

Wakefield Place Cottages

Conceptual Master Plan
Major Land Development
Assessors plat 57-1, lot 195

93 Columbia Street South Kingstown, Rhode Island 02879



Project Name:
Wakefield Place Cottages

Owner/Applicant:
Scot Hallberg
17 Arnold Street
Suite 100
Wakefield, Rhode Island 02879

Land Plan & Architecture by:



Union Studio
Architecture & Community Design
140 Union Street Providence, RI 02903
t: 401.272.4724 f: 401.272.4825
www.unionstudioarch.com

Civil Engineer:

Josh Rosen, P.E.
Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, RI 02878

Land Surveyor:

Daniel F. Harrington, III, PLS #1919
P.O. Box 804
Hope Valley, RI 02832
t: 401-539-7344

Date:
September 2020

Assessors plat 57-1, lot 195

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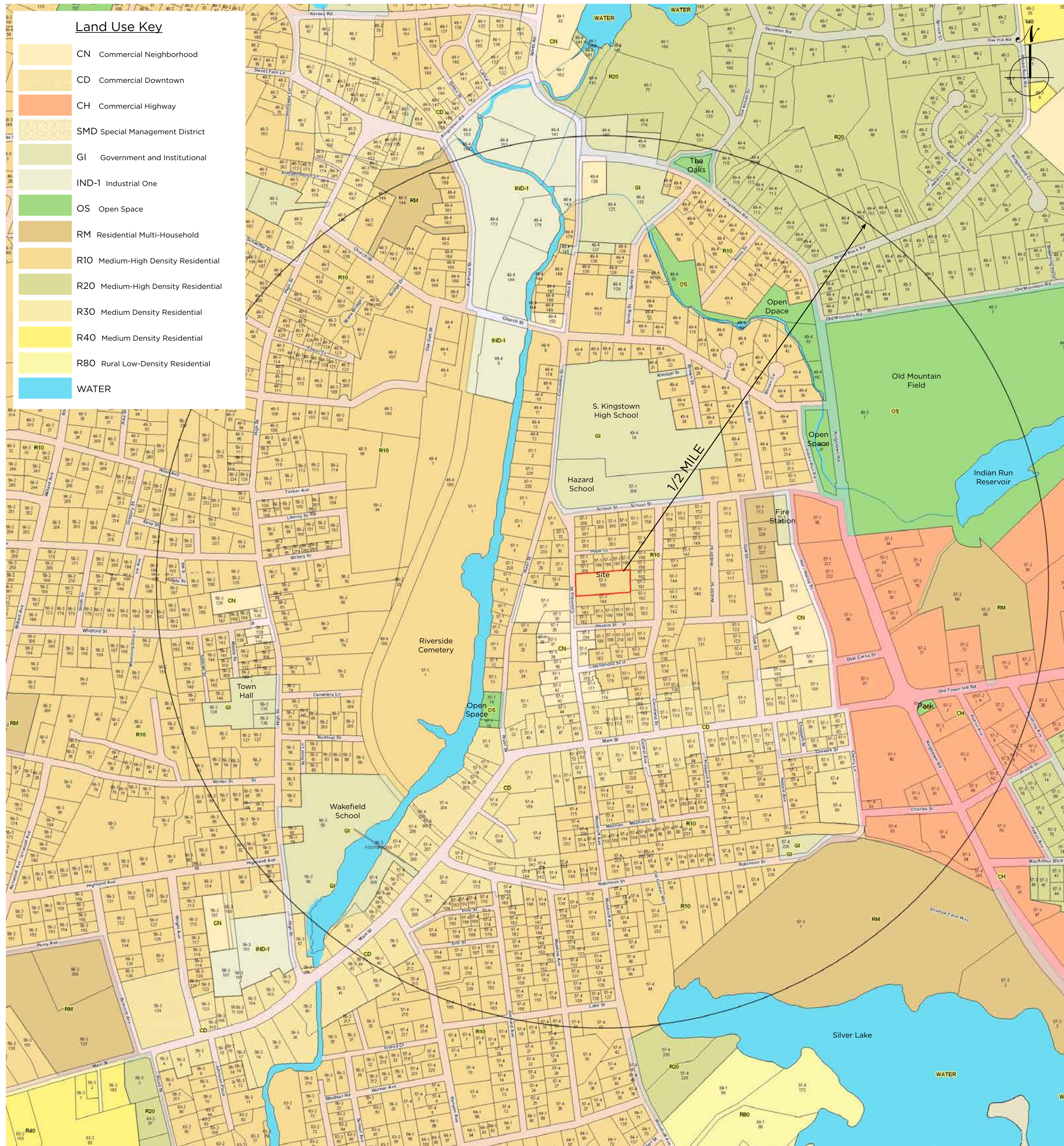
Contextual Site Plan

Scale: 1" = 80'-0"



Topo Map

not to scale



Vicinity & Land Use Map

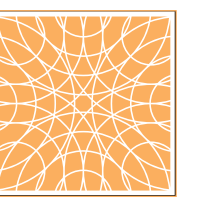
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0 400' 1000'

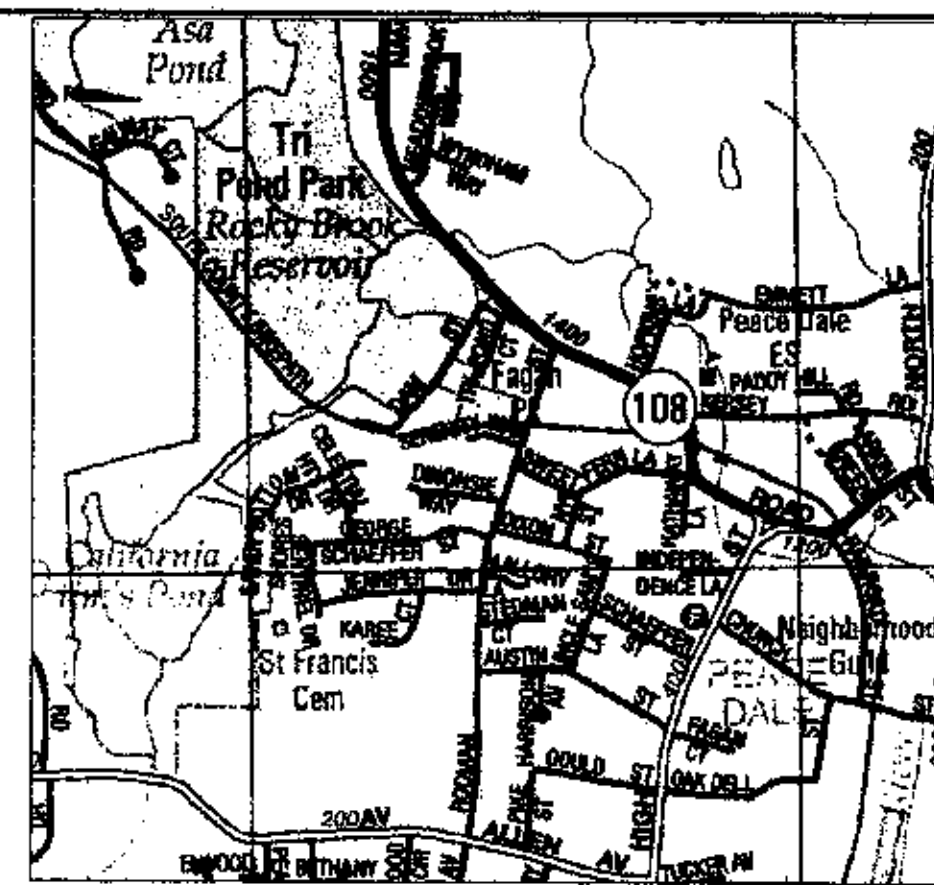
Wakefield Place Cottages Major Land Development Application

DATE : 09/25/2020

SCALE : VARIES

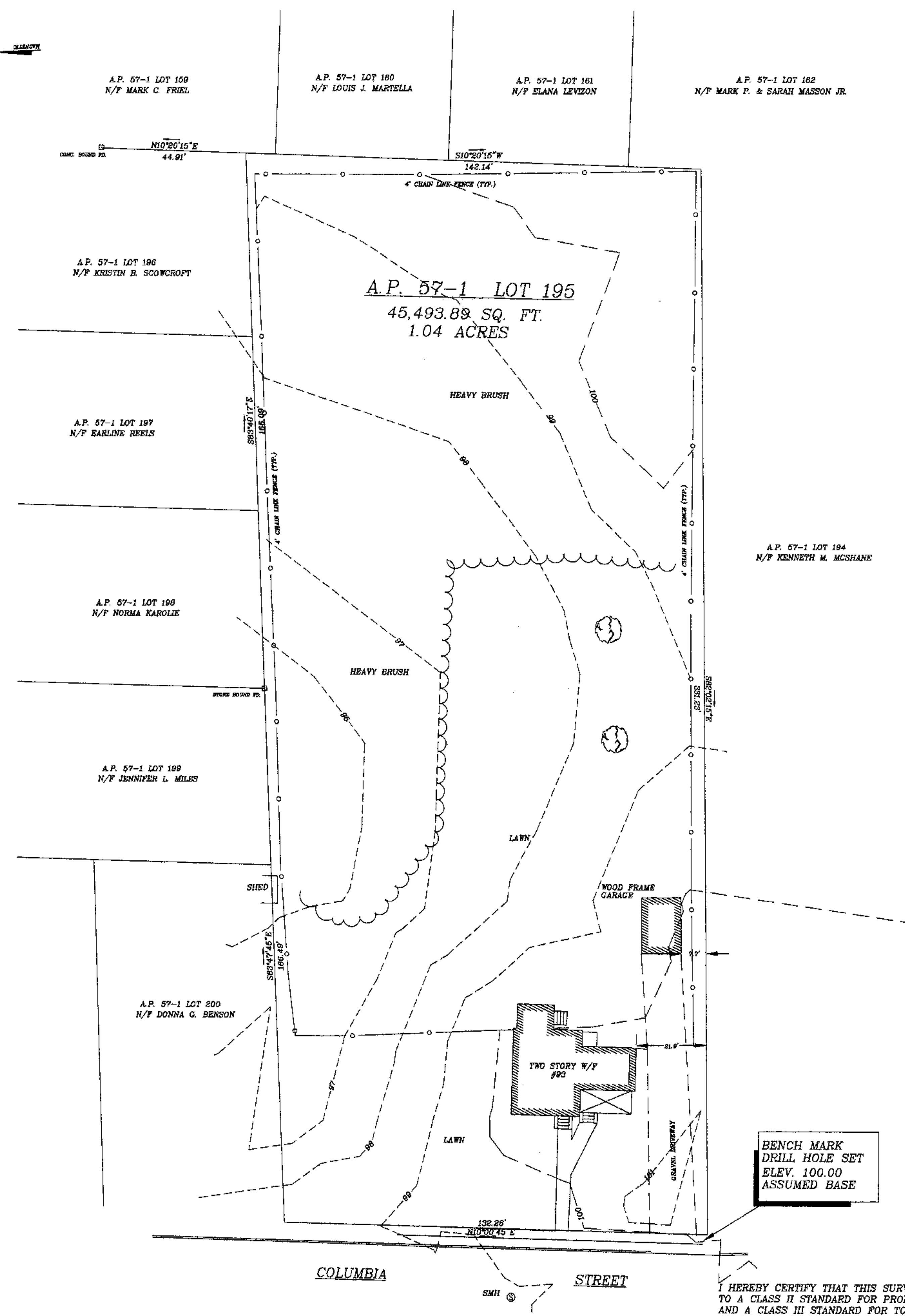


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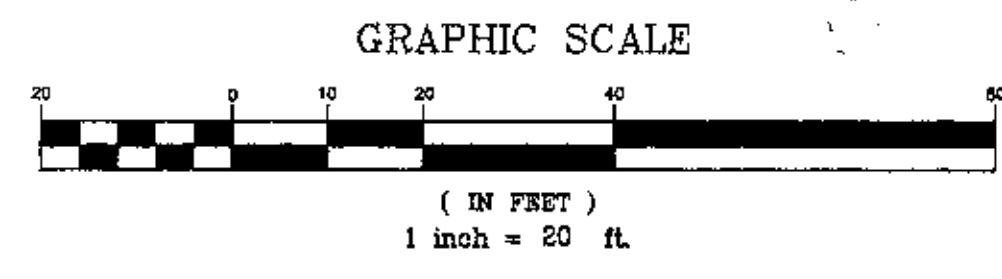


LOCATION MAP

RIGL 34-13-1 STREET INDEX
COLUMBIA STREET



- LEGEND**
- STONE BOUND FOUND
 - DRILL HOLE
 - TYP TYPICAL
 - ± MORE OR LESS
 - TREELINE
 - UTILITY POLE
 - ▣ CATCH BASIN
 - 50- EXISTING CONTOUR



REFERENCES:

1. PLAT OF LAND IN THE TOWN OF SOUTH KINGSTOWN, R.I. PROPERTY OF CHESTER R. JR. & VIRGINIA CHAPPELL MAY, 1969 J.W. FRISELLA, C.E. SCALE: 1"=40'.
2. MAP OF PART OF THE EDWARD W. HAZARD ESTATE IN WAKEFIELD, R.I. DEC. 26, 1890 SCALE 80 FT TO AN INCH T.G. HAZARD JR. ENGINEER
3. TOWN OF SOUTH KINGSTOWN, R.I. PLAT OF COLUMBIA STREET MARCH, 1943. PLATTED IN TWO SHEETS, OF WHICH THIS IS SHEET NO. 1. SCALE 1"=100'
4. THE PROPERTY IS SUBJECT TO A FENCE LINE AGREEMENT.

ZONING - R 10

- MINIMUM AREA 10,000 SQ.FT.
- MINIMUM FRONTAGE 80 FEET
- MINIMUM SETBACK REQUIREMENTS
- FRONT 25 FEET
- SIDE 10 FEET
- REAR 30 FEET

OWNER / APPLICANT
SCOT V. HALLBERG
203 MAIN STREET
WAKEFIELD R.I. 02879

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO A CLASS II STANDARD FOR PROPERTY LINE INFORMATION AND A CLASS III STANDARD FOR TOPOGRAPHIC INFORMATION AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR



DATE	PROJECT NO.
12/05/08	1
SCALE	DRAWING NO.
1"=20'	1
REVISIONS	DESIGNED BY
	D.F.H.
	DRAWN BY
	D.F.H.
	CHECKED BY
	D.F.H.
SHEET NO.	
1	
SHEET 1 OF 1	

PLAN OF SURVEY
A.P. 57-1 LOT 195
IN
SOUTH KINGSTOWN, RHODE ISLAND
FOR
SCOT HALLBERG

DANIEL F. HARRINGTON III P.L.S.
P.O. BOX 804
HOPE VALLEY, R.I. 02832
(401) 539-7344

SITE DATA

A.P. 57-1 LOT 195
Lot Area: 45,493.89 sq ft (1.04 ac.)
Zone: R-10

Zoning Requirements

Dimensional Requirements for Zone R-10:

Land Development Project	Required	Proposed
Min. Lot Size (sq. ft.):	15,000 s.f./2du +5,000s.f./du	45,494 sf
Number of Dwelling Units	8 du	10 du*
Min. Frontage:	80 ft	132.26 ft
Min. Front Yard:	25 ft	25 ft
Min. Corner Side:	20 ft	N/A
Min. Rear Yard:	30 ft	30 ft
Min. Side Yard:	10 ft	10 ft
Max. Building Coverage (%)	25%	20%
Max. Building Height:	35 ft	25 ft

Accessory Building Requirements:

Min. Side Yard	6 ft	10 ft
Min. Rear Yard	6 ft	N/A
Max. Height	15 ft	14 ft

*Inclusionary Zoning increase by factor of 1.2

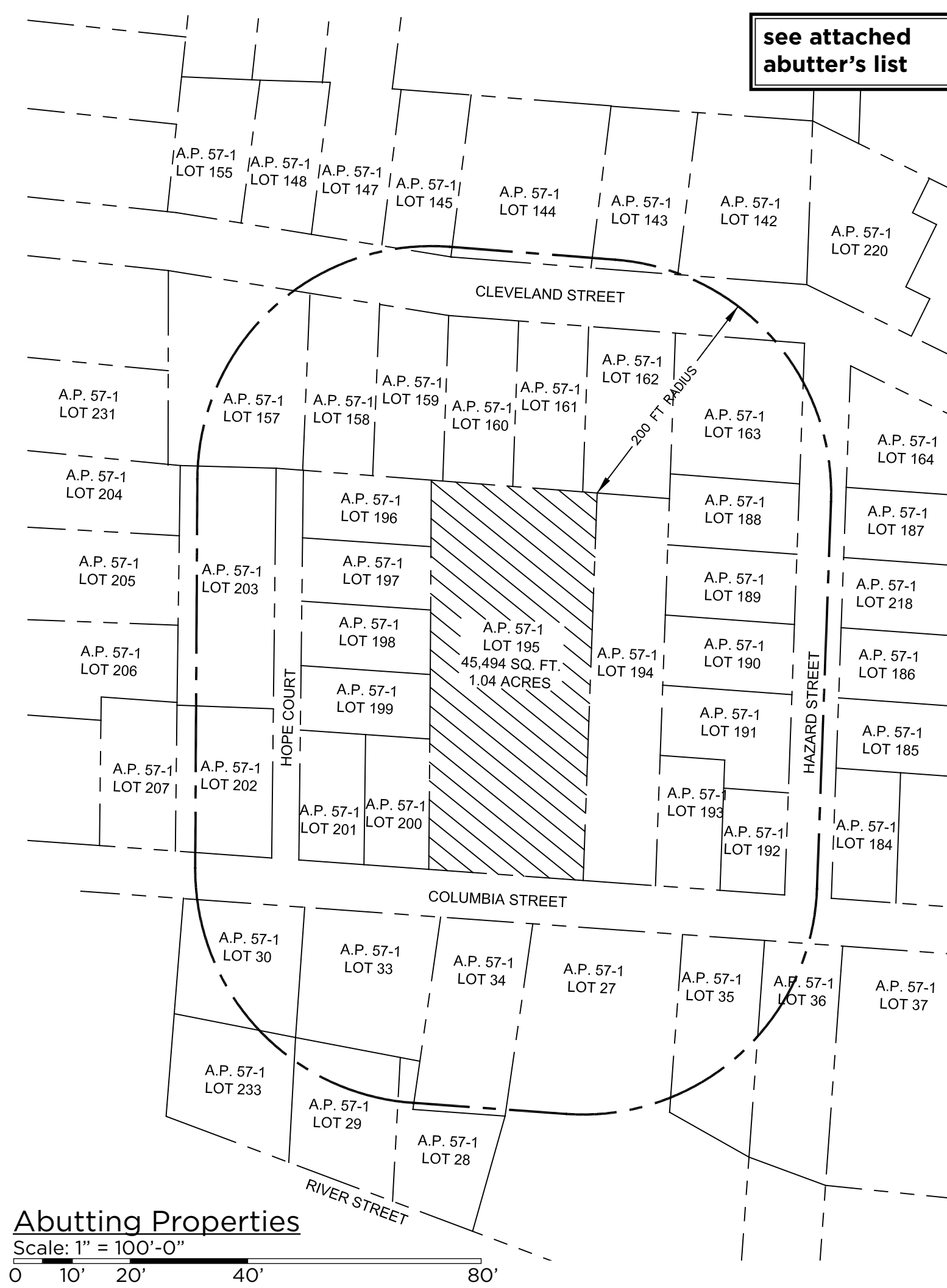
Proposed Cottage Community Development**

	Required	Proposed
Max. Density	15 du/ac	9.6 du/ac
Min. Number of Units	6 du	10 du
Max. Number of Units	30 du	
Min. Between Units	10 ft	16 ft
Min. Distance from du to Common Space	15 ft	15 ft
Max. Building Footprint	1,000 sf	680 sf
Max. Floor Area	1,200 sf	1,180 sf
Max. Building Height	18 ft	25 ft
Min. Common Area	3,000 sf	3,600 sf
Min. Parking Spaces	1 per du	1 per du
Max. Parking Spaces	1.5 per du	

**Draft Ordinance Memorandum, June 2020

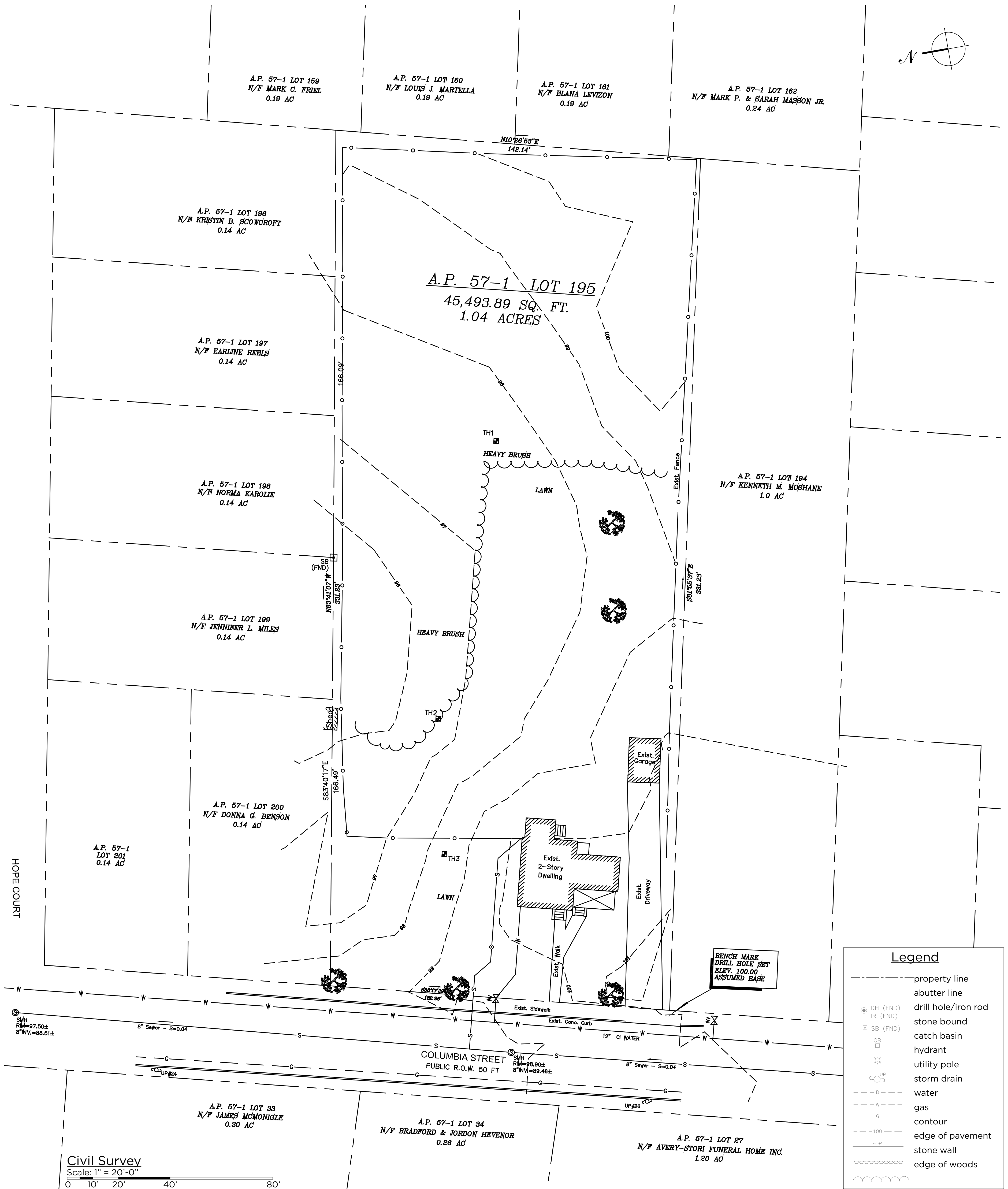
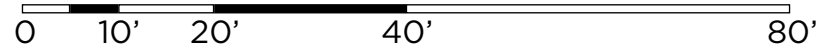
Notes:

1. No wetlands, watercourses or coastal features are located within the subject property or within 200 ft of the proposed subdivision.
2. There are no existing or proposed wells within 200 ft of proposed subdivision.
3. All right of ways, easements, and proposed roadways are shown on plan.
4. Locations of all soil evaluations performed to date are shown on plans.
5. All existing OWTS' within 100 ft of subdivision are shown on plans.
6. Perimeter boundary line and topographic survey was performed by Daniel F. Harrington, PLS, December 2008.
7. The existing site is located in Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as determined on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Washington County Panel 203 of 368, Community Panel #44009C0203J, Map Revised October 16, 2013.
8. Proposed development is not located within Rhode Island Department of Environmental Natural Heritage Areas, Coastal Resource Managements Council Narrow River Special Management Area or CRMC salt ponds special management area, Town of South Kingstown groundwater protection overlay district, or Town of South Kingstown Natural Heritage Area.
9. The property is located within the Saugatucket River TMDL watershed but is not located within an OWTS Critical Resource Area or drinking water supply watershed as outlined by RIDEM.



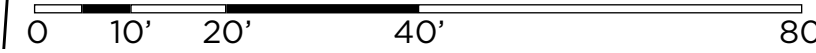
Abutting Properties

Scale: 1" = 100'-0"



Civil Survey

Scale: 1" = 20'-0"

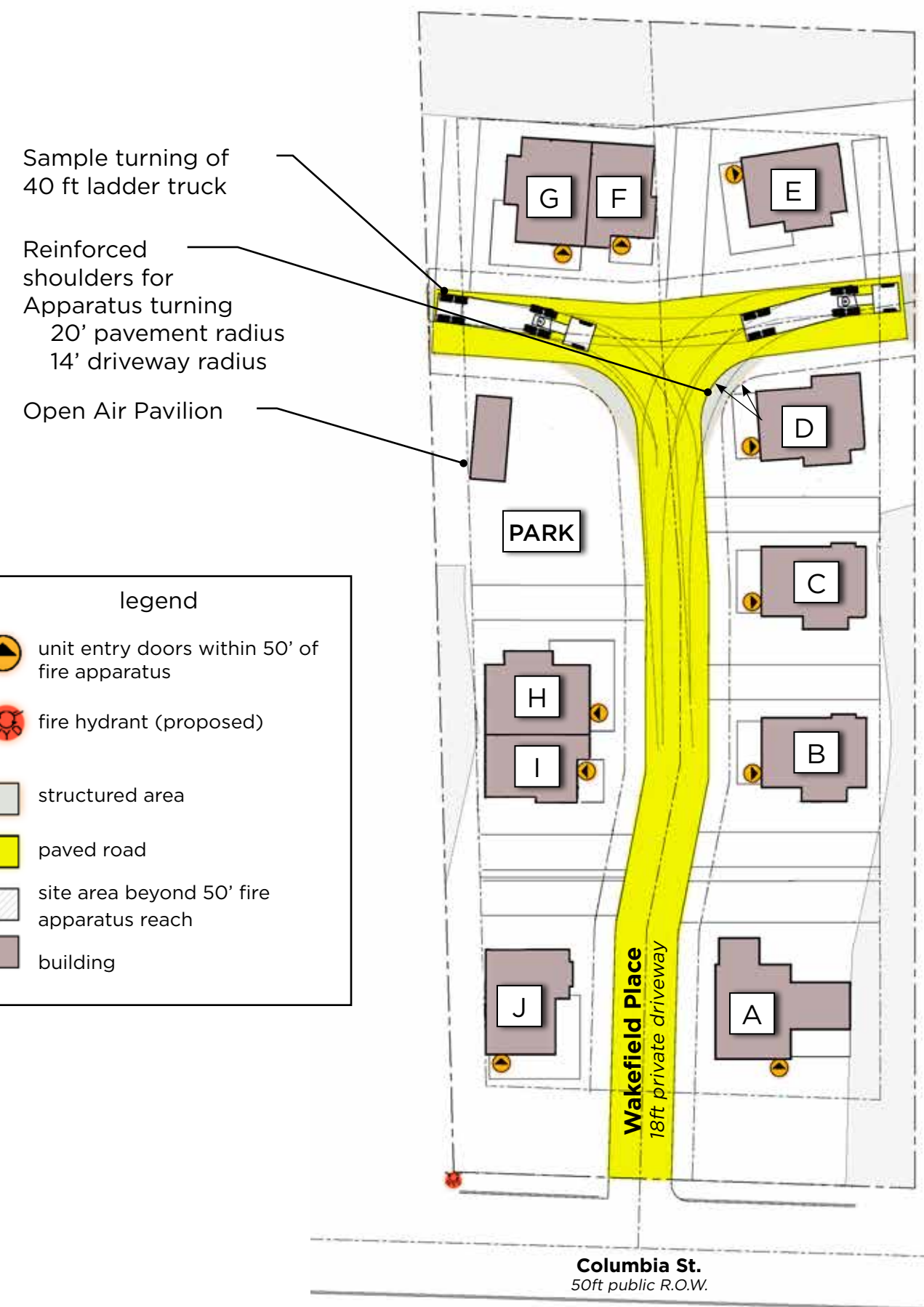
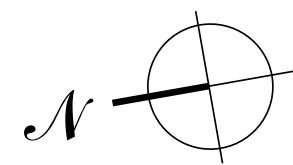


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NFPA Access Diagram
Scale: 1" = 40'-0"
0 20' 40' 80' 160'

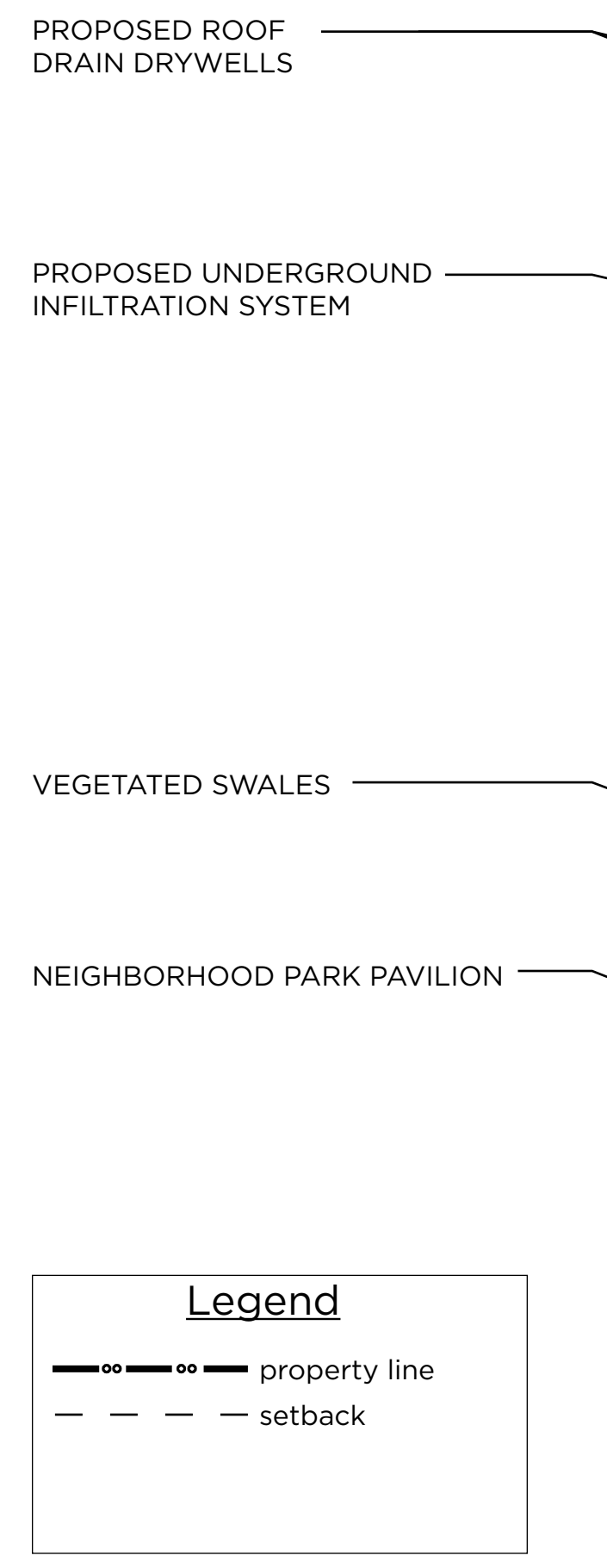


River rock & planted Swale



Gravel & planted Swales
Gravel bioretention area

Examples of Proposed Bioretention Design



Legend
—●—●—●— property line
- - - - - setback

PROPOSED UTILITIES IN DRIVEWAY:
GAS MAIN
6" WATER MAIN
8" SEWER MAIN
CONNECTED TO EXISTING SUPPLY AT COLUMBIA STREET

PRIVATE DRIVEWAY
18 FT. PAVED
6 FT. PLANTED SWALE (EA. SIDE)



Proposed Conceptual Site Plan
Scale: 1" = 20'-0"
0 10' 20' 40' 80'

Deviations from Draft Cottage Community Development Ordinance:

1. Min. distance from front porch edge to private driveway is 8'. Min. distance from front of building edge to private driveway is 15'.
2. Total floor area from 1,200 s.f. to 1,240 s.f.
3. Max. Building Height from 18 ft to 25 ft.

- HAMMERHEAD TURNAROUND FOR FIRE APPARATUS WITH STRUCTURED PAVERS
- 2-BEDROOM SINGLE-FAMILY DETACHED D.U., TYP.
- PRIVATE DRIVEWAY, 10 FT WIDE PERVIOUS PAVING FOR 1 PARKING SPACE WITH PERVIOUS GRASS PAVERS FOR OPTIONAL SECOND CAR, TYP.
- PLANTED BUFFER @ PROPERTY LINE, TYP.
- EXISTING DETACHED GARAGE STRUCTURE & GRAVEL DRIVEWAY TO BE DEMOLISHED
- EXISTING STRUCTURE TO BE RENOVATED FOR A SINGLE-FAMILY DWELLING

Development Totals	
45,494 s.f.	(1.04 acres)
3,600 s.f.	Common Open Space (8%)
3,750 s.f.	Additional Open Space in Rear
10 Units	
9	2-Bedroom (1,180-1,240 s.f.)
1	2-Bedroom Existing (1,381 s.f.)
Affordability (20%)	
2 @	80% median household income
10 Parking Spaces	
10	Reserved (1 per d.u.)

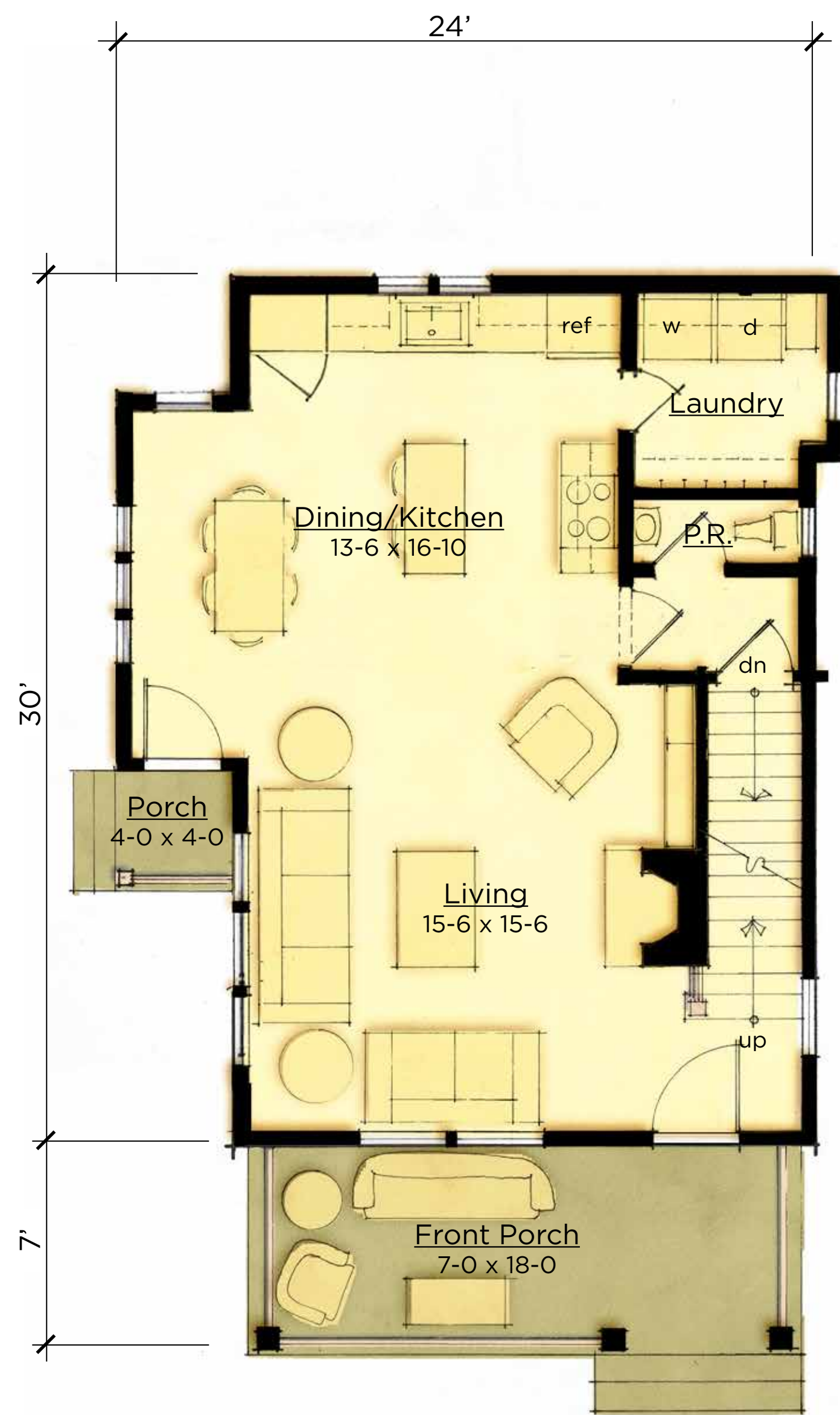
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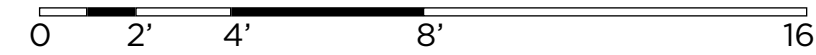


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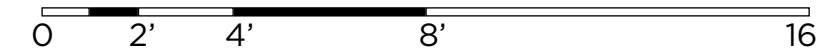
First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor Plan

Scale: 1/4" = 1'-0"



Perspective on Wakefield Place
Not to Scale



Perspective from Columbia Street
Not to Scale

TYPICAL COTTAGE	
2 bedroom, 1.5 bath	
1,180 s.f.	Heated
650 s.f.	Basement
146 s.f.	Covered Porches
1,976 s.f.	TOTAL AREA
Width: 24 ft	
Length: 30 ft (43 w/ porches)	
Height: 25 ft	



Front Elevation - Concept A

Scale: 1/4" = 1'-0"



Front Elevation - Concept B

Scale: 1/4" = 1'-0"

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