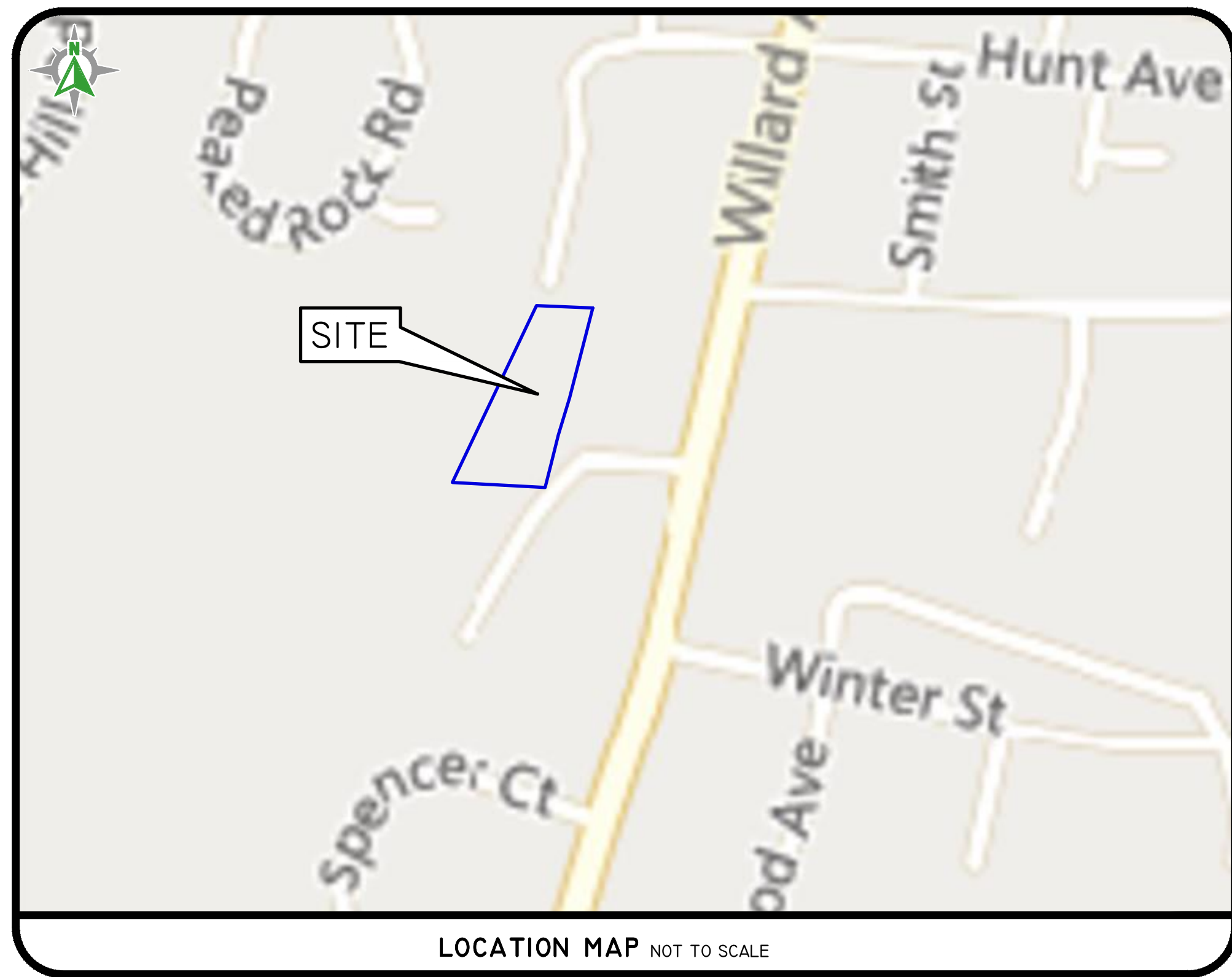


COMBINED MASTER PLAN/PRELIMINARY PLAN SUBMISSION

ROCKLAND DRIVE 3 LOT SUBDIVISION

LOCATED ON 23 ROCKLAND DRIVE
SOUTH KINGSTOWN, RHODE ISLAND
ASSESSOR'S PLAT 56-2 LOT 7



SHEET INDEX

- 1 COVER
- 2 AERIAL & HALF MILE RADIUS
- 3 EXISTING CONDITIONS SURVEY
- 4 SOIL EROSION & SEDIMENT CONTROL PLAN
- 5 SITE LAYOUT PLAN
- 6 DETAIL SHEET - 1
- 7 DETAIL SHEET - 2

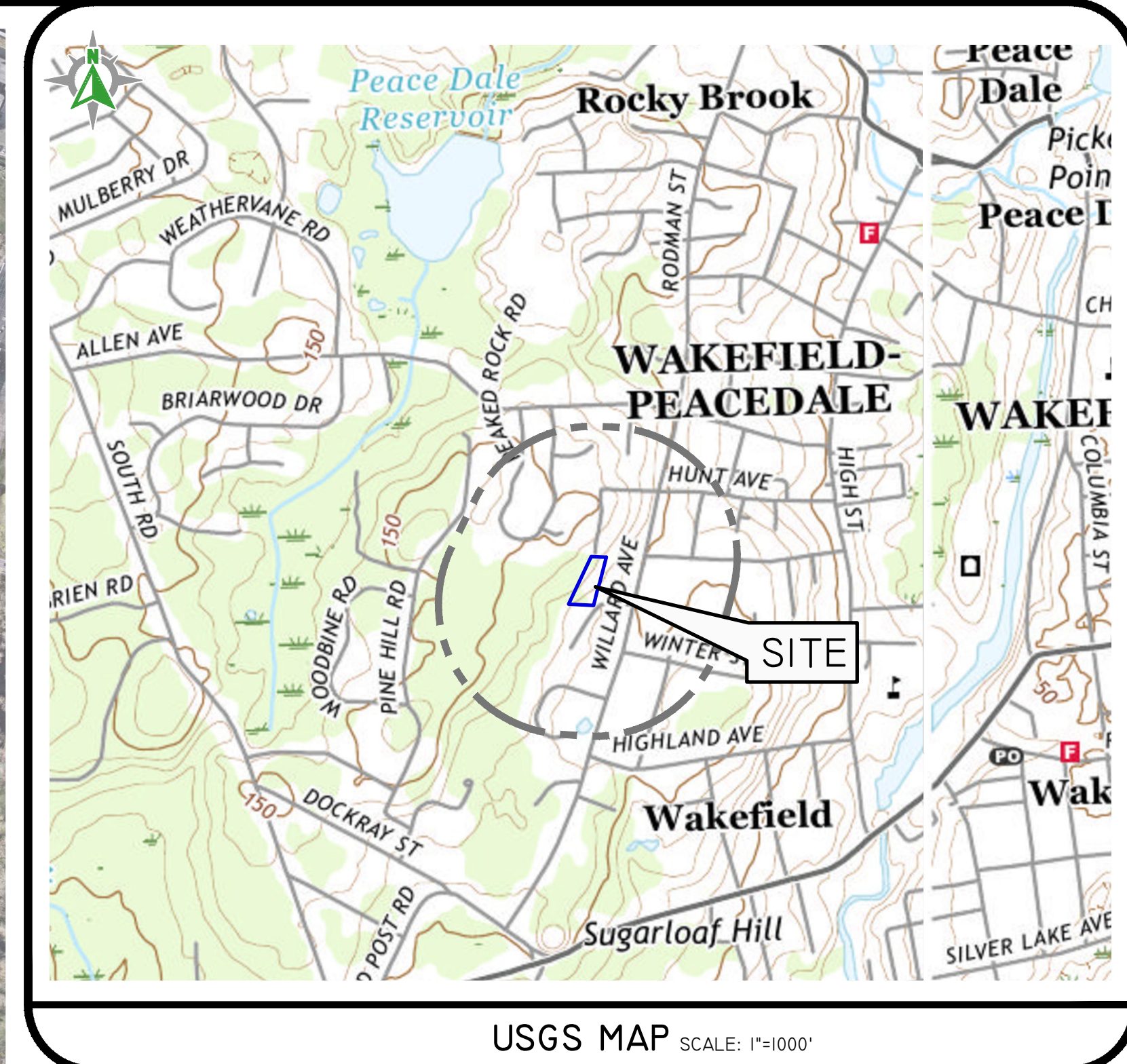
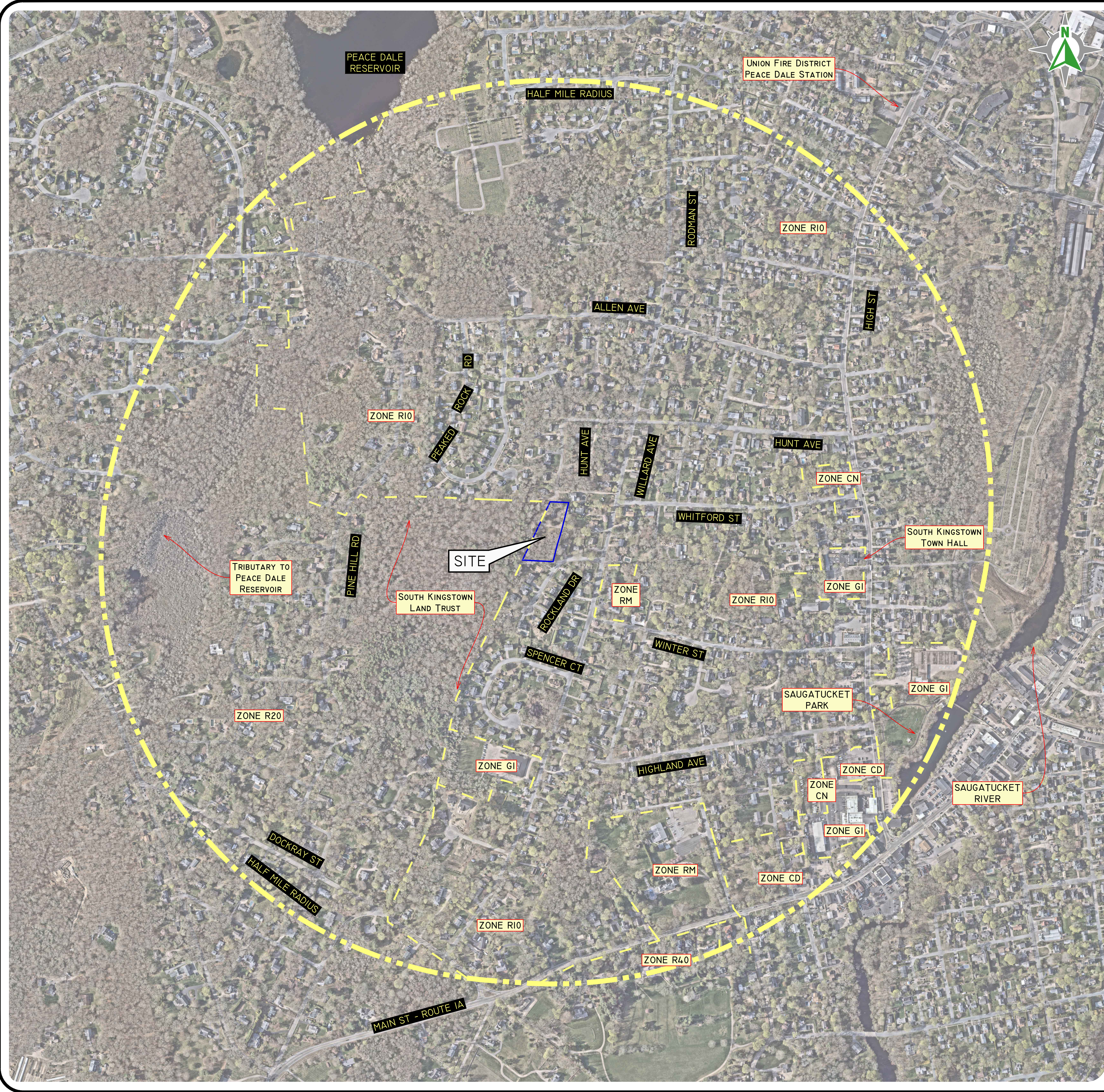
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT UTILITIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.	DESIGN BY:
1	02-27-2025	PRELIMINARY MASTER PLAN SUBMISSION			E.M.P.
2	02-27-2025	PRELIMINARY MASTER PLAN SUBMISSION			E.M.P.
3	02-27-2025	PRELIMINARY MASTER PLAN SUBMISSION			E.M.P.
4	02-27-2025	PRELIMINARY MASTER PLAN SUBMISSION			E.M.P.

COVER
ROCKLAND DRIVE 3 LOT SUBDIVISION
ASSESSOR'S PLAT 56-2 LOT 7
SOUTH KINGSTOWN, RHODE ISLAND
OWNER: **KA THLEEN A. SALISBURY**
908 MARLBOROUGH AVENUE
ABSECON, NJ 08201
PREPARED FOR: **SA BUILDERS, LLC**
220 KNOWLESWAY EXTENSION
NARRAGANSETT, RI 02882
DRAWN BY: J.A.R.

Z:\BENHAIN\PROJECTS\0265-081 ROCKLAND DRIVE (SAUTOCAD DRAWINGS\0265-081\HSTR_PLN1.DWG PLOTTED: 1/20/2026

Z:\DEVELOPMENT\PROJECTS\0265-081 ROCKLAND DRIVE\DRAWINGS\0265-081-HESTR_P\PL1.DWG PLOTTED: 1/20/2026



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04-23-2025.
SCALE: 1"=300'
0 150' 300' 600'

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE PERMITS AND REGULATORY AGENCIES UTILIZED GOING ON THIS PLAN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.	DESIGN BY
1	04-23-2025	PRELIMINARY PLAN SUBMISSION			E.M.P.
2	07-22-2025	PRELIMINARY MASTER PLAN SUBMISSION			
3	11-02-2025	PRELIMINARY MASTER PLAN SUBMISSION			
4	08-22-2025	PRELIMINARY MASTER PLAN SUBMISSION			

AERIAL & HALF MILE RADIUS
ROCKLAND DRIVE 3 LOT SUBDIVISION
ASSESSOR'S PLAT 56-2 LOT 7
SOUTH KINGSTOWN, RHODE ISLAND
OWNER: KA THLEEN A. SALISBURY
948 MARLBOROUGH AVENUE
ABSECON, NJ 08201
PREPARED FOR: SA BUILDERS, LLC
220 KNOWLESWAY EXTENSION
NARRAGANSETT, RI 02882
DRAWN BY: J.A.R.

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 56-2, LOT 7 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 987, PAGE 359 IS KATHLEEN A. SALISBURY.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0184K, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-10 BASED ON TOWN OF SOUTH KINGSTOWN GIS DATABASE. 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.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 14, 2025. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. 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.
8. 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 IN 2022 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 AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
9. 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.

THE SUBJECT SITE HAS THE RIGHT TO PASS AND REPASS OVER A RIGHT-OF-WAY OWNED BY PAULINE R. PERRY. THIS RIGHT-OF-WAY LEADS TO WILLARD AVENUE; HOWEVER, ITS EXACT LOCATION IS CURRENTLY UNKNOWN.

THE SUBJECT SITE ALSO HAS AN INTEREST IN A DRIFTWAY THAT PROVIDES ACCESS TO WILLARD AVENUE. THE LOCATION OF THIS DRIFTWAY IS ALSO CURRENTLY UNKNOWN.

PLAN REFERENCES

1. "SURVEY FOR MR. FRED E. BABCOCK, MAP 56-2 LOT#2, SOUTH KINGSTOWN, RI" BY ENVIRONMENTAL CONSULTANTS, INC., DATED NOVEMBER 19, 1993, SCALE 1"=50', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT BOOK PL23 PAGE 93.
2. "ROAD, UTILITY AND LOT LAYOUT, ROCKLAND ACRES SUBDIVISION" BY ENVIRONMENTAL CONSULTANTS, INC. DATED AUGUST 1977, SCALE 1"=50', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT BOOK 17 PAGE 1487.
3. "ADMINISTRATIVE SUBDIVISION, PERIMETER SURVEY PLAN, PEAKED ROCK ESTATES" BY DIPRETE ENGINEERING ASSOC., INC., DATED JUNE, 1994, SCALE 1"=50', RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT BOOK C96 PAGE 72.

SITE NOTES

1. THE SITE IS ZONED R10.
2. THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - OWTS CRITICAL RESOURCE AREA (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
 - ZONING OVERLAY DISTRICT (TOWN)
 - SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - HISTORIC OR NATURAL FEATURE (EXCEPT AS NOTED ON PLAN)
 - NATIONAL REGISTER OF HISTORIC PLACES
3. THE SITE IS WITHIN A:
 - AREA WITHIN A TMDL WATERSHED (RIDEM) - SAUGATUCKET RIVER
4. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON SEPTEMBER 23, 2025.
5. THERE ARE NO WETLANDS OR BUFFERS PRESENT ON SITE.
6. THERE ARE NO AREAS OF EXISTING, OR ACTIVE, AGRICULTURAL USE.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASSE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. 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.
3. 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.
4. 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.
5. UTILITY PLAN REFERENCES
 - 5.1. WATER INFORMATION OBTAINED FROM GIS BY SUEZ WATER RHODE ISLAND
 - 5.2. SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - 5.3. GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY
 - 5.4. ELECTRIC INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - 5.5. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS, SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION
 ChB CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 N8B NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES

NOTE:
 *PRIME FARMLAND
 **FARMLAND OF STATEWIDE IMPORTANCE

LEGEND

	WATER LINE	123/1234	DEED BOOK/PAGE		UNKNOWN MANHOLE
	SEWER LINE	AP	ASSESSOR'S PLAT		BOLLARD
	GAS LINE	N/F	NOW OR FORMERLY		SOIL EVALUATION
	ELECTRIC LINE	(R)	RECORD		CATCH BASIN
	OVERHEAD WIRES	(CA)	CHORD ANGLE		DOUBLE CATCH BASIN
	DRAINAGE LINE	(D)	DEED		WATER VALVE
	MINOR CONTOUR LINE	(M)	MEASURED		GAS VALVE
	MAJOR CONTOUR LINE	▲	NAIL/SPIKE FOUND/SET		WETLAND FLAG
	PROPERTY LINE	○	DRILL HOLE FOUND/SET		DRAINAGE MANHOLE
	ASSESSORS LINE	●	IRON ROD/PIPE FOUND/SET		FLARED END SECTION
	TREENLINE	○	BOUND FOUND/SET		GUY POLE
	GUARDRAIL	○	HC HANDICAPPED		UTILITY/POWER POLE
	FENCE	○	LC LANDSCAPING		LIGHTPOST
	RETAINING WALL	○	SIGN POST		WELL
	STONE WALL	○	SEWER MANHOLE		MONITORING WELL
	SETBACK LINES	○	SEWER CLEANOUT		BENCHMARK
	SOILS LINES	○	HYDRANT		IRRIGATION VALVE
	20' BUILDING SETBACK				
	25' BUFFER				
	50' BUFFER				
	75' BUFFER				
	100' BUFFER				
	150' BUFFER				
	200' BUFFER				
	ZONE X				
	ZONE X				
	FEMA ZONE X				
	FEMA ZONE X				
	STREAM				
	WETLAND LINE & FLAG				
	GROUNDWATER OVERLAY				
	GROUNDWATER RECHARGE AREA				
	GROUNDWATER RESERVOIR				
	NATURAL HERITAGE				
	COMMUNITY WELLHEAD PROTECTION				
	NON-COMMUNITY WELLHEAD PROTECTION				

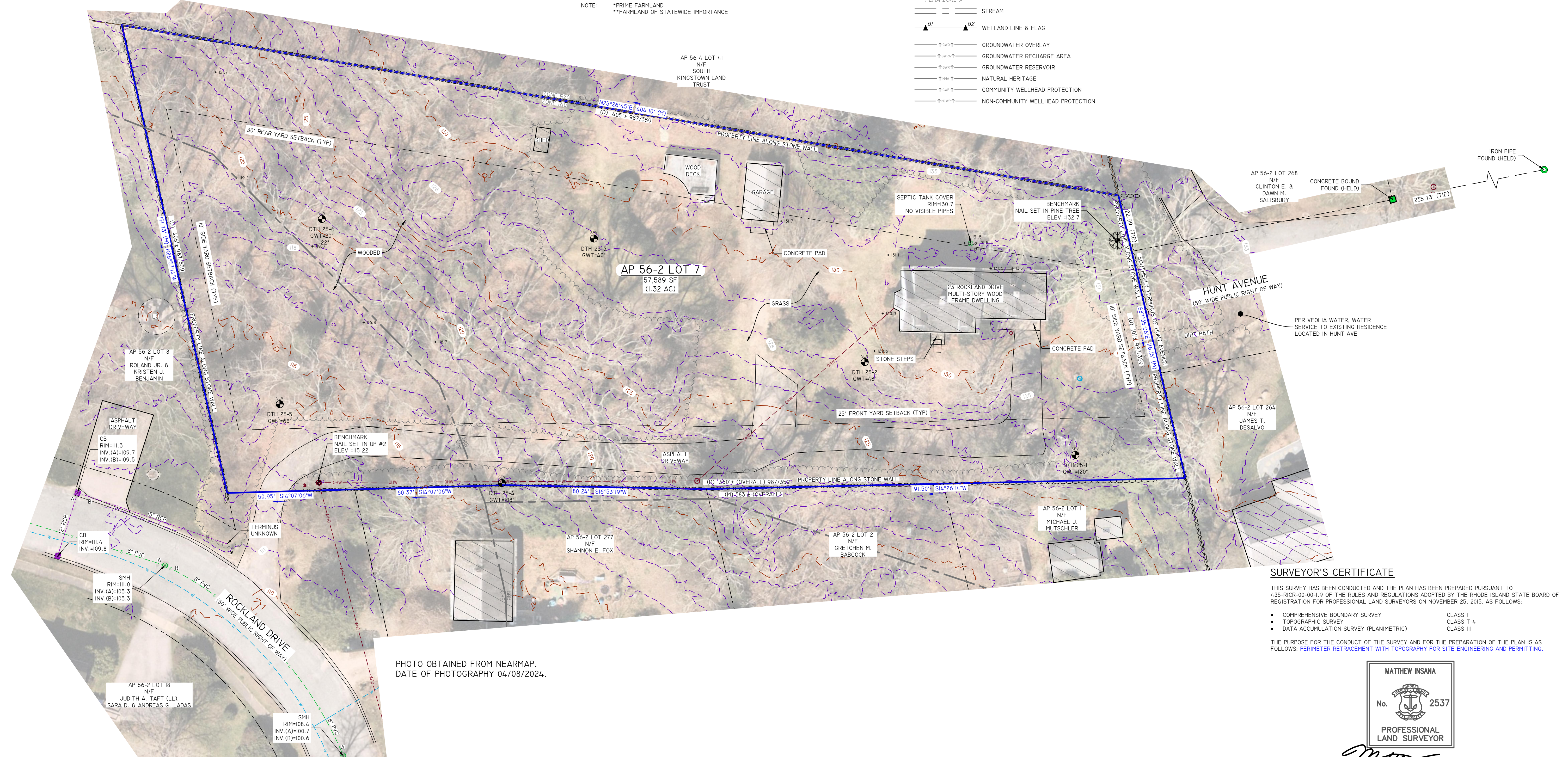
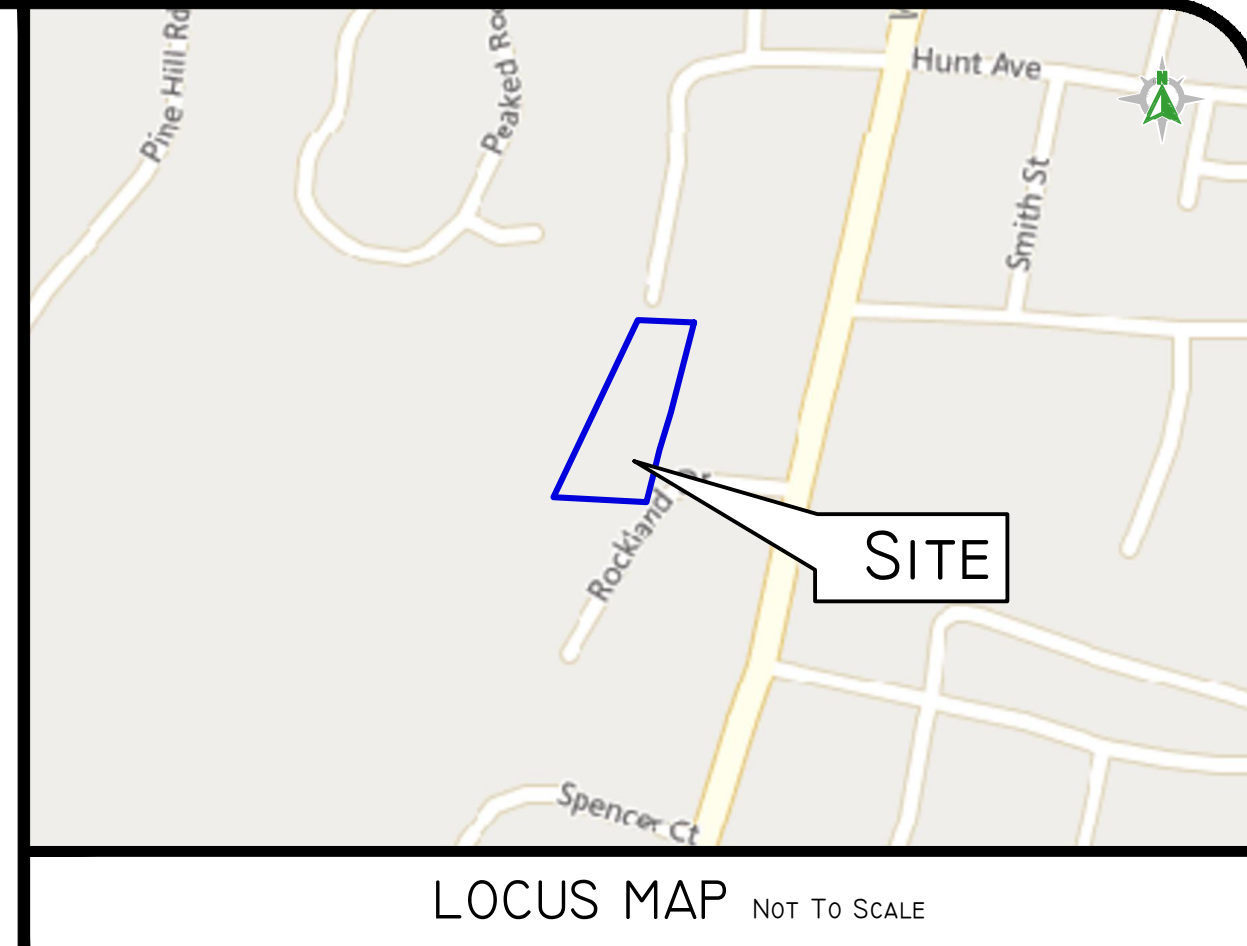
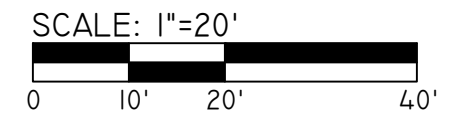


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/08/2024.

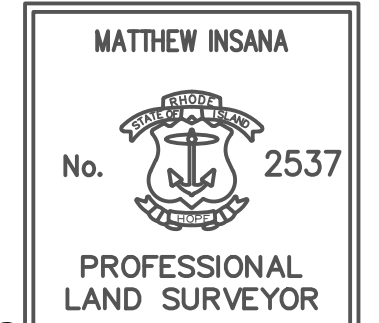


SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC SURVEY CLASS I-4
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



Matthew Insana 11/14/2025
 MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

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BRENNA GUAY
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 CIVIL

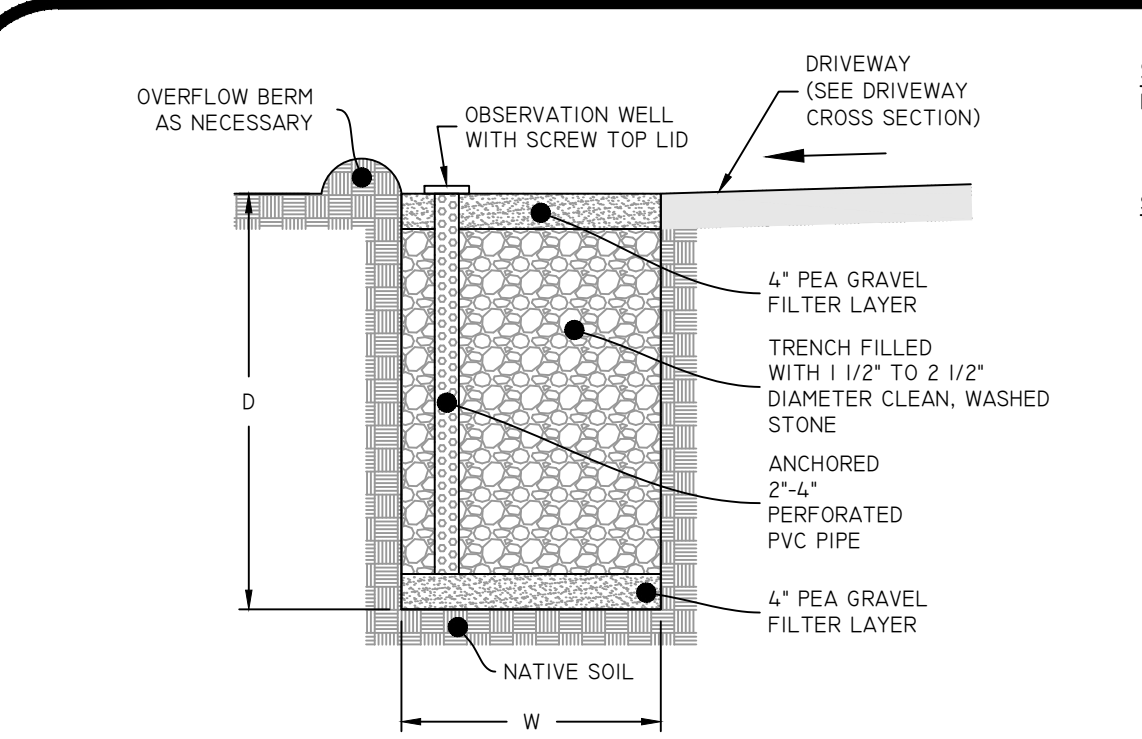
NO.	DATE	DESCRIPTION	BY:
1	01/22/2025	EXISTING CONDITIONS SURVEY	B.G.
2	01/22/2025	EXISTING CONDITIONS SURVEY	B.G.
3	01/22/2025	EXISTING CONDITIONS SURVEY	B.G.
4	01/22/2025	BOUNDARY TOPOGRAPHIC SURVEY	B.G.
5	01/22/2025	BOUNDARY TOPOGRAPHIC SURVEY	B.G.

EXISTING CONDITIONS SURVEY
ROCKLAND DRIVE 3 LOT SUBDIVISION
 ASSESSOR'S PLAT 56-2 LOT 7
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
SA BUILDERS, LLC
 220 KNOWLESWAY EXTENSION
 NARRAGANSETT, RI 02882

OWNER:
KA THLEEN A. SALISBURY
 948 MARLBOROUGH AVENUE
 ABSECON, NJ 08201

DEED NO. 0034281 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.



SIZING NOTE:
 1. INFILTRATION TRENCHES SIZED USING TABLE 10 OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT

SIZING DATA
 SOIL CONDITIONS: SANDY (ALL LOTS)
 TRENCH DEPTH: 30 INCHES (LOTS 1&2)
 TRENCH SIZING CALCULATION:
 DRIVEWAY AREA (LOT 1) = 1,760 SF
 TRENCH SIZING RATIO = $\frac{80 \text{ SF (TRENCH SURFACE AREA)}}{1,000 \text{ SF (IMPERVIOUS SURFACE AREA)}}$
 $\frac{80 \text{ SF}}{1,000 \text{ SF}} = \frac{X \text{ SF}}{1,760 \text{ SF}} = 140.8 \text{ SF TRENCH REQUIRED}$

DRIVEWAY AREA (LOT 2) = 2,912 SF
 $\frac{80 \text{ SF}}{1,000 \text{ SF}} = \frac{X \text{ SF}}{2,912 \text{ SF}} = 233.0 \text{ SF TRENCH REQUIRED}$

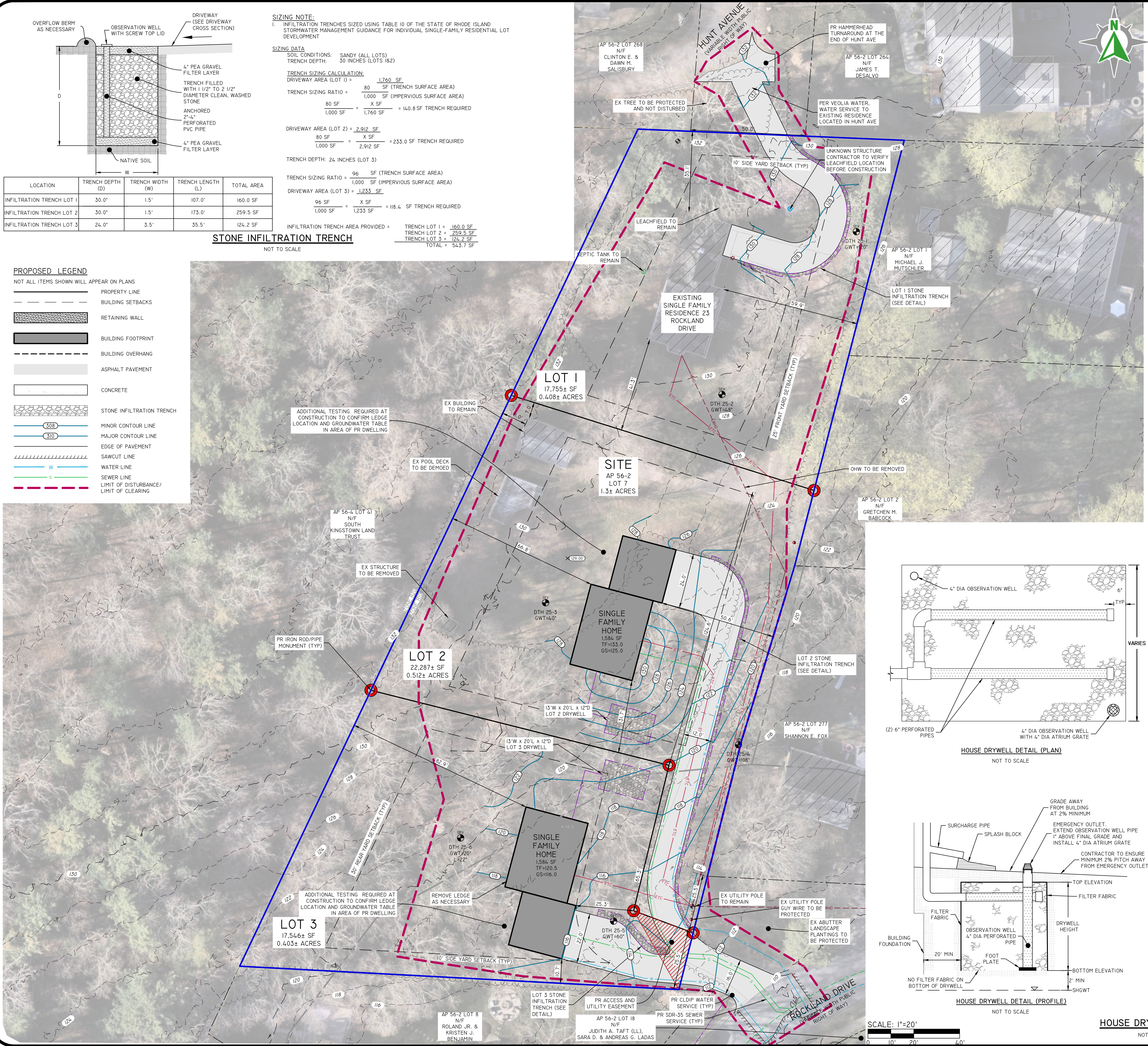
TRENCH DEPTH: 24 INCHES (LOT 3)
 TRENCH SIZING RATIO = $\frac{96 \text{ SF (TRENCH SURFACE AREA)}}{1,000 \text{ SF (IMPERVIOUS SURFACE AREA)}}$
 DRIVEWAY AREA (LOT 3) = 1,233 SF
 $\frac{96 \text{ SF}}{1,000 \text{ SF}} = \frac{X \text{ SF}}{1,233 \text{ SF}} = 118.4 \text{ SF TRENCH REQUIRED}$

INFILTRATION TRENCH AREA PROVIDED =
 TRENCH LOT 1 = 160.0 SF
 TRENCH LOT 2 = 259.5 SF
 TRENCH LOT 3 = 124.2 SF
 TOTAL = 543.7 SF

LOCATION	TRENCH DEPTH (D)	TRENCH WIDTH (W)	TRENCH LENGTH (L)	TOTAL AREA
INFILTRATION TRENCH LOT 1	30.0"	1.5'	107.0'	160.0 SF
INFILTRATION TRENCH LOT 2	30.0"	1.5'	173.0'	259.5 SF
INFILTRATION TRENCH LOT 3	24.0"	3.5'	35.5'	124.2 SF

STONE INFILTRATION TRENCH
 NOT TO SCALE

- PROPOSED LEGEND**
 NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - BUILDING OVERHANG
 - ASPHALT PAVEMENT
 - CONCRETE
 - STONE INFILTRATION TRENCH
 - MINOR CONTOUR LINE
 - MAJOR CONTOUR LINE
 - EDGE OF PAVEMENT
 - SAWCUT LINE
 - WATER LINE
 - SEWER LINE
 - LIMIT OF DISTURBANCE/ LIMIT OF CLEARING



DEVELOPMENT DATA:

TOTAL SITE AREA:	1.32± ACRES
TOTAL NUMBER OF LOTS:	3
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	3
TOTAL LOT AREA:	1.3± ACRES
AVERAGE LOT AREA:	0.43 ACRES
PAVEMENT WIDTH (DRIVEWAY):	12'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-10	PROVIDED	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA:	10,000 SF	17,755 SF	22,287 SF	17,546 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	80'	50'	25.5'	25.5'	
MINIMUM FRONT AND CORNER SIDE YARD:	25'	35.1'	50.6'	25.3'	
MINIMUM SIDE YARD:	10'	59.9'	31.7'	10.7'	
MINIMUM REAR YARD:	30'	41.3'	66.8'	82.9'	
MINIMUM ACCESSORY BLDG. SIDE YARD:	6'	N/A	7'	N/A	
MINIMUM ACCESSORY BLDG. REAR YARD:	6'	N/A	11'	N/A	
MAXIMUM STRUCTURE HEIGHT:	35'	<35'	<35'	<35'	
MAXIMUM LOT COVERAGE:	25%	6.7%	7.5%	9.0%	

* ZONING ORDINANCE SEC 502.2 - IN RESIDENTIAL ZONES R10 TO R20, 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 TWENTY (20) FEET.

GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND HOMES ARE PROPOSED TO BE 3 BEDROOMS.
- THE EXISTING HOME ON THE SITE IS SERVICED BY PUBLIC WATER AND PRIVATE OWTS. THE NEW HOMES WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF DRYWELLS AND STONE TRENCHES. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

***LAND UNSUITABLE FOR DEVELOPMENT:**

- FRESH WATER WETLANDS, EXCEPT THAT AREA OF PERIMETER WETLAND WITHIN FIFTY (50) FEET OF THE EDGE OF ANY BOG, MARSH, SWAMP, OR POND, OR ANY APPLICABLE 100-FOOT OR 200-FOOT RIVERSHANK WETLANDS, AS DEFINED BY RHODE ISLAND GENERAL LAWS SECTION 2-1-1 (1987), AS AMENDED.
- COASTAL WETLANDS, EXCEPT ANY DIRECTLY ASSOCIATED CONTIGUOUS AREAS, AS DEFINED BY RHODE ISLAND GENERAL LAWS SECTION 4-6-23-(1)(3)(1990), AS AMENDED.
- AREAS WITHIN A HIGH FLOOD DANGER ZONE, AS DEFINED IN SECTION 601 OF THE SOUTH KINGSTOWN ZONING ORDINANCE, AS AMENDED.
- LAND WITHIN ANY PUBLICLY OR PRIVATELY HELD EASEMENT ON WHICH ABOVE-GROUP UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSMISSION LINES, ARE CONSTRUCTED.

CONSTRUCTION, MAINTENANCE & INSPECTION NOTES:

- ROOF LEADERS ARE TO TIE INTO PROPOSED DRYWELLS.
- DRYWELL AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
- DRYWELLS TO BE LOCATED DOWNGRADIENT OF THE BUILDING WITH A MINIMUM OF 20' SEPARATION TO THE FOUNDATION.
- UNDER NO CIRCUMSTANCES MAY DRYWELLS BE INSTALLED UPGRADIENT OF A BUILDING.
- PLACE FILTER FABRIC ON SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
- OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
- MONITORING OF WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, SYSTEM FAILURE HAS OCCURRED AND WILL REQUIRE FLUSHING MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM.
- MAINTENANCE OF ALL DRYWELL AND DRAINAGE COMPONENTS IS THE RESPONSIBILITY OF THE OWNER, INCLUDING MONITORING OF WATER LEVELS AS NECESSARY.
- THE ONLY CONNECTIONS ALLOWED TO THE DRYWELL ARE FROM ROOF CONNECTIONS AS SHOWN ON THE PLANS. CONNECTIONS FROM FOUNDATIONS DRAINS, SUMPS, WINDOW WELLS, FLOOR DRAINAGE AND ALL OTHER CONNECTIONS ARE PROHIBITED.

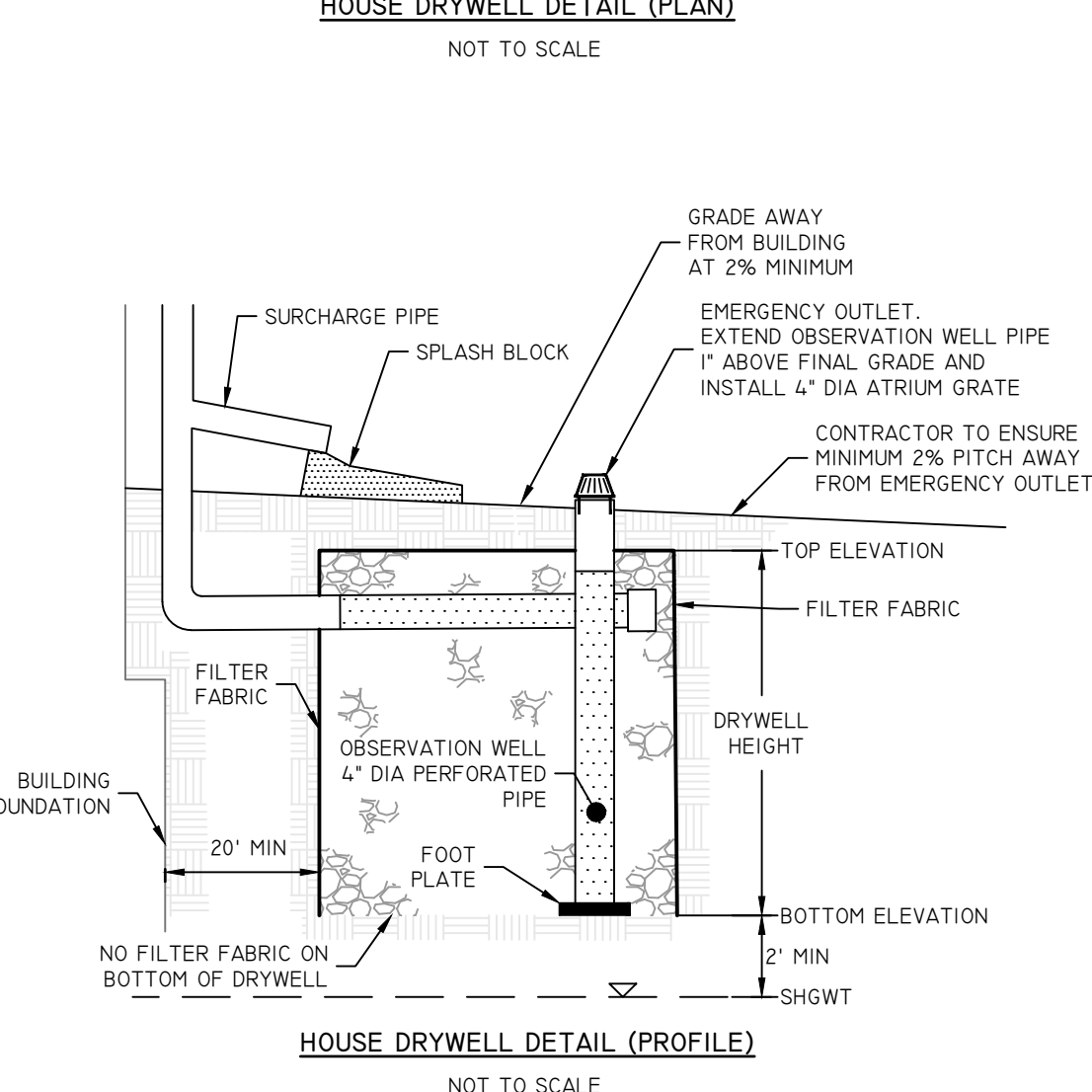
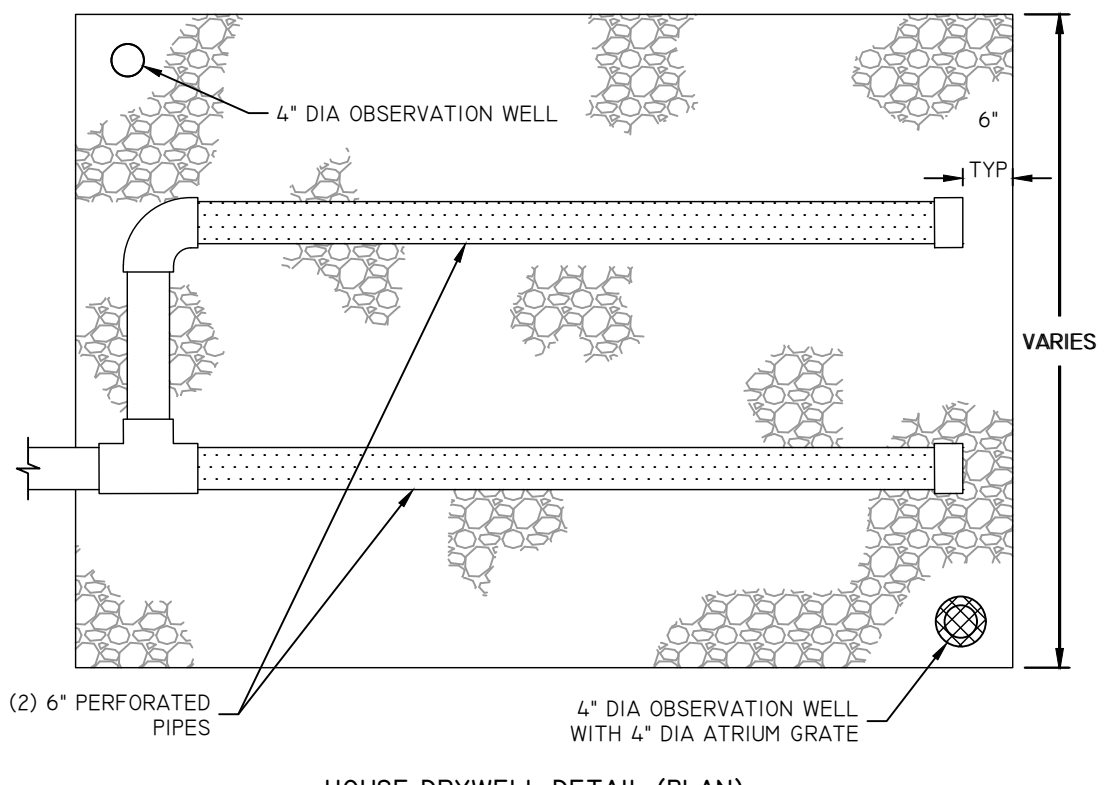
SIZING NOTES:

- DRYWELLS SIZED USING TABLE 10 OR 11 OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT
- GROUNDWATER TABLE DATA:
 TEST HOLES COMPLETED BY DIPRETE ENGINEERING ON SEPTEMBER, 2025
 TH-25-5
 GROUNDWATER SEEPAGE: NA
 DESIGN GWT: 40'
 SOIL CATEGORY: 4
 TH-25-6
 GROUNDWATER SEEPAGE: NA
 DESIGN GWT: 20'
 SOIL CATEGORY: 4

SIZING DATA

SOIL CONDITIONS: SANDY
 DRYWELL DEPTH: 12 INCHES
 GWT DEPTH: SEE NOTE #2 ABOVE
 DRYWELL SIZING CALCULATION:
 TOTAL IMPERVIOUS AREA = 1,584 SF (EACH LOT)
 DRYWELL SIZING RATIO = $\frac{160 \text{ SF (DRYWELL SURFACE AREA)}}{1,000 \text{ SF (IMPERVIOUS SURFACE AREA)}}$
 $\frac{160 \text{ SF}}{1,000 \text{ SF}} = \frac{X \text{ SF}}{1,584 \text{ SF}} = 253.44 \text{ SF DRYWELL REQUIRED (EACH LOT)}$
 DRYWELL AREA PROVIDED =
 DRYWELL LOT 2 = 270 SF
 DRYWELL LOT 3 = 270 SF
 TOTAL = 540 SF

LOT	PROPOSED GRADING ELEVATION	TOP OF DRYWELL	ELEVATION AT BOTTOM STONE OF DRYWELL	SEASONAL HIGH GWT ELEVATION	SEPARATION DISTANCE (FEET)
2	122.00	120.00	119.00	≤ 117.00	2.00
3	120.00	117.00	116.00	≤ 114.00	2.00



HOUSE DRYWELL DETAIL
 NOT TO SCALE

DiPrete Engineering
 Engineers • Planners • Surveyors
 www.diprete-eng.com
 Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-4000

BRENNA GUAY
 No. 13738
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHARPLY ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY UTILITIES AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

DATE	DESCRIPTION	BY	CHK
10/22/2025	PRELIMINARY MASTER PLAN SUBMISSION	J.A.R.	B.T.
11/22/2025	PRELIMINARY MASTER PLAN SUBMISSION	J.A.R.	B.T.
12/22/2025	PRELIMINARY MASTER PLAN SUBMISSION	J.A.R.	B.T.

DESIGN BY: E.M.P.

SITE LAYOUT PLAN
ROCKLAND DRIVE 3 Lot SUBDIVISION
 ASSASSOR'S PLAT 56-2 LOT 7
 SOUTH KINGSTOWN, RHODE ISLAND

OWNER: KA THELEN A. SALISBURY
 948 WARBOROUGH AVENUE
 ABSECON, NJ 08201

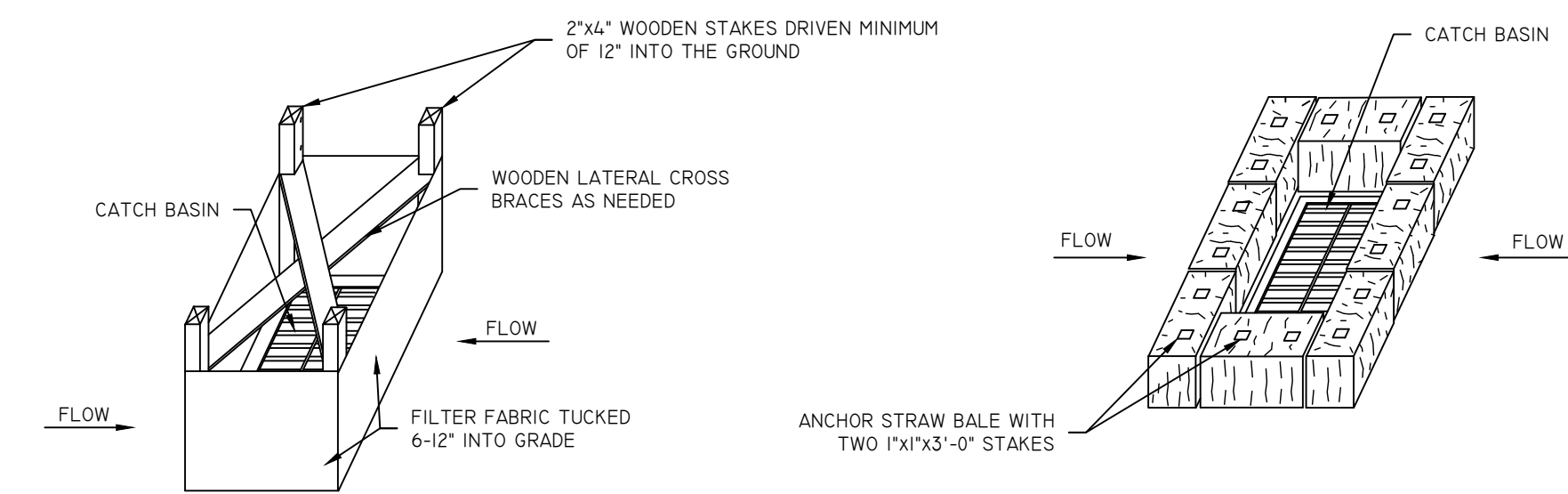
PREPARED FOR: SA BUILDERS, LLC
 220 KNOWLESWAY EXTENSION
 NARRAGANSETT, RI 02882

SCALE: 1"=20'

SHEET 5 OF 7

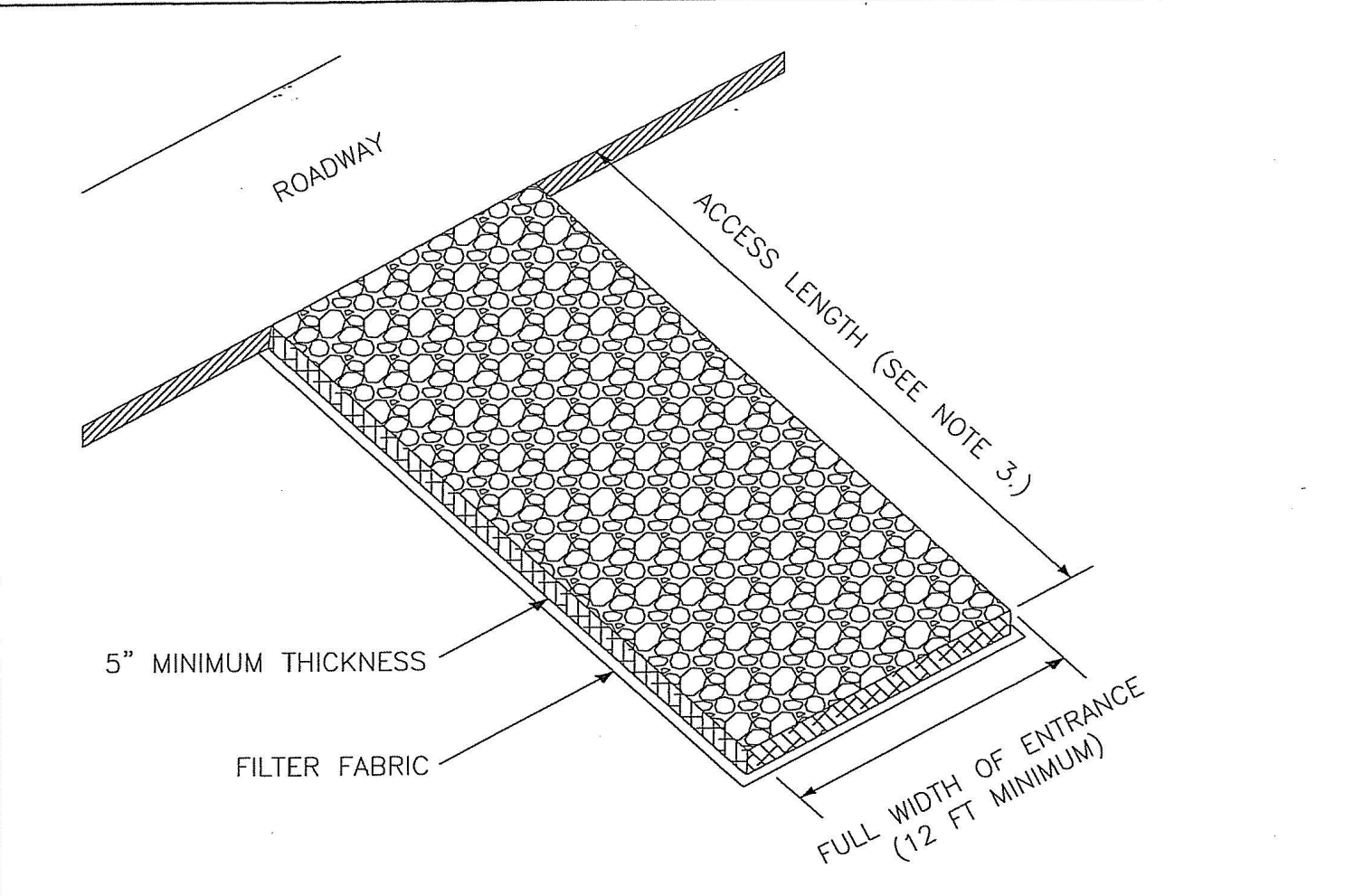
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHARPLY ISSUED FOR CONSTRUCTION AND STAMPED BY AN ENGINEER. ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT PROPERTIES UTILITIES GOING ON THE PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	01-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
2	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
3	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
4	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
5	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
6	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
7	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
8	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
9	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.
10	02-22-2025	PRELIMINARY PLAN SUBMISSION	J.A.R.



CATCH BASIN EROSION CONTROL
 NOT TO SCALE

NOTES:
 1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
 2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
 3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.



MATERIAL SIZE	
SQUARE MESH SIEVES	% FINER
2-1/4 INCHES	100
2 INCHES	90 - 100
1-1/2 INCHES	30 - 55
1-1/4 INCHES	0 - 25
1 INCH	0 - 5

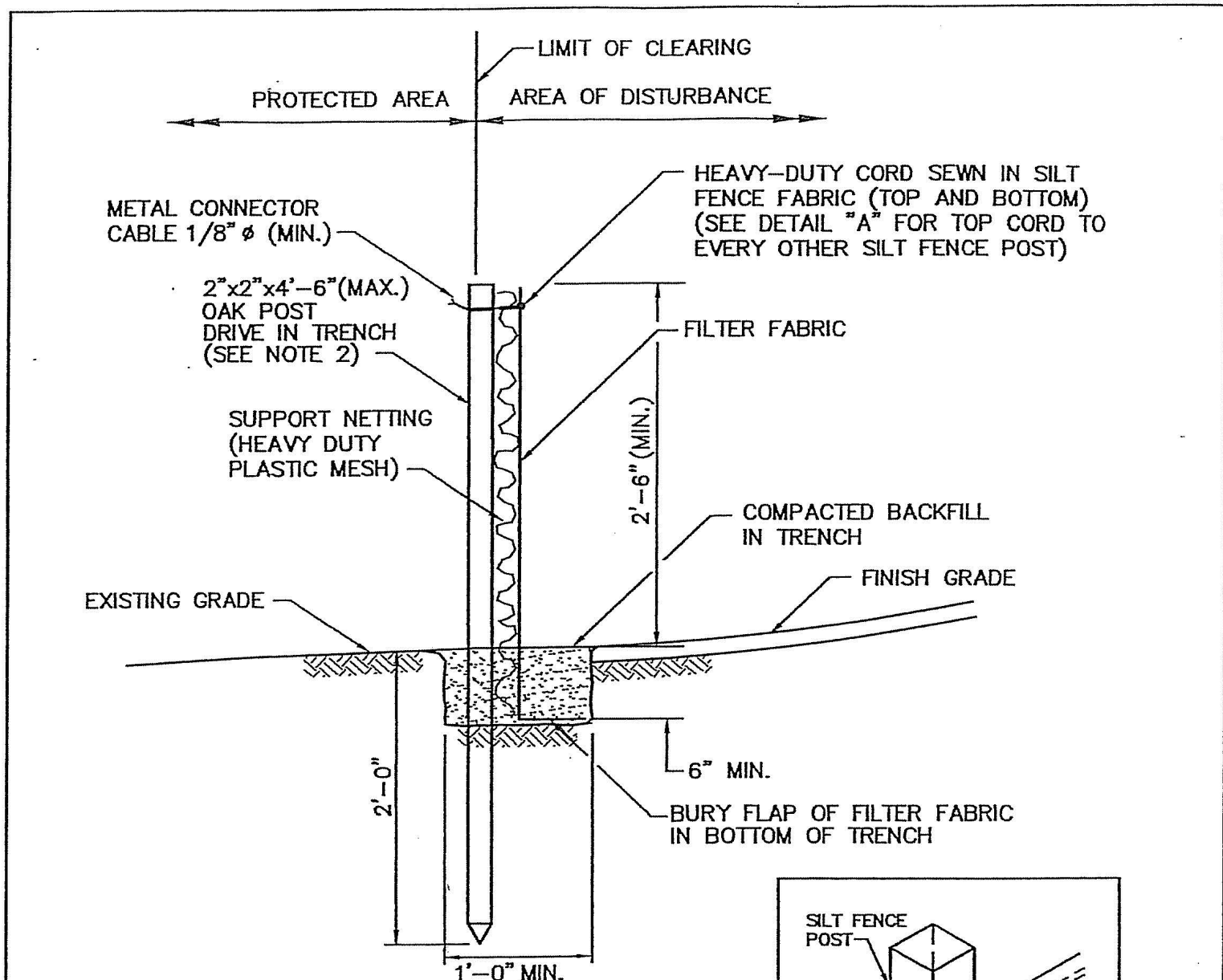
- NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CRUSHED STONE SHALL CONFORM TO THE REQUIREMENTS OF M.01.09 OF THE R.I. STANDARD SPECIFICATIONS.
 3. LENGTH SHALL BE 50 FT MINIMUM IN SAND AND GRAVEL AREAS OR 100 FT MINIMUM IN SILT AND CLAY AREAS. LENGTH MAY BE REDUCED IF TRAVEL LENGTH IS LESS.

TOWN OF SOUTH KINGSTOWN DEPARTMENT OF PUBLIC SERVICES

CONSTRUCTION ACCESS ENTRANCE

TSK STANDARD D-9.9

WCB - J.R.S. 12-6-10
 TOWN ENGINEER DIRECTOR OF PUBLIC SERVICES ISSUE DATE



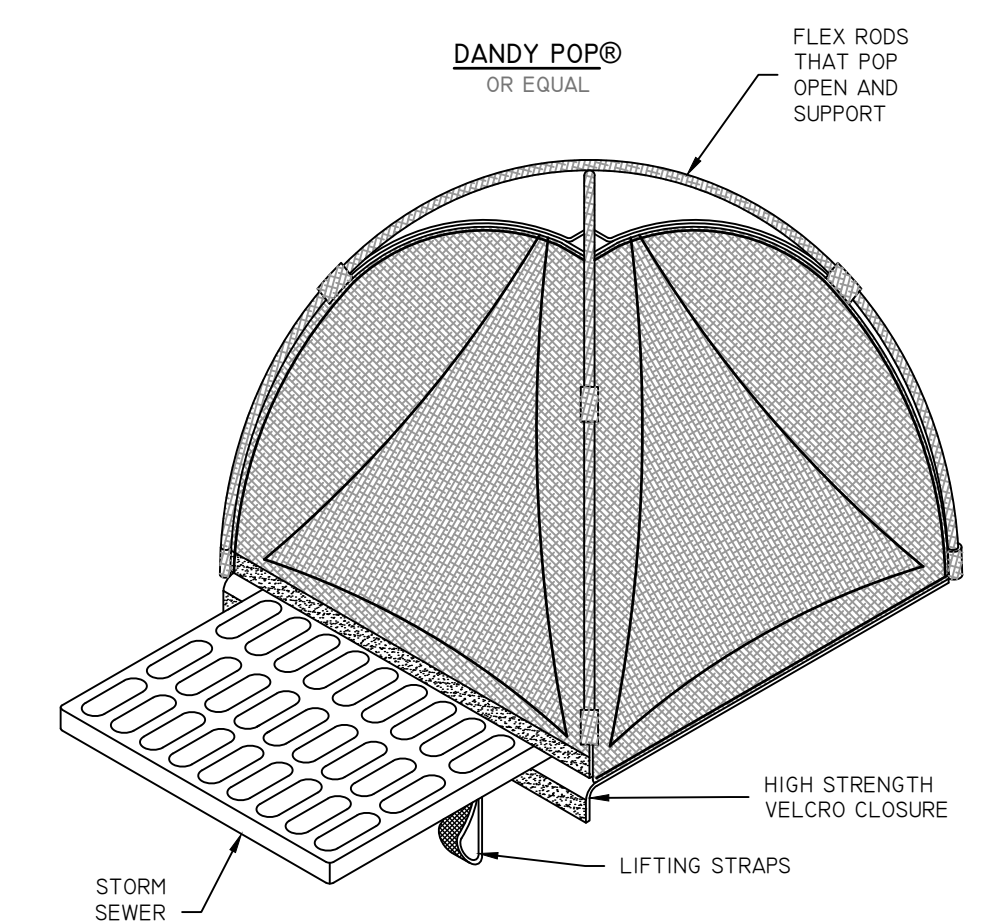
- NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. 2"x2"x4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 3. 1"x1"x4'-6" (MIN.) POSTS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

TOWN OF SOUTH KINGSTOWN DEPARTMENT OF PUBLIC SERVICES

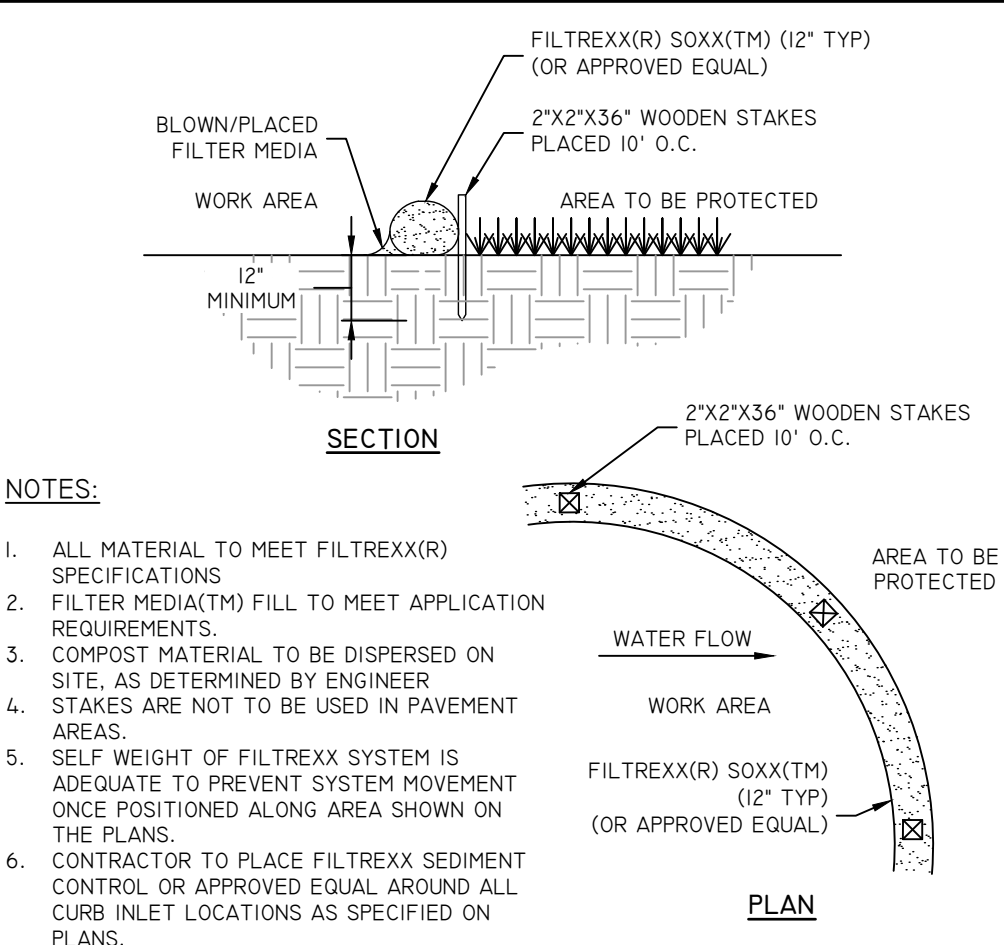
SILT FENCE DETAIL

TSK STANDARD D-9.2

WCB - J.R.S. 12-6-10
 TOWN ENGINEER DIRECTOR OF PUBLIC SERVICES ISSUE DATE

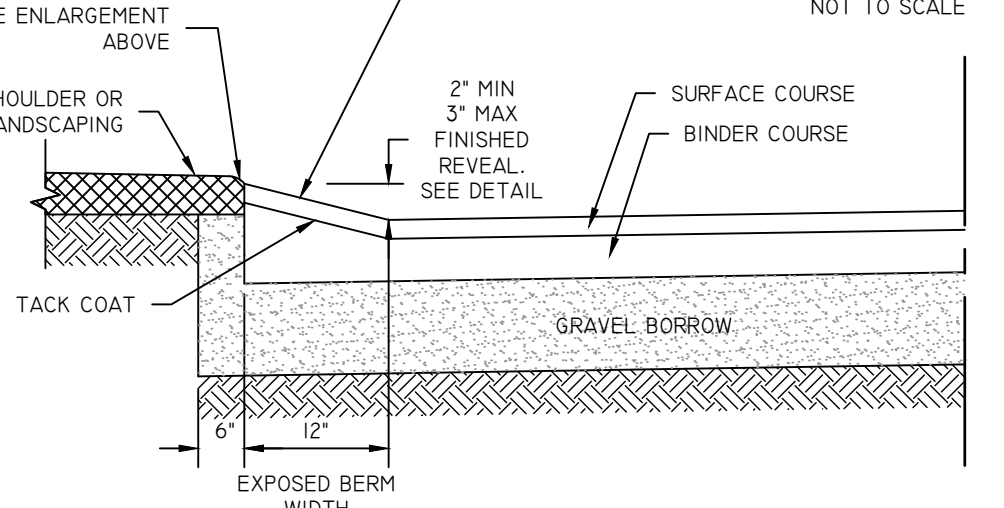


INLET SEDIMENT CONTROL DEVICES
 NOT TO SCALE

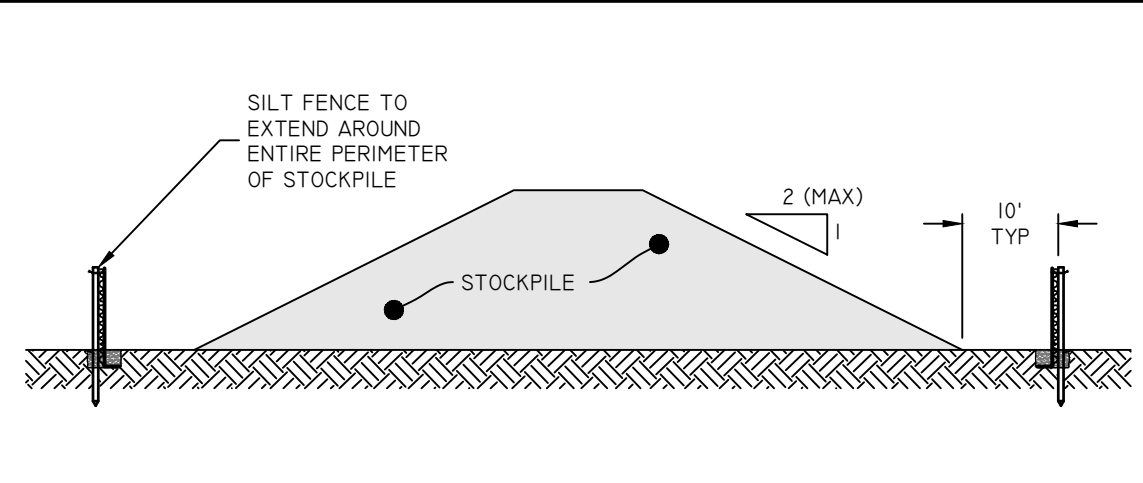


FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)
 NOT TO SCALE

- NOTES:
 1. FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAD WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTENDED OPERATION.
 2. ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
 3. BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.

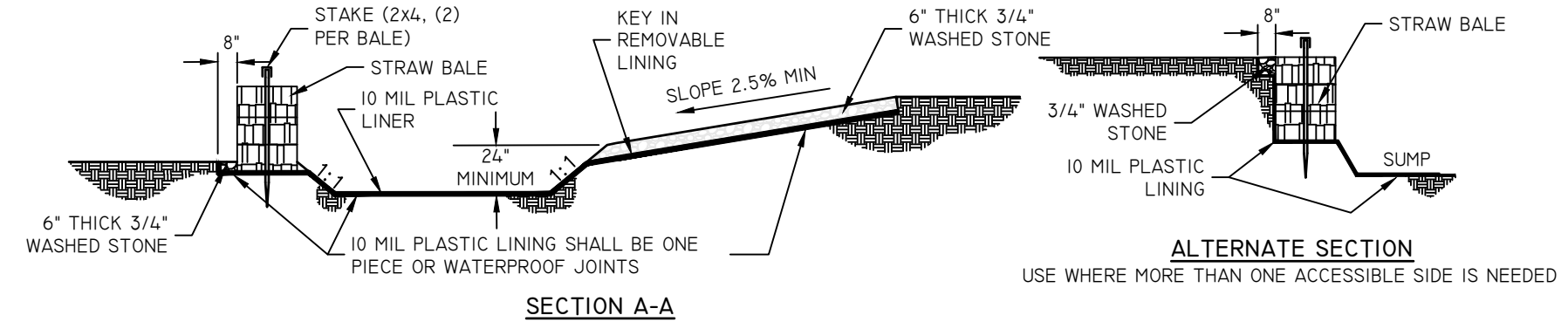
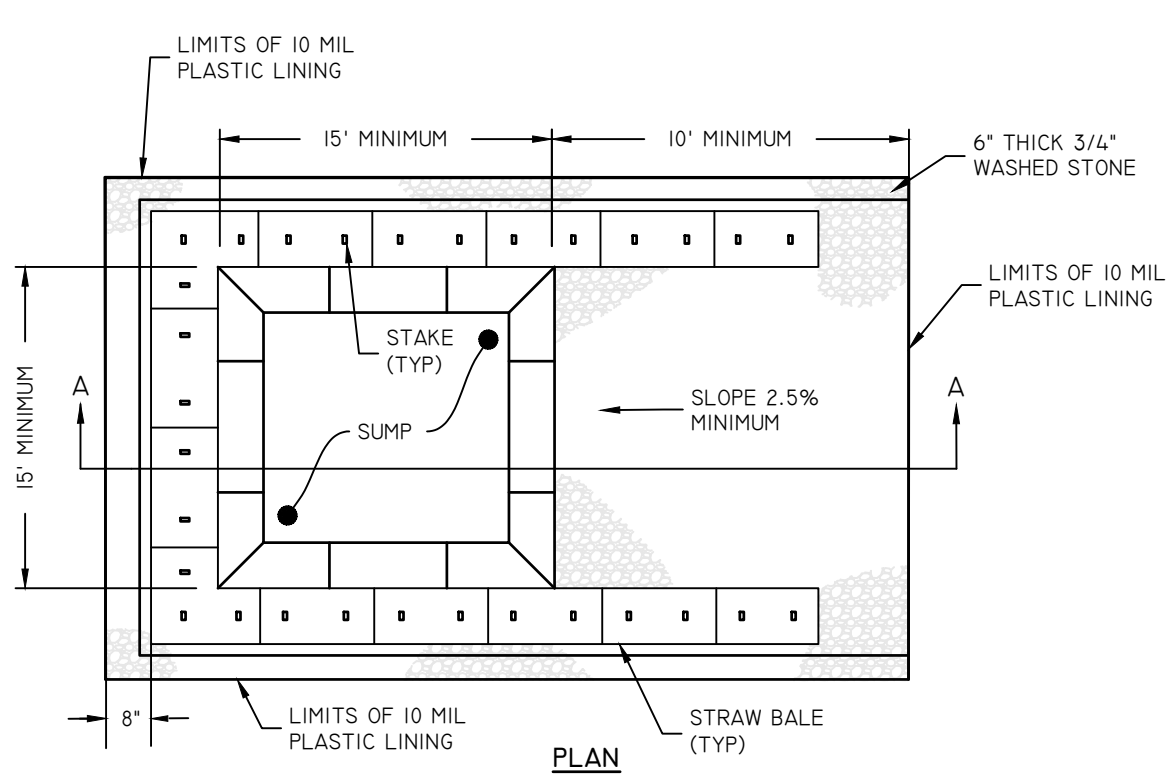


BITUMINOUS BERM
 NOT TO SCALE



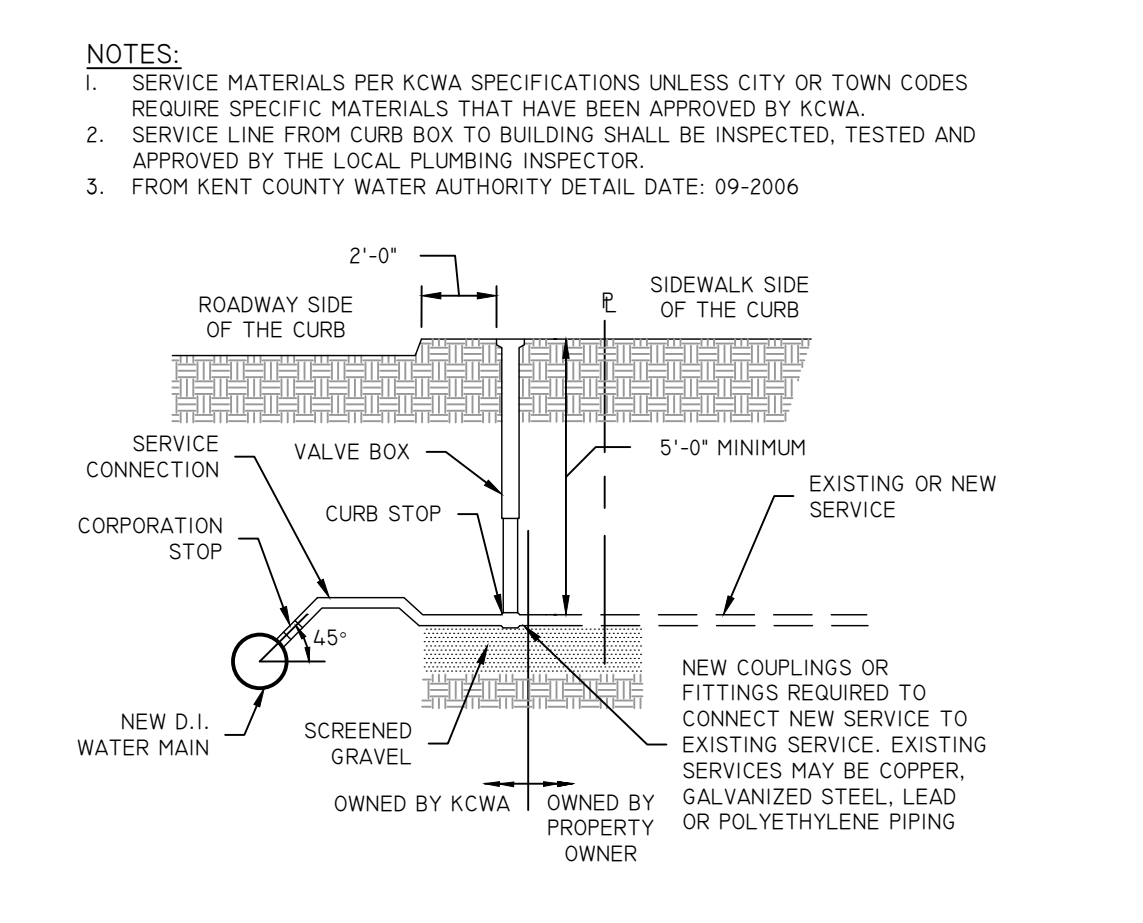
STOCKPILE PROTECTION
 NOT TO SCALE

- NOTES:
 1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 'STOCKPILE AND STAGING AREA MANAGEMENT' OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1" OF RAINFALL. REPAIR/REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
 5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

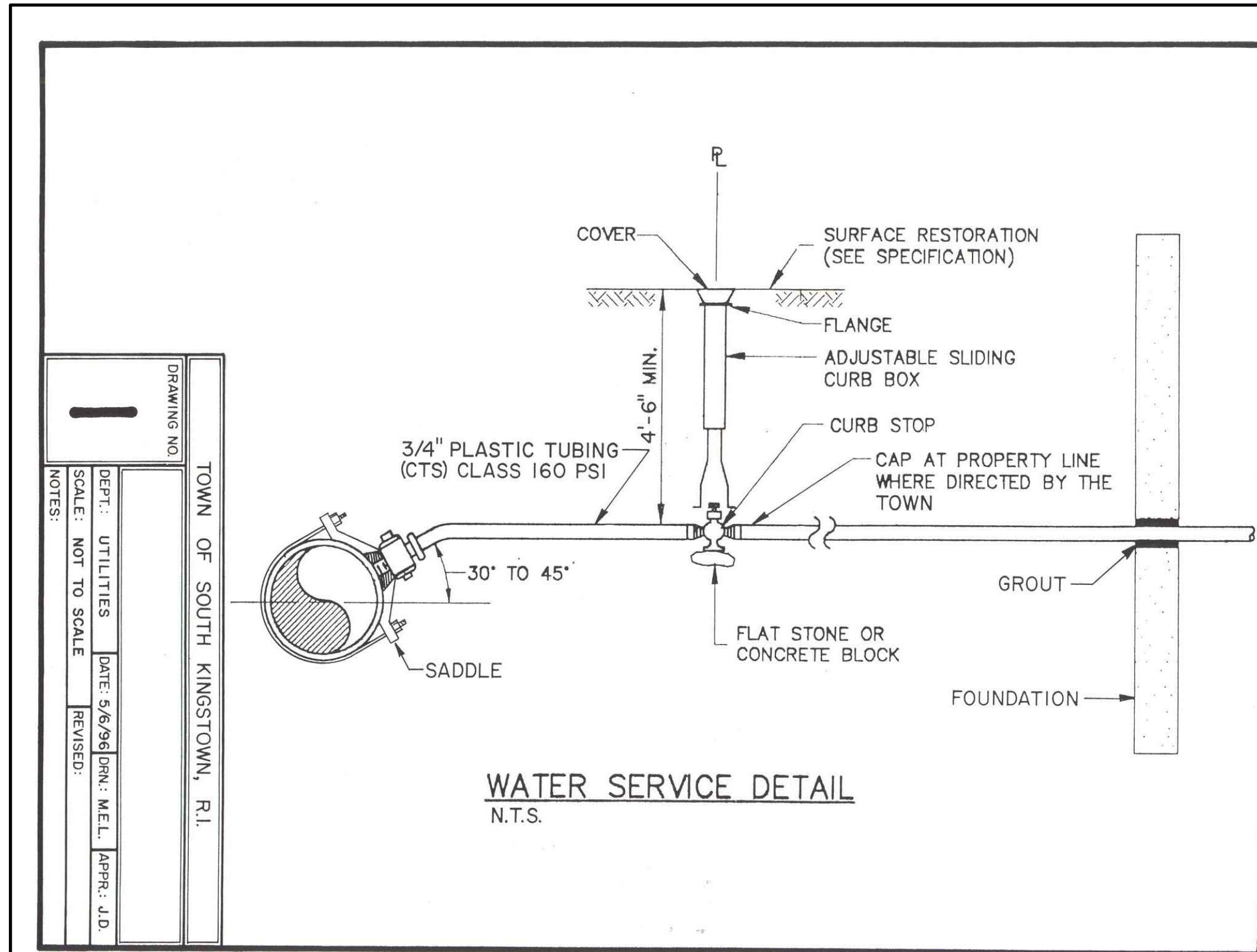


- NOTES:
 1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA
 NOT TO SCALE



KCWA SERVICE CONNECTION
 NOT TO SCALE



DRAWING NO. **1**
TOWN OF SOUTH KINGSTOWN, R.I.
DEPT. UTILITIES DATE 5/6/96 DRN. M.E.L. APPR. J.D.
SCALE: NOT TO SCALE REVISED

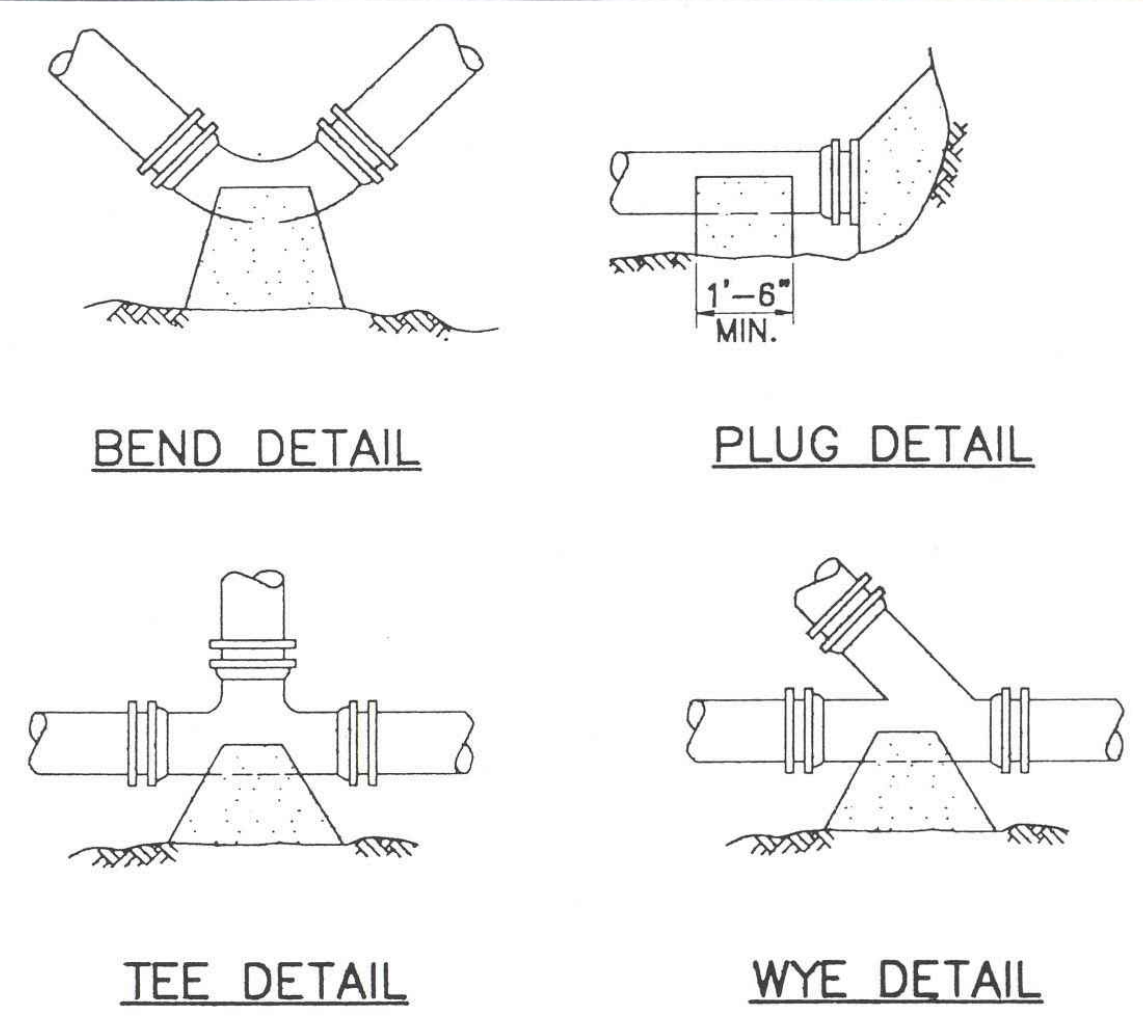


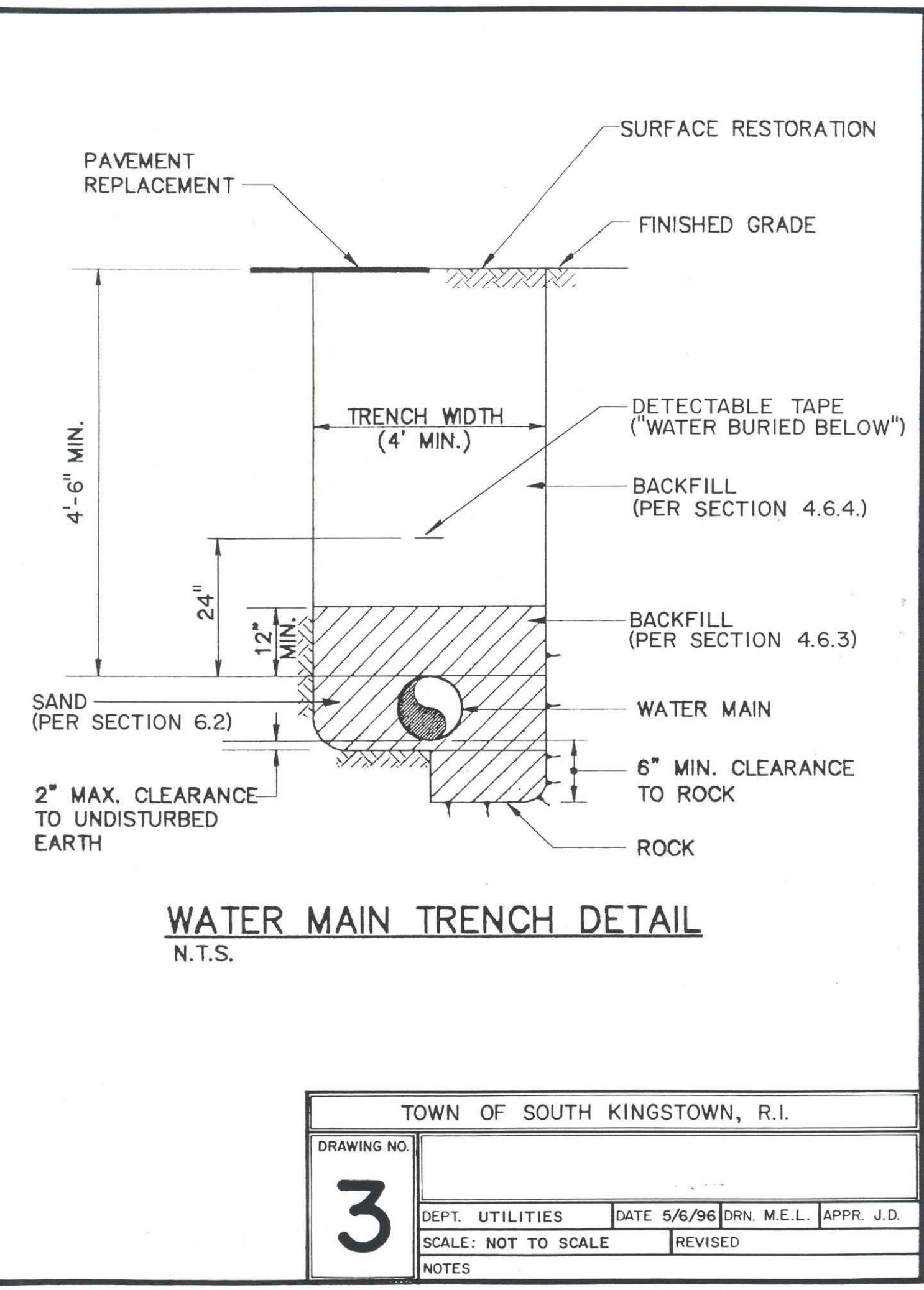
TABLE OF CONCRETE THRUST RESTRAINT MINIMUM BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS

SIZE OF MAIN	90° BENDS AND TEES	45° BENDS AND WYES	22-1/2" BENDS	11-1/4" BENDS	PLUGS AND CAPS
6", 8"	5	3	2	2	5
10", 12"	12	6	3	2	12
16"	20	10	5	3	20
20"	36	18	9	6	36

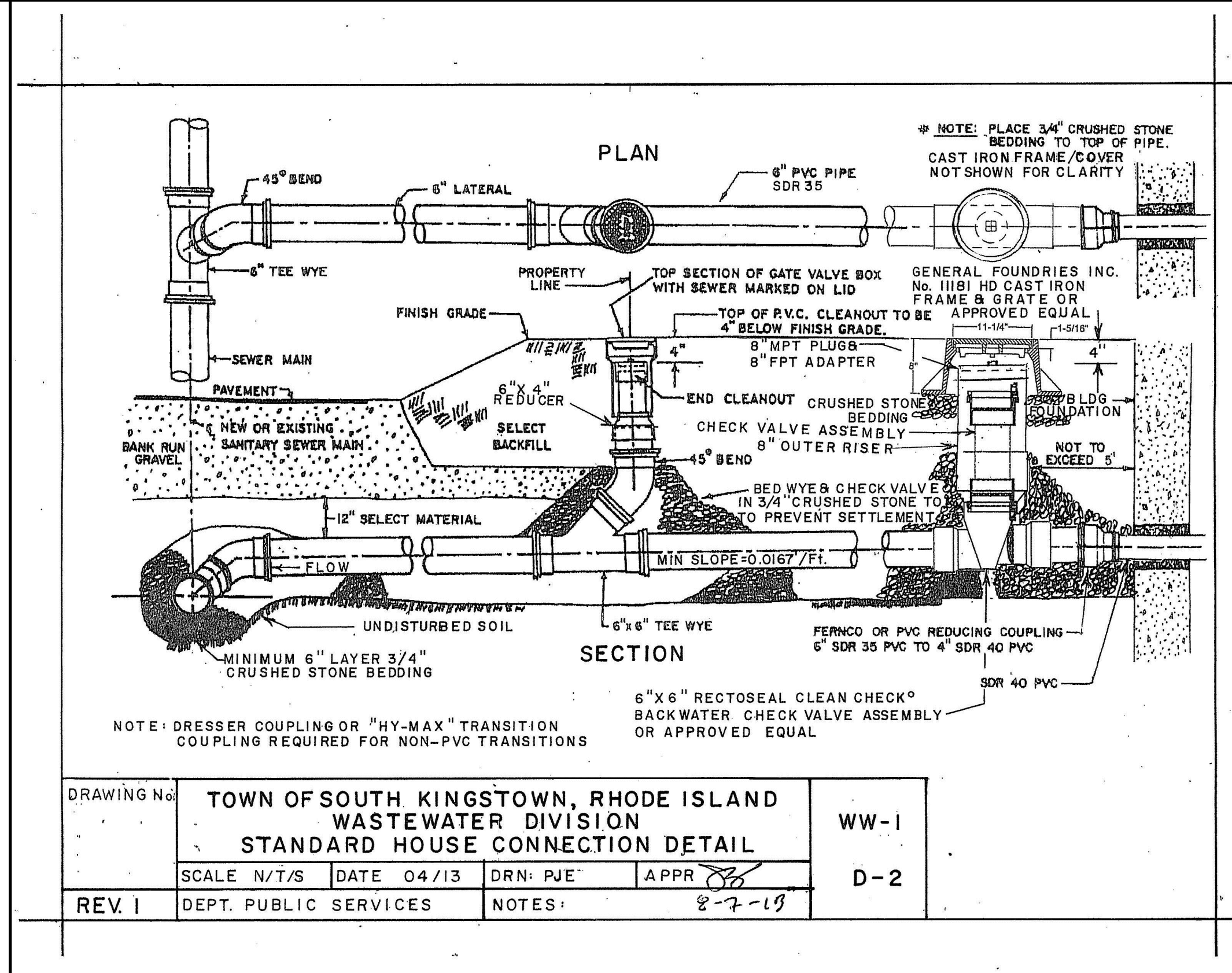
CONCRETE THRUST RESTRAINT FOR FITTINGS
N.T.S.

NOTES: 1. ALL WATER MAIN FITTINGS SHALL HAVE CONCRETE BACKING FOR THRUST RESTRAINT UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR SHALL USE CARE TO AVOID PLACEMENT OF CONCRETE ON THE FITTING JOINTS

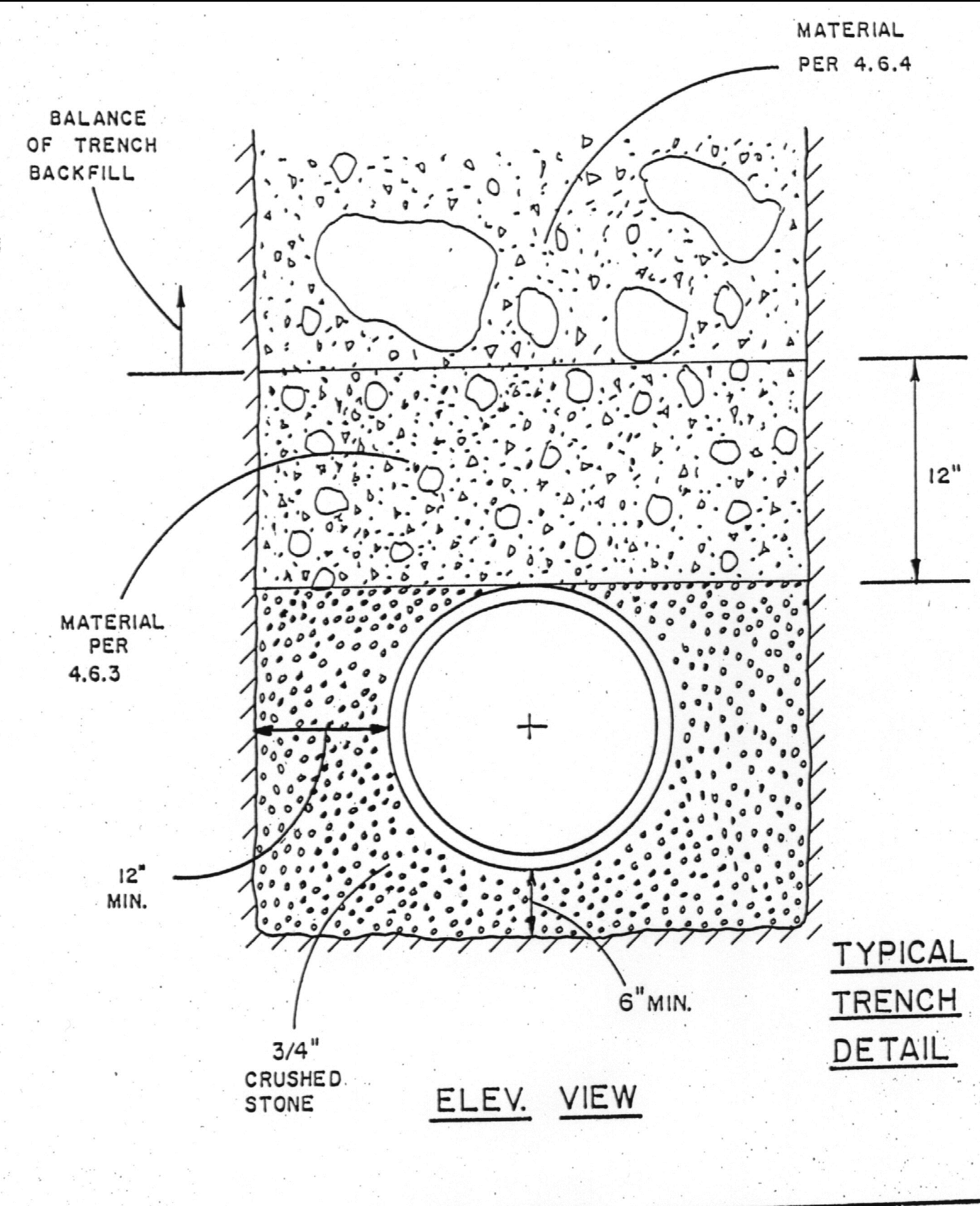
TOWN OF SOUTH KINGSTOWN, R.I.
DRAWING NO. **6**
DEPT. UTILITIES DATE 5/6/96 DRN. M.E.L. APPR. J.D.
SCALE: NOT TO SCALE REVISED



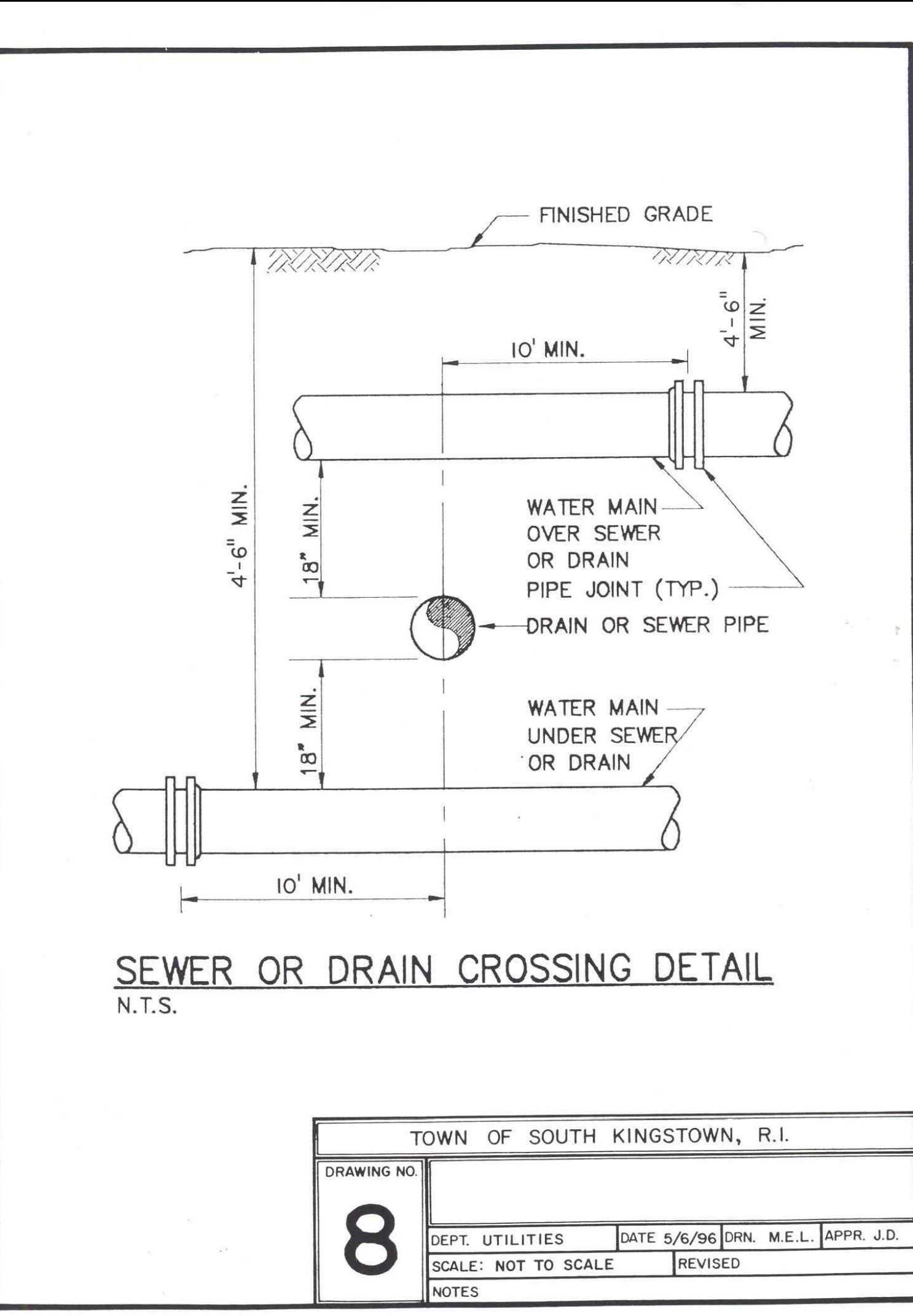
TOWN OF SOUTH KINGSTOWN, R.I.
DRAWING NO. **3**
DEPT. UTILITIES DATE 5/6/96 DRN. M.E.L. APPR. J.D.
SCALE: NOT TO SCALE REVISED



DRAWING NO. **WW-1**
TOWN OF SOUTH KINGSTOWN, RHODE ISLAND
WASTEWATER DIVISION
STANDARD HOUSE CONNECTION DETAIL
SCALE N/T/S DATE 04/13 DRN. PJE APPR. [Signature]
REV. 1 DEPT. PUBLIC SERVICES NOTES: 2-7-13



DRAWING NO. **WW-1**
TOWN OF SOUTH KINGSTOWN WASTEWATER DEPT.
SPECIFICATIONS FOR SEWER CONSTRUCTION
SCALE AS NOTED DATE APPR.



TOWN OF SOUTH KINGSTOWN, R.I.
DRAWING NO. **8**
DEPT. UTILITIES DATE 5/6/96 DRN. M.E.L. APPR. J.D.
SCALE: NOT TO SCALE REVISED

NO.	DATE	DESCRIPTION	BY
1	04-13-13	REVISED PER COMMENTS	J.A.R.
2	04-13-13	REVISED PER COMMENTS	J.A.R.
3	04-13-13	REVISED PER COMMENTS	J.A.R.
4	04-13-13	REVISED PER COMMENTS	J.A.R.
5	04-13-13	REVISED PER COMMENTS	J.A.R.
6	04-13-13	REVISED PER COMMENTS	J.A.R.
7	04-13-13	REVISED PER COMMENTS	J.A.R.
8	04-13-13	REVISED PER COMMENTS	J.A.R.
9	04-13-13	REVISED PER COMMENTS	J.A.R.
10	04-13-13	REVISED PER COMMENTS	J.A.R.