO KNOWN EXISTING OR PROPOSED ISD'S WITHIN 200 FT. OF THE DEVELOPMENT EXCEPT WHERE SHOWN.
- THERE ARE NO KNOWN PUBLIC WELLS WITHIN 500 FT. OF THE PROPOSED DEVELOPMENT.
- THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200 FT. OF A PROPOSED ISD EXCEPT WHERE SHOWN.

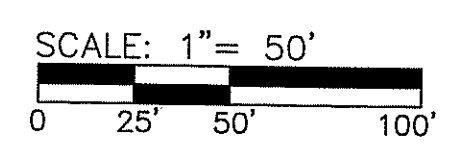
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED JUL 20 2015 FILE # 05-0589
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Owner/Applicant:
ENVINE, LLC
 497 West Beach Road
 Charlestown, Rhode Island 02813
 401-743-7203

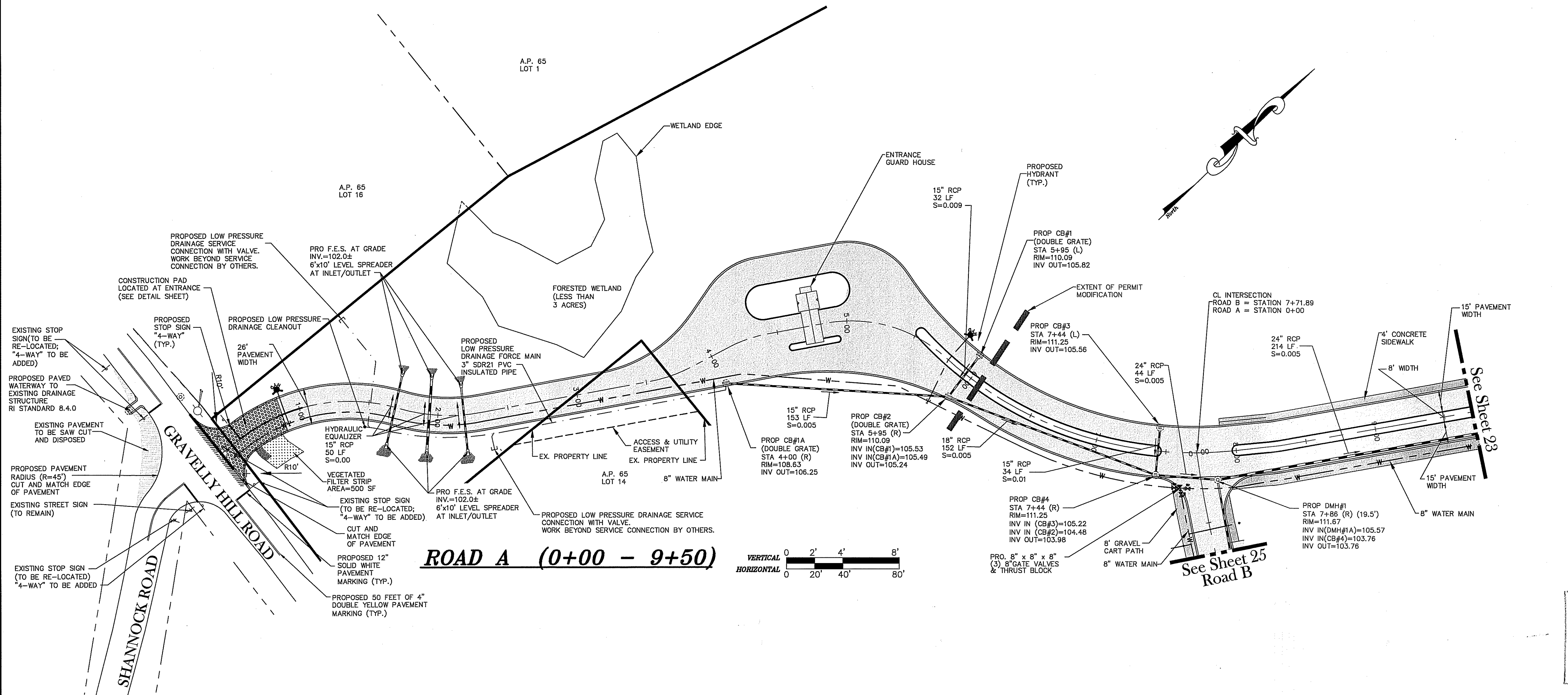
Engineer:
DiPrete Engineering
 Two Stafford Court
 Cranston, Rhode Island 02920
 Tel: (401) 943-1000 Fax: (401) 464-6006

DATE: June, 2015
 DWN, BY: C.R.D.
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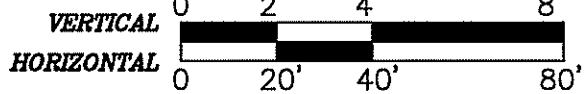
GRADING PLAN 1
South Shore Country Club
 AP 65, LOTS 2-5, 13, 15, & 39
 SOUTH KINGSTOWN, RHODE ISLAND

ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

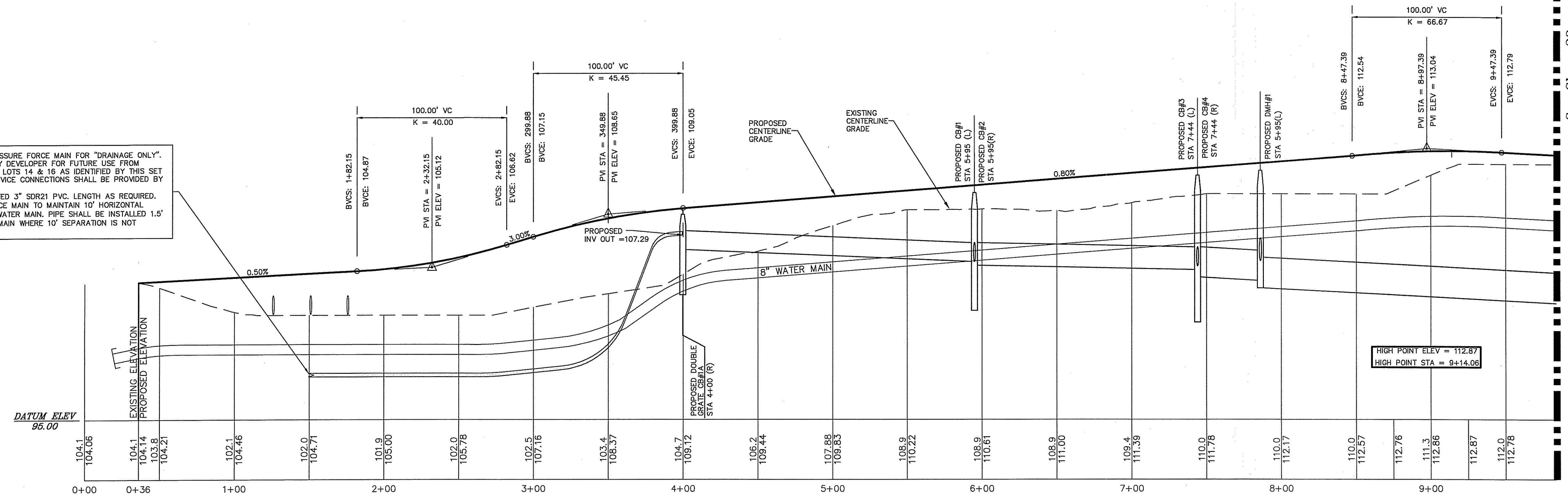
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ROAD A (0+00 - 9+50)



PROPOSED LOW PRESSURE FORCE MAIN FOR "DRAINAGE ONLY". TO BE INSTALLED BY DEVELOPER FOR FUTURE USE FROM ABUTTERS ON AP65 LOTS 14 & 16 AS IDENTIFIED BY THIS SET OF SITE PLANS. SERVICE CONNECTIONS SHALL BE PROVIDED BY THE CONTRACTOR.
 PIPE TO BE INSULATED 3" SDR21 PVC. LENGTH AS REQUIRED.
 LOW PRESSURE FORCE MAIN TO MAINTAIN 10' HORIZONTAL SEPARATION FROM WATER MAIN. PIPE SHALL BE INSTALLED 1.5' BELOW THE WATER MAIN WHERE 10' SEPARATION IS NOT AVAILABLE.

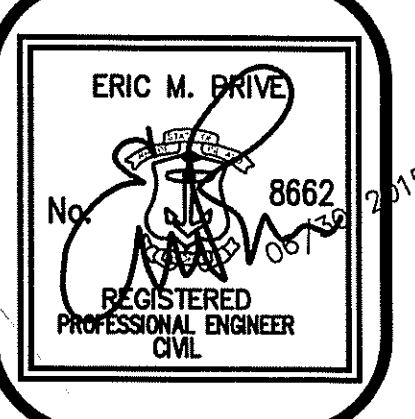


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Engineer:
Diprete Engineering
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 Tel: (401) 943-1000 Fax: (401) 464-6006

PLAN AND PROFILE 1
South Shore Country Club
 AP 65 LOTS 2-5, 13, 15 & 39
 SOUTH WINGSTOWN, RHODE ISLAND
 DATE: June, 2015
 DWN. BY: C.F.D.
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Environmental Engineering
 JUL 20 2015
 Office of Water Resources