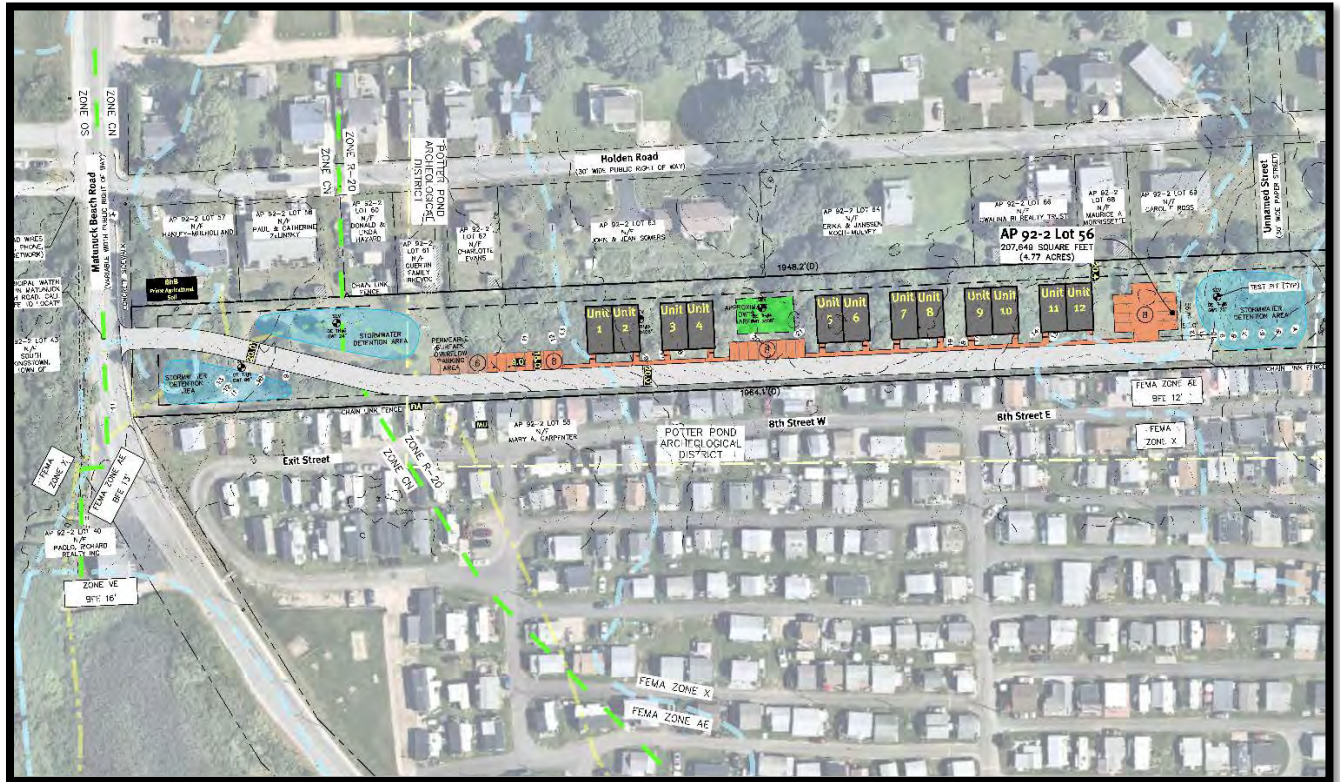


## Plan Narrative and Supporting Material



### Matunuck Beach Condominiums

Located in South Kingstown, RI

Applicant: Stephen DeSimone

July 27, 2020

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## 1.0 Executive Summary

DiPrete Engineering has prepared this Master Plan Narrative and Supporting Material for review and comment. We have made every effort to address all applicable regulations of the Town of South Kingstown and the Master Plan Checklist.

The Matunuck Beach Condominiums (Site) is proposed as a condominium complex with 12 units in total, 25% of which (3 units) will be designated as affordable housing. The subject site is located on Matunuck Beach Road, accessed from the north via Commodore Perry Highway (RI Route 1). The proposed development plans have been designed using the following criteria:

- **Create a development that fits this location.**
- **Create a development with needed affordable housing.**
- **Create a development that limits commercial use and 3-4 bedroom units.**
- **Create a development that preserves the views from Matunuck Beach Road.**

The proposal for Matunuck Beach Road Condominiums has been designed to be in harmony with the surrounding area. The scale and density of the development provides a transition from the more intense development to the south and the less dense northern community.

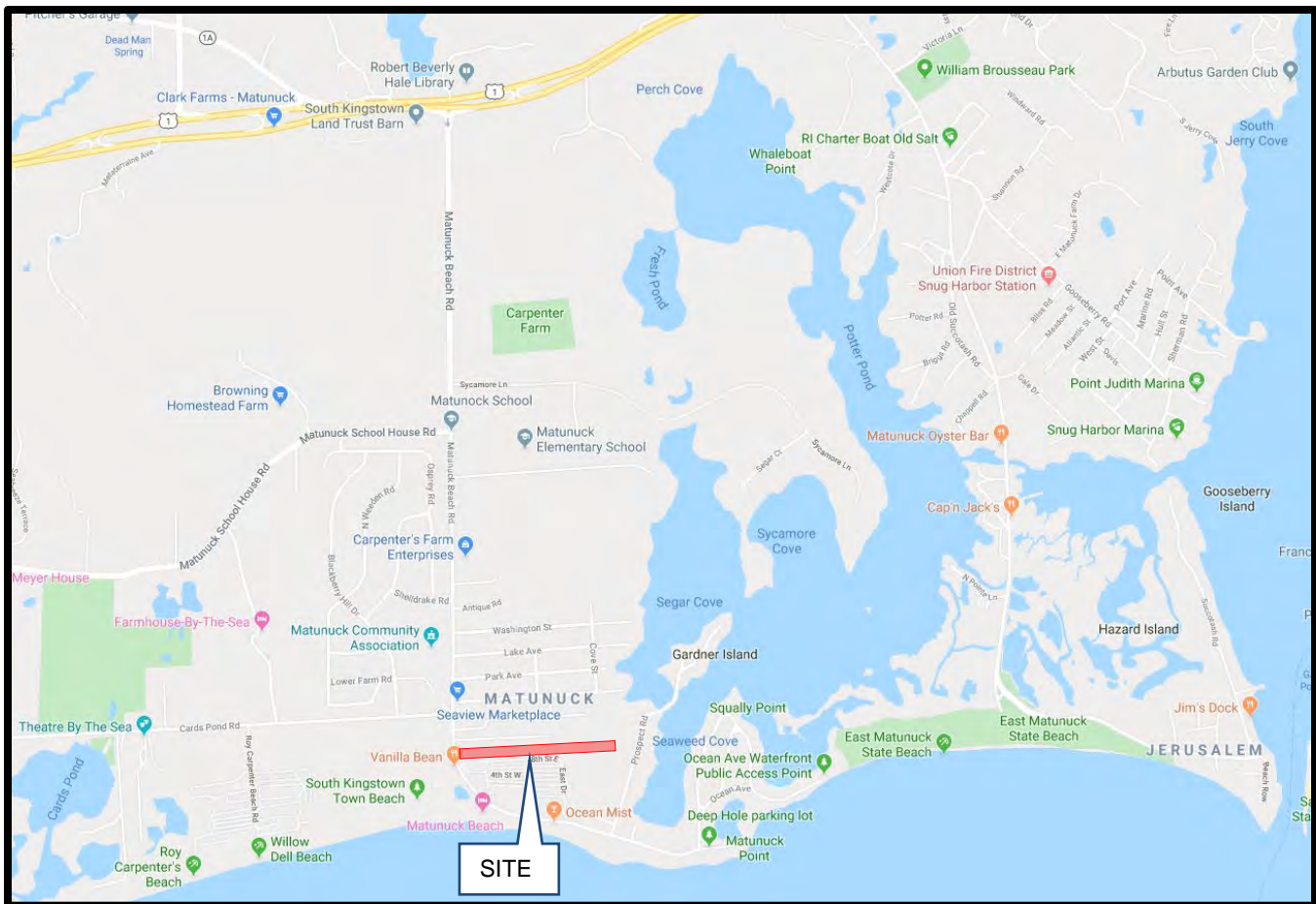
Matunuck Beach Road Condominiums has been planned to create a residential community which will provide the Town with a development of superior quality and design. The proposed site has been created and refined utilizing a development design team of professionals in the fields of land planning and engineering.

This narrative is intended to accompany the submitted plan set and to explain the evolution of the design, technical parameters of the Site, and to provide additional data not included on the plans. It also illustrates what the designers and applicant believe are key features of the development plan and its benefit to the Town of South Kingstown.

## 2.0 Location

Matunuck Beach Condominiums is located on Matunuck Beach Road, accessed from the north via Commodore Perry Highway (RI Route 1). The owner of the property (Assessor's Plat 92-2, Lot 56) is Eileen Biancuzzo. The site has a total area of approximately 4.77 Acres and is zoned CN (200'± into parcel) and R20 (remaining land).

The Site is located Northeast of the South Kingstown Town Beach and approximately 1.5 miles south of Commodore Perry Highway (RI Route 1). The area surrounding the Site is comprised primarily of residential housing, vacant lands, and open space lands with Town Zoning of R-200, R-20, CN and OS. In addition, the area has been identified as being within the CRMC *Carrying Capacity Overlay District*. The site is also within the National Register's Potter Pond Archeological District and within the boundary of CRMC's Salt Pond Region Special Area Management Plan.



Location Map



Aerial 1/2 Mile Radius

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### 3.0 Site Analysis

#### Site Context:

Matunuck Beach Road Condominiums is located in the lower southeastern portion of the Town of South Kingstown south of RI Route 1. The Site is suitable for the proposed development given its proximity to the neighboring developments, suitable soils, and surrounding road network.

#### Road Networks:

Matunuck Beach Road is a two-lane roadway that is in fair to good condition. The roadway mainly services residential homesites and commercial uses in the immediate area. During the off-season and is heavily traveled during peak beach season. The principal access routes to this portion of Matunuck Beach Road are from RI Route 1 from the north.

#### Topography:

The character of the Site is vacant land whose topography gently slopes up towards the middle of the site from both eastern and western ends of the property. The higher elevations of the Site are located near the center of the property (elevation 22+/-) and the lower elevations are located near the eastern (elevation 12+/-). and western portion (elevation 2+/-) of the site. The slopes on the Site generally range between 1% and 20%.



Recent photo of the view looking north on Matunuck Beach Road.



Recent photo of the view looking south on Matunuck Beach Road.



Viewshed Analysis – Birds Eye



Viewshed Analysis  
Views Into Site from Holden Road



**Viewshed Analysis**  
Views From 100' into Site Looking  
North, East, South and West



**Viewshed Analysis**  
**Views From 250' into Site Looking**  
**North. East. South and West**

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**Soils:**

The soils on the site have been mapped by the USDA Natural Resource Conservation Service. (See Sheet 3 of the Plan Set for soil delineation). The soils located on site are as follows:

**BhB - Bridgehampton silt loam, 3 to 8 percent slopes.**

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 very strongly acid through medium acid. This soil is suitable for community development. Onsite septic systems need careful design and installation to prevent pollution of ground water, and roads and streets need special design and installation to prevent frost heaving. Slopes of excavated areas are commonly unstable. The use of straw bale sediment barriers, mulching, quickly establishing plant cover, and the use of siltation basins help to control erosion during construction.

**FtA - Fortress sand, 0 to 3 percent slopes**

Fortress soils are moderately well drained soils formed in thick deposits of human transported material derived mainly from dredged sand, marsh, and dune material. Fortress soils are typically vegetated with beachgrass, reeds (Phragmites), sedges, and saplings. Some areas are used for recreational purposes, development, and wildlife habitat.

**MK - Matunuck mucky peat**

This nearly level, very poorly drained soil is in tidal marshes and is subject to tidal inundation. The permeability of this soil is rapid in the surface layer, rapid to very rapid between depths of about 12 and 18 inches, and very rapid at a depth of more than 18 inches. Available water capacity is low. Runoff is very slow, and water is ponded on some areas. The soil is strongly acid through neutral. The daily tidal flooding and a high salt content make this soil unsuitable for most uses except as habitat for saltwater-tolerant wildlife. Capability subclass VIIIw; not assigned to a woodland group.

**MU - Merrimac-Urban land complex.**

This complex consists of well drained Merrimac soils and areas of Urban land. Urban land consists of areas covered by streets, parking lots, buildings, and other urban structures. The permeability of the Merrimac soils is moderately rapid in the surface layer and upper part of the subsoil, moderately rapid to rapid in the lower part of the subsoil, and rapid in the substratum. The available water capacity is moderate. Runoff is slow to medium on the Merrimac soils. The soil is extremely acid through medium acid. This complex is mainly used for home sites, shopping centers, industrial parks, and other urban purposes. The home sites mostly range from 5,000 to 50,000 square feet. Onsite septic systems in this complex need careful design and installation to prevent pollution of ground water. Slopes of excavated areas are commonly unstable. Lawn grasses, shallow-rooted trees, and shrubs require watering in the summer. The use of straw bale sediment barriers and quickly establishing plant cover help to control erosion during construction.

**Agricultural Lands:**

The site has no known agricultural use in its recent history.

**Structures:**

No structures currently exist on the site.

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**Past and Present Use of the Site:**

The site is currently undeveloped.

**Existing Vegetation:**

The site is upland ground cover consisting wooded areas and underbrush.

**Ecology:**

As with any large tract of land a variety of wildlife can be found living on and adjacent to the site.

**Wetlands:**

An unnamed stream and associated swamp that tie into to Seaweed Cove are located on the eastern side of the property. The applicant currently has a Preliminary Determination from the RI CRMC.

**Zoning:**

The site has a total area of approximately 4.77 Acres and is zoned CN (200'± into parcel, 0.5± Acres) and R20 (remaining land, 4.27± Acres). The site is surrounded by residential neighborhoods and has been identified as being within the CRMC *Carrying Capacity Overlay District*. The site is also within the National Register's Potter Pond Archeological District and within the boundary of CRMC's *Salt Pond Region Special Area Management Plan*. The site is in FEMA Flood Zones AE and X, however it is not within a *High Flood Danger Overlay District*.





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## 4.0 Proposed Development

Matunuck Beach Condominiums is to be developed as under a Comprehensive Permit as per the Town of South Kingstown Land Development and Subdivision Regulations. The residential a condominium complex with 12 units in total, 25% (3 units) of which will be designated as affordable housing. The development will utilize approximately 2.5 Acres of upland area. The plan involves the construction of approximately 1,045 linear feet of new private driveway. The construction will consist of 20' wide pavement. The layout presented was created with the intention of servicing the site with private OWTS and public water.

The following is a brief description of the goals, objectives and planning criteria utilized as a guide in developing plans for Matunuck Road Condominiums. Prior to the compilation of the Comprehensive Permit / Master Plan submission, the design team prepared several alternatives and refined them into the site plan presented herein. The development team believes that the plan presented here represents the best expression of the goals and objectives as described below.

- Create a development that fits this location:  
The site is sandwiched between a high-density mobile home/trailer park (Carpenter's Beach Meadow) to the south and residential single family house lots ranging from 5,000 sf and greater to the north. With that type of density and home types surrounding the site, the applicant believes that a condominium style of development with two bedroom units, a "transitional use" between the two types of densities and home types, would be the best use for this parcel.
- Create a development with needed affordable housing:  
South Kingstown has a need for affordable housing. This development is proposed with 3 units of affordable housing. These two bedroom units are suitable for young professionals and empty nesters. The affordable units will be indistinguishable from the market rate units and will also be part of the homeowners association, thereby allowing for exterior maintenance of the unit as well as the overall grounds to be shared by all owners.
- Create a development that limits commercial use and 3-4 bedroom units:  
The existing zoning would permit commercial use as well as larger multi-bedroom units on site without restriction. As shown on the yield plan, there is the potential for a commercial building with residential units above, as well as 4 residential units spread across two duplex units. The larger sized units are not within the scale of the existing area and combined with the commercial use would create more negative impact to the surrounding area, including the need for additional stormwater mitigation versus the proposed condominium development.
- Create a development that preserves the view from Matunuck Beach Road:  
The proposed condominium development will preserve the existing frontage along Matunuck Beach Road, with the exception of the proposed 20' wide driveway. The plan would be to make the driveway as nondescript as possible and from the street look to be a single family private driveway. In addition, the proposed units will be located over 400' from the street. It

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is the applicants belief that this type of design ensures the character of the surrounding neighborhood does not change because of the proposed condominium units





Proposed Unit Renderings

## 5.0 Preliminary Drainage Analysis

The stormwater runoff of the existing Site flows both towards the east and west. The proposed drainage system for the development will be designed to control stormwater runoff to levels equal to pre-development rates as required by RIDEM rules and regulations. The drainage system will be designed with grades promoting gutter flow to runoff delay areas. Swales may be used in some locations to efficiently direct stormwater. Drywells may be utilized to manage individual roof leaders. In addition, stormwater runoff controls will be designed to enhance water quality.

A detailed erosion and sediment control and stormwater management report will be developed and submitted to the RIDEM Office of Water Resources when a Preliminary Determination Application is filed. This approval will be achieved prior to Preliminary Submission to the Town.

## 6.0 Sewage Disposal

The proposed development is to be serviced by Private OWTS.

## 7.0 Public Water

The proposed lots will be serviced by public water.



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## 8.0 Impacts

### Lighting

The development will be designed to light the proposed roadways to safe traveling levels as required by the Town of South Kingstown. Every effort will be made to shield lighting, if required, from environmentally sensitive areas and from abutting lands and neighboring homes.

### Landscaping

It is the applicant's intent to provide a detailed landscape plan at the Preliminary stage of review which will outline standards the planting of landscape areas and trees.

### Air and Noise Pollution

This project will not create any significant emissions of smoke, dust, fumes, or other noxious gasses. The only possible source of emissions would be from heavy equipment during the construction of the roadways and dwellings. Dust produced during construction can be controlled and since this is a temporary condition, no adverse effects to air quality are expected.

The proposed dwellings are not expected to increase existing noise levels in the area. Noise may be generated from the Site during construction of the roadways and dwellings from heavy equipment. Since this is a temporary condition and will not exceed the permissible Federal, State or Town standards, no adverse effects are expected.

### Water Quality

The impacts of the proposed development on water quality can be divided into two phases: construction and post construction/occupancy. During the construction phase, soil erosion will be controlled with silt fencing, staked haybales, temporary sediment basins, and vigorous revegetation.

In the post construction/ occupancy phase, residues and sediments from the lawns and roadways within the development will be washed off by precipitation into the roadway drainage system. Once in the drainage system the residues and sediments will be allowed to settle out of the stormwater and then be collected during routine maintenance

### Fire Services

Since the proposed dwellings will be built to the highest standard with regards to building materials; the opportunity for fire related services would be minimal. Proposed fire hydrant locations will be coordinated with the town Fire Chief prior to Preliminary Submission.

### Roadway Maintenance

The proposed driveway in the development will be private and are proposed to be maintained by the Homeowner's Association. This will include the maintenance of the drives, drainage, parking and detention areas.

### Population

According to the 2010 US Census, there were 10,316 households in 2010 with an average size of 2.43 persons per family household. It is anticipated that the average family household size of the proposed development will be similar to or less than that of the Town. This calculates to a total of 30 persons

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(2.43 x 12 dwelling units = 29.16) for the 12 dwelling units. Data obtained from US Census Bureau <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

### **School-Age Children**

The average number of school-age children per unit will be 0.07 persons. This calculates to an additional approximate population for of Matunuck Beach Road Condominiums of 3 school-aged children (0.07 x 30 = 2.1 = 3).

## **9.0 Construction Phasing**

The site is proposed to be constructed in a single phase, with necessary drainage and soil erosion measures installed first to ensure that there will not be any impacts to abutting lands or wetlands.