

Pre-Application Concept Review

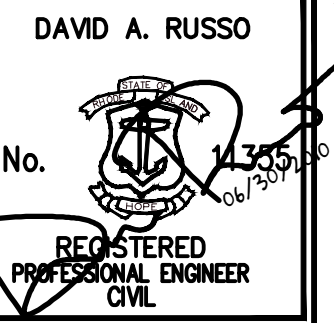
Matunuck Beach Road Condos

Matunuck Beach Road
 South Kingstown, Rhode Island
 Assessor's Plat 92-2 Lot 56



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Site Plan
4. Yield Plan



This regulation submission set shall not be used for construction purposes unless stamped, issued for construction and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	Drawn By	K.E.D.	Design By	D.A.R.
1	08-27-2019	Pre-Application Review				
2	02-02-2019	Pre-Application Review				
3	05-02-2019	Pre-Application Review				
4	03-27-2019	Final Submission				

z:\demain\projects\2389-002\matunuck_beach\condos\autoexec.dwg\ap20150107\matunuck-aerial-nk.dwg Plotted: 9/7/2019

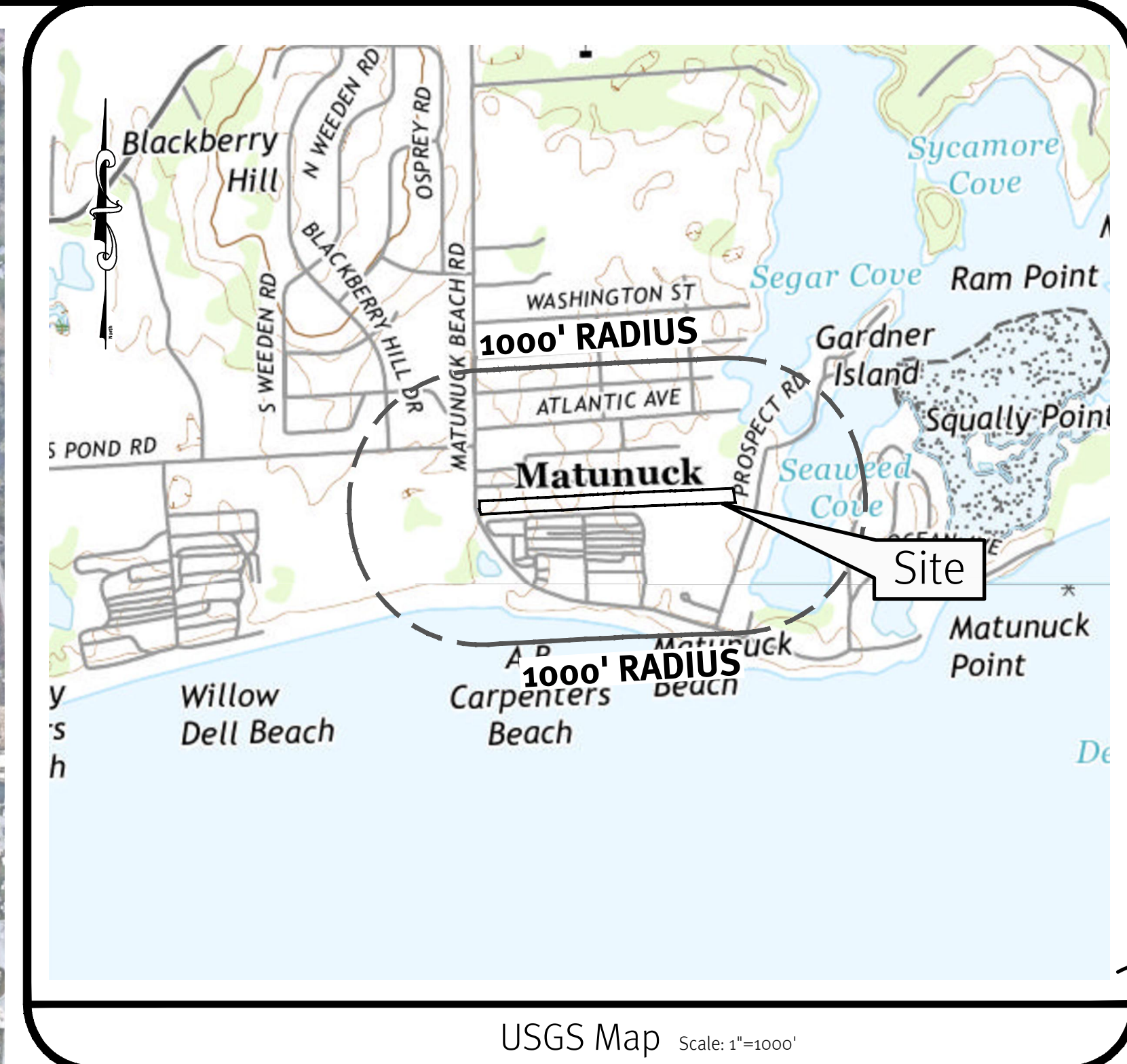
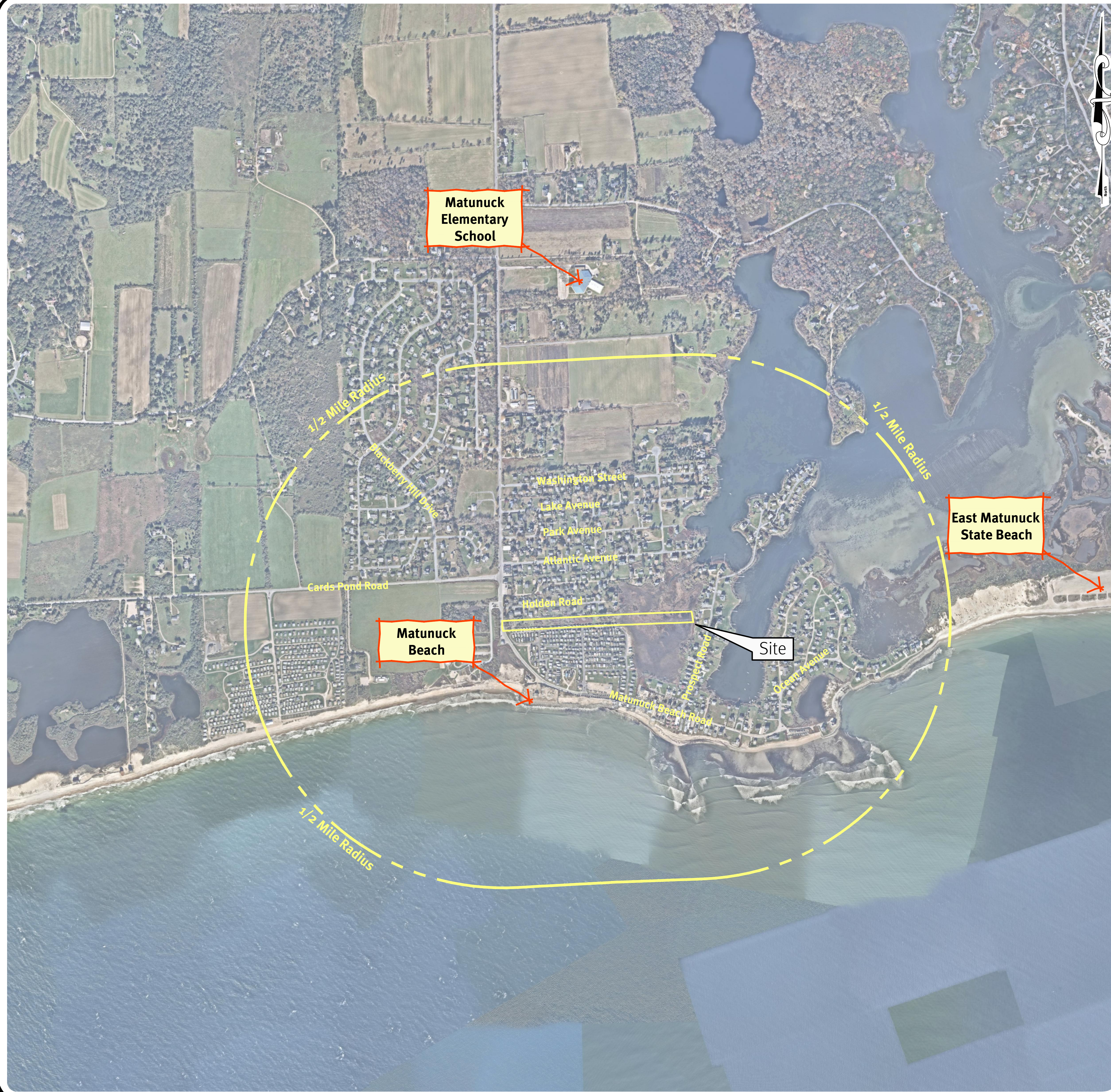
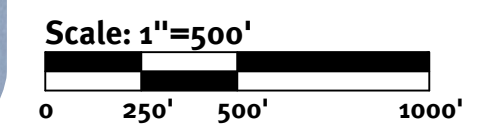


Photo Obtained from Near Map. Date of Photography 01/14/2019.



DiPrete Engineering
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Boston • Providence • Newport

DAVID A. RUSSO
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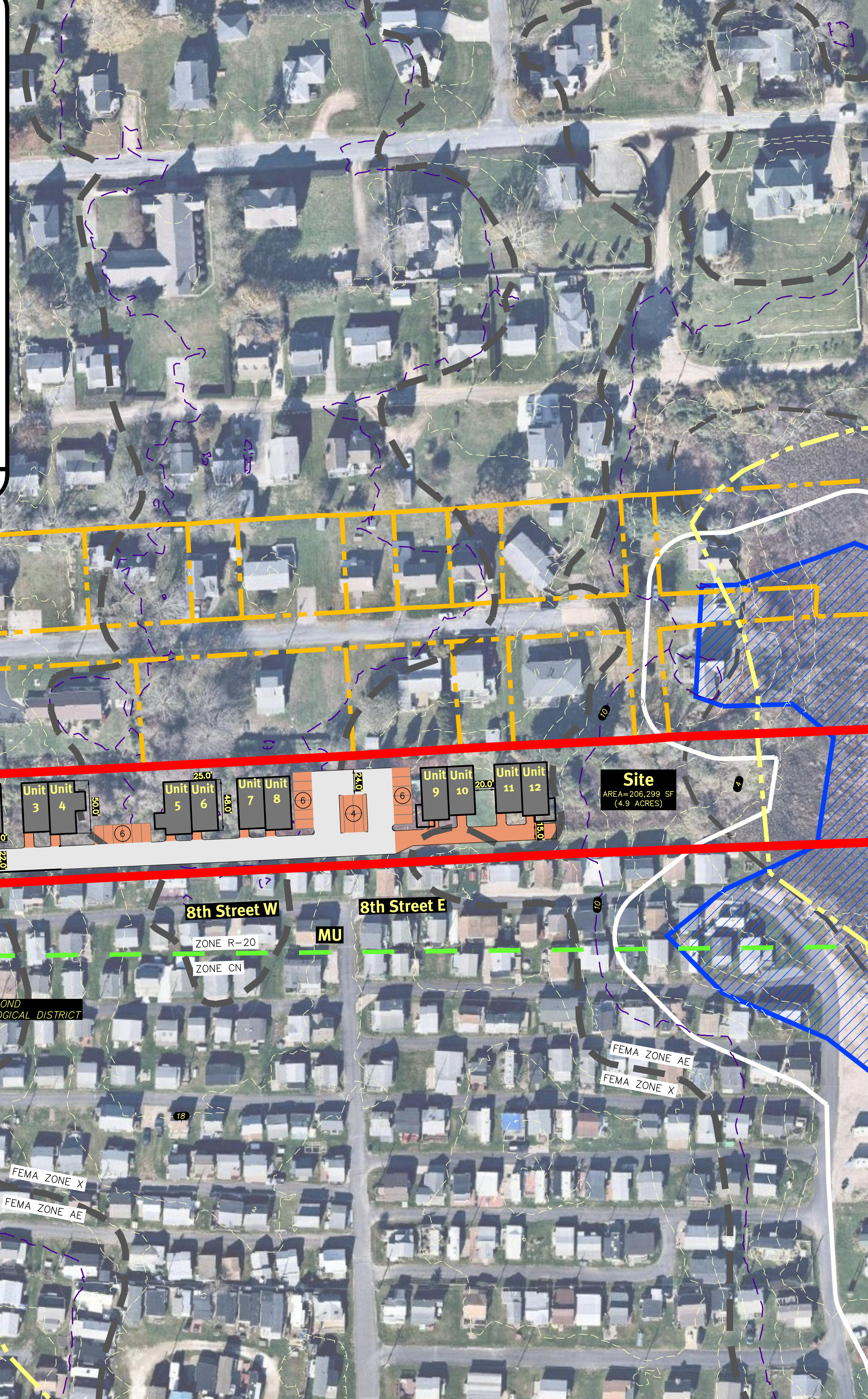
No.	Date	Description	By:	Design By:
1	08/27/2019	Pre-Application Process	K.E.D.	D.A.R.
2	02/01/2019	Pre-Application Process	K.E.D.	D.A.R.
3	05/09/2019	Pre-Application Process	K.E.D.	D.A.R.
4	03/27/2019	Pre-Application Process	K.E.D.	D.A.R.

Drawn By: K.E.D. Design By: D.A.R.

Half Mile Aerial & USGS Map
Matunuck Beach Road Condos
 South Kingston, Rhode Island
 AP 032-2 Lot 56
Stephen DeSimone
 14 Green Acres Drive, Narragansett, RI 02882
 Tel: 401-419-2330 Fax: 401-782-1072



Location Map Not to Scale



Study Plan Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 92-2 LOT 56.
- THE SITE IS APPROXIMATELY 4.9± ACRES AND IS ZONED R-20 IN THE REAR PORTION AND ZONED CN IN THE FRONT. THE SITE IS WITHIN THE TOWN CARRYING CAPACITY OVERLAY DISTRICT AND THE POTTER'S POND HISTORIC DISTRICT
- THE OWNER OF AP 92-2 LOT 56 IS: EILEEN R BIANCUZZO
12 LISTER DRIVE
BARRINGTON, RI 02806
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0193J, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
- AERIAL IMAGERY OBTAINED FROM NEARMAP ON 3/21/2019.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A:
SALT PONDS SAMP (CRMC)
CARRYING CAPACITY OVERLAY DISTRICT (SK)
POTTER POND ARCHEOLOGICAL DISTRICT (NATIONAL REGISTER)

Dimensional Regulations:

CURRENT ZONING:	R-20 (DUPEX WITH OUT PUBLIC SEWER)
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	100'
MINIMUM FRONT YARD:	35'
MINIMUM CORNER SIDE YARD:	25'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	35'
MINIMUM LOT BUILDING COVERAGE:	25%
	ACCSY BLDG: 10'
	ACCSY BLDG: 10'

CURRENT ZONING:	CN - MULTI HOUSEHOLD STRUCTURES UP TO 12 UNITS
MINIMUM LOT AREA:	15,000 SF FOR FIRST 2 D.U. + 5,000 SF PER EACH ADDITIONAL D.U.
MINIMUM FRONTAGE AND LOT WIDTH:	100'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	30'
MINIMUM REAR YARD:	30'
MINIMUM LOT BUILDING COVERAGE:	30%
	ACCSY BLDG: 10'
	ACCSY BLDG: 10'

Development Data:

TOTAL SITE AREA:	4.9± ACRES
TOTAL NUMBER OF BUILDINGS:	6
TOTAL NUMBER OF UNITS:	12
LENGTH OF ROAD:	1020±
PAVEMENT WIDTH:	22'

Parking Regulations:

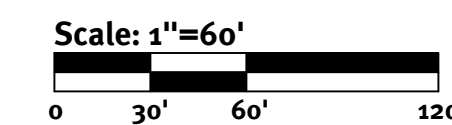
PARKING USE:	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
PARKING REQUIREMENT:	2 SPACES PER UNIT
UNITS PROPOSED:	12 UNITS
PARKING CALCULATION:	2 * 12 = 24 SPACES
REQUIRED PARKING SPACES:	24 SPACES
PARKING SPACES PROVIDED:	36 SPACES (PLUS 12 GARAGE SPACES)

Certification Note:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPLETE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

Existing Conditions Legend:

SITE PROPERTY LINE	[Red Line]
ASSESSOR LINE	[Yellow Line]
ZONING LINE	[Green Line]
EX MAJOR FOOT CONTOUR	[Dashed Green Line]
EX MINOR FOOT CONTOUR	[Dashed Yellow Line]
SOIL LINE AND DESIGNATION	[Blue Line]
FEMA FLOOD BOUNDARY AND DESIGNATION	[Blue Line]
APPROXIMATE STREAM CENTERLINE (RIGIS)	[Blue Line]
APPROXIMATE WETLAND EDGE (RIGIS)	[Blue Line]
WETLAND HATCH	[Blue Hatched Area]
50' WETLAND BUFFER	[Blue Hatched Area]



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Two Stafford Court Cranston, RI 02920
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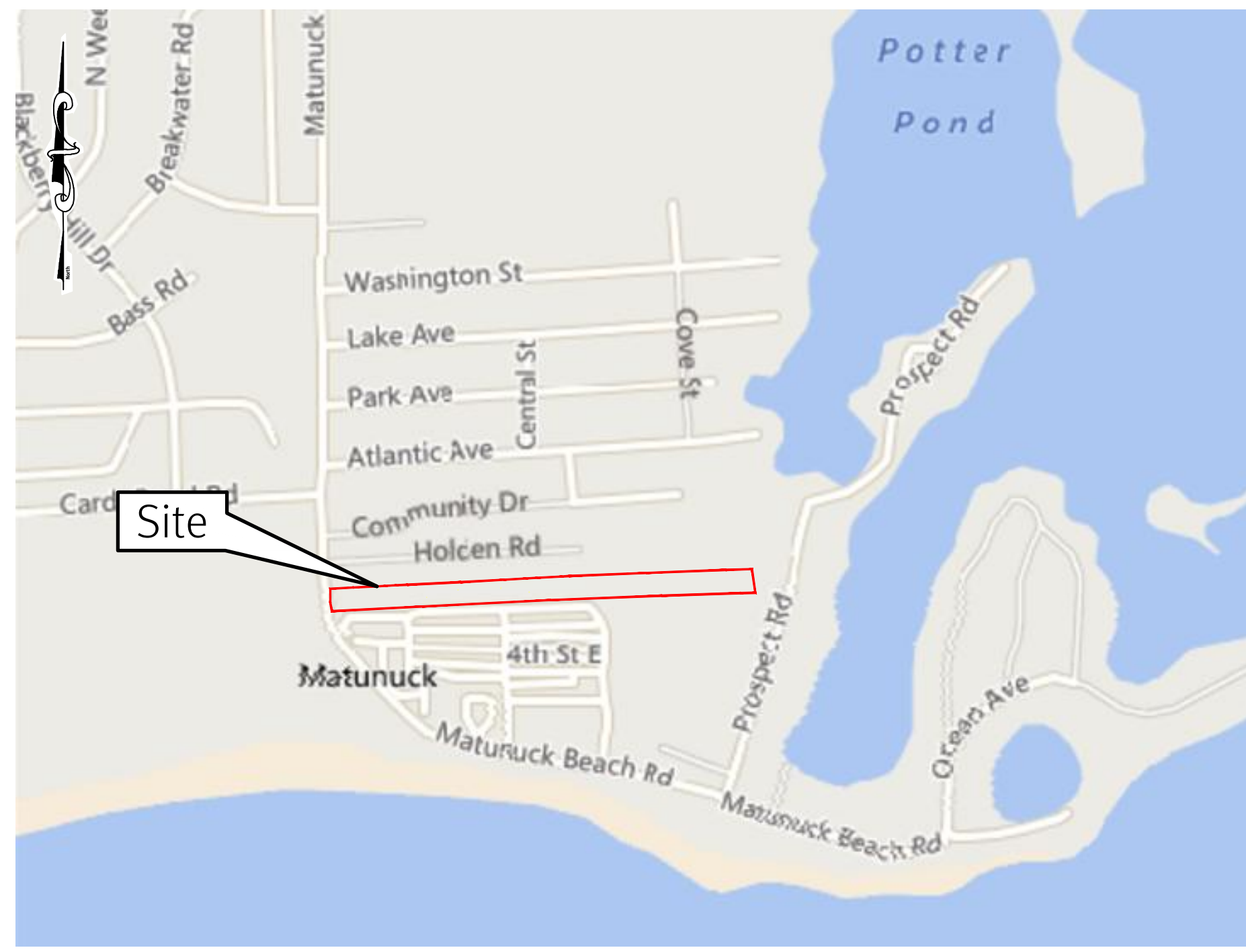
DAVID A. RUSSO
No. 1255
REGISTERED PROFESSIONAL ENGINEER CIVIL

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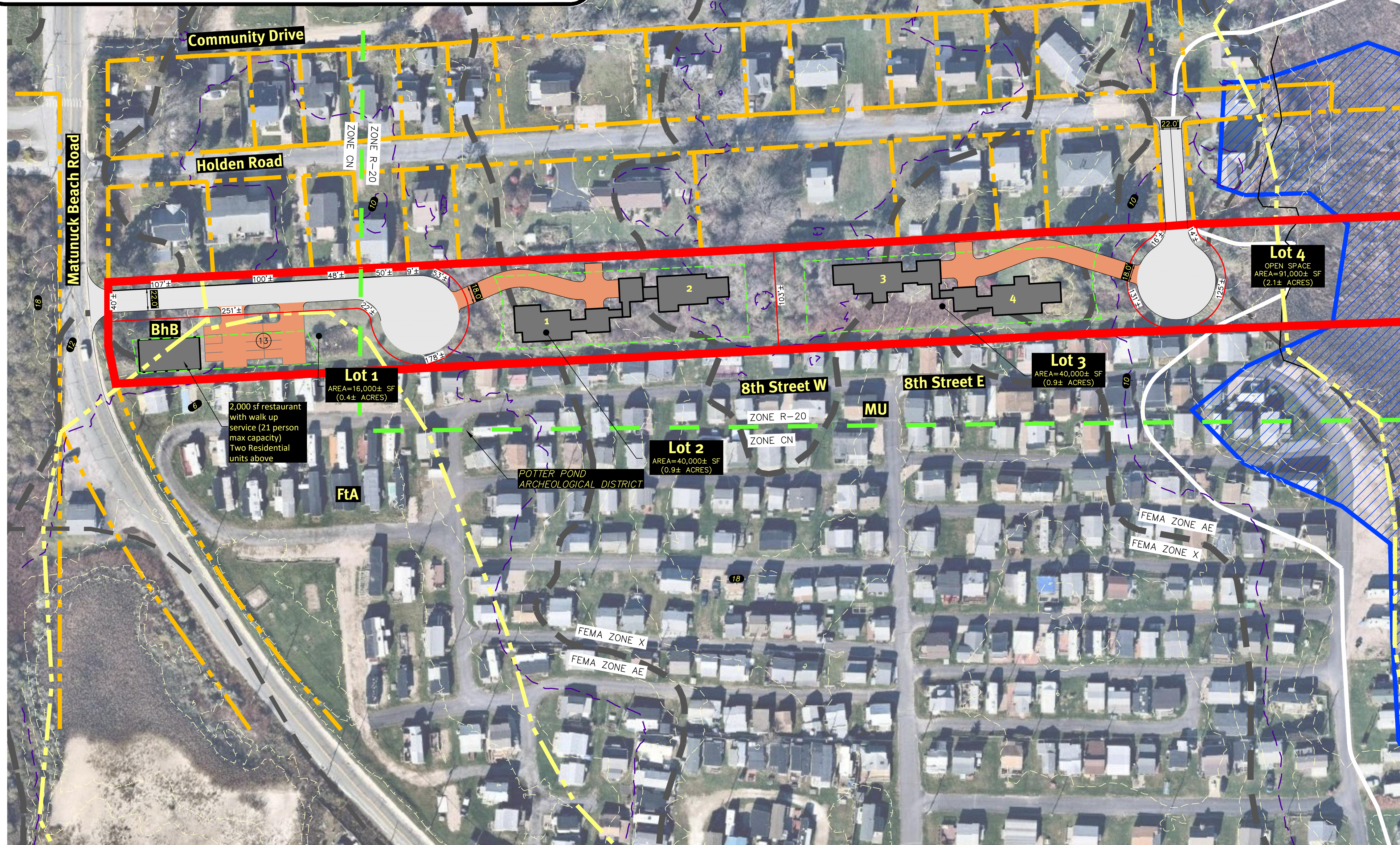
1	08/27/2019	Pre-Application Review	K.C.D.	Design By: D.A.R.
2	02/21/2019	Pre-Application Review	K.C.D.	
3	05/02/2019	Final Application/Construction Review	K.C.D.	
4	03/21/2019	Final Application/Construction Review	K.C.D.	
5	03/21/2019	Final Application/Construction Review	K.C.D.	

Site Plan
Matunuck Beach Road Condos
South Kingstown, Rhode Island
AP 92-2 Lot 56
Stephen DeSimone
14 Green Acres Drive, Narragansett, RI 02882
tel 401-419-2330 fax 401-782-1072

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Location Map Not to Scale



Study Plan Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 92-2 LOT 56.
- THE SITE IS APPROXIMATELY 4.9± ACRES AND IS ZONED R-20 IN THE REAR PORTION AND ZONED CN IN THE FRONT. THE SITE IS WITHIN THE TOWN CARRYING CAPACITY OVERLAY DISTRICT AND THE POTTER'S POND HISTORIC DISTRICT
- THE OWNER OF AP 92-2 LOT 56 IS: EILEEN R BIANCUZZO
12 LISTER DRIVE
BARRINGTON, RI 02806
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 4409010193J, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
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- THE SITE IS WITHIN A:
SALT PONDS SAMP (CRMC)
CARRYING CAPACITY OVERLAY DISTRICT (SK)
POTTER POND ARCHEOLOGICAL DISTRICT (NATIONAL REGISTER)

Dimensional Regulations:

CURRENT ZONING:	R-20 (DUPLX NO PUBLIC SEWER)
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	100'
MINIMUM FRONT YARD:	35'
MINIMUM CORNER SIDE YARD:	25'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	35'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	25%
	ACCSY BLDG: 10'
	ACCSY BLDG: 10'
	ACCSY BLDG: 15'

CURRENT ZONING:	CN - MULTI HOUSEHOLD STRUCTURES UP TO 12 UNITS
MINIMUM LOT AREA:	15,000 SF FOR FIRST 2 D.U. + 5,000 SF PER EACH ADDITIONAL D.U.
MINIMUM FRONTAGE AND LOT WIDTH:	100'
MINIMUM FRONT YARD:	25'
MINIMUM CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	12'
MINIMUM REAR YARD:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	30%
	ACCSY BLDG: 10'
	ACCSY BLDG: 10'
	ACCSY BLDG: 15'

Development Data:

TOTAL SITE AREA:	4.9± ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	4.3± ACRES
TOTAL LOT AREA:	0.6± ACRES
LENGTH OF ROAD:	820'±
PAVEMENT WIDTH:	22'

Parking Regulations:

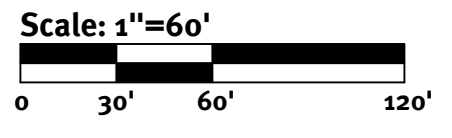
PARKING USE:	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
PARKING REQUIREMENT:	2 SPACES PER UNIT
UNITS PROPOSED:	6 UNITS
PARKING CALCULATION:	2 * 6 = 12 SPACES
REQUIRED PARKING SPACES:	12 SPACES (RESIDENTIAL)
PARKING SPACES PROVIDED:	12 SPACES (DRIVEWAY AND GUEST SPACES)
	9 SPACES (WALK UP RESTAURANT)

Certification Note:

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SOIL LINE AND DESIGNATION	[Yellow Line]
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WETLAND HATCH	[Blue Hatched Area]
50' WETLAND BUFFER	[Blue Dashed Line]
50' WETLAND BUFFER	[Blue Dashed Line]



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NO.	DATE	BY	DESCRIPTION
1	08/29/2019	SK	Site Plan
2	02/02/2020	SK	Site Plan
3	05/02/2019	SK	Site Plan
4	03/21/2019	SK	Site Plan

Yield Plan
Matunuck Beach Road Condos
South Kingstown, Rhode Island
AP 92-2 Lot 56
Stephen DeSimone
14 Green Acres Drive, Narragansett, RI 02882
tel 401-419-2330 fax 401-782-1072

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