

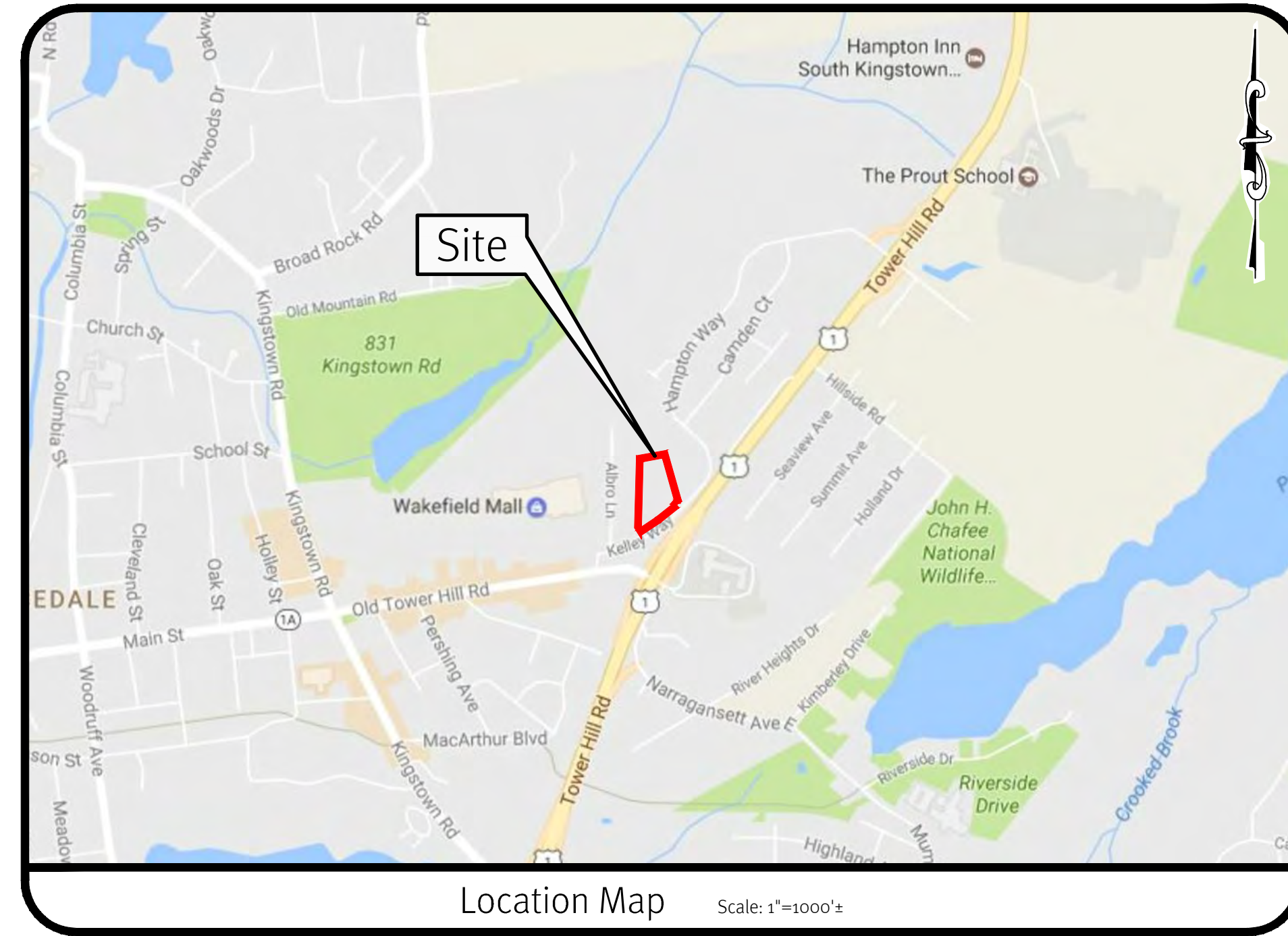
Pre-Application Submission

Hillside Commons

Kelley Way

South Kingstown, Rhode Island

Assessor's Plat 57-2 Lot 59



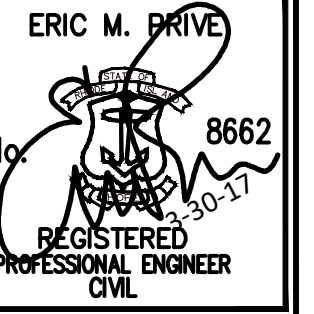
Sheet Index

1. Cover Sheet
2. Aerial 1/2 Mile Radius and USGS Map
3. Existing Conditions Plan
4. Site Plan

DiPrete Engineering

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

Boston • Providence • Newport



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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.

0	3/20/2017	Pre-Application Submission	JAR	By:	Design By: E.M.P.
1/21	Date	Description	Drawn By: J.A.R.		

Cover Sheet
Hillside Commons

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

Applicant
Scot V. Hallberg
57 Edgewood Farm Road
Wakefield, RI 02879

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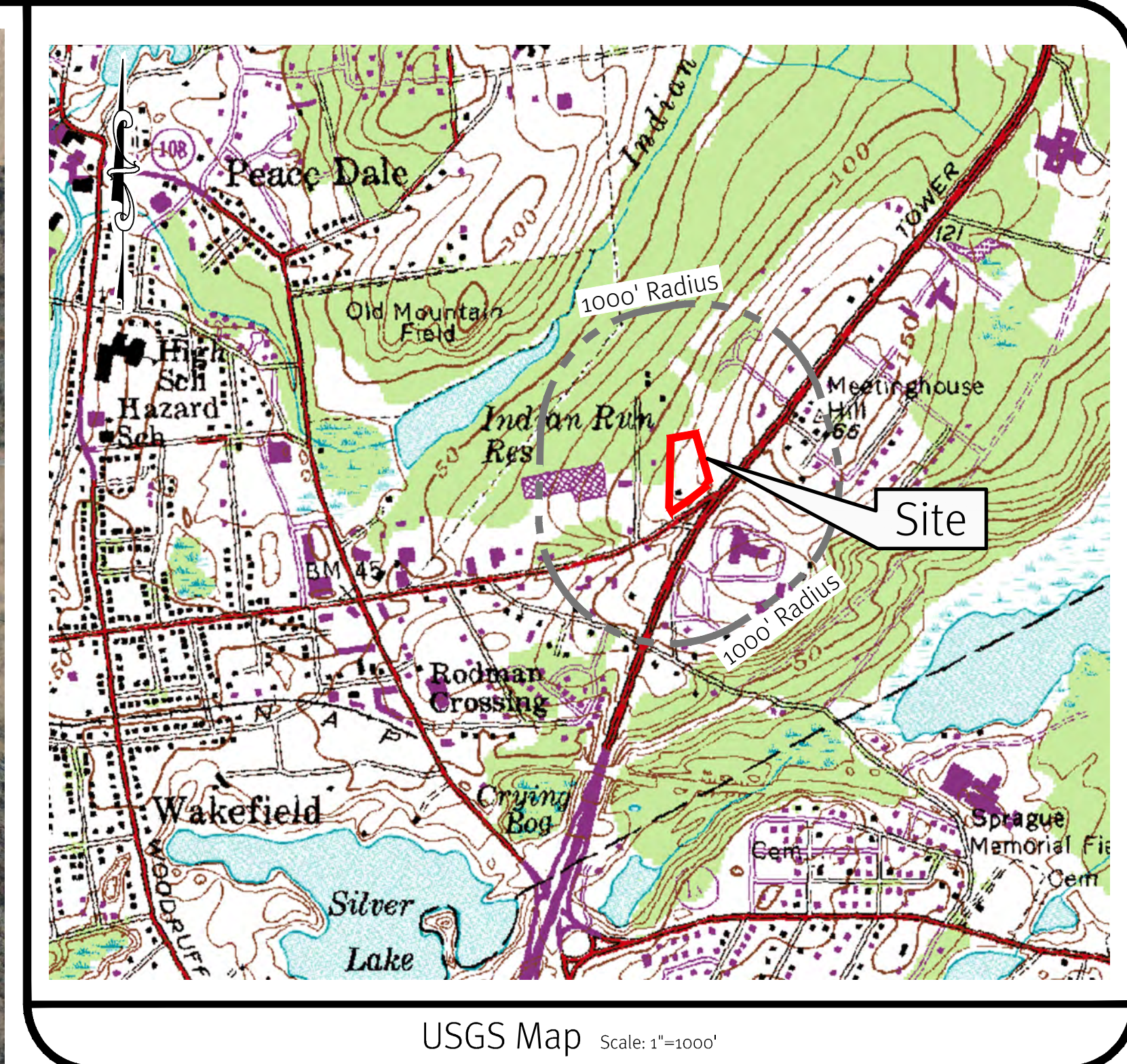
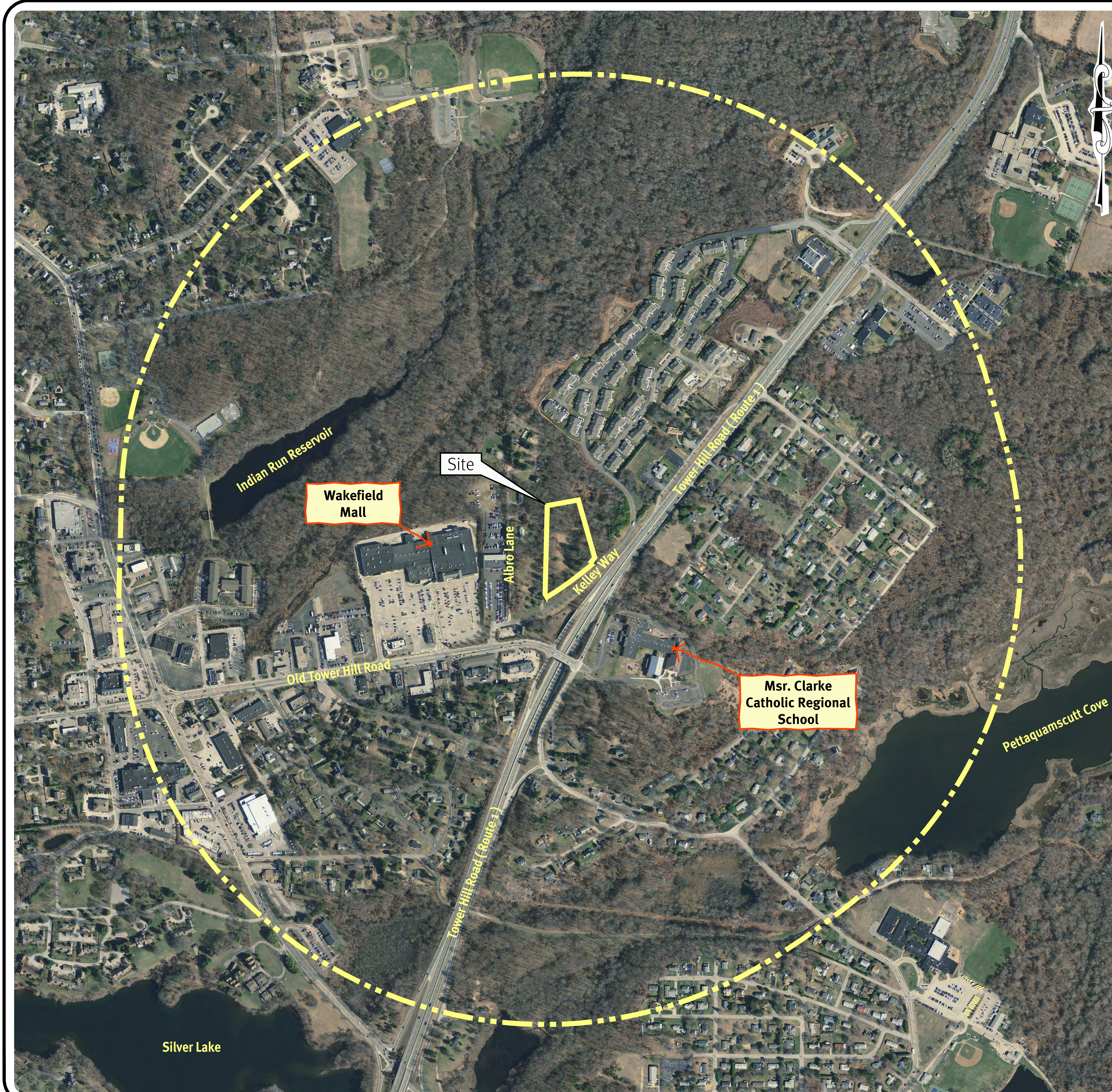
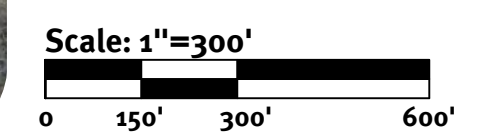


Photo obtained from the RI-GIS.

- Legend:**
- PROPERTY LINE
 - HALF MILE RADIUS LINE
 - 1000' USGS RADIUS LINE



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ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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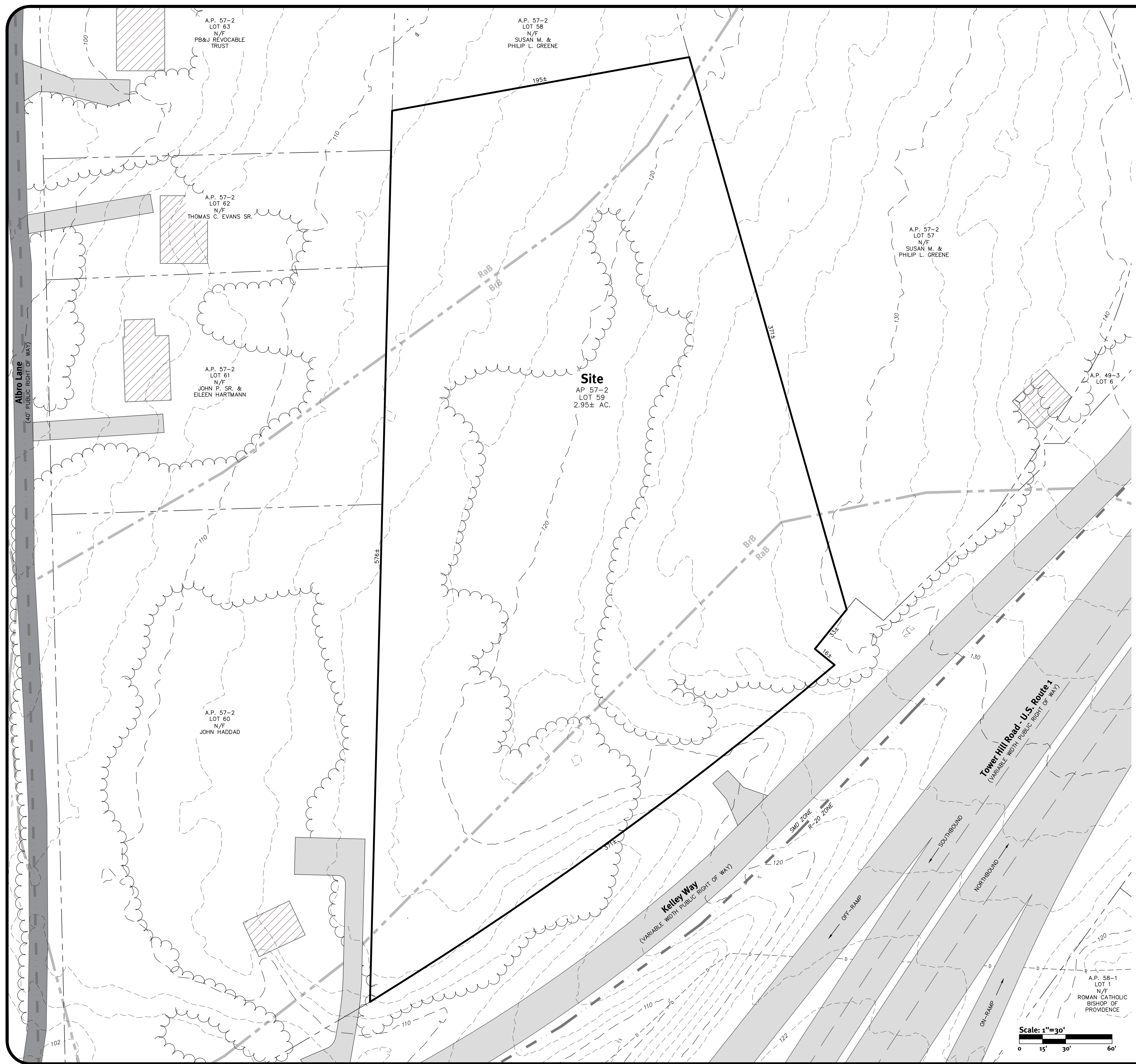
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0	3/30/2017	Pre-Submittal Submission	JAR	By:	Design By: E.M.P.
1		Description			
Drawn By:	JAR				

Aerial 1/2 Mile Radius and USGS Map
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 2017 by DiPrete Engineering Associates, Inc.

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General Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 57-2 LOT 59.
- THE SITE IS APPROXIMATELY 2.95± ACRES AND IS ZONED SMD.
- THE OWNER OF AP 57-2 LOT 59 IS: SCOT V HALLBERG
235 MAIN ST
WAKEFIELD, RI 02879
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AREA OF MINIMAL FLOOD HAZARD. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203J, MAP REVISED OCTOBER 16, 2013.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- THE SITE IS SERVED BY MUNICIPAL WATER, SEWER, NATURAL GAS AND OVERHEAD UTILITIES.

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.

Dimensional Regulations:

CURRENT ZONING: SMD
ROUTE 1 SPECIAL
MANAGEMENT DISTRICT (Sec. 605)

USE: FDRP
(FLEXIBLE DESIGN RESIDENTIAL PROJECT)

MINIMUM LOT AREA: 20,000 SF

AS PER THE FDRP AND INCLUSIONARY REGULATION, THIS LAYOUT HAS BEEN DESIGNED WITH FLEXIBLE DIMENSIONAL REGULATIONS IN ORDER TO MAXIMIZE SUITABLE OPEN SPACE AREAS AND INCLUDE AFFORDABLE UNITS INTO THE DESIGN.

Abbreviations:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

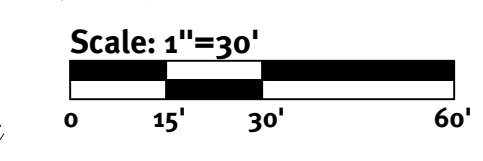
Existing Conditions Legend:

EX MAJOR FOOT CONTOUR	---160---
EX MINOR FOOT CONTOUR	---158---
ZONING BOUNDARY	--- ZONE X ---
FEMA BOUNDARY	--- FEMA ZONE X ---
SOIL LINE AND DESIGNATION	--- HkC ---
PROPERTY LINE	--- CaD ---
ASSESSOR LINE	---
SETBACK	---
STREAM	---
WETLAND EDGE	---
50' PERIMETER WETLAND	--- 50' PERIMETER WETLAND ---
WETLAND FLAG	▲ A.5
EDGE OF PAVEMENT	---
ASPHALT PAVEMENT	---
STONE WALL	---
BUILDING	---
TREELINE	---
OVERHEAD WIRES	--- OHW ---
GAS LINE	--- G --- G
WATER LINE	--- W --- W
SEWER LINE	--- S --- S
DRAIN LINE	--- D --- D
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊙
DRAINAGE CATCH BASIN	⊙
UTILITY POLE	⊙
SOIL EVALUATION	⊙
NAIL FOUND/SET	▲/△
DRILL HOLE FOUND/SET	●/●
IRON ROD/PIPE FOUND/SET	○/○
BOUND FOUND/SET	■/□

Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
BrB	BROADBROOK SILT LOAM, 3 TO 8 PERCENT SLOPES
RoB	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES



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ERIC M. DRIVE
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REGISTERED PROFESSIONAL ENGINEER CIVIL

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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.

DATE	BY	DESCRIPTION
3/30/2017	JAK	Pre-Submittal Submission
0	---	---
Drawn By: J.A.R.	Design By: E.M.P.	

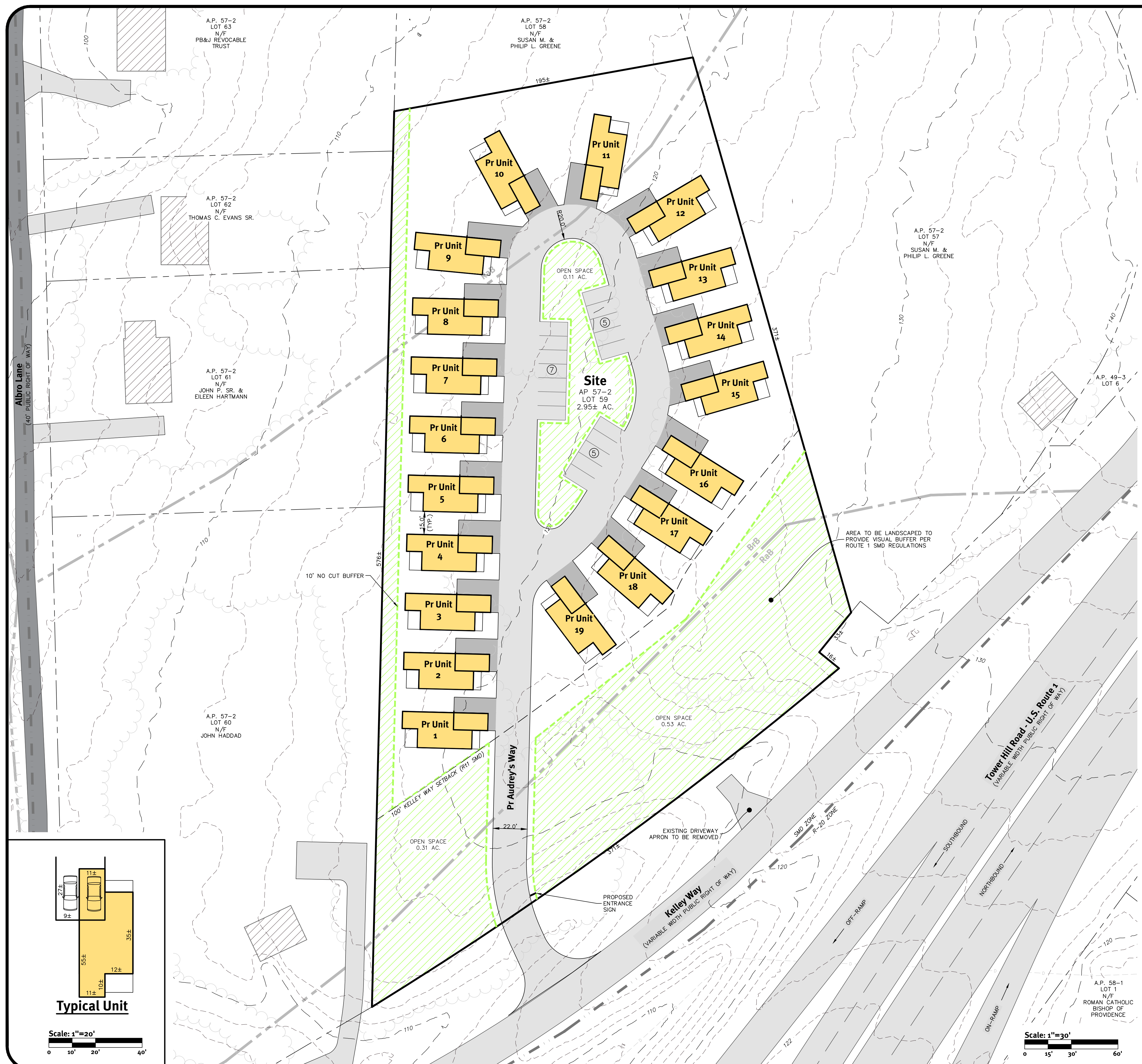
Existing Conditions Plan
Hillside Commons
Assessors Plat 57-2 Lot 59
South Kingstown, Rhode Island

Scot V. Hallberg
57 Edgewood Farm Road
Wakefield, RI 02879

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SHEET **3** OF 4

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General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 57-2 LOT 59.
2. THE SITE IS APPROXIMATELY 2.95± ACRES AND IS ZONED SMD.
3. THE OWNER OF AP 57-2 LOT 59 IS: SCOT V HALLBERG
235 MAIN ST
WAKEFIELD, RI 02879
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AREA OF MINIMAL FLOOD HAZARD. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440990203J, MAP REVISED OCTOBER 16, 2013.
5. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
6. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
7. THE SITE IS PROPOSED TO BE SERVICED BY MUNICIPAL WATER, SEWER, NATURAL GAS AND UNDERGROUND UTILITIES.
8. THE DRAINAGE SYSTEM WILL BE DESIGNED TO THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF LID'S/BMP'S AND UNDERGROUND INFILTRATION. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.

Dimensional Regulations:

CURRENT ZONING:	SMD
USE:	ROUTE 1 SPECIAL MANAGEMENT DISTRICT (Sec. 605)
MINIMUM LOT AREA:	FDRP (FLEXIBLE DESIGN RESIDENTIAL PROJECT) 20,000 SF

AS PER THE FDRP AND INCLUSIONARY REGULATION, THIS LAYOUT HAS BEEN DESIGNED WITH FLEXIBLE DIMENSIONAL REGULATIONS IN ORDER TO MAXIMIZE SUITABLE OPEN SPACE AREAS AND INCLUDE AFFORDABLE UNITS INTO THE DESIGN.

Development Data:

RESIDENTIAL DENSITY CALCULATION:	5.0 UNITS / DEVELOPABLE ACRE
YIELD:	1.1 BONUS FOR FDRP (55 AND OLDER)
	1.2 BONUS FOR INCLUSIONARY ZONING
CALCULATION:	$((2.95 * 5) * 1.1) * 1.2 = 19.47$ UNITS
	= 19 UNITS (4 UNITS INCLUSIONARY)
TOTAL SITE AREA:	2.95± ACRES
TOTAL NUMBER OF UNITS:	19
LENGTH OF ROAD:	800'±
PAVEMENT WIDTH:	22'

Parking Regulations:

PARKING USE:	RESIDENTIAL
PARKING REQUIREMENT:	2 SPACE PER UNIT
UNITS PROPOSED:	19 UNITS
PARKING CALCULATION:	$19 * 2 = 38$ SPACES
REQUIRED PARKING SPACES:	38 SPACES
PARKING SPACES PROVIDED:	55 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 COMPILE 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 SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. 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:

EX MAJOR FOOT CONTOUR	--- 160 ---
EX MINOR FOOT CONTOUR	--- 158 ---
FEMA BOUNDARY	FEMA ZONE X
SOIL LINE AND DESIGNATION	HkC CaD
PROPERTY LINE	---
ASSESSOR LINE	---
SETBACK	---
WETLAND EDGE	---
50' PERIMETER WETLAND	50' PERIMETER WETLAND
WETLAND FLAG	▲ A5
EDGE OF PAVEMENT	---
ASPHALT PAVEMENT	---
STONE WALL	---
BUILDING	---
TREELINE	---
OVERHEAD WIRES	---
GAS LINE	---
WATER LINE	---
SEWER LINE	---
DRAIN LINE	---
SEWER MANHOLE	○
SEWER CLEANOUT	○
DRAINAGE CATCH BASIN	○
UTILITY POLE	○
SOIL EVALUATION	SW
NAIL FOUND/SET	△/△
DRILL HOLE FOUND/SET	●/●
IRON ROD/PIPE FOUND/SET	○/○
BOUND FOUND/SET	■/□

Abbreviations:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

Proposed Conditions Legend:

BUILDING FOOTPRINT	---
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3-20-2017	Date	3-20-2017	By	JAR
	Description			
	Drawn By	JAR	Design By	E.M.P.

Site Plan
Hillside Commons
Assessors Plat 57-2 Lot 59
South Kingstown, Rhode Island

Scot V. Hallberg
57 Edgewood Farm Road
Wakefield, RI 02879

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