

Master Plan Submission

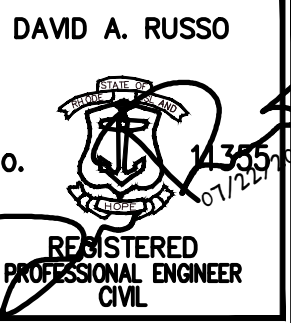
Matunuck Beach Road Condominiums

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



Sheet Index

1. Cover
2. Aerial Vicinity Plan
3. Boundary and Topographic Survey
4. Existing Conditions Plan
5. Yield Plan
6. Site Plan



This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer or DiPrete Engineering. DiPrete Engineering only warrants plans on a DiPrete Engineering seal. DiPrete Engineering does not warrant plans by any other party. The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA conformance in the implementation of this plan and design.

Rev.	Date	Description	Drawn By: SEH	Design By: SEH
1	07/27/2020	Response to Comments		
0	07/27/2020	Master Plan Submission		

z:\main\projects\2389-002\matunuck_beach\comdis\autocad\drawings\2389-002_mstr.dwg Plotred: 7/27/2020

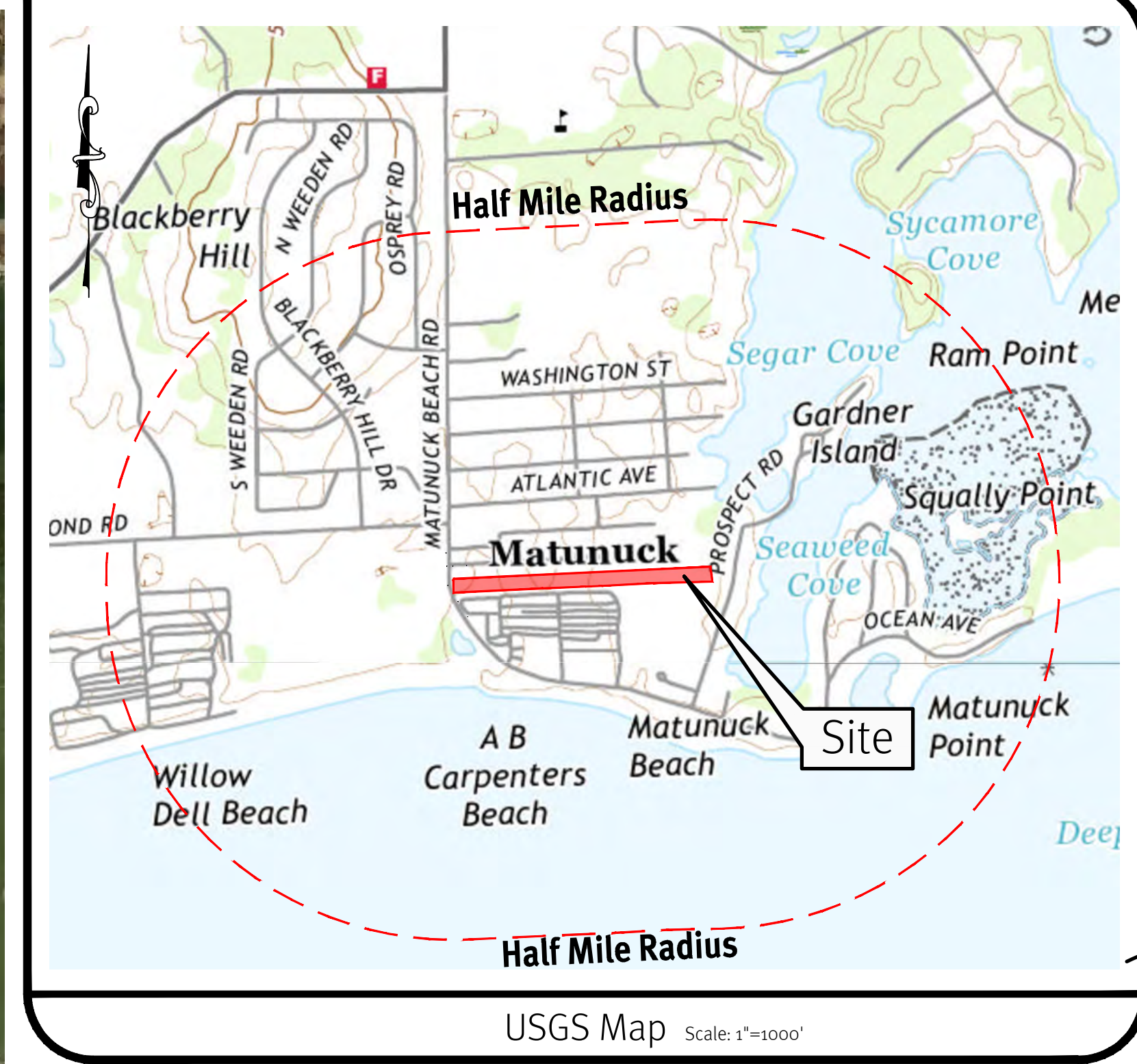
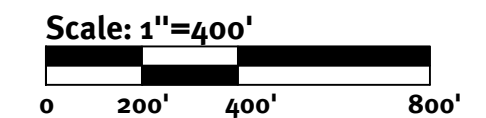


Photo obtained from the RI-GIS of 2014 Digital Orthophotography Southern Urban Areas of Rhode Island.



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

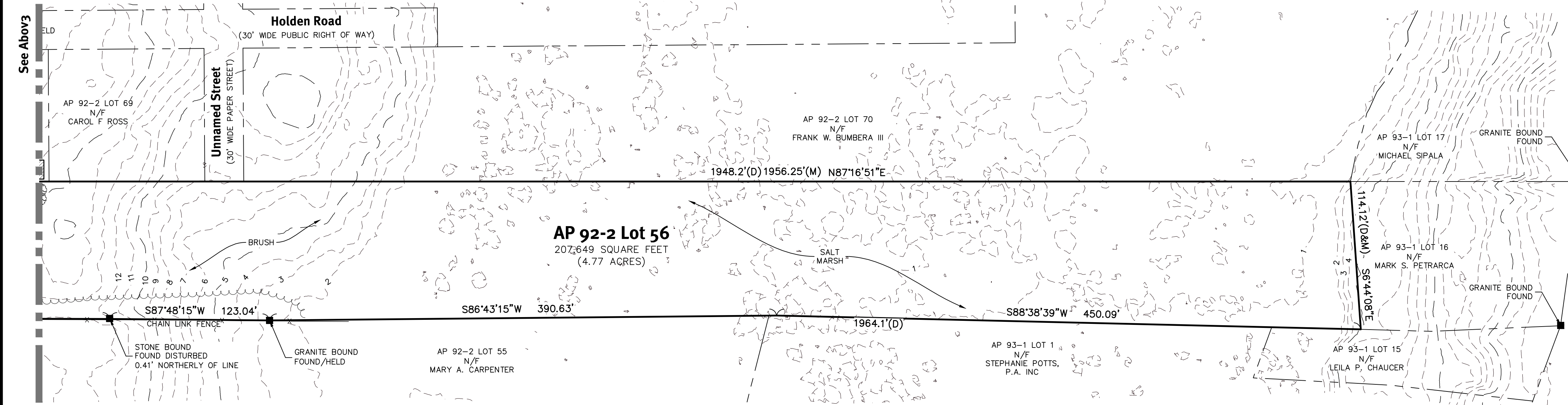
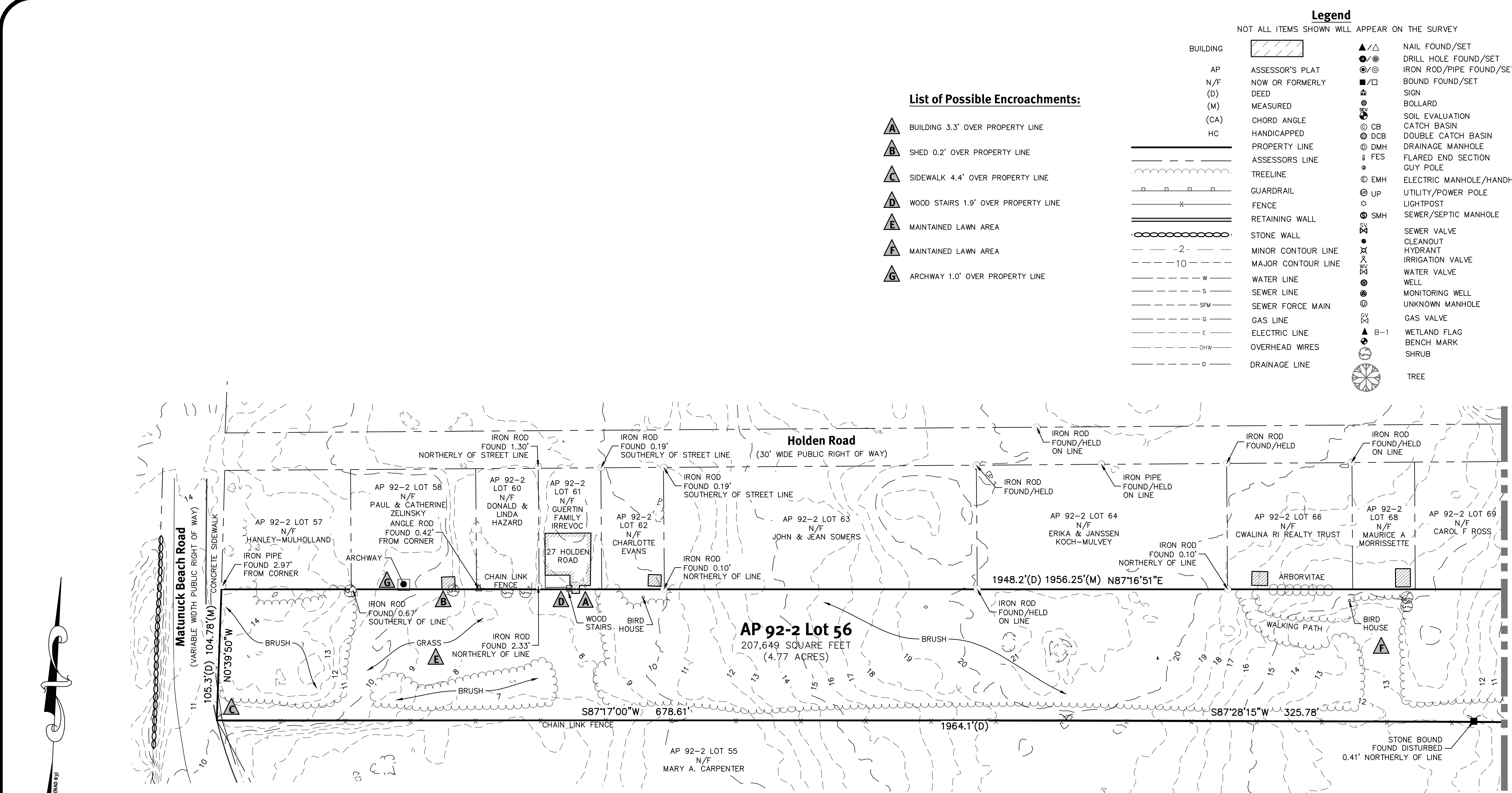
DAWD A. RUSSO
 No. 14755
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer or DiPrete Engineering.
 DiPrete Engineering only warrants plans on a DiPrete Engineering stamp. DiPrete Engineering does not warrant plans by any other party.
 The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA conformance in the implementation of this plan and design.

1	07/27/2020	Response to Comments	S.E.H.	Design By: SEH
2	07/27/2020	Master Plan Submission	S.E.H.	
3		Description	By:	
4			Drawn By: SEH	

Aerial Vicinity Plan
Matunuck Beach Condominiums
 Assessors: Peter 092-148-65
 South Kingstown, Rhode Island
Stephen DeSimone
 Owner: **Eileen R Biancuzzo**
 PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806

z:\demain\projects\2389-002\matunuck_beach_condos\unrecorded\drawings\2389-002-01-exco.dwg Plotted: 10/24/2019



List of Possible Encroachments:

- A** BUILDING 3.3' OVER PROPERTY LINE
- B** SHED 0.2' OVER PROPERTY LINE
- C** SIDEWALK 4.4' OVER PROPERTY LINE
- D** WOOD STAIRS 1.9' OVER PROPERTY LINE
- E** MAINTAINED LAWN AREA
- F** MAINTAINED LAWN AREA
- G** ARCHWAY 1.0' OVER PROPERTY LINE

Legend		NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY	
BUILDING	[Symbol]	▲/△	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	●/◎	DRILL HOLE FOUND/SET
N/F	NOW OR FORMERLY	○/⊙	IRON ROD/PIPE FOUND/SET
(D)	DEED	■/□	BOUND FOUND/SET
(M)	MEASURED	+	SIGN
(CA)	CHORD ANGLE	⊙	BOLLARD
HC	HANDICAPPED	⊙	SOIL EVALUATION
PROPERTY LINE	[Symbol]	⊙ CB	CATCH BASIN
ASSESSOR'S LINE	[Symbol]	⊙ DCB	DOUBLE CATCH BASIN
TREELINE	[Symbol]	⊙ DMH	DRAINAGE MANHOLE
GUARDRAIL	[Symbol]	⊙ FES	FLARED END SECTION
FENCE	[Symbol]	⊙ GUY	GUY POLE
RETAINING WALL	[Symbol]	⊙ EMH	ELECTRIC MANHOLE/HANDHOLE
STONE WALL	[Symbol]	⊙ UP	UTILITY/POWER POLE
MINOR CONTOUR LINE	[Symbol]	⊙	LIGHTPOST
MAJOR CONTOUR LINE	[Symbol]	⊙ SMH	SEWER/SEPTIC MANHOLE
WATER LINE	[Symbol]	⊙	SEWER VALVE
SEWER LINE	[Symbol]	⊙	CLEANOUT
SEWER FORCE MAIN	[Symbol]	⊙	HYDRANT
GAS LINE	[Symbol]	⊙	IRRIGATION VALVE
ELECTRIC LINE	[Symbol]	⊙	WATER VALVE
OVERHEAD WIRES	[Symbol]	⊙	WELL
DRAINAGE LINE	[Symbol]	⊙	MONITORING WELL
		⊙	UNKNOWN MANHOLE
		⊙	GAS VALVE
		▲ B-1	WETLAND FLAG
		⊙	BENCH MARK
		⊙	SHRUB
		⊙	TREE



General Notes:

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 92-2, LOT 56 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1060, PAGE 711 IS EILEEN R. BIANCUZZO.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE AE (ELEV.=13'), ZONE X, AND ZONE VE (ELEV.=16') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44090C0193J, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R20 AND CN BASED ON THE TOWN OF SOUTH KINGSTOWN GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. 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.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 7, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

Plan References:

- PLAN OF LAND AT MATUNUCK IN THE TOWN OF SOUTH KINGSTOWN, R.I. CONVEYED BY S. LEROY CARPENTER TO JOHN W. MILLER AND ELLIE C. MILLER. SCALE 1"=40'. DATED MAY, 1934. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN DEED BOOK 48, PAGE 568-569.
- MAP OF TUCKER ROAD SUBDIVISION OF PALMER ESTATE TOWN OF SOUTH KINGSTOWN, R.I. HENRY A. HOLDEN, OWNER. SCALE 1"=60'. DATED SEPTEMBER, 1925. PLAN BY EARL WHALEY AND LATHROP HOLDEN. RECORDED IN BOOK 47, PAGE 230-231.
- ADMINISTRATIVE SUBDIVISION PLAN SHOWING A REDIVISION OF CERTAIN LAND OF MARY A. CARPENTER MAP NO. 92-2 LOTS 52, 53 & MAP NO. 93-1 LOT 1 AND DAVID VAN PELT YALE MAP NO. 93-1 LOT NO. 12 ON MATUNUCK BEACH ROAD AND PROSPECT STREET ROAD IN THE TOWN OF SOUTH KINGSTOWN, R.I. SCALE 1"=50'. DATED OCTOBER, 2000. PLAN BY LLOYD L. WHALEY. RECORDED ON CARD C2000-55.
- PLAT OF CAMPGROUND AT MATUNUCK BEACH PROPERTY OF THE ESTATE OF ARTHUR B. CARPENTER SURVEYED AND PLATTED. SCALE 1"=80'. DATED 1949-1950. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN BOOK 12 PAGE 689.
- DIANA TUTALO ET AL 106 SYCAMORE LANE, WAKEFIELD, RI 02879 SUBDIVISION A.P. 92-2 LOT 71 SOUTH KINGSTOWN, RHODE ISLAND. SCALE 1"=40'. DATED JUNE 28, 1994. PLAN BY RAYMOND W. SCHWAB ASSOCIATES, INC. RECORDED IN BOOK PL 24, PAGE 55.

Datum Note:

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**This Plan Should Be Indexed
By The Following Streets:**

- Matunuck Beach Road

Certification:

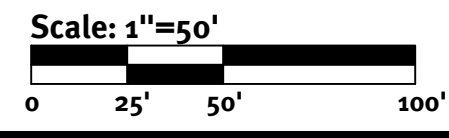
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-4

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.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL
LAND SURVEYOR

[Signature]
ROBERT G. BABCOCK, RIPLS #2504, COA #S.000A160
10/24/19



Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-0000 fax 401-941-6006 www.diprete-eng.com

Boston • Providence • Newport

**Boundary and Topographic Survey
Matunuck Beach Condos**
South Kingstown, Rhode Island

Owner: **Eileen R Biancuzzo**
12 Lister Drive, Barrington, RI 02806

Applicant: **Stephen DeSimore**
PO Box 504, Wakefield, Rhode Island 02880

Drawn By: A.I.F.
Date: 10/23/19
Description: Boundary and Topographic Survey

Robert G. Babcock
Professional Land Surveyor

Stephen DeSimore
Professional Land Surveyor

Scale: 1"=50'

10/24/19

ROBERT G. BABCOCK, RIPLS #2504, COA #S.000A160

Scale: 1"=50'

0 25' 50' 100'

SHEET 3 OF 6

Additional Notes:

- THE ENTIRE PARCEL IS WITHIN THE TOWN OF SOUTH KINGSTOWN, SOUTH SHORE WATER SUPPLY DISTRICT.
- THE SITE IS SERVICED BY ABOVE GROUND TELEPHONE AND ELECTRIC EXIST IN MATUNUCK BEACH ROAD.
- THE SITE IS SERVICED BY EXISTING PUBLIC WATER LINE IN MATUNUCK BEACH ROAD.
- THE SITE IS NOT WITHIN A RIDEM NATURAL HERITAGE AREA
- THE SITE IS WITHIN THE CRMC SALT POND SAMP.
- THE SITE IS WITHIN THE TOWN OF SOUTH KINGSTON GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THERE ARE NO AREAS WITHIN A RIDEM TMDL WATERSHED.
- THE SITE IS WITHIN AN RIDEM OWTS CRITICAL RESOURCE AREA
- THE ENTIRE PARCEL IS OUTSIDE ANY RIDEM DRINKING WATER SUPPLY WATERSHED.
- THERE ARE NO STRUCTURES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. (NATIONAL REGISTER)
- A PORTION OF THE SITE IS WITHIN THE POTTERS POND ARCHAEOLOGICAL DISTRICT. (NATIONAL REGISTER)
- THERE ARE NO AREA OF AGRICULTURAL USE OBSERVED ON SITE.
- DEVELOPMENT AREA = 4.77± AC (LOT AREA) - 1.9± AC (LAND UNSUITABLE FOR DEVELOPMENT*) = 2.9± AC

*LAND UNSUITABLE FOR DEVELOPMENT INCLUDES:
 FRESHWATER WETLANDS: 0.2 AC
 COASTAL WETLANDS: 1.9± AC
 HIGH FLOOD DANGER ZONE AREAS: 0.2 AC
 PUBLIC OR PRIVATE EASEMENT AREAS: 0.2 AC

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

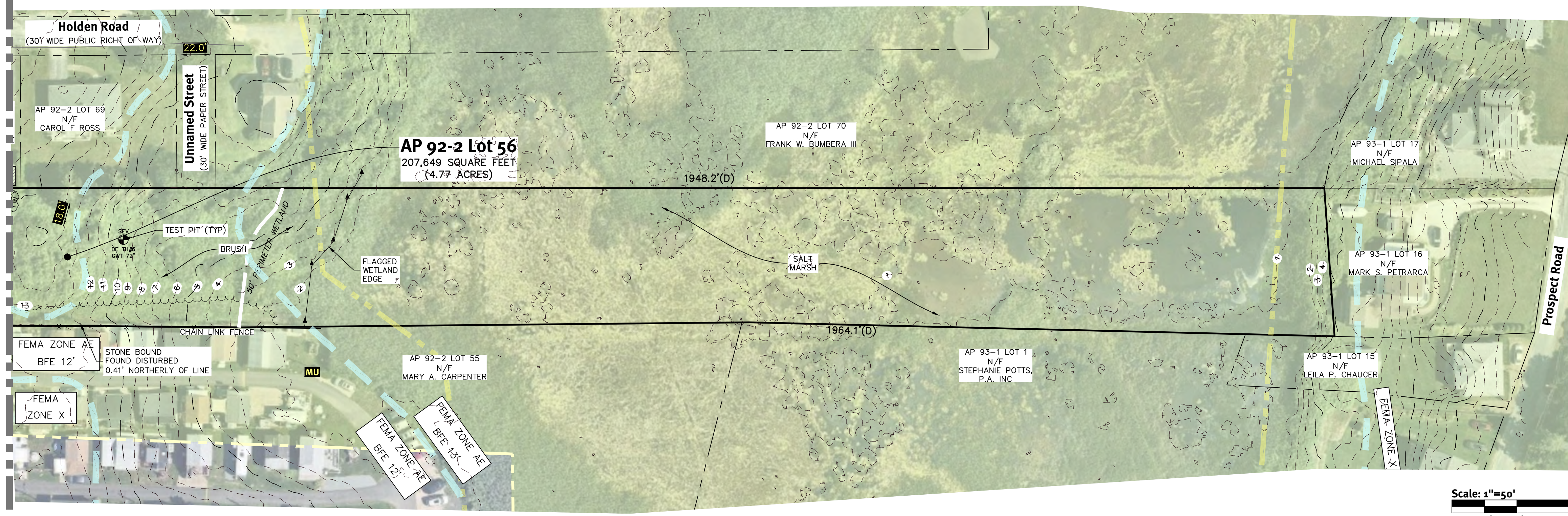
	BUILDING		NAIL FOUND/SET		RETAINING WALL		SEWER/SEPTIC MANHOLE
	ASSESSOR'S PLAT		DRILL HOLE FOUND/SET		STONE WALL		SEWER VALVE
	NOW OR FORMERLY		IRON ROD/PIPE FOUND/SET		MINOR CONTOUR LINE		CLEANOUT
	DEED		BOUND FOUND/SET		MAJOR CONTOUR LINE		IRRIGATION VALVE
	MEASURED		SIGN		WATER LINE		WELL
	CHORD ANGLE		BOLLARD		SEWER LINE		MONITORING WELL
	HANDICAPPED		SOIL EVALUATION		SEWER FORCE MAIN		UNKNOWN MANHOLE
	PROPERTY LINE		CATCH BASIN		GAS LINE		GAS VALVE
	ASSESSORS LINE		DOUBLE CATCH BASIN		ELECTRIC LINE		WETLAND FLAG
	TREELINE		DRAINAGE MANHOLE		OVERHEAD WIRES		BENCHMARK
	GUARDRAIL		FLARED END SECTION		DRAINAGE LINE		SHRUB
	FENCE		GUY POLE				TREE
			ELECTRIC MANHOLE/HANDHOLE				
			UTILITY/POWER POLE				
			LIGHTPOST				

Datum Note:

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.



Locus Map Not To Scale



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

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

DAWD A. RUSSO
 No. 1475
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer or Director of Engineering.
 Diprete Engineering warrants plans on a Diprete Engineering seal and stamp. Diprete Engineering does not warrant plans by any other party.
 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.

1	07/27/2020	Response to Comments	SEH	Design By: SEH
0	07/27/2020	Master Plan Submission	SEH	
		Date	By:	
		Description		

Existing Conditions Plan
Matunuck Beach Condominiums
 Owners: Eileen R Biancuzzo
 Stephen DeSimone
 PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806
 DE JOB No: 2389-002 Copyright 2020 by Diprete Engineering Associates, Inc.

z:\blmain\projects\2389-002 matunuck beach condominiums\drawings\2389-002-master.dwg Plotter: 7/27/2020

General Notes:

1. THE SITE IS PROPOSED TO BE BUILT IN A SINGLE PHASE.
2. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
3. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
4. PROPOSED RIGHTS OF WAY ARE TO BE 40' WIDE WITH 22' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
5. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING

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'
MINIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	25%
	ACCY BLDG: 10'
	ACCY BLDG: 10
	ACCY 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:	10'
MINIMUM REAR YARD:	30'
MINIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	30%
	ACCY BLDG: 10'
	ACCY BLDG: 10
	ACCY BLDG: 15'

* MIXED RESIDENTIAL AND COMMERCIAL USES. THE USE OF ANY STRUCTURE OR GROUP OF STRUCTURES ON A SINGLE LOT OF RECORD FOR BOTH RESIDENTIAL AND COMMERCIAL PURPOSES, THE COMMERCIAL USE SO MIXED, MUST BE A USE EITHER PERMITTED IN THE ZONE IN WHICH THE LOT IS SITUATED, OR AUTHORIZED BY THE ZONING BOARD OF REVIEW.

Development Data:

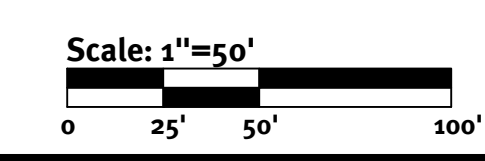
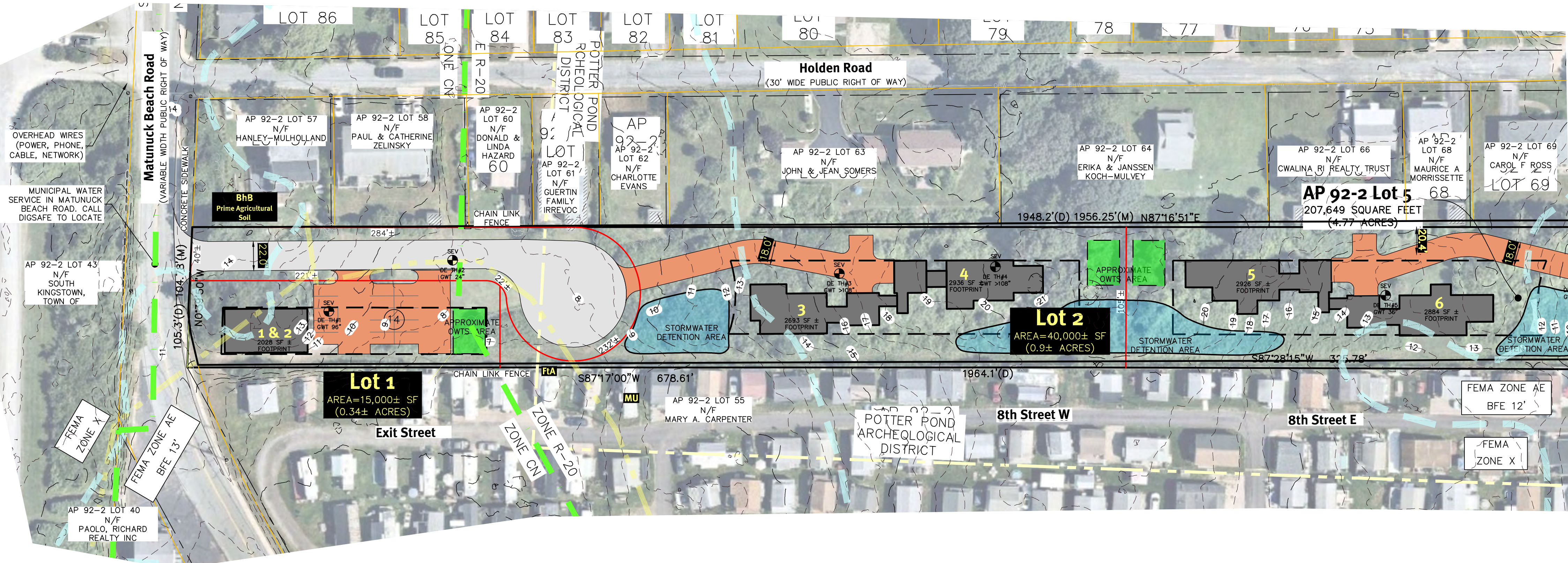
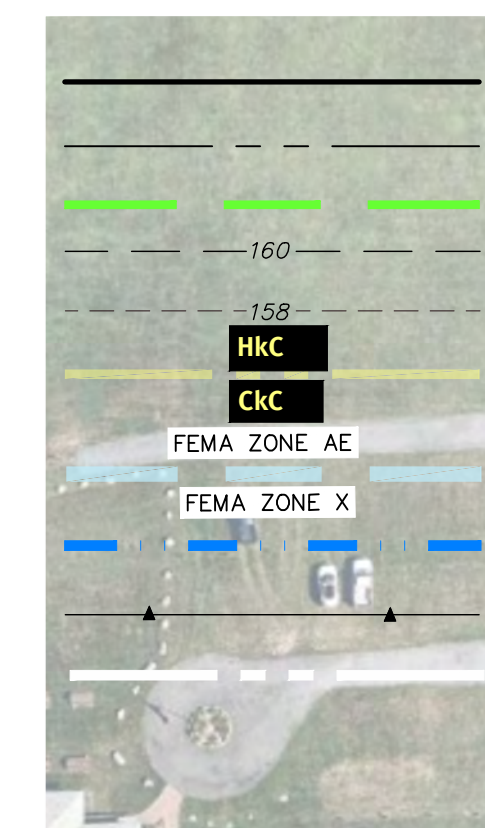
TOTAL SITE AREA:	4.77± ACRES
UPLAND AREA:	2.9± ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	6
DENSITY CALCULATIONS:	
LOT 1: ZONE CN - 15,000 SF @ 15,000 SF FIRST 2 D.U. = 2 DWELLING UNITS.	
LOT 2: ZONE R-20 - 40,000 SF @ 40,000 SF / 2 HOUSEHOLD DETACHED STRUCTURE = 2 DWELLING UNITS	
LOT 3: ZONE R-20 - 51,000 SF @ 40,000 SF / 2 HOUSEHOLD DETACHED STRUCTURE = 2 DWELLING UNITS	
TOTAL LOT AREA:	4.17± ACRES
TOTAL RIGHT OF WAY AREA:	0.6± ACRES
LENGTH OF ROAD:	535±
PAVEMENT WIDTH:	22'

Parking Regulations:

LOT 1: ZONE CN	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
PARKING USE:	2 SPACES PER UNIT
PARKING REQUIREMENT:	2 SPACES PER UNIT
UNITS PROPOSED:	2 UNITS
PARKING CALCULATION:	2 * 2 = 4 SPACES
PARKING USE:	RESTAURANT
PARKING REQUIREMENT:	1 SPACES PER 3 PERSON CAPACITY
CAPACITY PROPOSED:	30 PERSON
PARKING CALCULATION:	30 / 3 = 10 SPACES
LOTS 2 & 3: ZONE R-20	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
PARKING USE:	2 SPACES PER UNIT
PARKING REQUIREMENT:	2 SPACES PER UNIT
UNITS PROPOSED:	4 UNITS
PARKING CALCULATION:	4 * 2 = 8 SPACES
PARKING SPACES PROVIDED:	1 DRIVEWAY + 1 GARAGE SPACE (MINIMUM) / UNIT
SUMMARY	
REQUIRED PARKING SPACES:	12 SPACES (RESIDENTIAL) 10 SPACES (RESTAURANT)
PARKING SPACES PROVIDED:	12 SPACES (RESIDENTIAL) 10 SPACES (RESTAURANT)

Legend:

- SITE PROPERTY LINE
- ASSESSOR LINE
- ZONING LINE
- EX MAJOR FOOT CONTOUR
- EX MINOR FOOT CONTOUR
- SOIL LINE AND DESIGNATION
- FEMA FLOOD BOUNDARY AND DESIGNATION
- APPROXIMATE STREAM CENTERLINE (RIGIS)
- WETLAND EDGE
- 50' WETLAND BUFFER



Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

DAWD A. RUSSO
No. 12345
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer or Diprete Engineering. Diprete Engineering only warrants plans on a Diprete Engineering of Diprete Engineering, Diprete Engineering does not warrant plans by any other party. The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA performance in the implementation of this plan and design.

Approved to Construct	S.E.H.	Design By: SEH
Master Plan Submission	S.E.H.	
Date	03/22/2020	
Description		

Yield Plan
Matunuck Beach Condominiums
Assessors: BR 92-2 Lot 65, South Kingston, Rhode Island
Stephen DeSimone
Eileen R Biancuzzo
PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806
DE JOB NO: 2389-002 Copyright 2020 by Diprete Engineering Associates, Inc.

Z:\Main\Projects\2389-002_Matunuck_Beach_Condominiums\Drawings\2389-002_mstr.dwg Plotter: 7/27/2020

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'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	25%
	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:	10'
MINIMUM REAR YARD:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT BUILDING COVERAGE:	30%
	ACCSY BLDG: 10'
	ACCSY BLDG: 15'

Development Data:

TOTAL SITE AREA:	4.77± ACRES
UPLAND AREA:	2.9± ACRES
TOTAL NUMBER OF BUILDINGS:	6
TOTAL NUMBER OF UNITS:	12
DENSITY CALCULATIONS:	
YIELD DENSITY:	6 UNITS PER YIELD PLAN @ 2.9 AC (UPLAND) = 2.0 UNITS / ACRE
TOWN COMPREHENSIVE PLAN - MEDIUM HIGH DENSITY (2.0-4.35 UNITS / ACRE):	(4.35 UNITS / ACRE) * 2.9 AC (UPLAND) = 12.6 UNITS
AFFORDABLE UNITS:	12 UNITS (25% AFFORDABLE = 3 UNITS)
LENGTH OF ROAD:	1045±'
PAVEMENT WIDTH:	20'
OPEN SPACE REQUIRED (10% UPLAND):	
REQUIRED:	12,632± SF
PROVIDED (PASSIVE RECREATION - GRASSED AREAS):	25,000± SF

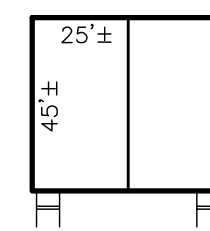
Parking Regulations:

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:	24 STANDARD SPACES 6 OVERFLOW SPACES

General Notes:

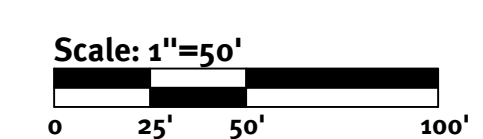
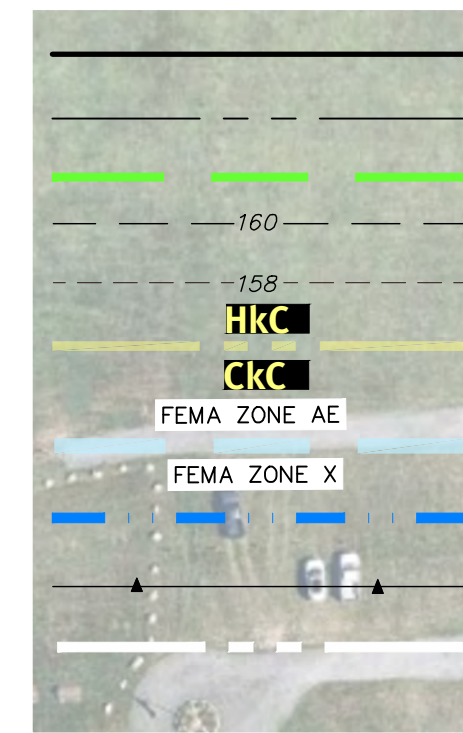
1. THE SITE IS PROPOSED TO BE BUILT IN A SINGLE PHASE.
2. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
3. THE STORMWATER MANAGEMENT SYSTEM WILL CONFORM TO THE STANDARDS SET FORTH IN THE RIDEM STORMWATER MANUAL.
4. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
5. PROPOSED PRIVATE DRIVE TO HAVE 20' WIDE IMPERVIOUS PAVEMENT WITH STONE INFILTRATION TRENCHES.
6. PROPOSED DWELLING UNITS HAVE 2 BEDROOMS.
7. EACH DUPLEX UNIT TO BE APPROXIMATELY 1,125 SF (FOOTPRINT)
8. THE DEVELOPMENT SHALL MEET THE SPECIFIC LANDSCAPE AND SCREENING REQUIREMENTS AS DETERMINED BY THE PLANNING BOARD DURING DEVELOPMENT PLAN REVIEW.
9. PARKING AND SIDE WALKS ARE TO BE IMPERVIOUS PAVING.
10. UNIT GARBAGE IS TO BE IN INDIVIDUAL ROLLING RECEPTACLES.

Typical Unit:



Legend:

- SITE PROPERTY LINE
- ASSESSOR LINE
- ZONING LINE
- EX MAJOR FOOT CONTOUR
- EX MINOR FOOT CONTOUR
- SOIL LINE AND DESIGNATION
- FEMA FLOOD BOUNDARY AND DESIGNATION
- APPROXIMATE STREAM CENTERLINE (RIGIS)
- WETLAND EDGE
- 50' WETLAND BUFFER



DAWD A. RUSSO
No. 1255
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer of Civil Engineering. DiPrete Engineering warrants plans on a DiPrete Engineering stamp. DiPrete Engineering does not warrant plans by any other party. 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	By	Design By: SEH
1	07/27/2020	Response to Comments	SEH	
2	07/27/2020	Master Plan Submission	SEH	

Site Plan
Matunuck Beach Condominiums
Assessors: BR 92-2 Lot 65
South Kingstown, Rhode Island
Architect:
Stephen DeSimone
Owner:
Eileen R Biancuzzo
PO Box 567A, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806
DE JOB No: 2389-002. Copyright 2020 by DiPrete Engineering Associates, Inc.

z:\beman\projects\2389-002_matunuck_beach_condominiums\drawings\2389-002_mstr.dwg Plotmed: 9/25/2020

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com
Boston • Providence • Newport