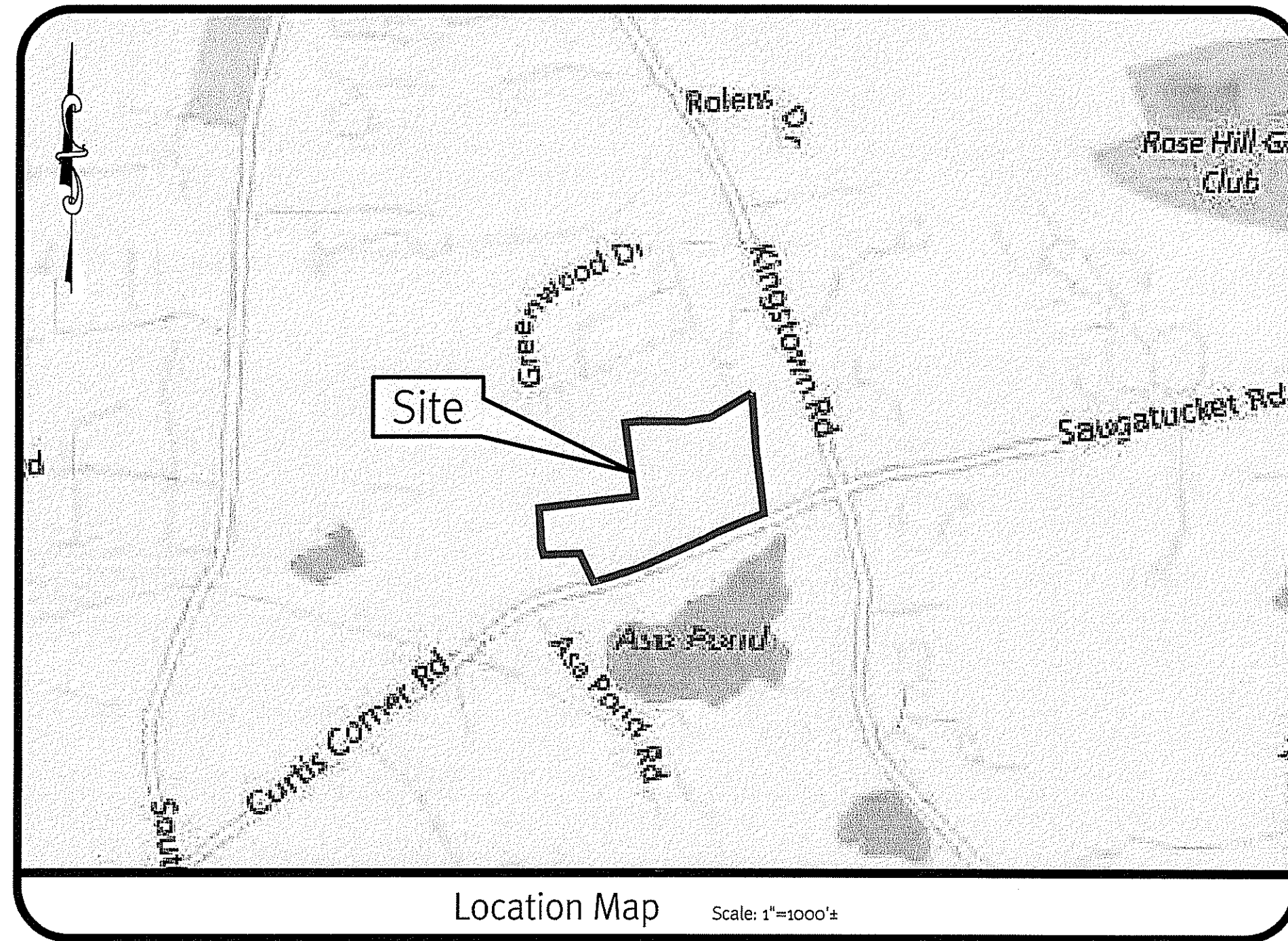


Preliminary Submission

# Curtis Corner Minor Subdivision

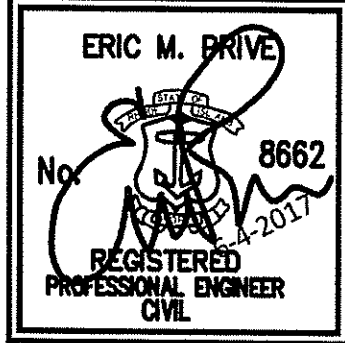
Curtis Corner Road  
South Kingstown, Rhode Island  
Assessor's Plat 40-4 Lot 33



## Sheet Index

1. Cover Sheet
2. Aerial 1/2 Mile Radius and USGS Map
3. Existing Conditions Plan
4. Site Plan

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



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 conformance in the implementation of this plan and design.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED OCT 23 2017 FILE # 17-0028  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*James D. Wemel*

No.	Date	Description	By
1	08-29-2017	Preliminary Plan Submission	S.E.K.
2	09-20-2017	Re-submission	A.R.K.
3	09-20-2017	Re-submission	A.R.K.
4	09-20-2017	Re-submission	A.R.K.
5	09-20-2017	Re-submission	A.R.K.
6	09-20-2017	Re-submission	A.R.K.
7	09-20-2017	Re-submission	A.R.K.
8	09-20-2017	Re-submission	A.R.K.
9	09-20-2017	Re-submission	A.R.K.
10	09-20-2017	Re-submission	A.R.K.
11	09-20-2017	Re-submission	A.R.K.
12	09-20-2017	Re-submission	A.R.K.
13	09-20-2017	Re-submission	A.R.K.
14	09-20-2017	Re-submission	A.R.K.
15	09-20-2017	Re-submission	A.R.K.
16	09-20-2017	Re-submission	A.R.K.
17	09-20-2017	Re-submission	A.R.K.
18	09-20-2017	Re-submission	A.R.K.
19	09-20-2017	Re-submission	A.R.K.
20	09-20-2017	Re-submission	A.R.K.
21	09-20-2017	Re-submission	A.R.K.
22	09-20-2017	Re-submission	A.R.K.
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98	09-20-2017	Re-submission	A.R.K.
99	09-20-2017	Re-submission	A.R.K.
100	09-20-2017	Re-submission	A.R.K.

Cover Sheet  
Curtis Corner Minor Subdivision  
Assessor's Plat 40-4, Lot 33  
South Kingstown, Rhode Island  
Agent  
**David Rodman**  
P.O. Box 24  
Berlin, Massachusetts 01503-0024  
DE Job No: 0265-053 Copyright 2017 by DIPrete Engineering Associates, Inc.

**DIPrete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-943-6006 www.diprete-eng.com  
Boston • Providence • Newport

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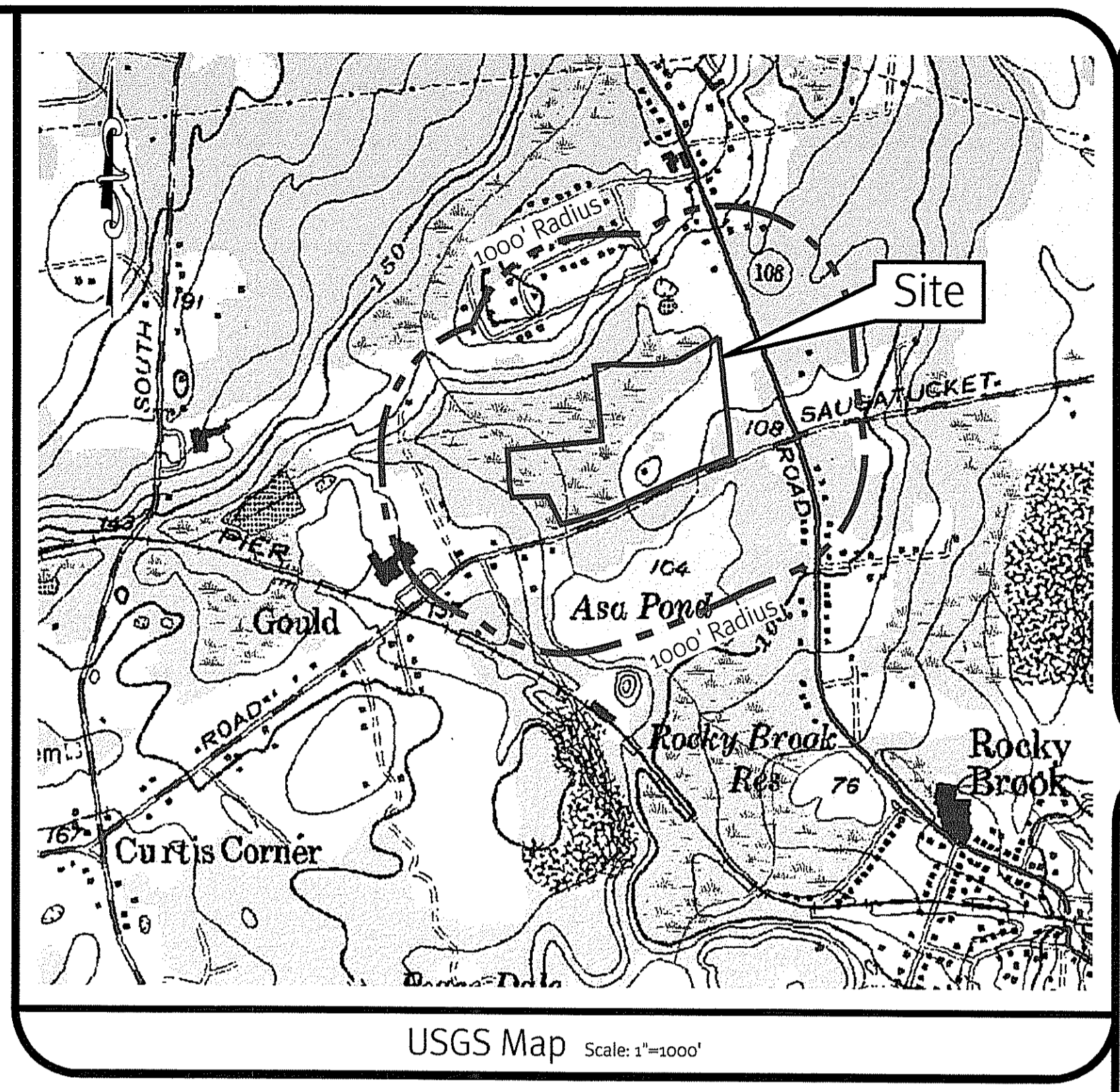
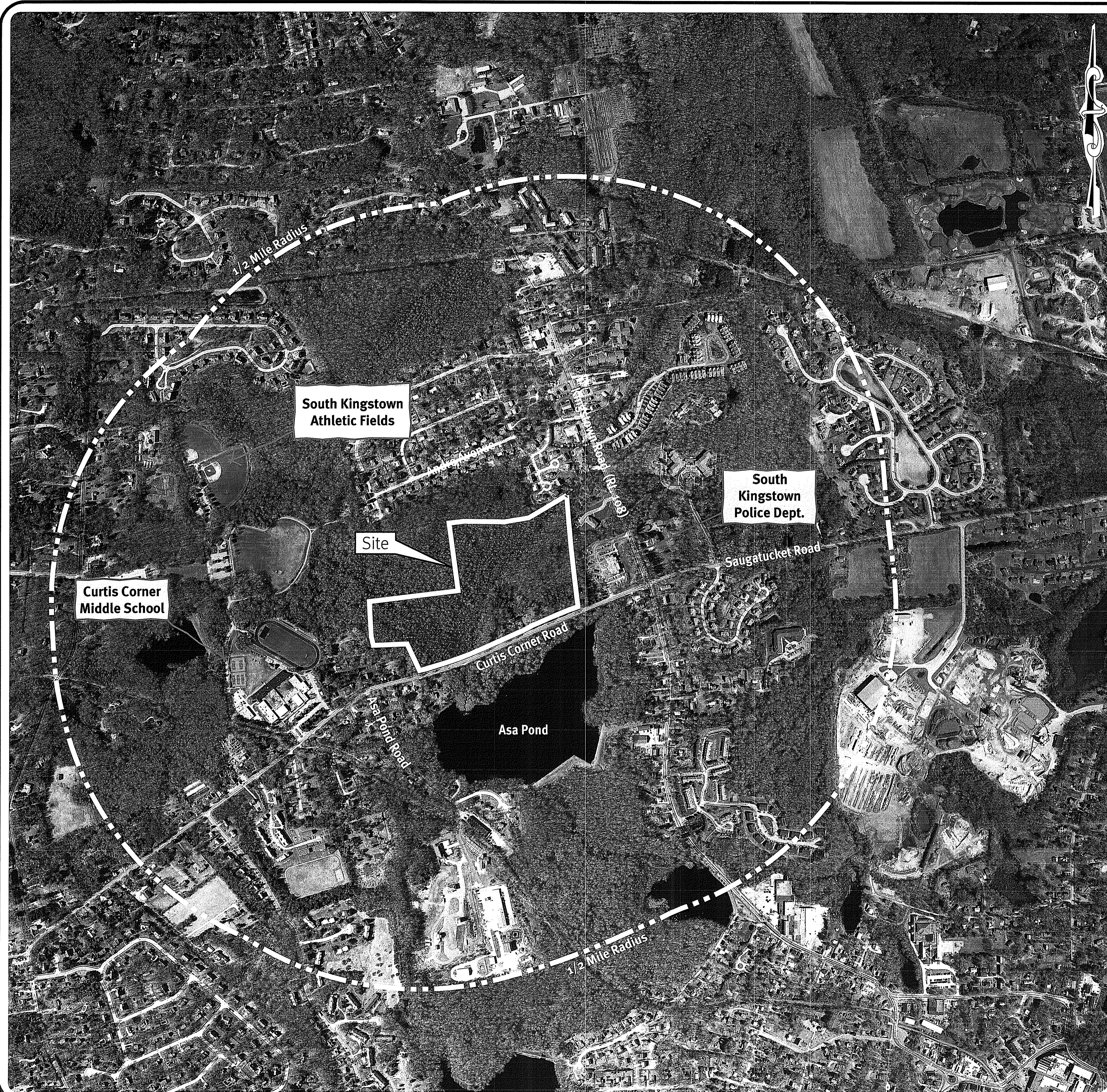
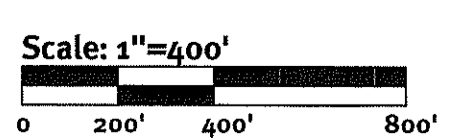


Photo obtained from the RI-GIS.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Rhode Island.

**Legend:**

- PROPERTY LINE
- HALF MILE RADIUS LINE
- 1000' USGS RADIUS LINE



**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-942-1000 Fax: 401-661-6066 www.diprete-eng.com

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.

No.	Date	Description	By:
1	06-04-2017	Preparation Plan Submission	S.E.K.
2	01-24-2017	Application Submission	A.R.
3			

Design By: E.M.P.

PROVIDENCE ENVIRONMENTAL MANAGEMENT  
 17-0228  
 OCT 23 2017  
 CURTIS CORNER ROAD  
 SOUTH KINGSTOWN, RI

**Aerial 1/2 Mile Radius and USGS Map  
 Curtis Corner Minor Subdivision**  
 Applicant:  
 South Kingstown, Rhode Island  
**David Rodman**  
 P.O. Box 24  
 Berlin, Massachusetts 01903-0024  
 DE Job No: 0265-033 Copyright 2017 by DiPrete Engineering Associates, Inc.

**General Notes**

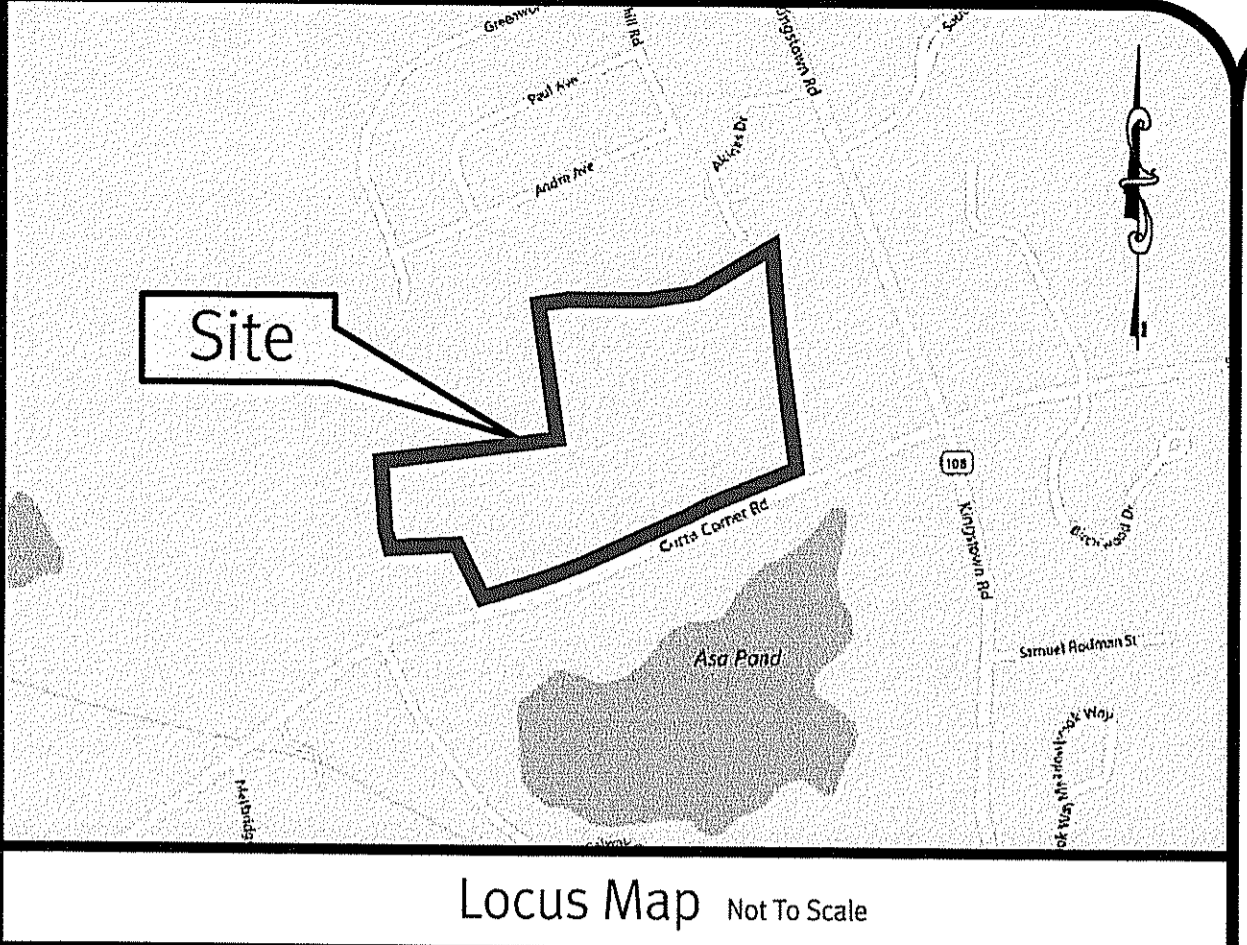
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 40-4, LOT 33 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 254, PAGE 248 IS DAVID L. RODMAN (1/3 INTEREST). PARCEL IS SUBJECT TO A LIFE ESTATE OF VERDA R. RODMAN.
3. THE PARCEL IS LOCATED IN ZONE X & X SHADED PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4409G0184J, DATED OCTOBER 16, 2013.
4. 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.
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 ON OCTOBER 17, 2016. 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.

**Plan References:**

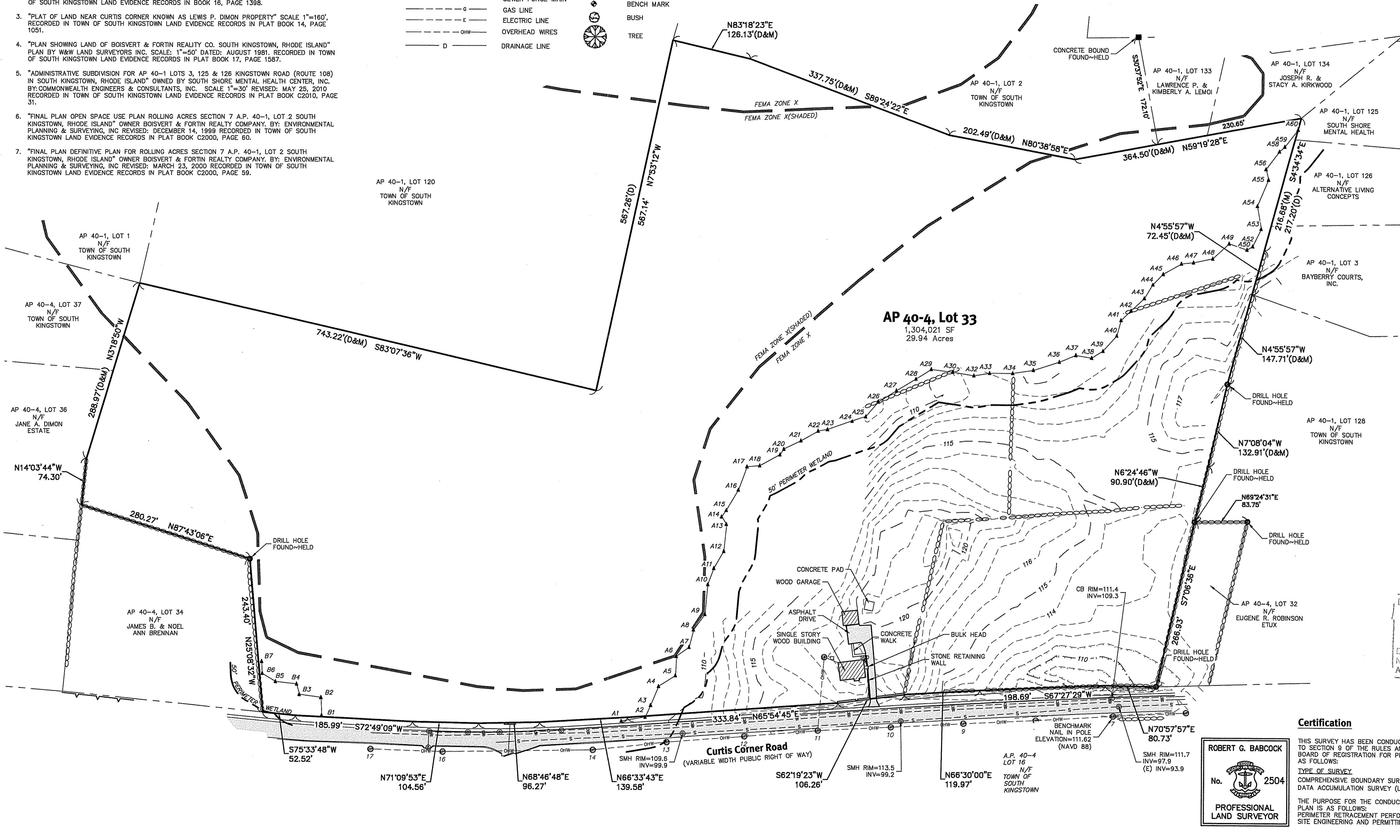
1. "PLAT OF LAND IN SOUTH KINGSTOWN, RHODE ISLAND SURVEYED FOR ESTATE OF SAMUEL A. RODMAN" SCALE 1"=100' DATED FEBRUARY 24, 1950 PLAN BY: LEON L. HOLLAND.
2. "SECTION FIVE, ROLLING ACRES, TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF BOISVERTS AND FORTIN REALTY CO." SCALE: 1"=50' DATED: APRIL 1973, FILED: MAY 1, 1973. RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 16, PAGE 139B.
3. "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.
4. "PLAN SHOWING LAND OF BOISVERT & FORTIN REALTY CO. SOUTH KINGSTOWN, RHODE ISLAND" PLAN BY M&M LAND SURVEYORS INC. SCALE: 1"=50' DATED: AUGUST 1981. RECORDED IN TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 17, PAGE 1587.
5. "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.
6. "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.
7. "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	▲/△ NAIL FOUND/SET
ASPHALT	●/● DRILL HOLE FOUND/SET
AP	○/○ IRON ROD/PIPE FOUND/SET
N/F	□ BOUND FOUND/SET
(D)	○ SIGN
(M)	○ BOLLARD
(C)	○ SOIL EVALUATION
(CA)	○ CATCH BASIN
HC	○ DCB DOUBLE CATCH BASIN
	○ DMH DRAINAGE MANHOLE
	○ FES FLARED END SECTION
	○ HANDICAPPED
	○ GUY POLE
	○ EMH ELECTRIC MANHOLE/HANDHOLE
	○ UP UTILITY/POWER POLE
	○ LIGHTPOST
	○ SMH SEWER/SEPTIC MANHOLE
	○ SEWER VALVE
	○ CLEANOUT
	○ HYDRANT
	○ IRRIGATION VALVE
	○ WATER VALVE
	○ WELL
	○ MONITORING WELL
	○ UNKNOWN MANHOLE
	○ GAS VALVE
	○ WETLAND FLAG
	○ BENCH MARK
	○ BUSH
	○ TREE
	○ B-1

**Datum Note:**  
1. 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.



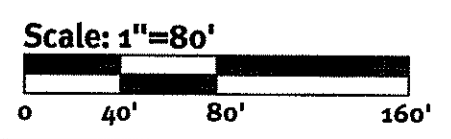
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 06/12/2017 FILE # 17-0228  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ROBERT G. BABCOCK  
No. 2504  
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 JANUARY 1, 2016, AS FOLLOWS:  
TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY (LIMITED)  
MEASUREMENT SPECIFICATION: CLASS 1  
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 DESIGN.



12/2/16  
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.0004180

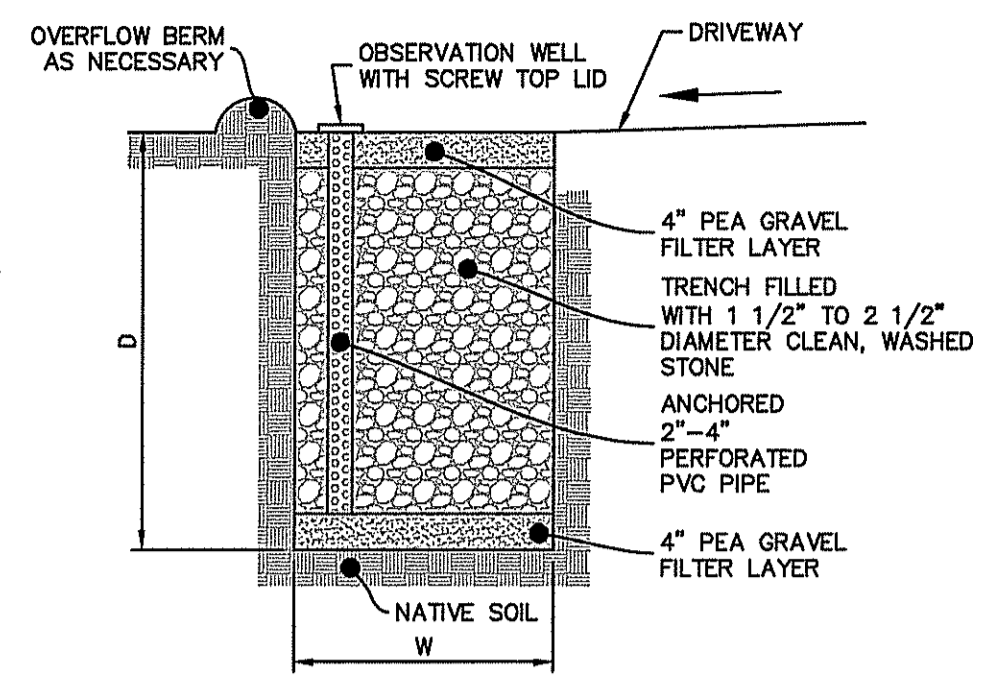
**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-641-6006 www.diprete-eng.com

NO.	DATE	DESCRIPTION	BY:
1	12-2-2016	Boundary/Topographic Survey	E.L.T.
2	12-2-2016	Boundary/Topographic Survey	E.L.T.
3	12-2-2016	Boundary/Topographic Survey	E.L.T.
4	12-2-2016	Boundary/Topographic Survey	E.L.T.
5	12-2-2016	Boundary/Topographic Survey	E.L.T.
6	12-2-2016	Boundary/Topographic Survey	E.L.T.
7	12-2-2016	Boundary/Topographic Survey	E.L.T.
8	12-2-2016	Boundary/Topographic Survey	E.L.T.
9	12-2-2016	Boundary/Topographic Survey	E.L.T.
10	12-2-2016	Boundary/Topographic Survey	E.L.T.

**Boundary/Topographic Survey**  
Curtis Corner Road Minor Subdivision  
South Kingstown, Rhode Island  
Client: David L. Rodman  
8 Baker Road, PO Box 24  
Bellingham, MA 01923-0024  
Copyright 2016 by Diprete Engineering Associates, Inc.

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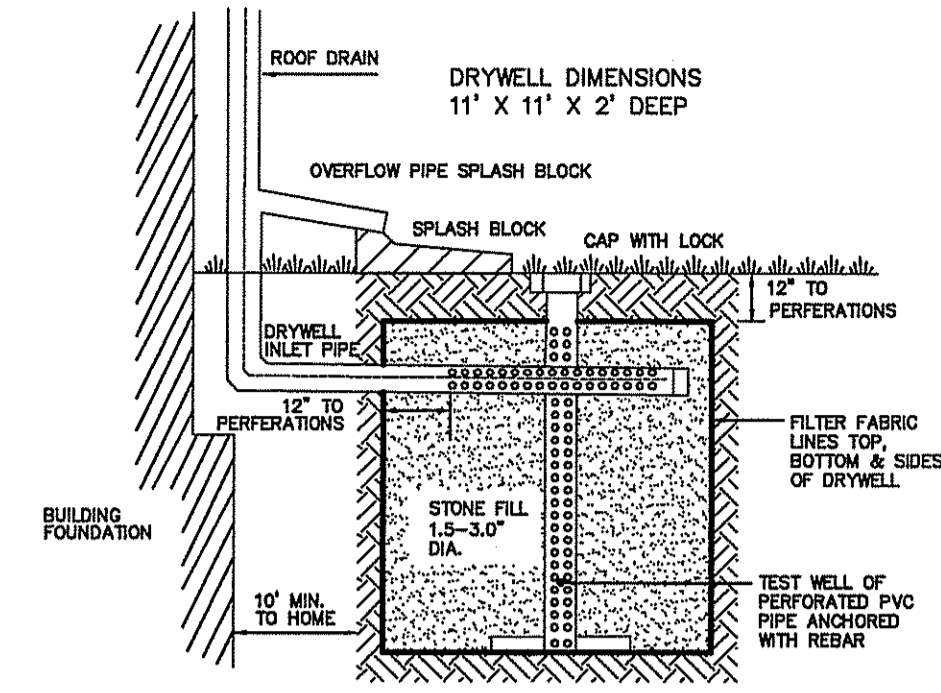
**Note:**  
STONE INFILTRATION TRENCHES HAVE BEEN SIZED USING THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT, UPDATED 2/13/13, SECTION D - INFILTRATION TRENCH AND DRY WELLS, TABLES 10 AND 11 - SIZING GUIDANCE FOR INFILTRATION TRENCHES AND DRY WELLS



LOCATION	TRENCH DEPTH (D)	TRENCH WIDTH (W)
INFILTRATION TRENCH 1	24"	2.75'
INFILTRATION TRENCH 2	24"	3.25'
INFILTRATION TRENCH 3	24"	2.75'

LOCATION	TOP ELEV. (FT)	BOTTOM ELEV. (FT)	SEASONAL HIGH GROUND WATER TABLE (FT)
INFILTRATION TRENCH 1	111.80	109.80	105.30
INFILTRATION TRENCH 2	114.00	112.00	107.50
INFILTRATION TRENCH 3	113.50	111.50	107.50

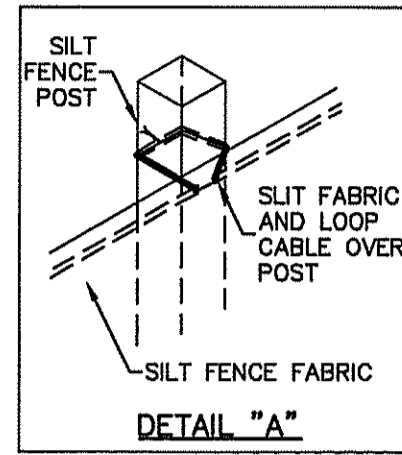
**Stone Infiltration Trench**  
NOT TO SCALE



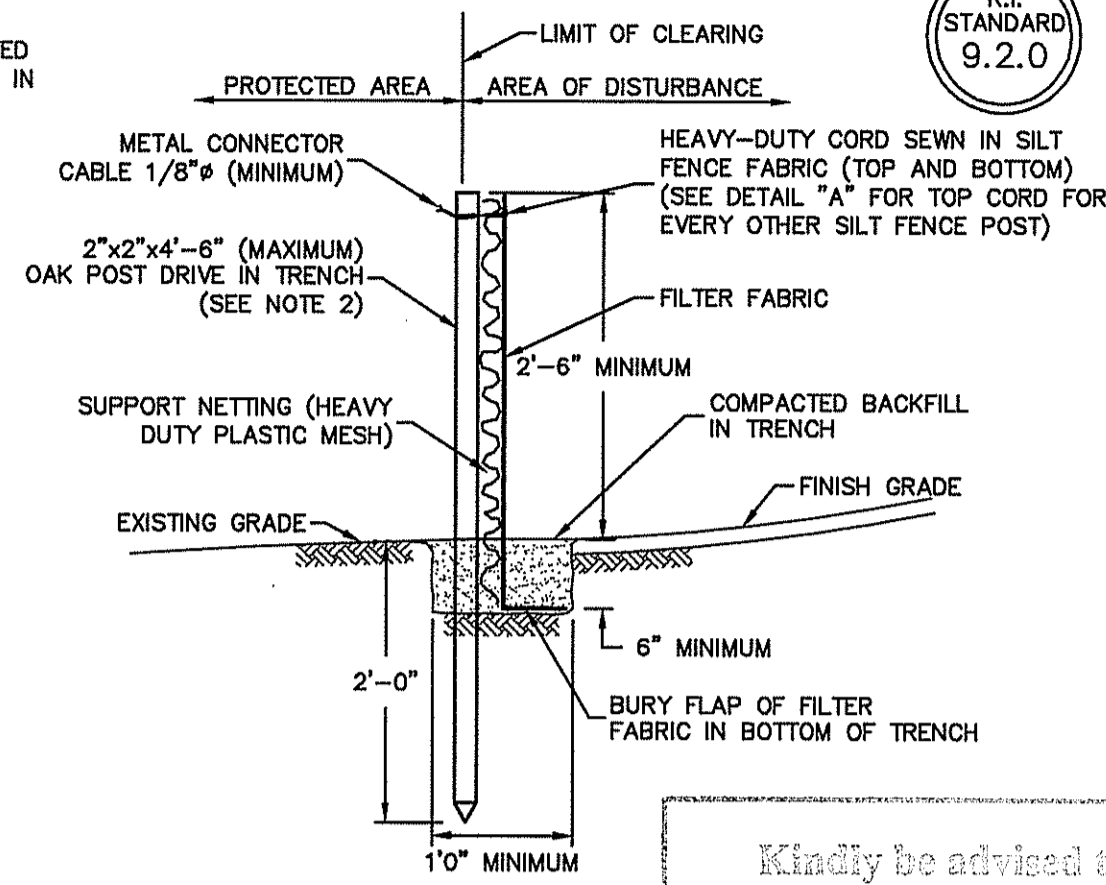
LOCATION	TOP ELEV. (FT)	BOTTOM ELEV. (FT)	SEASONAL HIGH GROUND WATER TABLE (FT)
DRYWELL SYSTEM 1	115.00	113.00	108.50
DRYWELL SYSTEM 2	117.00	115.00	110.50
DRYWELL SYSTEM 3	118.50	116.50	112.00

**Drywell Detail**  
NOT TO SCALE

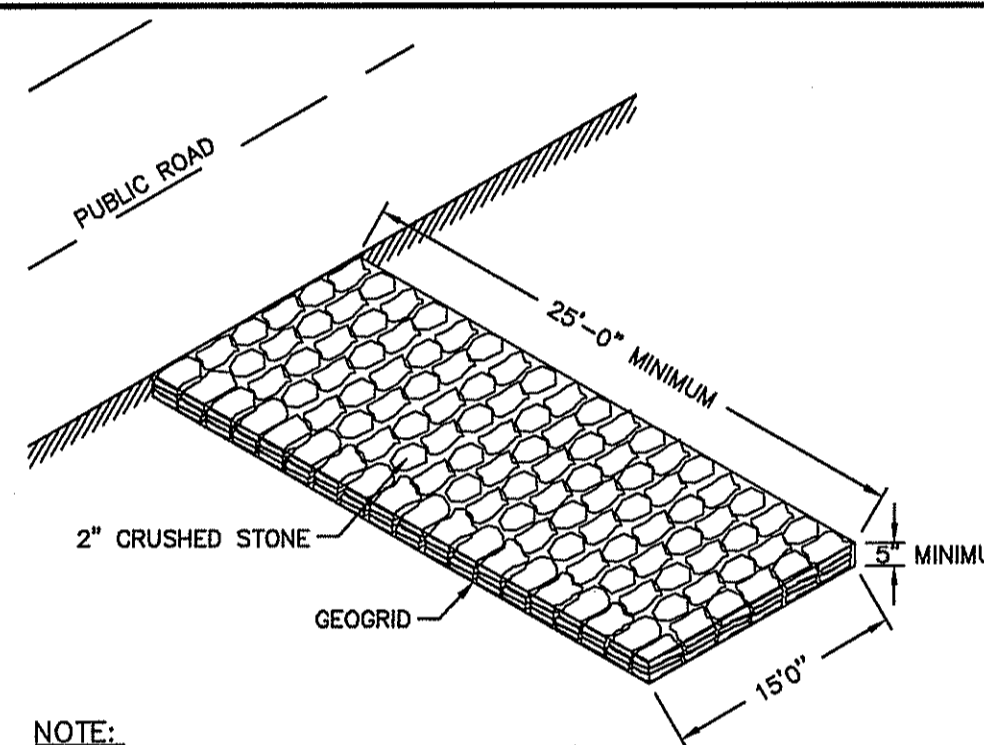
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  - 2"x2"x4"-6" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  - 1"x1"x4"-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



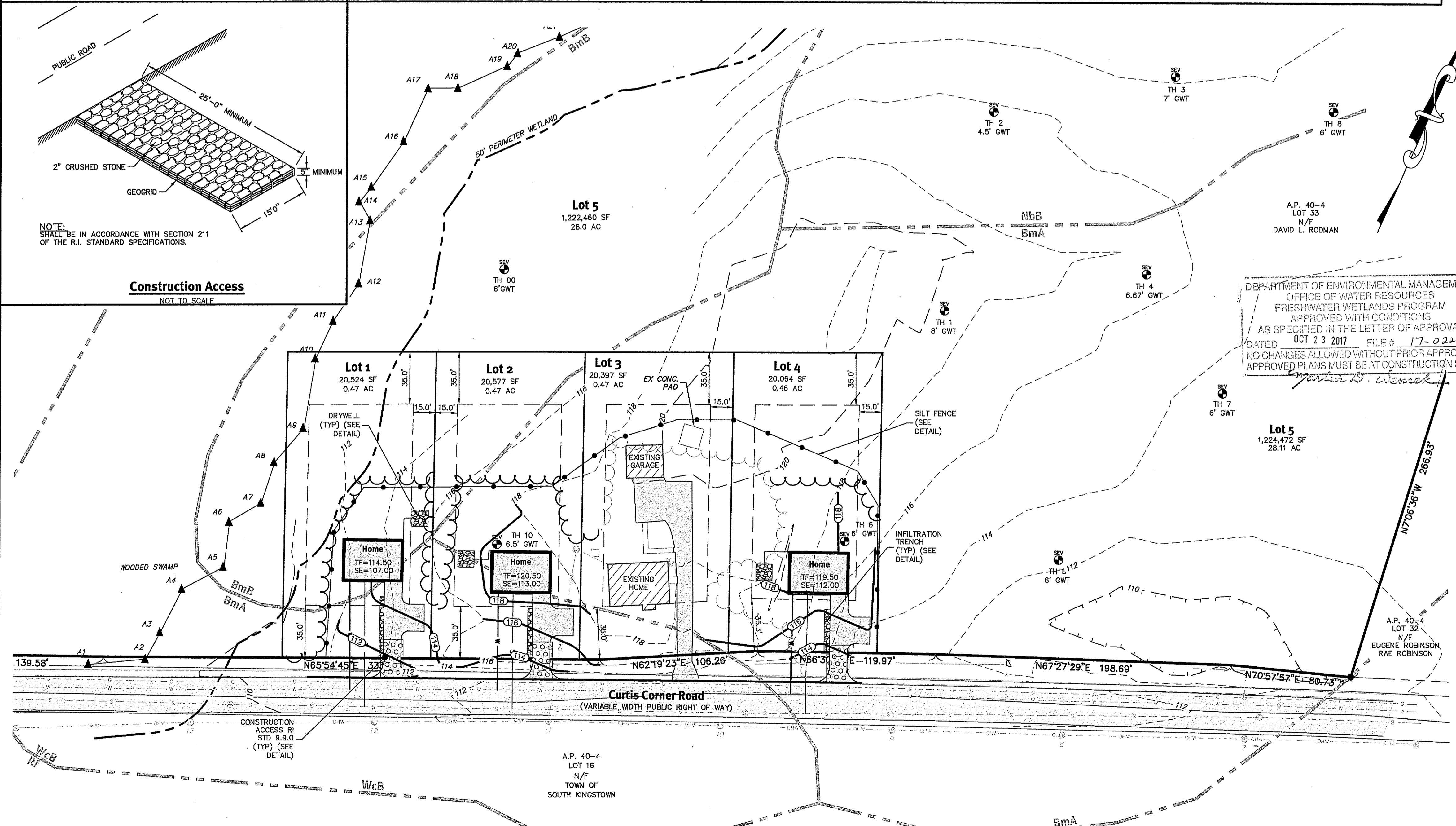
**Silt Fence Detail**  
NOT TO SCALE



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



**Construction Access**  
NOT TO SCALE



**General Notes:**

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 33.
- THE SITE IS APPROXIMATELY 29.97± ACRES AND IS ZONED R-20.
- THE OWNER OF AP 40-4 LOT 33 IS: DAVID RODMAN P.O. BOX 24 BERLIN, MA 01803-0024
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 4400900184J, 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) NARRAGANSETT SPECIAL MANAGEMENT PLAN (CRMC) SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- INDIVIDUAL LOT DRAINAGE SYSTEM HAS BEEN 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.
- SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON OCTOBER 17, 2016.

**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.                 |
| NbB       | 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.                             |

**Dimensional Regulations:**

REGULATION	MINIMUM	MAXIMUM
TWO HOUSEHOLD DETACHED STRUCTURE OR 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	

**Development Data:**

TOTAL SITE AREA:	29.94± ACRES
TOTAL NUMBER OF LOTS:	5
AVERAGE LOT AREA (LOTS 1-4):	0.47 ACRES
REMAINDER LOT 5 AREA:	28.00 ACRES

**Existing Conditions Legend:**

- EX MAJOR FOOT CONTOUR: ---160---
- EX MINOR FOOT CONTOUR: ---158---
- FEMA BOUNDARY: FEMA ZONE X
- SOIL LINE AND DESIGNATION: HkC, CaD
- PROPERTY LINE: ---
- ASSESSOR LINE: ---
- SETBACK: ---
- WETLAND EDGE: ---
- 50' PERIMETER WETLAND: ---50' PERIMETER WETLAND---
- WETLAND FLAG: ▲ A5
- EDGE OF PAVEMENT: ---
- ASPHALT PAVEMENT: ---
- STONE WALL: ---
- BUILDING: ---
- TREELINE: ---
- OVERHEAD WIRES: ---
- GAS LINE: ---
- WATER LINE: ---
- SEWER LINE: ---
- DRAIN LINE: ---
- SEWER MANHOLE: ---
- SEWER CLEANOUT: ---
- DRAINAGE CATCH BASIN: ---
- UTILITY POLE: ---
- SOIL EVALUATION: ---
- NAIL FOUND/SET: ---
- DRILL HOLE FOUND/SET: ---
- IRON ROD/PIPE FOUND/SET: ---
- BOUND FOUND/SET: ---

**Proposed Conditions Legend:**

- PR FOOT CONTOUR: ---
- PR PROPERTY LINE: ---
- BUILDING FOOTPRINT: ---

**Abbreviations:**

EX	EXISTING
PR	PROPOSED
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel: 401-943-1000 fax: 401-664-6066 www.diprete-eng.com

**ERIC M. DRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
G.W.L.

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.

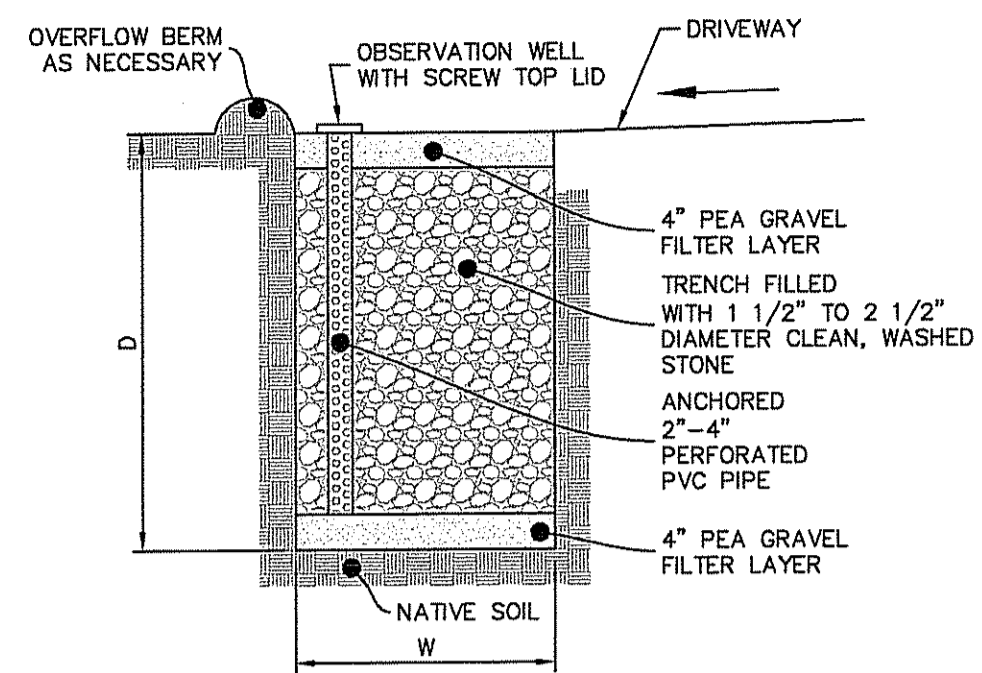
REV.	DATE	DESCRIPTION	BY
0	05-26-2017	PRELIMINARY PLAN SUBMISSION	
1	01-09-2017	PRELIMINARY PLAN SUBMISSION	
2	01-09-2017	PRELIMINARY PLAN SUBMISSION	

Drawn By: S.E.K. Design By: E.M.P.

**Site Plan**  
Curtis Corner Minor Subdivision  
Assessors Plat 40-4, Lot 33  
South Kingstown, Rhode Island

**David Rodman**  
P.O. Box 24  
Berlin, Massachusetts 01803-0024  
DE Job No: 0266-033 Copyright 2017 by Diprete Engineering Associates, Inc.

**Note:**  
STONE INFILTRATION TRENCHES HAVE BEEN SIZED USING THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT, UPDATED 2/13/13, SECTION D - INFILTRATION TRENCH AND DRY WELLS, TABLES 10 AND 11 - SIZING GUIDANCE FOR INFILTRATION TRENCHES AND DRY WELLS

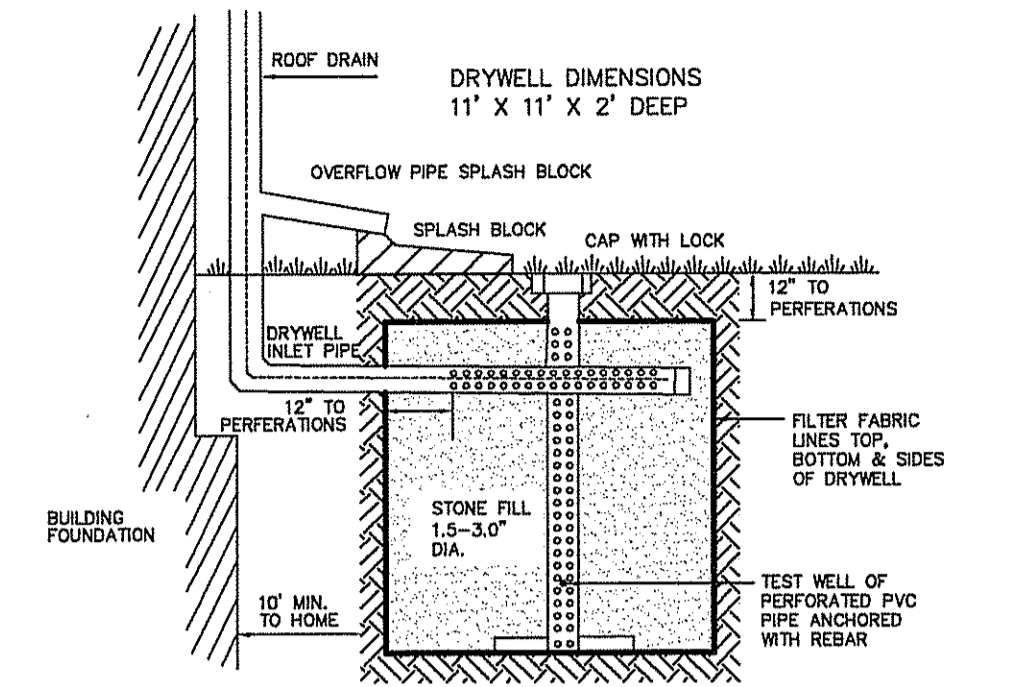


LOCATION	TRENCH DEPTH (D)	TRENCH WIDTH (W)
INFILTRATION TRENCH 1	24"	2.75'
INFILTRATION TRENCH 2	24"	3.25'
INFILTRATION TRENCH 3	24"	2.75'

LOCATION	TOP ELEV. (FT)	BOTTOM ELEV. (FT)	SEASONAL HIGH GROUND WATER TABLE (FT)
INFILTRATION TRENCH 1	111.80	109.80	105.30
INFILTRATION TRENCH 2	114.00	112.00	107.50
INFILTRATION TRENCH 3	113.50	111.50	107.50

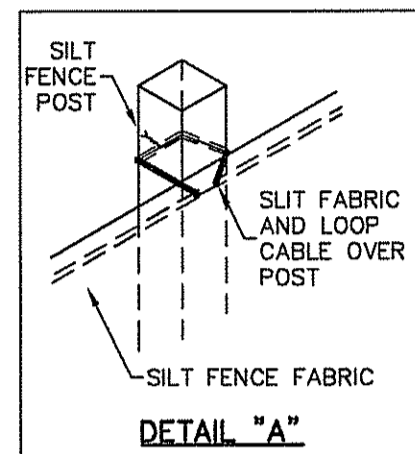
**Stone Infiltration Trench**  
NOT TO SCALE

**NOTES:**  
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.  
2. 2"x2"x4"-6" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVIDE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.  
3. 1"x1"x4"-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.  
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



LOCATION	TOP ELEV. (FT)	BOTTOM ELEV. (FT)	SEASONAL HIGH GROUND WATER TABLE (FT)
DRYWELL SYSTEM 1	115.00	113.00	108.50
DRYWELL SYSTEM 2	117.00	115.00	110.50
DRYWELL SYSTEM 3	118.50	116.50	112.00

**Drywell Detail**  
NOT TO SCALE



R.I. STANDARD 9.2.0

**Silt Fence Detail**  
NOT TO SCALE

**Preliminary Plan - Conditions of Approval:**

- APPROVAL IS LIMITED TO FIVE (5) LOTS IN TOTAL. 'LOT 3' IS TO CONTAIN THE EXISTING DWELLING AND ACCESSORY GARAGE. 'LOTS 1, 2, AND 4' ARE INTENDED TO ACCOMMODATE NEW SINGLE-FAMILY DWELLINGS. 'LOT 5' MAY ACCOMMODATE A SINGLE-FAMILY DWELLING, OR MAY BE FURTHER SUBDIVIDED AS A MAJOR SUBDIVISION PURSUANT TO THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ('THE REGULATIONS') IN EFFECT AT THE TIME OF APPLICATION.
- THE SUBDIVISION SHALL BE DEVELOPED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED IN SUPPORT OF THE APPLICATION, AND WITH THE CONDITIONS OF APPROVAL FOUND HEREIN.
- FAIR SHARE DEVELOPMENT FEES FOR OPEN SPACE AND RECREATIONAL PURPOSES, AS REQUIRED IN THE ZONING ORDINANCE AND AS AMENDED ANNUALLY IN THE CAPITAL IMPROVEMENT PROGRAM, SHALL BE REQUIRED FOR 'LOTS 1, 2, 4, AND 5' AT THE TIME OF OCCUPANCY.
- THE APPLICANT SHALL OBTAIN A PHYSICAL ALTERATION PERMIT, AND IF NECESSARY, A TREE PERMIT FROM THE TOWN'S DEPARTMENT OF PUBLIC SERVICES TO LOCATE ANY NEW DRIVEWAYS SERVICING THE LOTS.
- THE APPLICANT SHALL SECURE A SOIL EROSION, RUNOFF AND SEDIMENTATION CONTROL (SERC) PERMIT FROM THE TOWN'S DEPARTMENT OF PUBLIC SERVICES PRIOR TO APPLYING FOR ANY BUILDING PERMITS.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

**General Notes:**

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 40-4 LOT 33.
- THE SITE IS APPROXIMATELY 29.97± ACRES AND IS ZONED R-20.
- THE OWNER OF AP 40-4 LOT 33 IS: DAVID ROOMAN P.O. BOX 24 BERLIN, MA 01503-0024
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0184J, 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 AREA ID #216 (RIDEM)
- THE SITE IS NOT WITHIN A: GROUNDWATER PROTECTION AREA (RIDEM) NARROW RIVER SPECIAL MANAGEMENT PLAN (CRWC) SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- INDIVIDUAL LOT DRAINAGE SYSTEM HAS BEEN 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 STARTING APPROXIMATELY SPRING 2018 OR UPON RECEIPT OF ALL STATE/LOCAL PERMITS.
- SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON OCTOBER 17, 2016.
- TRASH PICK-UP WILL BE SERVICED BY INDIVIDUAL HOUSE ROLL-OUT.

**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.  
N6B NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES.  
N6B 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.  
W6b WAPPING VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES.

**Dimensional Regulations:**

REGULATION	REQUIREMENT
SINGLE HOUSEHOLD DETACHED STRUCTURE	
MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	100 FEET
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MINIMUM REAR YARD	35 FEET
MAXIMUM LOT COVERAGE	25 %
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**Development Data:**

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TOTAL NUMBER OF LOTS:	5
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REMAINDER LOT 5 AREA:	28.00 ACRES

**Existing Conditions Legend:**

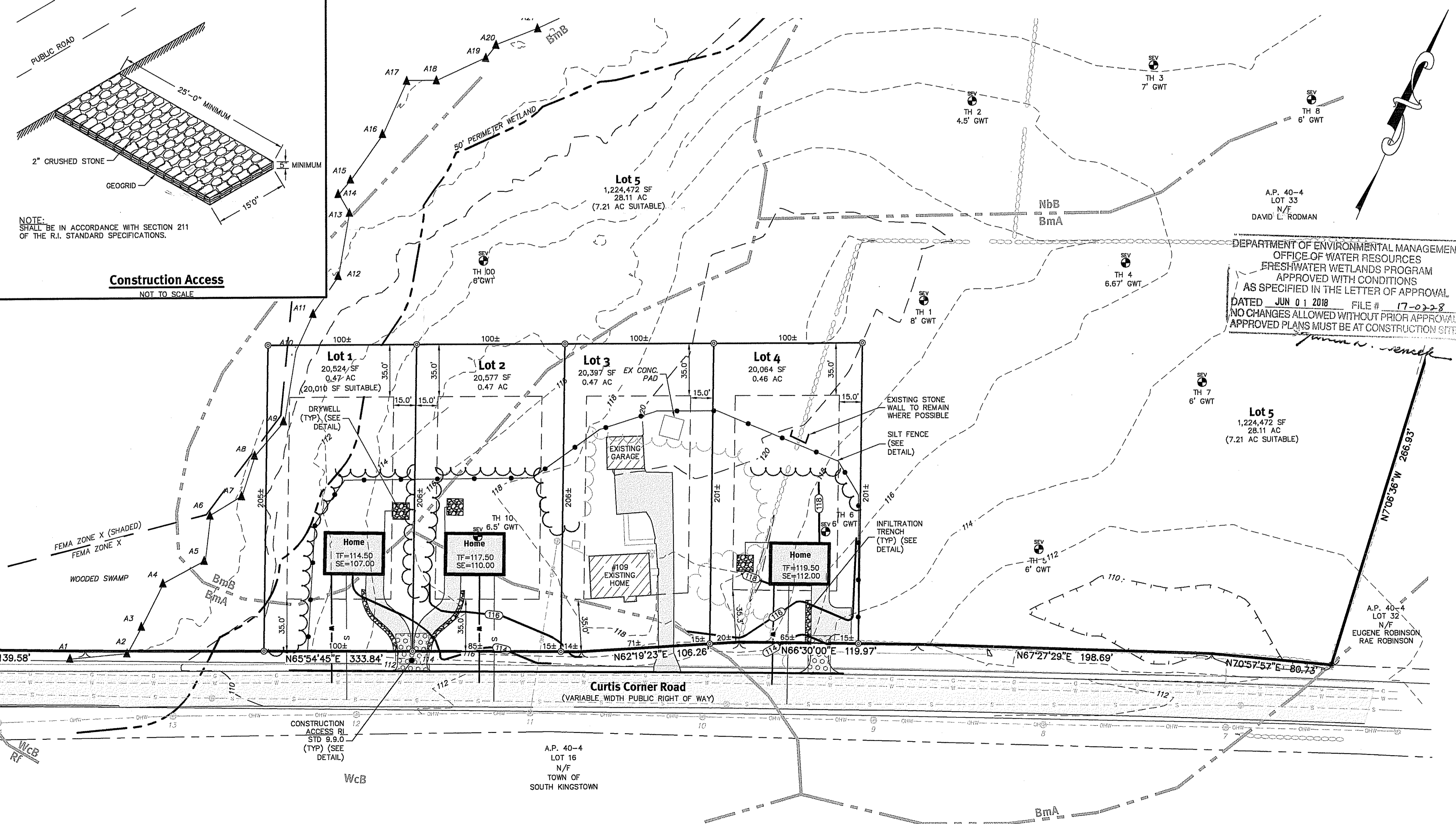
EX MAJOR FOOT CONTOUR	---
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SOIL LINE AND DESIGNATION	---
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WETLAND EDGE	---
50' PERIMETER WETLAND	---
WETLAND FLAG	▲ A5
EDGE OF PAVEMENT	---
ASPHALT PAVEMENT	---
STONE WALL	---
BUILDING	---
TREELINE	---
OVERHEAD WIRES	---
GAS LINE	---
WATER LINE	---
SEWER LINE	---
DRAIN LINE	---
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊙
DRAINAGE CATCH BASIN	⊙
UTILITY POLE	⊙
SOIL EVALUATION	⊙
NAIL FOUND/SET	▲/△
DRILL HOLE FOUND/SET	●/⊙
IRON ROD/PIPE FOUND/SET	○/⊙
BOUND FOUND/SET	■/□

**Abbreviations:**

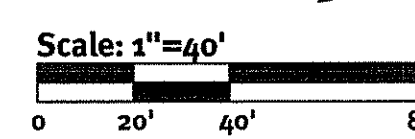
EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

**Proposed Conditions Legend:**

PR FOOT CONTOUR	---
PR PROPERTY LINE	---
BUILDING FOOTPRINT	---



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUN 01 2018 FILE # 17-0228  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



**Diprete Engineering**  
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Tel 401-943-1000 Fax 401-664-6006 www.diprete-eng.com  
Boston • Providence • Newport

**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.

No.	Date	Description	By
6	4/26/18	60241 Permit Modification	S.E.K.
5	3/16/18	Final Plan Submission	S.E.K.
4	3/16/18	Preliminary Plan Response to Comments	S.E.K.
3	1/11/17	60241 Wetlands Submission	S.E.K.
2	05/24/2017	60241 Wetlands Submission	S.E.K.
1	05/24/2017	Pre-Application Submission	J.A.K.

Drawn By: S.E.K. Design By: E.M.P.

**Site Plan**  
**Curtis Corner Minor Subdivision**  
Assessors Plat 40-4, Lot 33  
South Kingstown, Rhode Island  
Applicant/owner  
**David L. Rodman**  
8 Baker Road, PO Box 24  
Berlin, MA 01503-0024  
DE Job No. 2885-053 Copyright 2017 by Diprete Engineering Associates, Inc.  
MAY 15 2018  
SHEET 4 OF 4