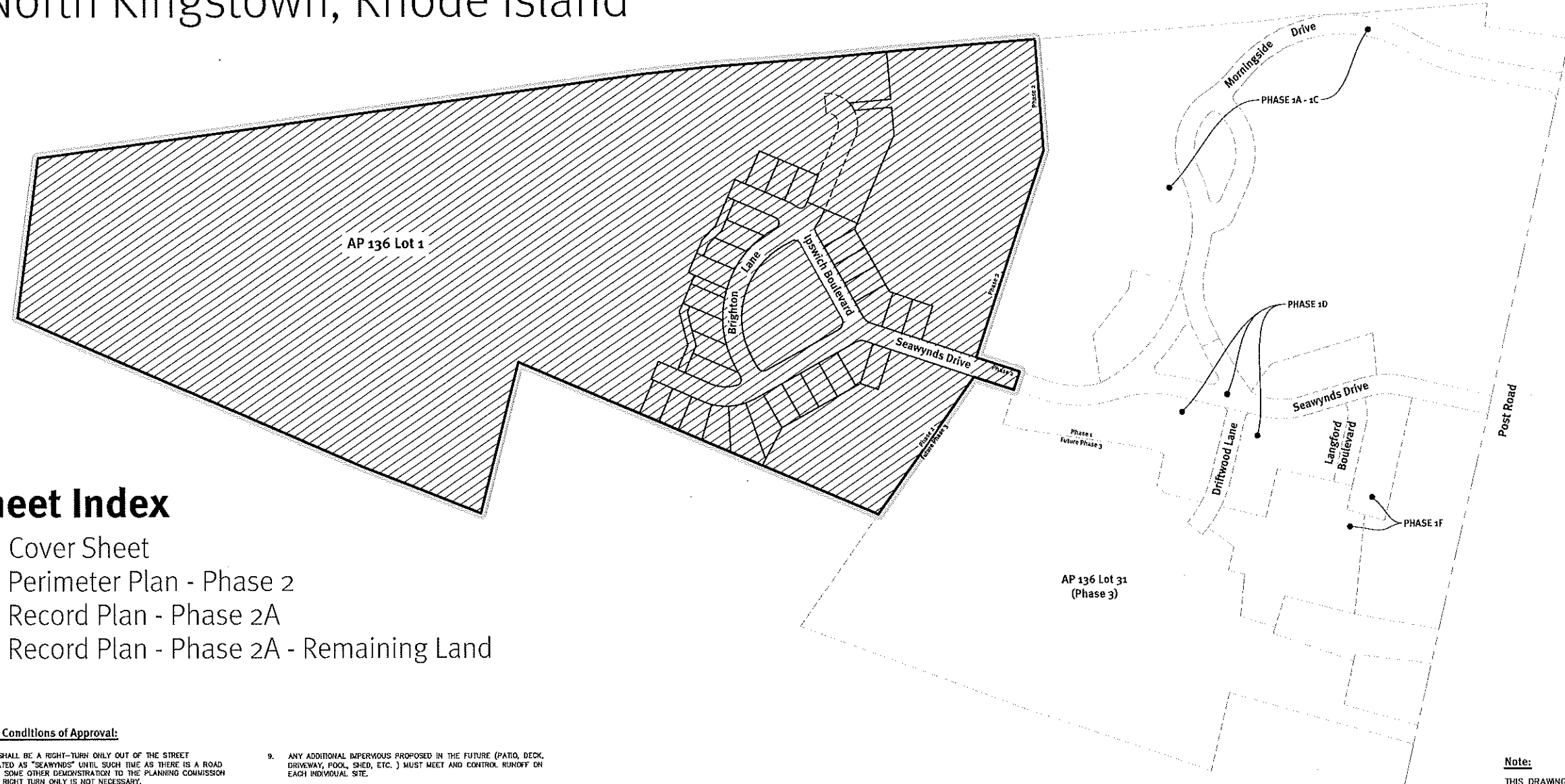


Record Plans

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:

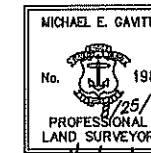
THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. NOTHING ON THIS DRAWINGS VESTS DEDICATION OF FUTURE PHASES, STREETS, LOTS OR OPEN SPACES.

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

No.	Date	Description	By
1	08-28-2017	Start/Complete/Update/As Built/Close	MEG
2	07-20-2017	Issue - Record Draw - Phase 2	JAK

Drawn By: J.A.R.

\\ms01eng\p\demail\projects\024-001-1-001-reynolds farm\record\sublocal drawings\024-001-001-recd-pd2.dwg Plotdate: 8/25/2017









General Notes

- THE PARCELS ARE LOCATED IN THE TOWN OF NORTH KINGSTOWN ON ASSESSOR'S PLAT 136, LOT 1.
- AP 136 LOT 1 PINNACLE PARTNERS LLC 22 MORGAN DRIVE NARRAGANSETT, RI 02882 DEED BK 2259 PAGE 129
- THE PARCEL IS LOCATED IN ZONE X & A PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 44009C0101H, REVISED OCTOBER 19, 2010 & 44009C0102J, 44009C01044, REVISED OCTOBER 19, 2013.
- THE PARCEL IS ZONED PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY (PHASE 2).
- THERE WERE NO VISIBLE ABOVE GROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
- GROUND SURVEY PERFORMED BY DIPRETE ENGINEERING DECEMBER 2004, JANUARY 2005 AND UPDATED IN SPRING 2014.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. 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 1-800-344-7233).

Plan References

- *ADMINISTRATIVE SUBDIVISION PLAN, REYNOLDS FARM - PHASE 1 NORTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 136 LOT 1, PLAT 135 LOTS 1 & 2, PLAT 109 LOT 3* PREPARED BY DIPRETE ENGINEERING FOR PINNACLE PARTNERS, LLC, 2915 POST ROAD, WARWICK, RI 02856 DATED 1-30-14 REVISED 2-3-14, 4-23-14 AND 5-8-14 IN THREE SHEETS. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH KINGSTOWN AS PLAN #2006 IN HANGING FILE 304.
- *ADMINISTRATIVE SUBDIVISION PLAN, REYNOLDS FARM NORTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 136 LOTS 1, 30 & 50, PLAT 135 LOT 12* PREPARED BY DIPRETE ENGINEERING FOR TIMBER PROPERTIES, LLC, 22 MORGAN DRIVE, NARRAGANSETT, RI 02882 AP 136 LOT 1, AP 135 LOTS 1 & 2, & AP 109 LOT 3 DATED 8-27-14 REVISED 8-13-14, AND 8-16-14 IN THREE SHEETS. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH KINGSTOWN AS PLAN #2075 IN HANGING FILE 314.
- RECORD PLAN - PHASES 1A, 1B & 1C, REYNOLDS FARM - PHASE 1 NORTH KINGSTOWN, RHODE ISLAND PREPARED BY DIPRETE ENGINEERING FOR PINNACLE PARTNERS, LLC, REVISED 8-25-15, RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH KINGSTOWN AS PLAN #2093 IN HANGING FILE 197.
- CORRECTIVE PLAN REYNOLDS FARM - PHASE 1 NORTH KINGSTOWN, RHODE ISLAND PREPARED BY DIPRETE ENGINEERING FOR PINNACLE PARTNERS, LLC, REVISED 3-9-16, RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH KINGSTOWN AS PLAN #2093 IN HANGING FILE 197.
- RECORD PLAN - PHASES 1D & 1F, REYNOLDS FARM - PHASE 1 NORTH KINGSTOWN, RHODE ISLAND PREPARED BY DIPRETE ENGINEERING FOR PINNACLE PARTNERS, LLC, REVISED 12-21-16, NOT RECORDED AS OF THIS DATE.

Legend:

- BOUND 
- DRILL HOLE 
- REBAR 
- NOW OR FORMERLY 
- ASSESSOR'S PLAT 
- ASSESSOR LINE 
- STONE WALL 
- PROPERTY LINE 

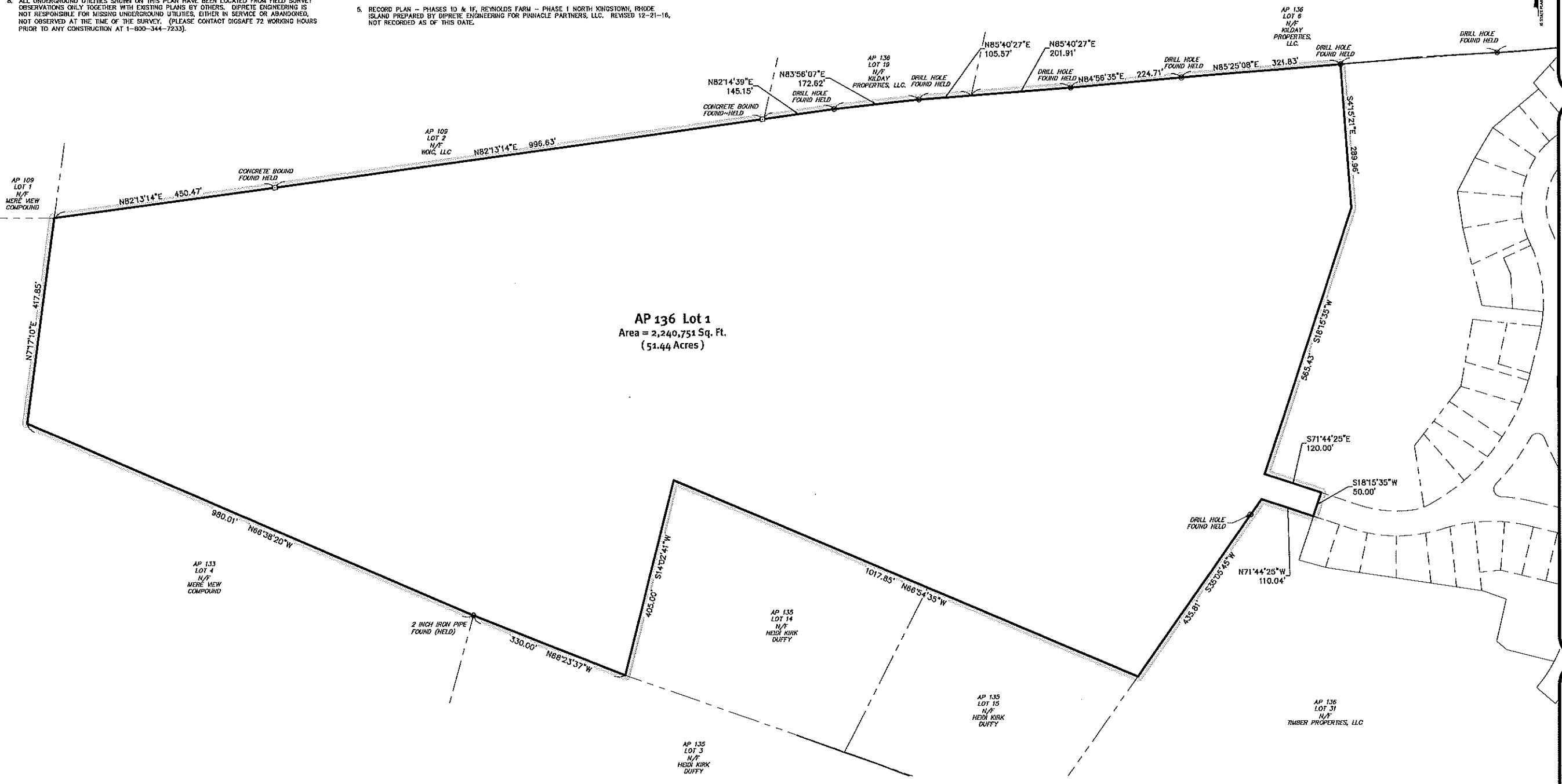
Dimensional Requirements:

REFERENCE: ARTICLE IV DIMENSIONAL REQUIREMENTS: PR ZONE
 LOT AREA: 5,000 SF MIN
 LOT WIDTH: 40'
 LOT FRONTAGE: 40'
 FRONT YARD: 10' (5' MIN 25' MAX)
 SIDE YARD: 0'
 REAR YARD: 0'
 FROM RESIDENTIAL DISTRICT: 20' (0)
 BUILDING STORES: 2 (8) MIN 3 (8) MAX
 BUILDING HEIGHT: 25' (9) MIN 38' (9) MAX
 GROUND FLOOR AREA: 20,000 SF (10) MAX
 BUILDING WIDTH: 2.5 X BUILDING HEIGHT MAX
 BUILDING DEPTH: 3.5 X BUILDING HEIGHT MAX
 IMPERVIOUS LOT COVERAGE: 90% MAX
 SEE ZONING REGULATIONS FOR FOOTNOTES.

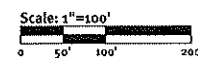
This Plan Should Be Indexed By The Following Streets:

- Post Road (Route 1)
- Morningside Drive
- Seawyns Drive
- Ipswich Boulevard
- Brighton Lane
- Sheffield Way
- Weston Avenue
- Somerset Circle
- Taylor Place
- Wyndham Way

See Sheet A1 for Conditions of Approval and Site Approvals



AP 136 Lot 1
 Area = 2,240,751 Sq. Ft.
 (51.44 Acres)



TOWN OF NORTH KINGSTOWN PLANNING BOARD FINAL APPROVAL

DATE: _____

BY: _____

MICHAEL E. GAVITT
 No. 1981
 8/25/17
 PROFESSIONAL LAND SURVEYOR

BY MICHAEL E. GAVITT RPLS #1981 C.O.A. NO. 15-A160

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 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

Perimeter Plan - Phase 2
Reynolds Farm - Phase 2A
 North Kingstown, Rhode Island
 Survey Applicant: **Pinnacle Partners, LLC**
 22 Morgan Drive, Narragansett, RI 02882
 AP 136 LOTS 1, 2A, & 31
 DT Job No: 0244-001-1-01 Copyright 2017 by DiPrete Engineering Associates, Inc.

I:\storage\p\demah\project\00514005-101-reynolds farm (near portion)\survey\autocad drawings\0914-01-1-retr-plat-02.dwg Plotter: 8/25/2017

DiPrete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-461-6006 www.diprete-eng.com

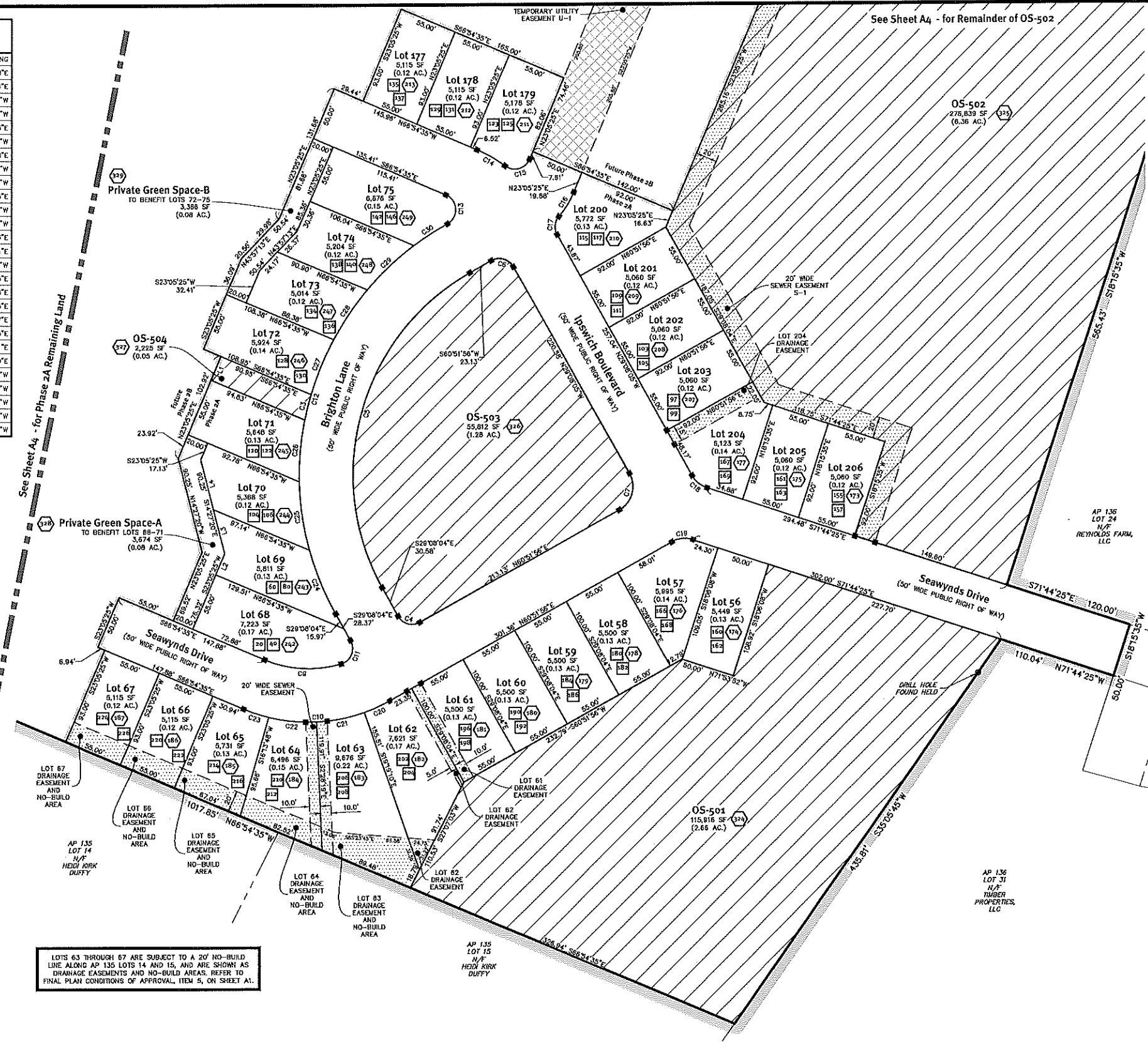
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY
1	08-25-2017	DATE OF COMPLETION	M.E.G.
2	08-25-2017	DATE OF COMPLETION	M.E.G.
3	08-25-2017	DATE OF COMPLETION	M.E.G.

Drawn By: J.A.K.

Curve Table						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C3	24.32'	51°5'30"	265.00'	12.17'	24.31'	N13°54'28"E
C4	23.56'	90°00'00"	15.00'	15.00'	21.21'	S74°08'04"E
C5	337.72'	90°00'00"	215.00'	215.00'	304.06'	S15°51'56"W
C6	23.56'	90°00'00"	15.00'	15.00'	21.21'	N74°08'04"W
C7	39.27'	90°00'00"	25.00'	25.00'	35.36'	N15°51'56"E
C9	72.36'	39°29'37"	105.00'	37.63'	70.95'	N86°39'24"W
C10	141.28'	52°13'29"	155.00'	75.98'	136.44'	N86°38'40"E
C11	26.89'	102°43'52"	15.00'	18.77'	23.43'	S22°13'52"W
C12	420.16'	90°30'35"	265.00'	268.93'	377.51'	S16°7'13"W
C13	33.71'	128°45'34"	15.00'	31.28'	27.05'	S2°40'26"E
C14	30.19'	13°50'13"	125.00'	15.17'	30.11'	N59°59'29"W
C15	27.18'	103°50'13"	15.00'	19.14'	23.61'	S76°00'31"W
C16	26.56'	17°54'02"	85.00'	13.39'	26.45'	N32°02'26"E
C17	18.36'	70°07'31"	15.00'	10.53'	17.23'	N53°54'1"E
C18	18.59'	42°35'21"	25.00'	9.75'	18.10'	N50°28'15"W
C19	20.88'	47°23'39"	25.00'	10.97'	20.10'	N84°33'45"E
C20	26.55'	9°48'55"	155.00'	13.31'	26.52'	N86°46'23"E
C21	45.98'	16°50'50"	155.00'	22.95'	45.41'	N79°08'16"E
C22	44.37'	16°24'05"	155.00'	22.34'	44.22'	S84°16'17"E
C23	24.78'	9°09'39"	155.00'	12.42'	24.76'	S71°29'25"E
C24	64.40'	13°55'27"	265.00'	32.36'	64.24'	S22°10'21"E
C25	64.54'	13°57'18"	265.00'	32.43'	64.38'	S87°33'59"E
C26	57.07'	12°32'03"	265.00'	29.10'	57.86'	S55°00'42"W
C27	55.10'	11°54'49"	265.00'	27.65'	55.00'	S22°29'38"W
C28	56.22'	12°09'19"	265.00'	28.22'	56.11'	S34°31'42"W
C29	60.35'	13°02'57"	265.00'	30.31'	60.72'	S47°07'50"W
C30	37.25'	8°03'12"	265.00'	18.65'	37.22'	S57°40'55"W

Line Table		
LINE	BEARING	LENGTH
L1	N23°05'25"E	24.00'
L2	S23°05'25"W	21.32'
L3	S14°27'20"E	42.48'
L4	S14°27'20"E	47.77'



- 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	□
PROPOSED BOUND	■
EXISTING DRILL HOLE	●
EXISTING REBAR	○
NOW OR FORMERLY	N/F
ASSESSOR'S PLAT	AP
ASSESSOR LINE	---
STONE WALL	— — — — —
PROPERTY LINE	— — — — —
LOT LINE	— — — — —
PHASE LINE	Phase 1 Phase 2
RECORD LOT NUMBER	1
911 EMERGENCY NUMBERS	1
ASSESSOR'S LOT NUMBER	1
OPEN SPACE	▨
EASEMENT	▨
DEFEASIBLE EASEMENT	▨

TOWN OF NORTH KINGSTOWN PLANNING BOARD FINAL APPROVAL

DATE: _____

BY: _____

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

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

MICHAEL E. GAVITT
No. 125/17
PROFESSIONAL LAND SURVEYOR

Scale: 1"=50'

BY MICHAEL E. GAVITT RPLS #1981
C.O.A. NO. 15-1160

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 RETRACED PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

Site Approvals:

RIDEM EDGE VERIFICATION NO. 11-0070
RIDEM FORMAL WETLANDS NO. 15-0078
RIDES 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.

Diprete Engineering
Two Stafford Court, Cranston, RI 02910
Tel: (401) 943-7000 Fax: (401) 464-6666 www.diprete-eng.com
Boston • Providence • Newport

Record Plan - Phase 2A
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