STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver Stedman Government Center
4808 Tower Hill Road, Wakefield, RI 02879

PUBLIC NOTICE

File Number: 2011-10-019 Date: October 13, 2011

This office has under consideration the application of:

High Tides, LLC
c/o Anthony Fiore
117 Camden Road
Narragansett, RI 02879

for a State of Rhode Island Assent to subdivide AP 81-3, Lot 52 in South Kingstown into 41 lots. 40 lots are to be used to site single-family residences serviced by public water and by individual denitrifying OWTS. The remaining lot is to be used as open space. The applicant proposes to construct approximately 2,350 lf of roadway and associated stormwater drainage facilities.

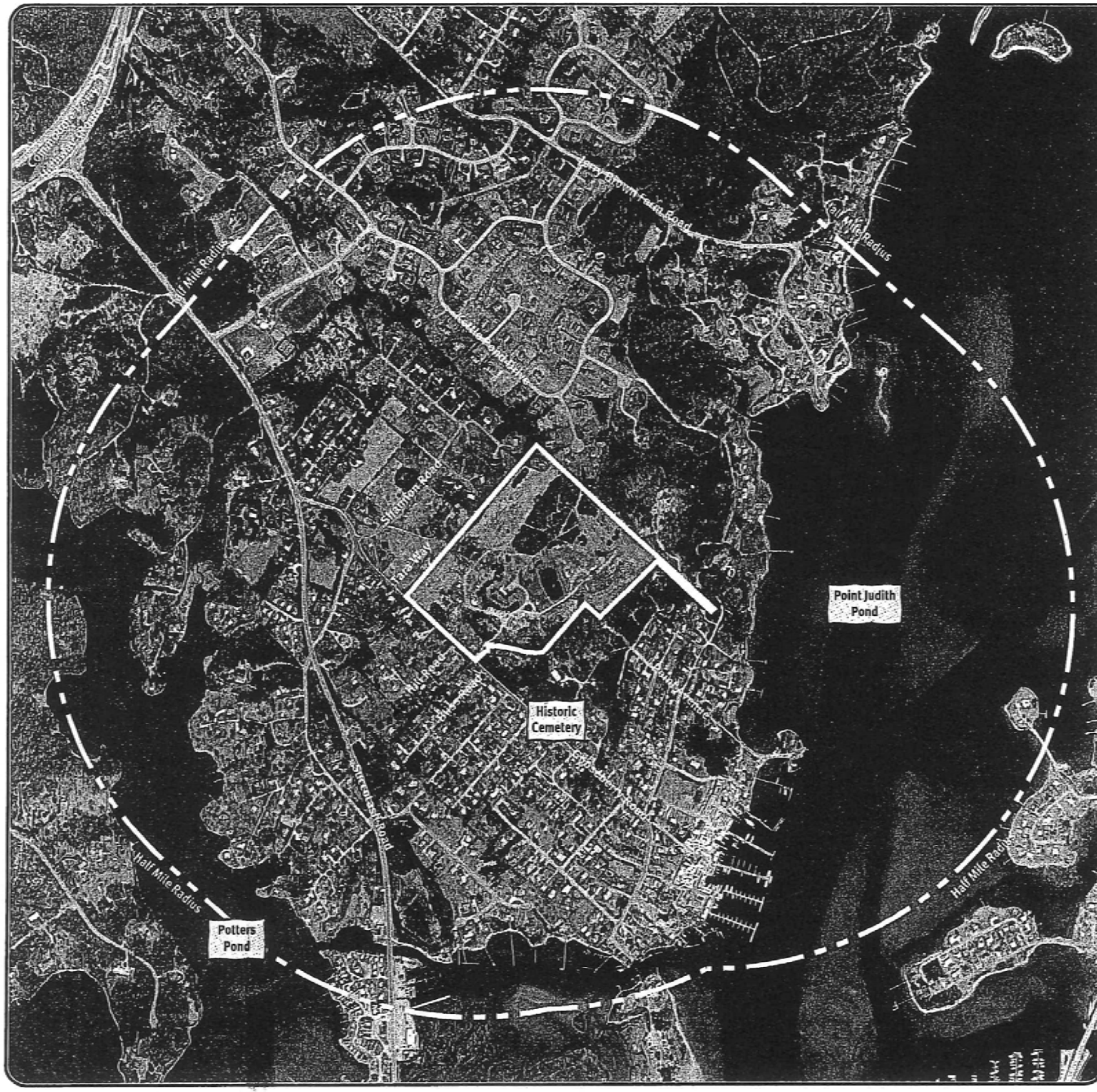
Project Location:	Gooseberry Road
City/Town:	South Kingstown
Plat/Lot:	81-3 / 52
Waterway:	Point Judith Pond – Salt Pond Special Area Management Plan

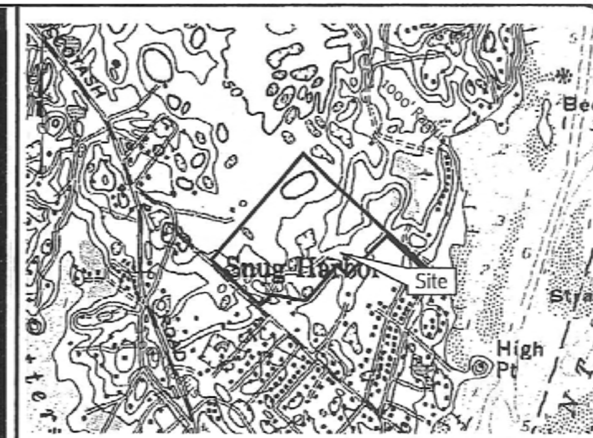
Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before November 13, 2011.





USGS Map Scale: 1"=600'

Photo obtained from the RI-GIS of 2004 Digital Orthophotography Southern Urban Areas of Rhode Island.

Scale: 1"=350'

0 175' 350' 700'

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND CODE CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

ERIC M. PRIVE
No. 8862
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By
3	[illegible]	CRMC Aerial Submission	DAR
2	[illegible]	RIDEM [illegible] Subdivision	DAR
1	[illegible]	Master Plan Submission	DAR
0	[illegible]	Pre-Application Submission	SAR

Aerial Half Mile Radius

High Tide Landing

Assessor's Plat 81-3, Lot 52
South Kingstown, Rhode Island

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Owner / Applicant:

High Tides, LLC c/o Anthony Fiore
117 Camden Road
Narragansett, Rhode Island 02882

SHEET 2 OF 19

Engineers • Planners • Surveyors

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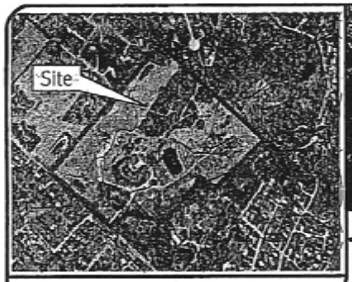
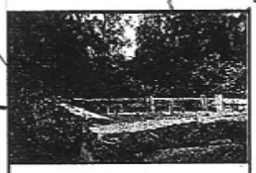


Aerial Map Scale: 1"=400'

Stonewall Along Property Line

Looking North on Grass Fields

Looking Northeast at Existing Driveway



Existing Historic Cemetery

Looking Southeast at Wooded Areas

Western View: Wooded Uplands
Eastern View: Cleared Uplands

Northern View: Wooded Uplands
Southern View: Cleared Uplands

Northern View: Cleared Uplands
Southern View: Wooded Uplands

General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 81-3 LOT 52.
2. THE SITE IS APPROXIMATELY 35.88 ACRES AND IS ZONED R-40.
3. THE OWNER OF AP 81-3 LOT 52 IS: HIGH TIDES, LLC.
4. THIS SITE IS LOCATED WITHIN A ZONE X FEMA FLOOD ZONE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0016H, MAP REVISED OCTOBER 16, 2013.

   ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN
5. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-7233, 72 HOURS PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
6. ELEVATIONS, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTOUR INTERVAL IS 2 FEET & TOPOGRAPHY AND SURVEYED ON THE GROUND IN JUNE, 2010. SOME ALTERATIONS MAY HAVE TAKEN PLACE SINCE THEN.
7. THERE ARE NO AREAS OF AGRICULTURAL USE ON THE SUBJECT SITE.
8. THE SUBJECT PARCEL IS NOT LOCATED IN A NATURAL HERITAGE AREA.
9. THE SUBJECT PARCEL IS NOT LOCATED IN A NARROW RIVER SPECIAL AREA MANAGEMENT PLAN.
10. THE SITE IS LOCATED IN THE CRMC SALT POND SPECIAL AREA MANAGEMENT PLAN (LANDS DEVELOPED BEYOND CARRYING CAPACITY).
11. THE SUBJECT PARCEL IS NOT LOCATED IN A GROUNDWATER PROTECTION OVERLAY DISTRICT
12. EDGE OF WETLANDS DELINEATED AND FIELD LOCATED BY DIPRETE ENGINEERING USING GPS SUBMETER TECHNOLOGY.
13. THE DREDGE SPOIL AREA FALLS BELOW THE DIRECT EXPOSURE CRITERIA/RESIDENTIAL STANDARDS IN THE REMEDIATION REGULATIONS. RIDEM OFFICE OF WASTE WATER MANAGEMENT VERIFIED THIS IN A LETTER DATED DECEMBER 9, 1997 TITLED DREDGE MATERIAL FROM SOUTHERN VIEW MARINA WRITTEN BY LEO HELLESTED. ALL DREDGE SPOIL AREAS WILL BE RELOCATED TO OPEN SPACE AREAS.

Soil Descriptions:

BnB—BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES
THIS GENTLY SLOPING, WELL DRAINED TO MODERATELY WELL DRAINED SOIL IS ON OUTWASH PLAINS AND TERRACES. THE PERMEABILITY OF THIS SOIL IS MODERATE IN THE SURFACE LAYER AND SUBSOIL AND RAPID OR VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS HIGH, AND RUNOFF IS MEDIUM. THIS SOIL IS SUITABLE FOR COMMUNITY DEVELOPMENT.

HnC—HINCKLEY GRAVELLY SANDY LOAM, ROLLING, 3 TO 15 PERCENT SLOPES
THIS EXCESSIVELY DRAINED SOIL IS ON TERRACES, OUTWASH PLAINS, KAMES, AND ESKERS. THE PERMEABILITY OF THIS SOIL IS RAPID IN THE SURFACE LAYER AND SUBSOIL AND VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS LOW, AND RUNOFF IS SLOW. THIS SOIL IS SUITABLE FOR COMMUNITY DEVELOPMENT.

HnD—HINCKLEY GRAVELLY SANDY LOAM, HILLY, 15 TO 25 PERCENT SLOPES
THIS EXCESSIVELY DRAINED SOIL IS ON TERRACES, OUTWASH PLAINS, KAMES, ESKERS, AND RECESSIONAL MORAINES. THE PERMEABILITY OF THIS SOIL IS RAPID IN THE SURFACE LAYER AND SUBSOIL AND VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS LOW, AND RUNOFF IS MEDIUM. STEEP SLOPES MAKE THIS SOIL POORLY SUITED TO COMMUNITY DEVELOPMENT.

HnC – HINCKLEY – ENFIELD COMPLEX, ROLLING, 3 TO 15 PERCENT SLOPES
THESE ROLLING, EXCESSIVELY DRAINED AND WELL DRAINED SOILS ARE ON HILLS AND RIDGES OF RECESSIONAL MORAINES, KAMES, AND ESKERS. THE PERMEABILITY OF THE HINCKLEY SOILS IS RAPID IN THE SURFACE LAYER AND SUBSOIL AND VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS LOW, AND RUNOFF IS SLOW TO MEDIUM. THE PERMEABILITY OF THE ENFIELD SOILS IS MODERATE IN THE SURFACE LAYER AND SUBSOIL AND VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS MODERATE, AND RUNOFF IS SLOW TO MEDIUM. THIS COMPLEX IS SUITABLE FOR COMMUNITY DEVELOPMENT.

PG PITS, GRAVEL, 0 TO 25 PERCENT SLOPES
THIS UNIT CONSISTS OF AREAS THAT HAVE BEEN EXCAVATED FOR SAND OR GRAVEL. THE AREAS ARE MOSTLY ON BROAD OUTWASH PLAINS AND TERRACES OF STREAM VALLEYS AND GENERALLY RANGE FROM 3 TO 30 ACRES. THESE AREAS HAVE SPARSE VEGETATION CONSISTING OF DROUGHT-RESISTANT PLANTS. THIS UNIT CONSISTS MOSTLY OF SAND OR SAND AND GRAVEL. THE PERMEABILITY IS RAPID OR VERY RAPID. AREAS OF THIS UNIT REQUIRE ONSITE INVESTIGATION AND EVALUATION FOR WOSF USES.

TB—TISBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
THIS NEARLY LEVEL, MODERATELY WELL DRAINED SOIL IS IN DEPRESSIONS IN TERRACES AND OUTWASH PLAINS. THE PERMEABILITY OF THIS SOIL IS MODERATE IN THE SURFACE LAYER AND SUBSOIL AND RAPID OR VERY RAPID IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS MODERATE, AND RUNOFF IS SLOW. THIS SOIL HAS A SEASONAL HIGH WATER TABLE AT A DEPTH OF ABOUT 20 INCHES FROM LATE FALL THROUGH MID-SPRING. THIS SOIL IS SUITABLE FOR COMMUNITY DEVELOPMENT BUT IS LIMITED BY THE SEASONAL HIGH WATER TABLE.

Legend:

EXISTING BOUND	UTILITY POLE	N/F	NOW OR FORMERLY
DRILL HOLE	WETLAND FLAG	AP	ASSESSOR'S PLAT
IRON ROD	STONE WALL	2' CONTOUR	
CATCH BASIN	FENCE	10' CONTOUR	
WATER VALVE	PROPERTY LINE	TREELINE	
GAS VALVE	WETLAND LINE	PAVEMENT	
FIRE HYDRANT	50' WETLAND BUFFER		

Scale: 1"=80'

CERTIFICATION:
THE SURVEY AND PLAN SHOWN HEREON IS SUBJECT TO THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 5, 1994.

BOUNDARY SURVEY: CLASS IV

TOPOGRAPHIC FEATURE SURVEY: CLASS IV

MICHAEL E. GAVITT
No. 19311
PROFESSIONAL LAND SURVEYOR

1	10/2/12	Draft Revised Engineering	DMP
2	8/27/12	Revised Per Formal Peer Comments	DMP
3	10/2/11	Revised Per Submission	DMP
4	9/2/11	Revised Per Submission	DMP
5	9/2/11	Existing Conditions Plan	DMP
No.	Date	Description	By

Drawn By: MTS | Design By:

Existing Resources and Analysis Plan

High Tide Landing

Assessor's Plat 81-3, Lot 52
South Kingstown, Rhode Island

DiPrete Engineering
Two Stafford Court Cranston, RI 02921
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Owner/Applicant
High Tides, LLC c/o Anthony Flore
117 Camden Road
Narragansett, Rhode Island 02882

SHEET 3 OF 19

Engineers • Planners • Surveyors

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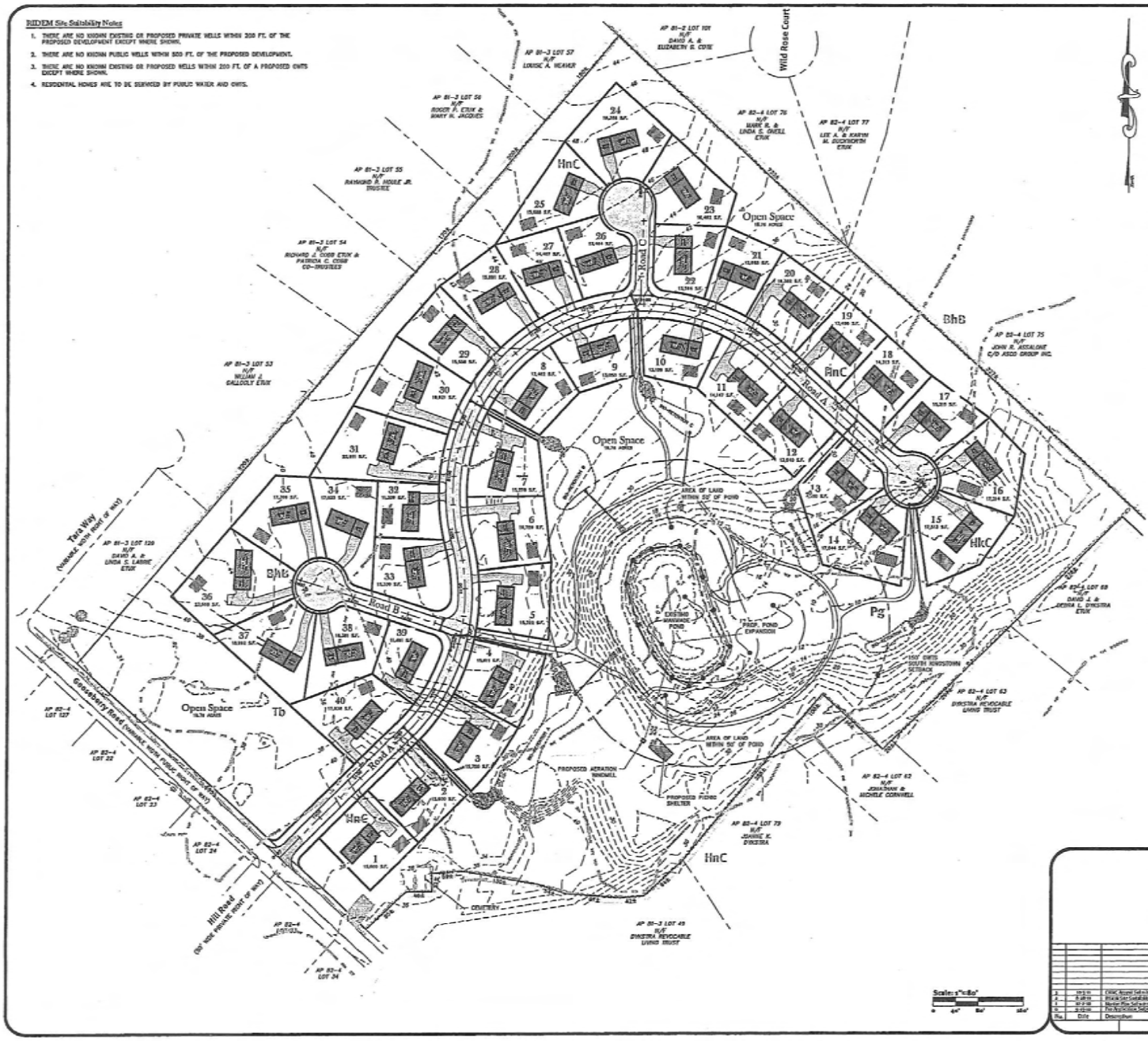

RIDEM Site Suitability Notes

1. THERE ARE NO KNOWN EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200 FT. OF THE PROPOSED DEVELOPMENT EXCEPT WHERE SHOWN.
2. THERE ARE NO KNOWN PUBLIC WELLS WITHIN 500 FT. OF THE PROPOSED DEVELOPMENT.
3. THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200 FT. OF A PROPOSED OWTS EXCEPT WHERE SHOWN.
4. RESIDENTIAL HOMES ARE TO BE SERVICED BY PUBLIC WATER AND OWTS.

General Notes:

1. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEMS (OWTS). THERE ARE NO OWTS PROPOSED WITHIN 100' OF THE WETLAND. THE OWTS SYSTEMS ARE PROPOSED AS I/A SYSTEMS UTILIZING DENITRIFICATION TECHNOLOGY.
2. ROAD A SERVICES MORE THAN 10 LOTS AND IS PROPOSED TO BE 26' (12' TRAVEL LANES, 1' BERM). ROADS B AND C SERVICE LESS THAN 10 LOTS AND ARE PROPOSED TO BE 22' (10' TRAVEL LANES, 1' BERM). RIGHT OF WAY, ROADWAY, AND CUL-DE-SAC DESIGN CRITERIA OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, SEDIMENT FOREBAYS, AND BIORETENTION CELLS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RHODE BEST MANAGEMENT PRACTICES.
4. OPEN SPACE AREA WILL BE UTILIZED FOR PASSIVE AND ACTIVE RECREATION. THE EXISTING WETLAND AREA WILL BE RESTORED AND EXPANDED.
5. THE SITE IS PROPOSED TO BE BUILT WITH THREE AND FOUR BEDROOM HOMES AND WILL BE BUILT IN THREE PHASES.

Dimensional Regulations:

UNDERLYING ZONE:	RESIDENTIAL R-40
FLEXIBLE DESIGN ZONING:	RESIDENTIAL R-10
MINIMUM LOT AREA:	10,000 SF
MINIMUM FRONTAGE/LOT WIDTH:	80'
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM HEIGHT:	35'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER YARD:	20'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'

Development Data:

TOTAL SITE AREA:	35.88 ACRES
TOTAL NUMBER OF LOTS:	40
TOTAL DWELLING UNITS:	40
TOTAL AREA OF LOTS:	14.18 ACRES
RIGHT OF WAY AREA:	2.94 ACRES
RIGHT OF WAY WIDTH:	
ROAD A (> 10 LOTS):	50'
ROAD B-C (< 10 LOTS):	40'
TOTAL LENGTH OF ROAD:	2,446'
ROAD A:	1020'
ROAD B:	209'
ROAD C:	297'
PAVEMENT WIDTH:	
ROAD A (> 10 LOTS):	26'
ROAD B-C (< 10 LOTS):	22'

Open Space Analysis:

TOTAL SITE AREA:	35.88 ACRES
TOTAL UNSUITABLE AREA (WETLANDS):	0.68 ACRES
TOTAL SUITABLE LAND:	35.20 ACRES
REQUIRED SUITABLE OPEN SPACE:	17.60 ACRES (50% OF SUITABLE LAND)
PROPOSED OPEN SPACE:	18.78 ACRES
PROPOSED SUITABLE OPEN SPACE:	18.08 ACRES

Density Analysis:

TOTAL SITE AREA:	35.88 ACRES
NUMBER OF UNITS:	40
DENSITY:	1.1 UNITS PER ACRE/0.9 ACRES PER UNIT

Affordable Housing (Inclusionary Zoning):

A MINIMUM OF 20 PERCENT OF THE MAXIMUM NUMBER OF LOTS/UNITS MUST BE AFFORDABLE TO LOW AND/OR MODERATE INCOME HOUSEHOLDS AS DEFINED UNDER R.I., 1956, §45-53. LOW AND MODERATE INCOME HOUSING ACT. WHERE SUCH CALCULATION YIELDS A FRACTION OF A UNIT AND SUCH FRACTION IS 0.5 OR ABOVE THE REQUIREMENT SHALL BE ROUNDED TO THE NEXT HIGHER, WHOLE NUMBER.

BASIC MAXIMUM NUMBER OF LOTS:	33
AFFORDABLE CALCULATION:	BASIC MAX LOTS * 0.2
LOT CALCULATION:	33 LOTS * 0.2 = 6.6 OR 7 LOTS
AFFORDABLE LOTS PROPOSED:	7 LOTS (LOTS 19, 21, 25, 26, 29, 32, 34, & 39)

Zoning Incentive:

TOTAL SITE AREA:	35.88 ACRES
BASIC MAXIMUM NUMBER OF LOTS:	33
ZONING INCENTIVE (ZONING 502.8):	BASIC MAX LOTS * 1.2
LOT CALCULATION:	33 LOTS * 1.2 = 39.6
LOTS PROPOSED FOR FLEXIBLE DESIGN:	40 LOTS

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF SITE SAFETY, METHODS, SAFETY PRECAUTIONS AND PROGRAMS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THE PLAN DESIGN.

THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

ERIC M. PRIME
No. 8882
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
3	10/2/19	CRMC Appeal Submission	DJE
2	7/26/19	Pre-Application Submission	DJE
1	6/21/19	Master Plan Submission	DJE
0	4/22/19	Pre-Application Submission	DJE

Overall Plan

High Tide Landing

Assessor's Plat 81-3, Lot 52
South Kingstown, Rhode Island

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