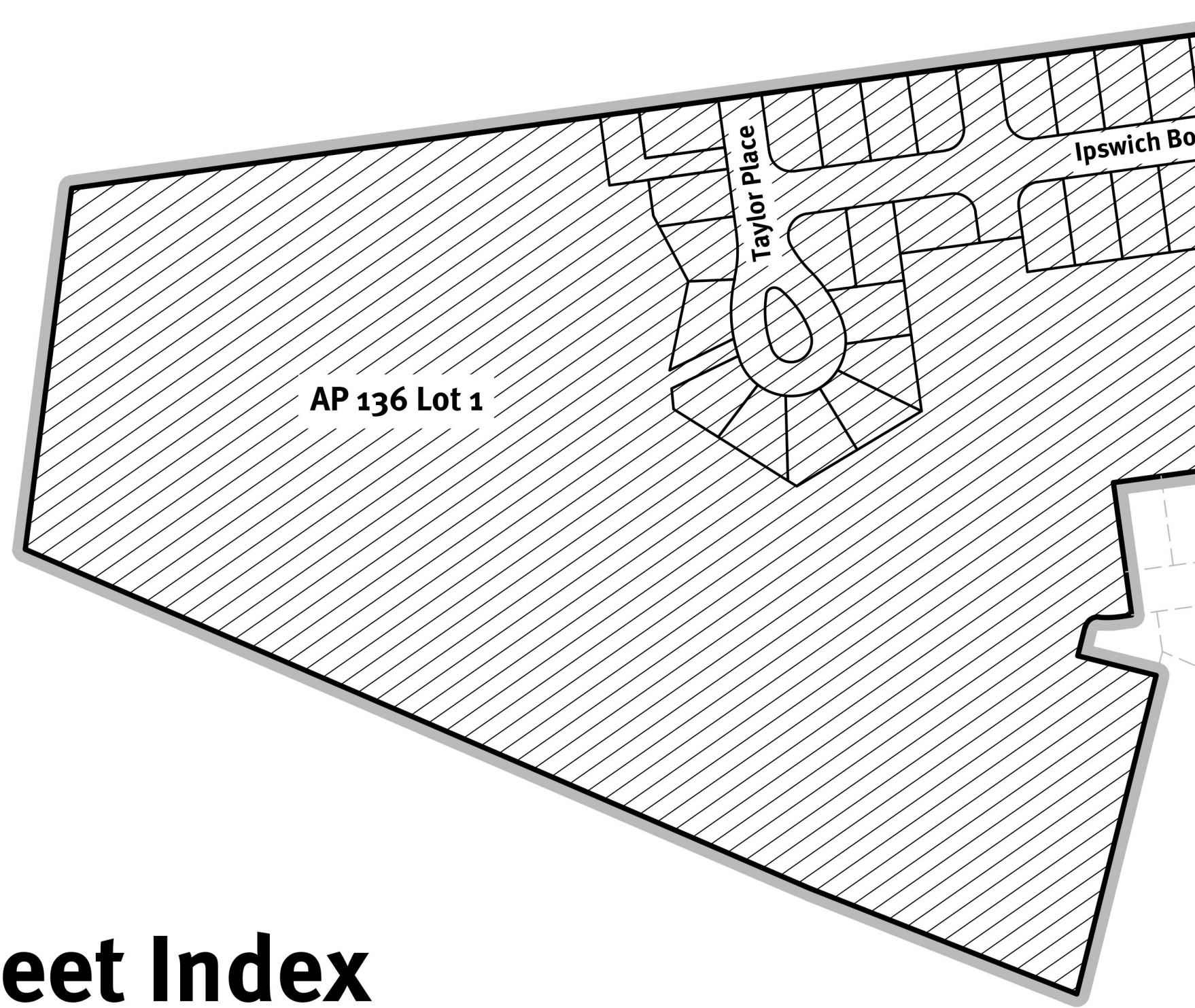


Record Plans

Reynolds Farm - Phase 2D

North Kingstown, Rhode Island

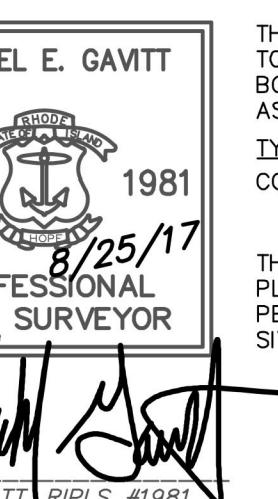
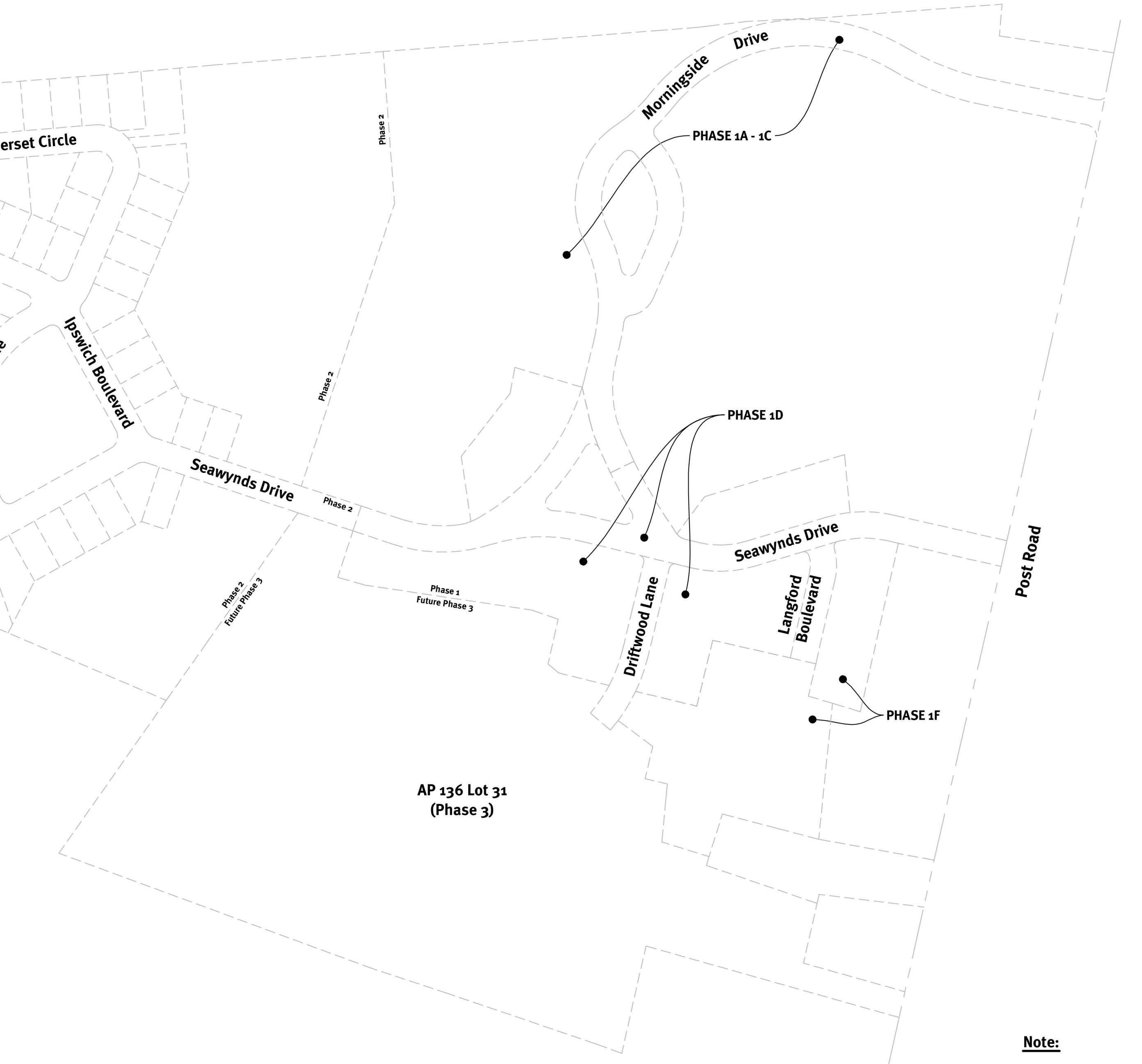


Sheet Index

- 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 DEIET 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 136 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 #5 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.



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: MEASUREMENT SPECIFICATION
 COMPREHENSIVE BOUNDARY SURVEY 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.

Certification

Note:

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

Cover Sheet

Reynolds Farm - Phase 2D

Owner/Applicant:

Pinnacle Partners, LLC

North Kingstown, Rhode Island

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Two Stafford Court, Cranston, RI 02929
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

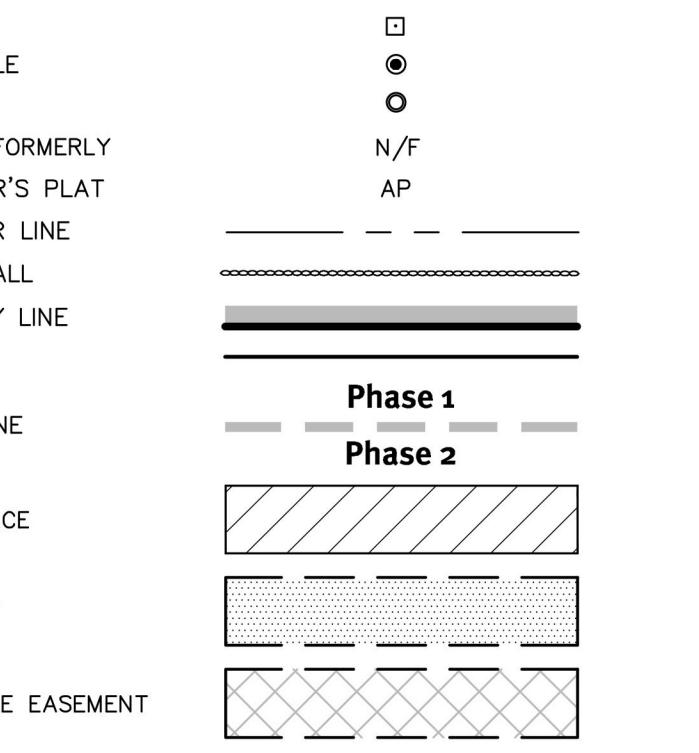
Diprete Engineering

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 UNDERGROUNDS UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATION. IT IS ONLY TOOK NOTES ON EXISTING UTILITIES. SITE ENGINEER IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DICSAFE 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 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 135 LOT 12" PREPARED BY DIPRETE ENGINEERING FOR TIMBER PROPERTIES, LLC, 22 MORGAN DRIVE, NARRAGANSETT, RI 02882 AP 136 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:**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' (0')
 BUILDING STORIES: 1 (0' MIN 3' (0') MAX)
 BUILDING HEIGHT: 25' (0' MIN 38' (0') 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:

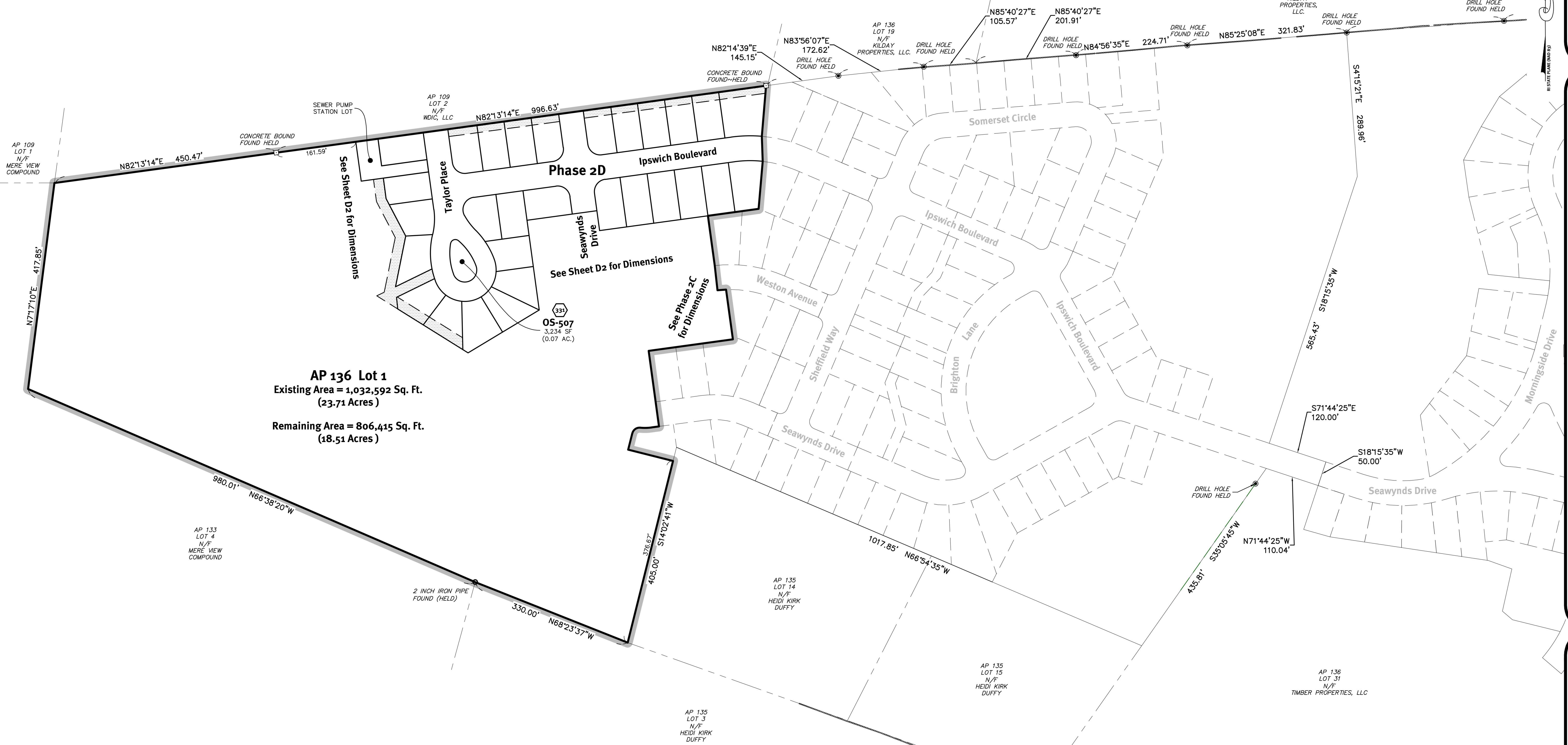
- Post Road (Route 1)
- Morningside Drive
- Seawyns Drive
- Ipswich Boulevard
- Brighton Lane
- Sheffield Way
- Weston Avenue
- Somerset Circle
- Taylor Place
- Wyndham Way

See Sheet D1 for Conditions of Approval and Site Approvals

Diprete Engineering

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 tel: 401-943-1000 fax: 401-944-5606 www.diprete-eng.com

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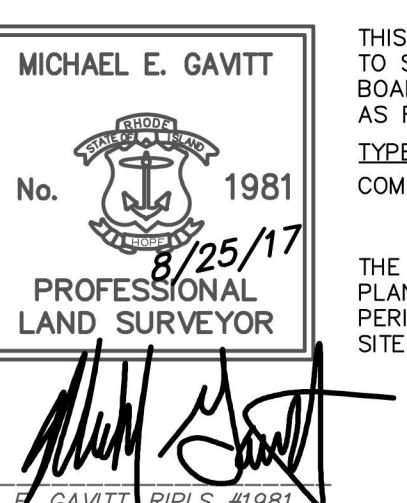


AP 136 Lot 1
 Existing Area = 1,032,592 Sq. Ft.
 (23.71 Acres)

Remaining Area = 806,415 Sq. Ft.
 (18.51 Acres)

**TOWN OF NORTH KINGSTOWN
 PLANNING BOARD
 FINAL APPROVAL**

DATE: _____
 BY: _____



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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Reynolds Farm - Phase 2D

Owner/Applicant: **Pinnacle Partners, LLC**

22 Morgan Drive, Narragansett, RI 02882

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