

Record Plans

Reynolds Farm - Phase 2D

North Kingstown, Rhode Island



Sheet Index

- D1. Cover Sheet
- D2. Record Plan - Phase 2D
- D3. Record Plan - Phase 2D - 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 1  
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. GAVITT, RPLS #1981  
C.O.A. NO. LS-A160

Cover Sheet  
Reynolds Farm - Phase 2D

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



\\destorage1\demain\projects\0914-001-1-a01 reynolds farm near portion\autocad drawings\0914-001-recd-p02.dwg Plotted: 8/25/2017

See Sheet D3 - for Phase 2D Remaining Land



AP 136  
LOT 19  
N/F  
KILDAY  
PROPERTIES,  
LLC.

RESTATE PLANE (NAD 83)

### 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
ASSESSORS LOT NUMBER	1
OPEN SPACE	=====
EASEMENT	=====
DEFEASIBLE EASEMENT	=====

### TOWN OF NORTH KINGSTOWN PLANNING BOARD FINAL APPROVAL

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

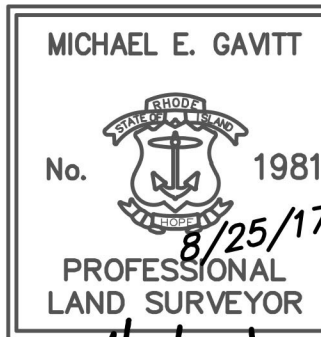
### Curve Table

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C2	20.39'	71°2'45"	162.00'	10.21'	20.38'	N14°56'26"W
C71	56.99'	14°04'25"	232.00'	28.64'	56.84'	N89°15'26"E
C72	61.85'	12°34'00"	282.00'	31.05'	61.73'	S88°30'14"W
C73	39.27'	90°00'00"	25.00'	25.00'	35.36'	N52°46'46"W
C74	39.27'	90°00'00"	25.00'	25.00'	35.36'	N37°13'14"E
C75	39.27'	90°00'00"	25.00'	25.00'	35.36'	S52°46'46"E
C76	39.27'	90°00'00"	25.00'	25.00'	35.36'	S37°13'14"W
C77	39.27'	90°00'00"	25.00'	25.00'	35.36'	N52°46'46"W
C78	48.75'	111°43'44"	25.00'	36.88'	41.39'	N26°21'21"E
C79	36.91'	15°19'27"	138.00'	18.57'	36.80'	N37°10'14"W
C80	69.49'	24°34'38"	162.00'	35.29'	68.96'	N32°32'38"W
C81	197.92'	180°00'00"	63.00'	<INFINITY>	126.00'	N69°44'41"E
C82	94.91'	33°34'04"	162.00'	48.86'	93.56'	S3°28'17"E
C83	50.80'	21°05'31"	138.00'	25.69'	50.51'	S2°45'59"W
C84	29.05'	10°16'34"	162.00'	14.57'	29.02'	S39°41'41"E
C85	40.44'	14°18'04"	162.00'	20.32'	40.33'	S27°24'22"E
C86	25.22'	22°56'26"	63.00'	12.78'	25.06'	S8°47'07"E
C87	32.35'	29°25'31"	63.00'	16.54'	32.00'	S17°23'52"W
C88	29.09'	26°27'18"	63.00'	14.81'	28.83'	S45°20'16"W
C89	40.70'	37°00'56"	63.00'	21.09'	40.00'	S77°04'23"W
C90	34.71'	31°34'09"	63.00'	17.81'	34.27'	N68°38'05"W
C91	35.84'	32°35'41"	63.00'	18.42'	35.36'	N36°33'10"W
C92	4.83'	1°42'31"	162.00'	2.42'	4.83'	N19°24'04"W
C93	69.69'	24°38'48"	162.00'	35.39'	69.15'	N0°59'21"E
C140	20.48'	121°41'40"	9.64'	17.28'	16.84'	S69°44'41"W
C141	62.58'	29°09'10"	123.00'	31.98'	61.91'	N34°49'54"W
C142	75.40'	180°00'00"	24.00'	INFINITY	48.00'	N69°44'41"E
C143	62.58'	29°09'10"	123.00'	31.98'	61.91'	S5°40'44"E

### Development Data - Phase 2D

OVERALL AREA OF PHASE 2D	5.20 ACRES
NUMBER OF BUILDABLE LOTS	29 LOTS
AVERAGE LOT AREA	0.12 ACRES
TOTAL AREA OF BUILDABLE LOTS	3.54 ACRES
PUMP STATION LOT	0.14 ACRES
TOTAL AREA OF OPEN SPACE	0.07 ACRES
TOTAL AREA OF RIGHT OF WAY	1.52 ACRES
LENGTH OF ROADWAY	998 L.F.±

Scale: 1"=50'  
0 25' 50' 100'



### 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:  
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

### Dimensional Requirements:

REFERENCE: ARTICLE IV DIMENSIONAL REQUIREMENTS: PR ZONE

LOT AREA:	5,000 SF MIN
LOT WIDTH:	40'
LOT FRONTAGE:	40'
FRONT YARD:	10' (7) MIN 25' MAX
SIDE YARD:	0'
REAR YARD:	0'
FROM RESIDENTIAL DISTRICT:	20' (8)
BUILDING STORIES:	2 (8) MIN 3 (8) MAX
BUILDING HEIGHT:	25' (8) MIN 38' (8) 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.

See Sheet D1 for Conditions of  
Approval and Site Approvals

See Sheet D3 for General  
Notes and Plan References.



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, 44009C0104J, REVISED OCTOBER 16, 2013.
- THE PARCEL IS ZONED PR 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 LOTS 1, 30 & 50, PLAT 109 LOT 3" PREPARED BY DIPRETE ENGINEERING FOR PINNACLE PARTNERS, LLC, 2915 POST ROAD, WARWICK, RI 02886 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 109 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 6-27-14 REVISED 8-13-14, AND 8-18-14 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 6-25-15. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH KINGSTOWN AS PLAN #2085 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  
LOT LINE  
PHASE LINE  
OPEN SPACE  
EASEMENT  
DEFEASIBLE EASEMENT

Dimensional Requirements:

REFERENCE: ARTICLE IV DIMENSIONAL REQUIREMENTS: PR ZONE

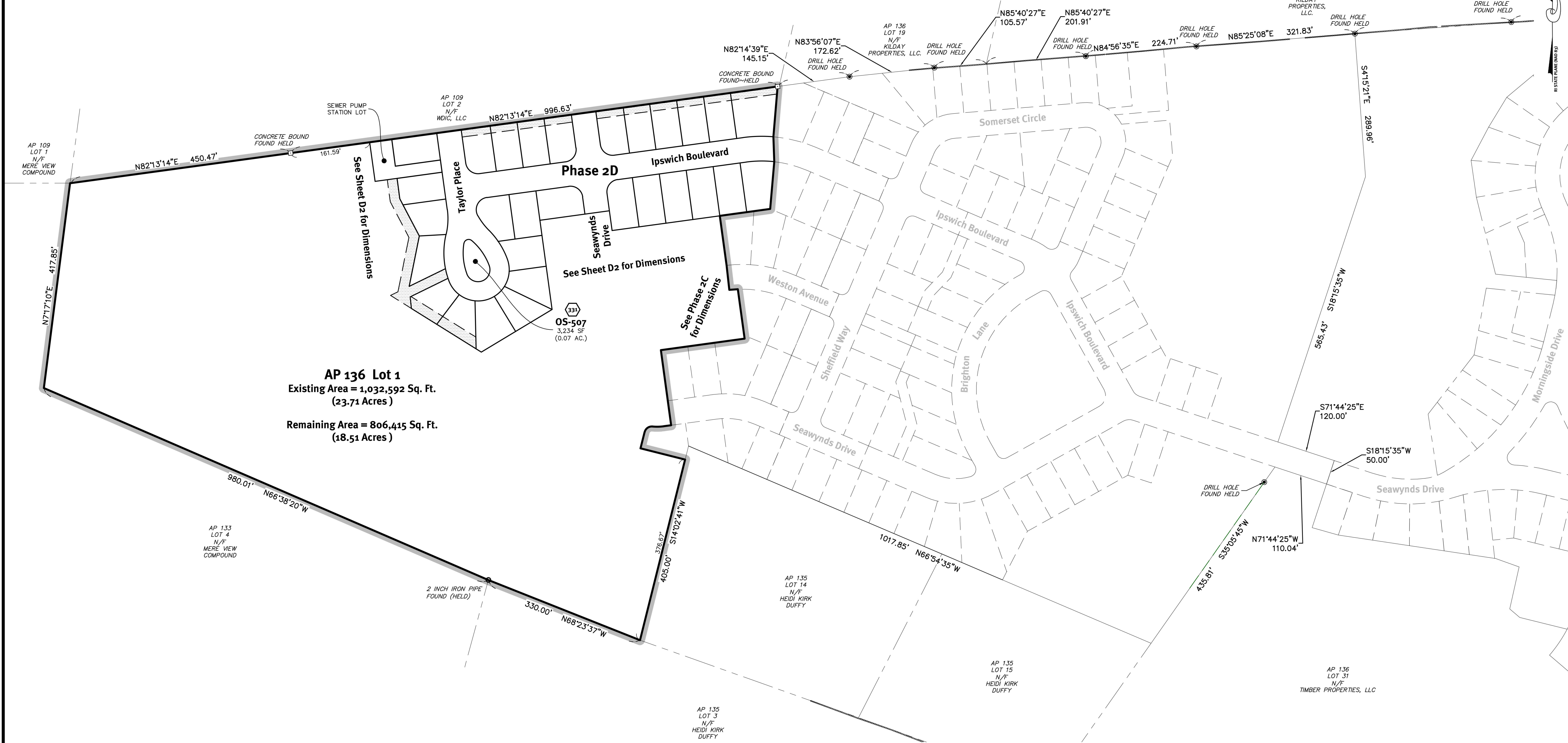
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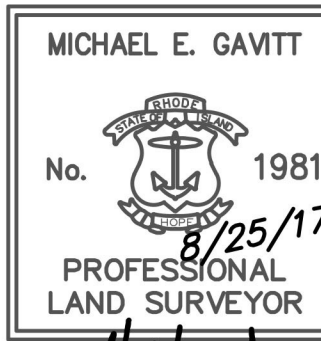
Scale: 1"=100'

0 50' 100' 200'

TOWN OF NORTH KINGSTOWN  
PLANNING BOARD  
FINAL APPROVAL

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



Certification

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Record Plan - Phase 2D - Remaining Land  
Reynolds Farm - Phase 2D

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

No.	Date	Description	Drawn By	J.A.R.
1	08-25-2017	Town Comments - Update Lot Numbers		
2	07-12-2017	DATE - Record Plans - Phase 2		

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
Tel 401-943-1000 Fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport