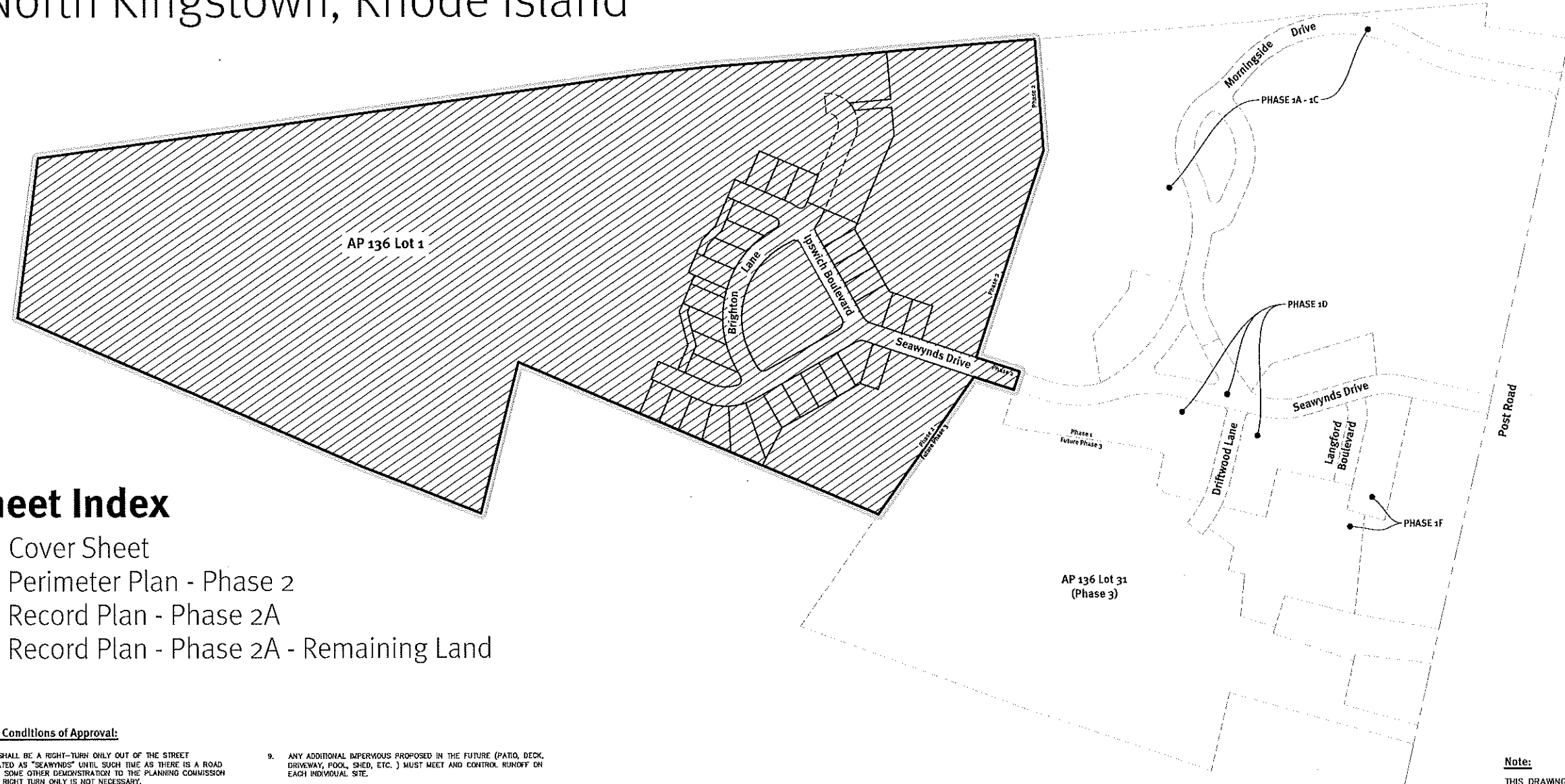


Record Plans

Reynolds Farm - Phase 2A

North Kingstown, Rhode Island



Sheet Index

- A1. Cover Sheet
- A2. Perimeter Plan - Phase 2
- A3. Record Plan - Phase 2A
- A4. Record Plan - Phase 2A - Remaining Land

Final Plan Conditions of Approval:

1. THERE SHALL BE A RIGHT-TURN ONLY OUT OF THE STREET DESIGNATED AS "SEAWYNDS" UNTIL SUCH TIME AS THERE IS A ROAD DIET OR SOME OTHER DEMONSTRATION TO THE PLANNING COMMISSION THAT A RIGHT TURN ONLY IS NOT NECESSARY.
2. ROADS WITHIN PHASE 2 ARE PUBLIC.
3. TEMPORARY SCHOOL BUS PICKUP SHALL BE DETERMINED IN CONJUNCTION WITH THE SCHOOL TRANSPORTATION DEPARTMENT FOR EACH SUBPHASE AS NEEDED.
4. MAINTENANCE OF PUBLIC PARKS SPACES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. PARKS AND ALLEYS ARE PRIVATELY OWNED.
5. HOMES ALONG THE PROPERTY LINE OF AP 135 LOTS 14 AND 15 SHALL BE CONSTRUCTED 20' AWAY FROM THE DIVIDING LOT LINES.
6. POST ROAD ZONING REQUIRES 20% INCLUSIONARY UNITS.
7. INCLUDE DEM/DOT APPROVAL PERMIT #S AND THE OOA APPROVAL.
8. DETAILED PLOT PLANS MUST BE SUBMITTED FOR EACH BUILDING PERMIT. A NOTE EXPLAINING THIS MUST BE INCLUDED ON THE FINAL RECORD AND CONSTRUCTION PLANS.
9. ANY ADDITIONAL IMPERVIOUS PROPOSED IN THE FUTURE (PATIO, DECK, DRIVEWAY, POOL, SHED, ETC.) MUST MEET AND CONTROL RUNOFF ON EACH INDIVIDUAL SITE.
10. DROUGHT TOLERANT GRASS SEED (ENDOPHYTE) MUST BE UTILIZED.
11. ALL STRUCTURES SHALL BE DESIGNED TO MEET THE POST ROAD DESIGN STANDARDS.
12. DESIGN OF OPEN SPACE/VILLAGE GREEN AREAS SHALL BE COORDINATED WITH THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY OF PROPERTIES ADJACENT TO THE GREEN AREA.
13. THE DESIGN OF PUMP STATION MUST BE COORDINATED WITH SEWER SUPERVISOR. MAINTENANCE OF SEWER SYSTEM IS RESPONSIBILITY OF THE TOWN.
14. EMERGENCY ACCESS TO LOTS 193-195 SHALL BE PROVIDED ON OPEN SPACE LOT. SIGNAGE MUST BE PROVIDED, AND LOCATION MUST BE KEPT CLEAR OF SNOW AND ANY OTHER OBSTRUCTION TO PASSAGE. THE MAINTENANCE OF THIS LOCATION SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
15. THE DEVELOPER WILL RETAIN AN ON-SITE INDIVIDUAL OR FIRM ACCEPTABLE TO THE TOWN ENGINEER TO MAKE THE NECESSARY INSPECTIONS AS REQUIRED BY HER OFFICE.

Note:

THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. NOTHING ON THIS DRAWINGS VESTS DEDICATION OF FUTURE PHASES, STREETS, LOTS OR OPEN SPACES.

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.



BY MICHAEL E. GAWITT, RPLS #1981
C.G.A. NO. 15-4160

Cover Sheet
Reynolds Farm - Phase 2A
North Kingstown, Rhode Island

Owner/Applicant:
Pinnacle Partners, LLC
22 Morgan Drive, Narragansett, RI 02882
AP 136 Lots 1, 24 & 31

DE: 06/15/2017 09:14:00:1-001-1-001 Reynolds Farm - Phase 2A.dwg Plotsize: 8/25/2017

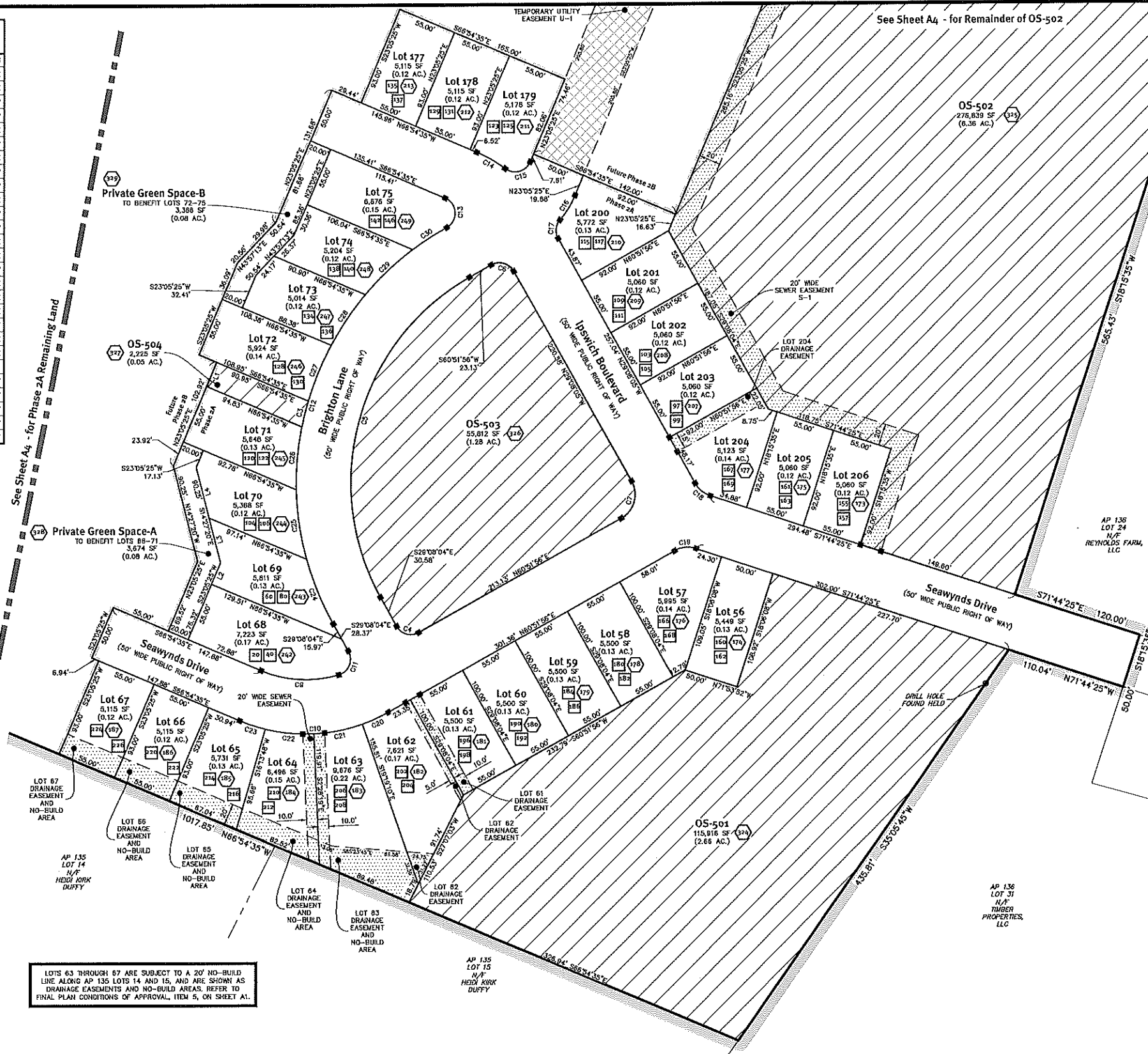
No.	Date	Description	By
1	08/25/2017	Start/Complete/Update/As Built/Issue/Revised/Phase 2	MEG
2	07/21/2017	Issue - Record Plan, Phase 2	JAK

Curve Table

Table with 6 columns: CURVE, LENGTH, DELTA, RADIUS, TANGENT, CHORD LENGTH, CHORD BEARING. It lists 30 curve data points from C3 to C30.

Line Table

Table with 3 columns: LINE, BEARING, LENGTH. It lists 4 line data points from L1 to L4.



LOTS 63 THROUGH 67 ARE SUBJECT TO A 20' NO-BUILD LINE ALONG AP 135 LOTS 14 AND 15, AND ARE SHOWN AS DRAINAGE EASEMENTS AND NO-BUILD AREAS. REFER TO FINAL PLAN CONDITIONS OF APPROVAL, ITEM 5, ON SHEET A1.

Dimensional Requirements:

REFERENCE: ARTICLE IV DIMENSIONAL REQUIREMENTS: PR ZONE

Table of dimensional requirements: LOT AREA (5,000 SF MIN), LOT WIDTH (40'), LOT FRONTAGE (40'), FRONT YARD (10' (0) MIN 25' MAX), SIDE YARD (0'), REAR YARD (0'), FROM RESIDENTIAL DISTRICT (20' (0)), BUILDING STORIES (2 (0) MIN 3 (0) MAX), BUILDING HEIGHT (25' (0) MIN 35' (0) MAX), GROUND FLOOR AREA (20,000 SF (0) MAX), BUILDING WIDTH (2.5 X BUILDING HEIGHT MAX), BUILDING DEPTH (3.5 X BUILDING HEIGHT MAX), IMPERVIOUS LOT COVERAGE (50% MAX).

SEE ZONING REGULATIONS FOR FOOTNOTES.

Development Data - Phase 2A: OVERALL AREA OF PHASE 2A (16.81 ACRES), NUMBER OF BUILDABLE LOTS (30 LOTS), AVERAGE LOT AREA (0.14 ACRES), TOTAL AREA OF BUILDABLE LOTS (3.97 ACRES), TOTAL AREA OF OPEN SPACE (10.35 ACRES), TOTAL AREA OF RIGHT OF WAY (INCLUDES PRIVATE GREEN SPACE) (2.49 ACRES), LENGTH OF ROADWAY (2,154 L.F.A.).

Site Approvals:

RIDEW EDGE VERIFICATION NO. 11-0070, RIDEM FORMAL WETLANDS NO. 15-0078, RIPDES PROGRAM FILE NO. RIR 101269, RIDOT PHYSICAL ALTERATION PERMIT 121024--A.

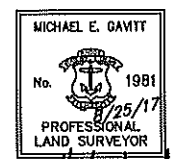
See Sheet A1 for Conditions of Approval and Site Approvals

See Sheet A2 for General Notes and Plan References.

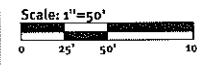
- This Plan Should Be Indexed By The Following Streets:
• Post Road (Route 1)
• Morningside Drive
• Seawyns Drive
• Ipswich Boulevard
• Brighton Lane
• Sheffield Way
• Weston Avenue
• Somerset Circle
• Taylor Place
• Wyndham Way

Legend:
EXISTING BOUND (dashed line)
PROPOSED BOUND (solid line)
EXISTING DRILL HOLE (circle with dot)
EXISTING REBAR (circle)
NOW OR FORMERLY ASSESSOR'S PLAT (N/F, AP)
ASSESSOR LINE (dashed line)
STONE WALL (hatched pattern)
PROPERTY LINE (solid line)
LOT LINE (dashed line)
PHASE LINE (dashed line)
RECORD LOT NUMBER (number in square)
911 EMERGENCY NUMBERS (number in circle)
ASSESSORS LOT NUMBER (number in circle)
OPEN SPACE (diagonal hatching)
EASEMENT (dotted pattern)
DEFEASIBLE EASEMENT (cross-hatched pattern)

TOWN OF NORTH KINGSTOWN PLANNING BOARD FINAL APPROVAL
DATE: _____
BY: _____



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:
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BY MICHAEL E. GAVITT RPLS #12517 C.O.A. NO. 15-1160

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Boston • Providence • Newport

Record Plan - Phase 2A
Reynolds Farm - Phase 2A
North Kingstown, Rhode Island
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AP 134, Lots 1, 24 & 31
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