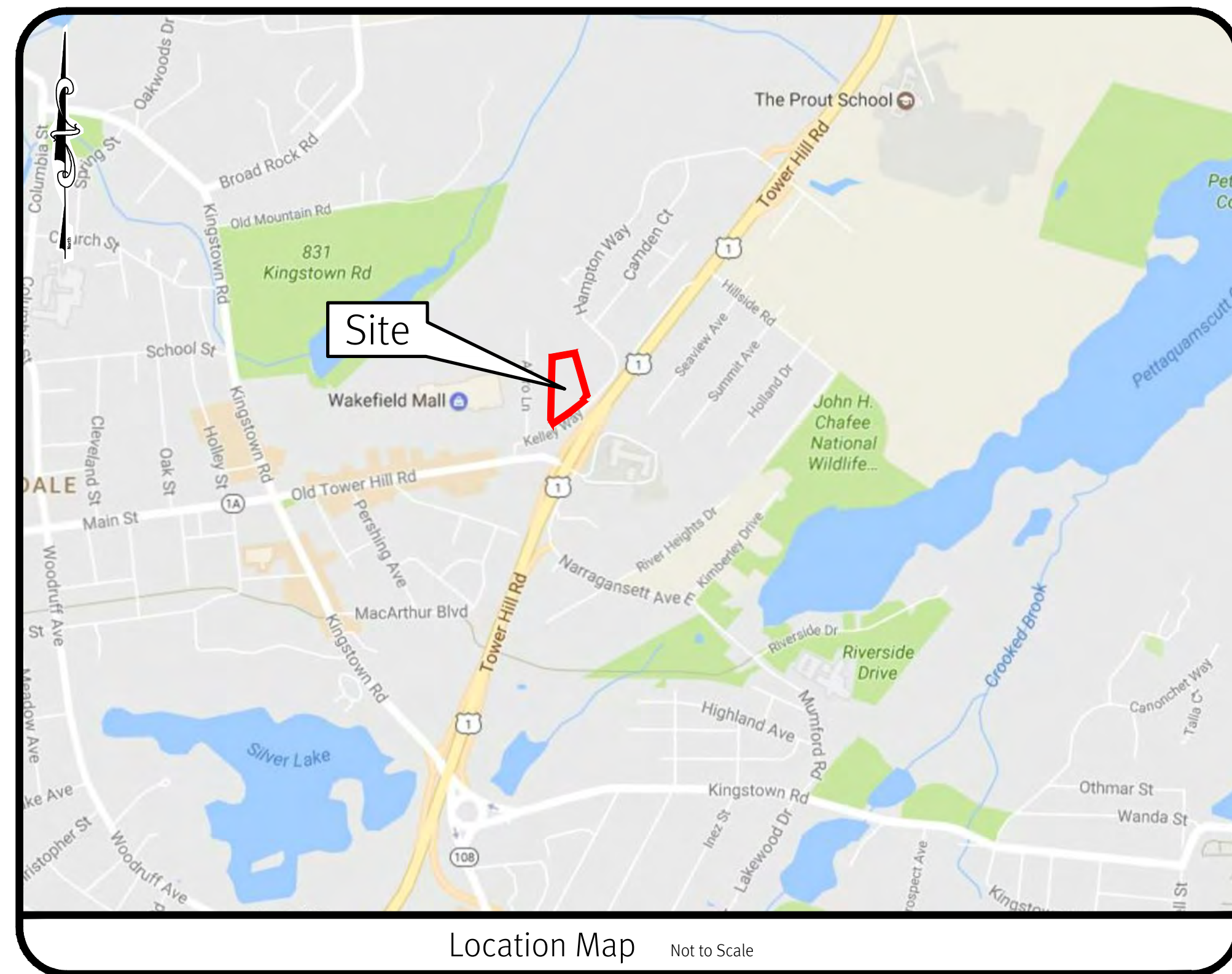


Preliminary Plan Submission

Hillside Commons

76 Kelley Way
 South Kingstown, Rhode Island
 Assessor's Plat 57-2 Lot 59



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. General Notes & Legend
4. Boundary & Topographic Survey
5. Existing Conditions Plan
6. Erosion Control Plan
7. Site Plan
8. Grading Plan
9. Plan & Profile
10. Detail Sheet - 1
11. Detail Sheet - 2

Permits Received
 RIDOT PHYSICAL ALTERATION PERMIT APPLICATION NO. 190110
 RIDEM RIPDES FILE NO. RIR101821
 RIDEM WATER QUALITY CERTIFICATION FILE NO. 18-186

SESC / O&M
 The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

RIDOT
 The Proposed Improvements Will Not Increase the Rate of Stormwater Runoff Onto the State Highway. All Work Within the State Right of Way Must Conform to the RI Standard Specifications, Details, and Addendums.

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-913-1000 fax 401-664-6006 www.diprete-eng.com
Boston • Providence • Newport

BRIAN C. GROUX

 REGISTERED PROFESSIONAL ENGINEER CIVIL

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No.	Date	Description	By	Design By
11	10-29-2019	Preliminary Plan Submission to Comments	M.I.D.	
10	2-28-2019	Preliminary Plan Submission	M.I.D.	
9	2-28-2019	80% RIPDES Response to Comments	M.I.D.	
8	10-29-2018	80% RIPDES Response to Comments	M.I.D.	
7	10-29-2018	Solution to RI Physical Alteration Application	F.P.P.	
6	4-10-18	Solution to RI Physical Alteration Application	F.P.P.	
5	2-28-18	80% RIPDES Response to Comments	F.P.P.	
4	2-28-18	80% RIPDES Response to Comments	F.P.P.	
3	12-26-17	Alternative Layout Concept B	F.P.P.	
2				
1				

Cover Sheet
Hillside Commons
 Assessor's Plat 57-2 Lot 59
 South Kingstown, Rhode Island
Scot V. Hallberg
 57 Edgewood Farm Road
 Wakefield, RI 02879

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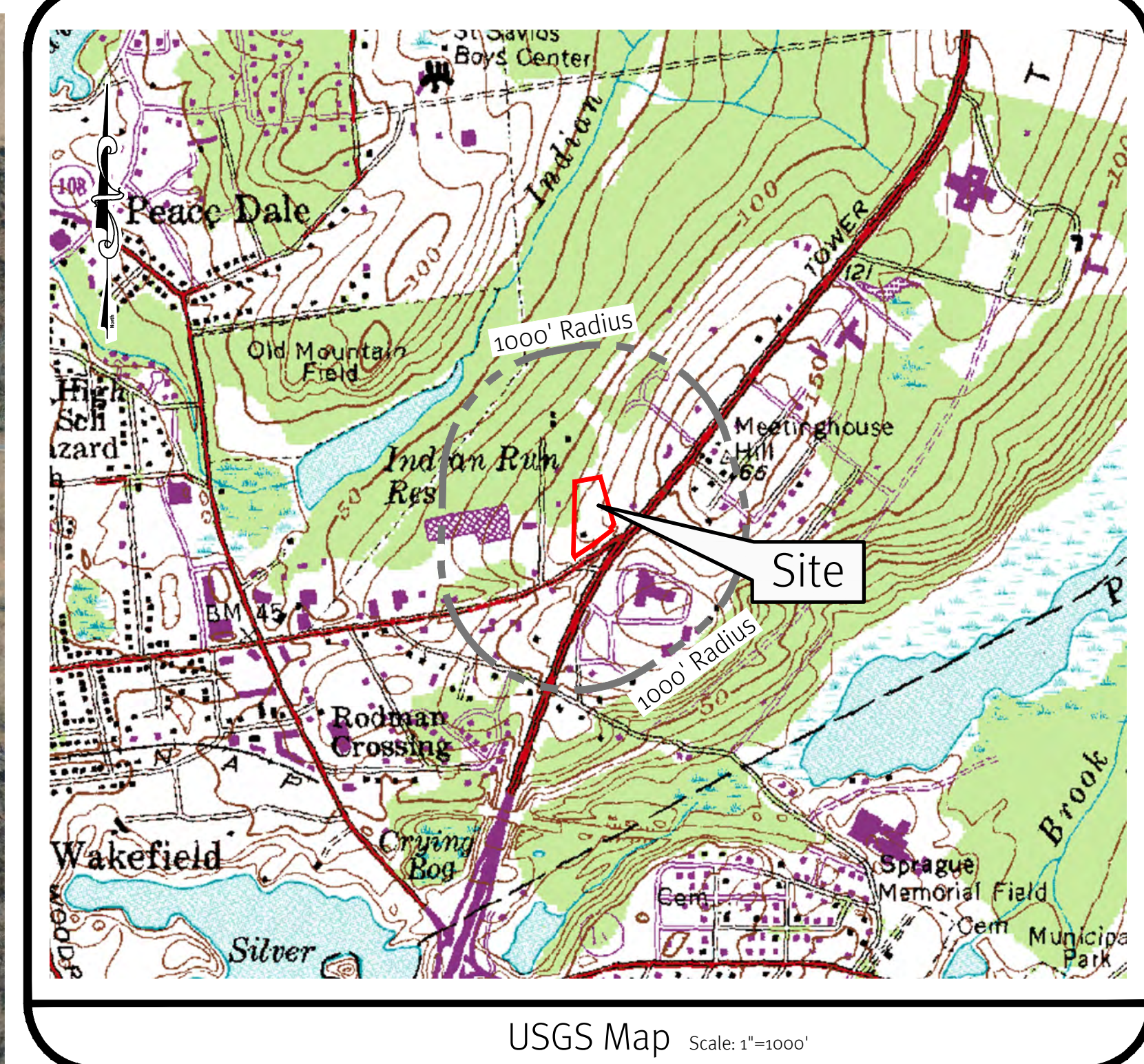
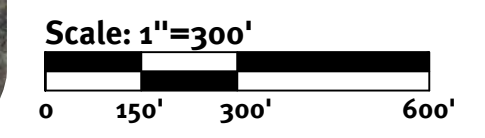


Photo Obtained from RIGIS.



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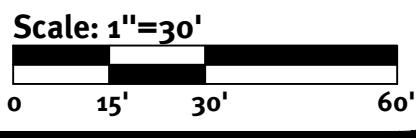
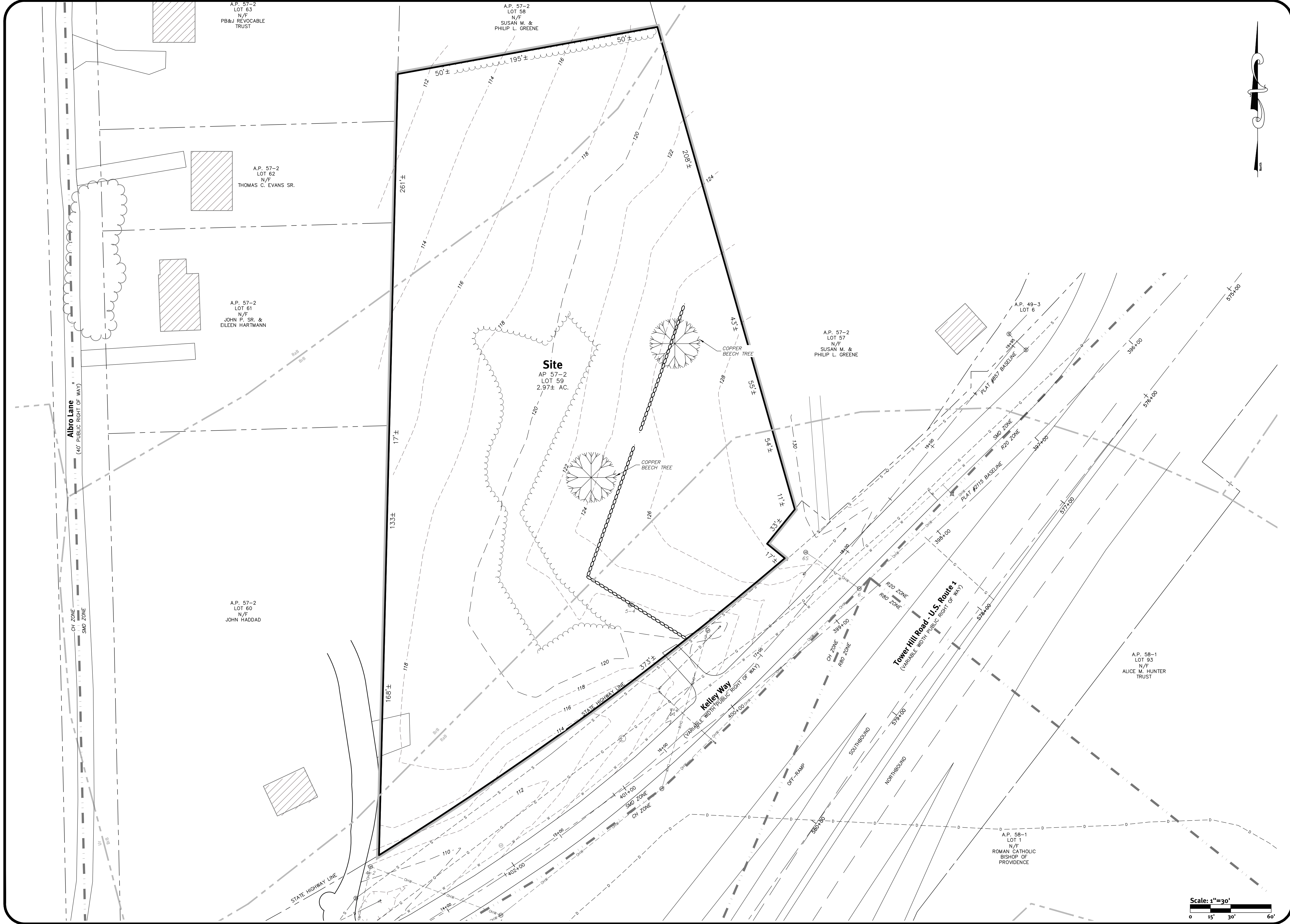
No.	Date	Description	By	Design By
11	10-20-2019	Preliminary Plan Response to Comments	M.I.D.	M.I.D.
10	2-28-2019	Preliminary Plan Submission	M.I.D.	M.I.D.
9	2-28-2019	Final Plan Response to Comments	M.I.D.	M.I.D.
8	10-22-2018	Final Plan Response to Comments	M.I.D.	M.I.D.
7	10-22-2018	Resolution to the 7th Zoning Commission Meeting	F.V.P.	F.V.P.
6	4-10-18	Resolution to the 7th Zoning Commission Meeting	F.V.P.	F.V.P.
5	2-12-18	Final Comments - Annex Alternative	F.V.P.	F.V.P.
4	2-12-18	Final Comments - Annex Alternative	F.V.P.	F.V.P.
3	12-26-17	Alternative Final Concept B	F.V.P.	F.V.P.
2		Description		

Drawn By: M.I.D. Design By: M.I.D.

**Aerial Half Mile Radius
 Hillside Commons**
 Assessors Plat 57-3 Lot 50
 South Kingstown, Rhode Island
 Applicant
Scot V. Hallberg
 57 Edgewood Farm Road
 Wakefield, RI 02879

DE Job No: 1864-003-801 Copyright 2018 by DiPrete Engineering Associates, Inc.

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Existing Conditions Plan
Hillside Commons

Accession Plat 57-2 Lot 59
South Kingstown, Rhode Island
April 2018
Scot V. Hallberg
57 Edgewood Farm Road
Wakefield, RI 02879

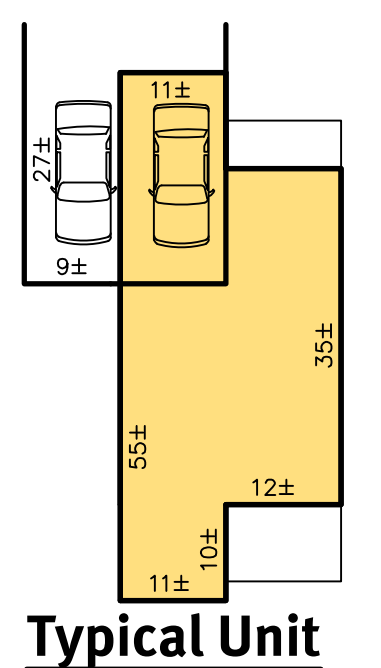
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BRIAN C. GROUX
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3/21/2018

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No.	Date	Description	By:	Design By: M.I.D.
11	10-29-2019	Preliminary Plan Response to Comments	M.I.D.	
10	10-29-2019	Preliminary Plan Submission	M.I.D.	
9	10-29-2019	80% PERMITS RESPONSE TO COMMENTS	M.I.D.	
8	10-29-2019	80% PERMITS RESPONSE TO COMMENTS	M.I.D.	
7	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
6	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
5	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
4	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
3	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
2	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	
1	10-29-2018	Resolution to 80% Zoning Commission	F.P.P.	

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Scale: 1"=20'
0 10' 20' 40'

Development Data:
TOTAL SITE AREA: 2.97 ACRES
TOTAL LAND UNSUITABLE FOR DEVELOPMENT: 0 ACRES
TOTAL NUMBER OF BUILDINGS: 14
TOTAL NUMBER OF UNITS: 18
TOTAL LOT AREA: 2.97 ACRES
TOTAL OPEN SPACE: 0.92 ACRES
AVERAGE LOT AREA: 2.97 ACRES
RIGHT OF WAY AREA: 0.54 ACRES
LENGTH OF ROAD: 789'
PAVEMENT WIDTH: 22' (BACK OF BERM)

Dimensional Regulations:
CURRENT ZONING: SMD
REQUIRED: 20,000 SF
PROVIDED: 129,304 SF
MINIMUM FRONT AND CORNER SIDE YARD: 100'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 25'
MINIMUM OPEN SPACE: 0.45 AC**
0.91 AC

Parking Regulations:
**SMD: ROUTE 1 = 2.97 (0.15) = 0.45 ACRES
PARKING USE: RESIDENTIAL
PARKING REQUIREMENT: 2 SPACES PER UNIT
UNITS PROPOSED: 18 UNITS
PARKING CALCULATION: 18 X 2/UNIT = 36 SPACES
REQUIRED PARKING SPACES: 36 SPACES
PARKING SPACES PROVIDED: 43 SPACES (2 PER UNIT + 7 VISITORS)

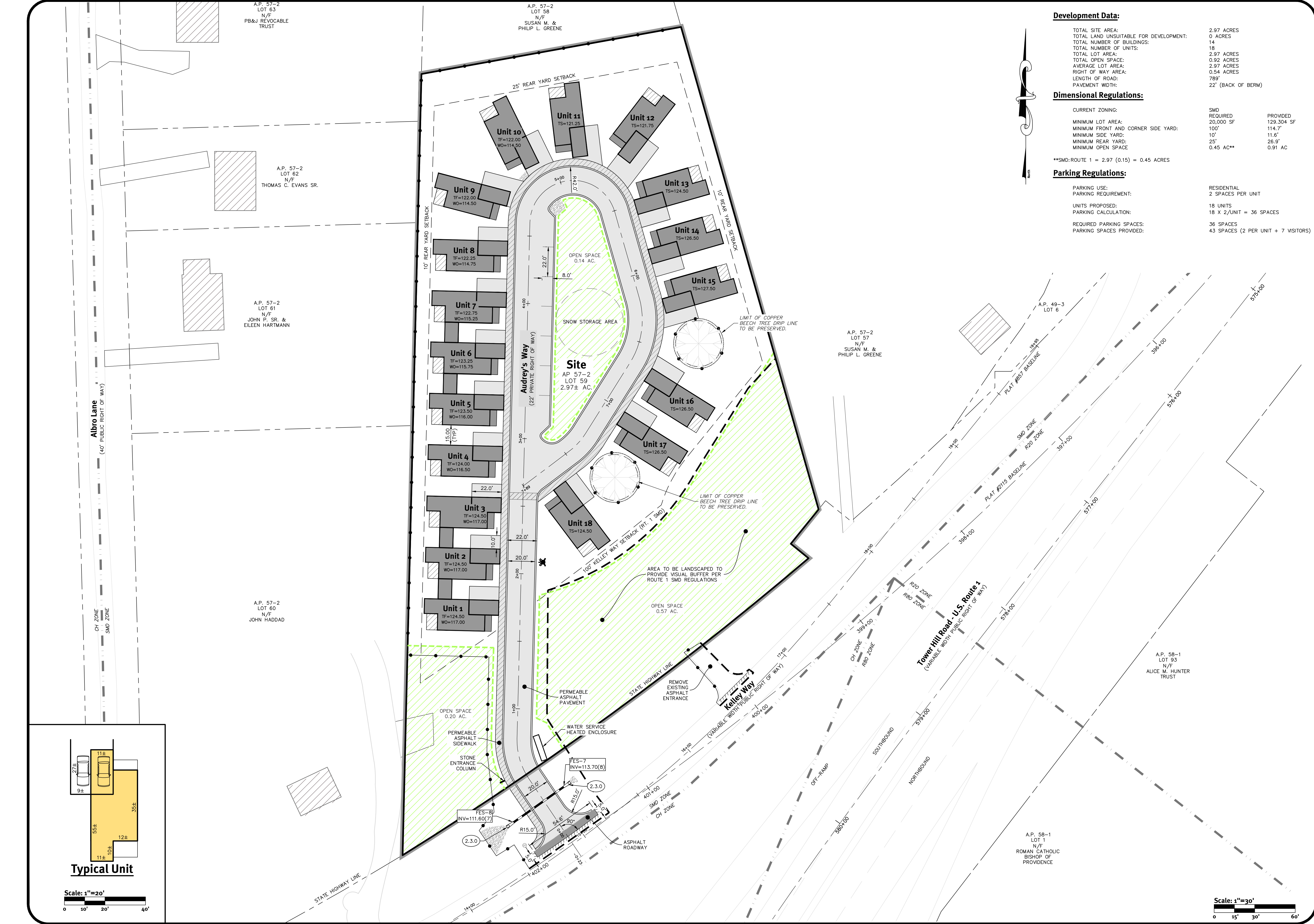
DiPrete Engineering
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BRIAN C. GROUX
3341
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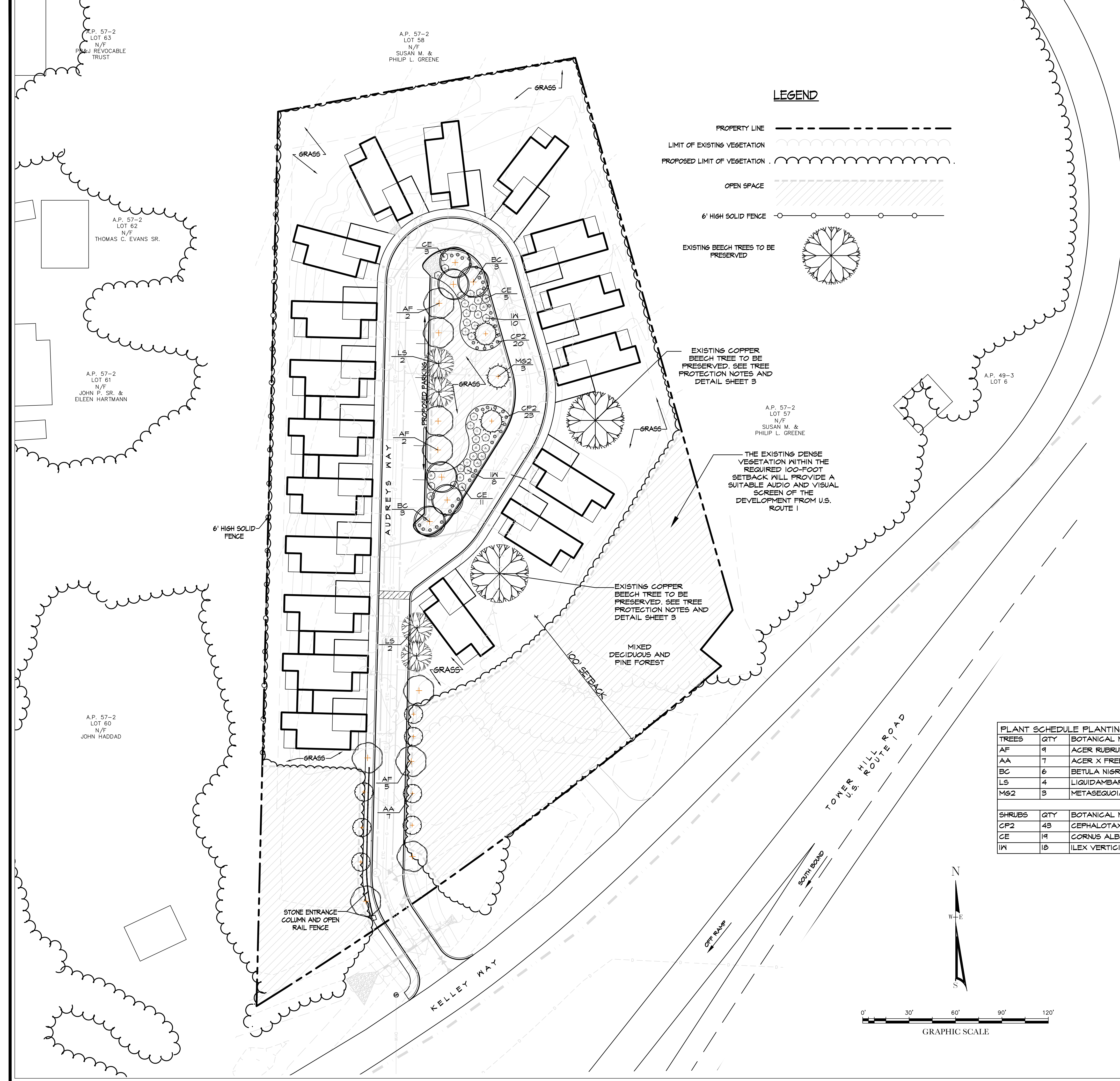
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11	10-29-2019	Preliminary Plan Response to Comments	M.L.D.	M.L.D.
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9	2-22-2019	80% PERMITS RESPONSE TO COMMENTS	M.L.D.	M.L.D.
8	2-22-2019	80% PERMITS RESPONSE TO COMMENTS	M.L.D.	M.L.D.
7	10-29-2018	80% PERMITS RESPONSE TO COMMENTS	F.P.P.	F.P.P.
6	4-10-18	SOLUTION TO 80% ZONING SUBMISSION	F.P.P.	F.P.P.
5	2-12-18	80% PERMITS RESPONSE TO COMMENTS	F.P.P.	F.P.P.
4	2-12-18	80% PERMITS RESPONSE TO COMMENTS	F.P.P.	F.P.P.
3	12-26-17	80% PERMITS RESPONSE TO COMMENTS	F.P.P.	F.P.P.

Site Plan
Hillside Commons
Assessors Plat 57-3 Lot 59
South Kingsdown, Rhode Island
Appl #
Scot V. Hallberg
57 Edgewood Farm Road
Waketield, RI 02879



Scale: 1"=30'
0 15' 30' 60'



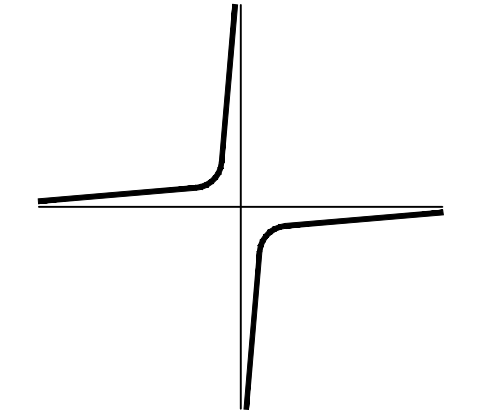
LEGEND

- PROPERTY LINE ————
- LIMIT OF EXISTING VEGETATION ————
- PROPOSED LIMIT OF VEGETATION ————
- OPEN SPACE ————
- 6' HIGH SOLID FENCE ————
- EXISTING BEECH TREES TO BE PRESERVED

NOTES:

GENERAL:

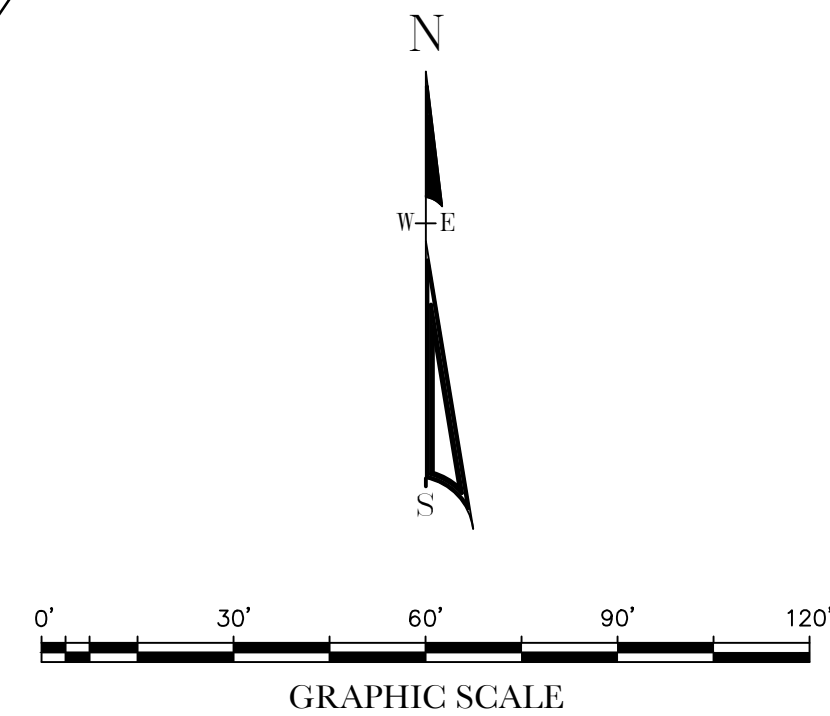
1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED 1864-009-FRLM-ACAD-CLAR-20190321, DATED MARCH 21, 2019 AND SITE OBSERVATIONS BY JOHN C. CARTER & COMPANY, INC.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF PLANT MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE LOCATION OF THE UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-7233.



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LANDSCAPE PLAN
HILLSIDE COMMONS
 LOCATED AT:
 A.P. 57-2, LOT 59
 SOUTH KINGSTOWN, RHODE ISLAND

PLANT SCHEDULE PLANTING				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	4	ACER RUBRUM 'FRANKSRED'™	RED SUNSET MAPLE	15-2" CAL.
AA	7	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	15-2" CAL.
BC	6	BETULA NIGRA 'GULLY'™	HERITAGE BIRCH	15-2" CAL.
LS	4	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	15-2" CAL.
M62	3	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	10-12' HT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CP2	43	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW	5 GAL
CE	14	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	24-36" HT
IN	18	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	24-36" HT



REVISIONS
 3-29-19 Landscape revised per new layout

SCALE: 1" = 30'
 DATE: August 28, 2017

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

SHEET NUMBER