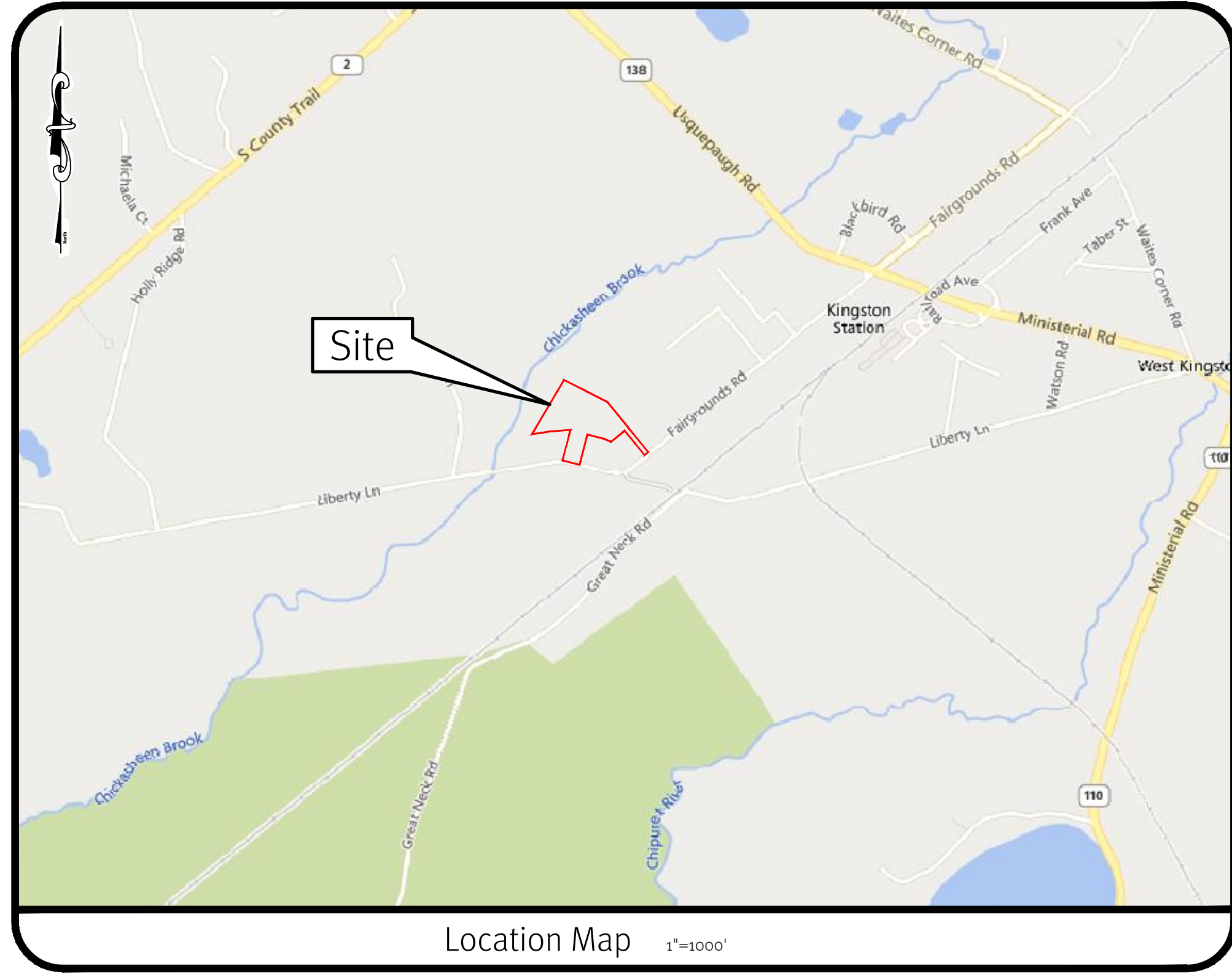


# Pre-Application Submission

# 551 Liberty Lane

551 Liberty Lane  
 South Kingstown, RI  
 Assessor's Plat 21-3 Lot 21



## Sheet List Table

- 1 Cover Sheet
- 2 Aerial Half Mile Radius
- 3 Existing Conditions Plan
- 4 Site Layout Plan

**DiPrete Engineering**  
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 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

DAWD A. RUSSO  
 No. 14385  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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0	1/17/2021	Pre-Application Submission	JLS
1/21	Drawn	Description	By:
			Design By: DAR

**Cover Sheet**  
**551 Liberty Lane**  
 Assessor's Plat 21-3 Lot 21  
 South Kingstown, Rhode Island  
 Prepared For  
**South County Post & Beam, Inc.**  
 521 Liberty Lane, West Kingstown, RI 02892  
 tel (401) 783-4415 fax (401) 783-4494  
 DE JOB No: 2214-008 Copyright 2021 by DiPrete Engineering Associates, Inc.

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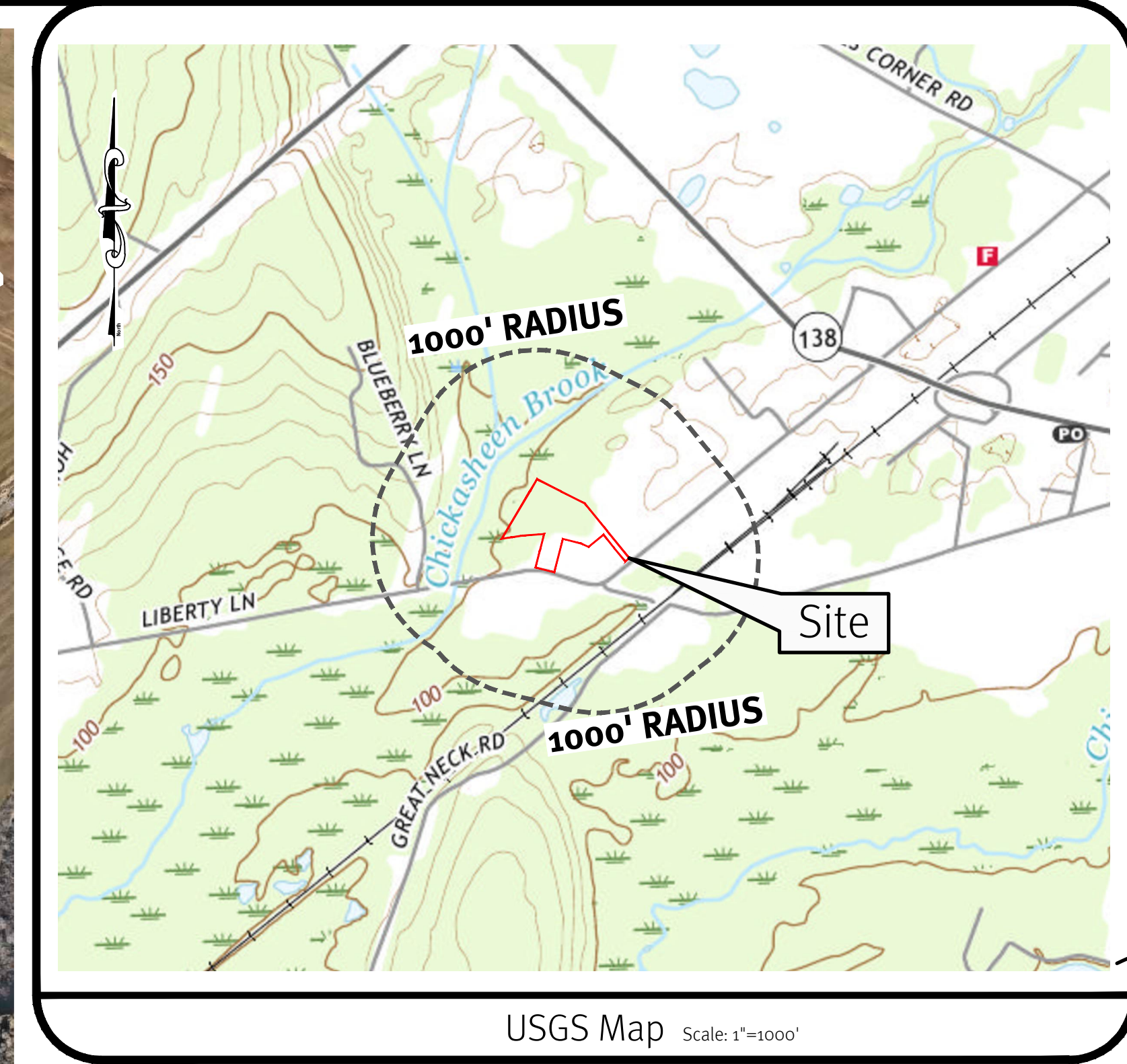
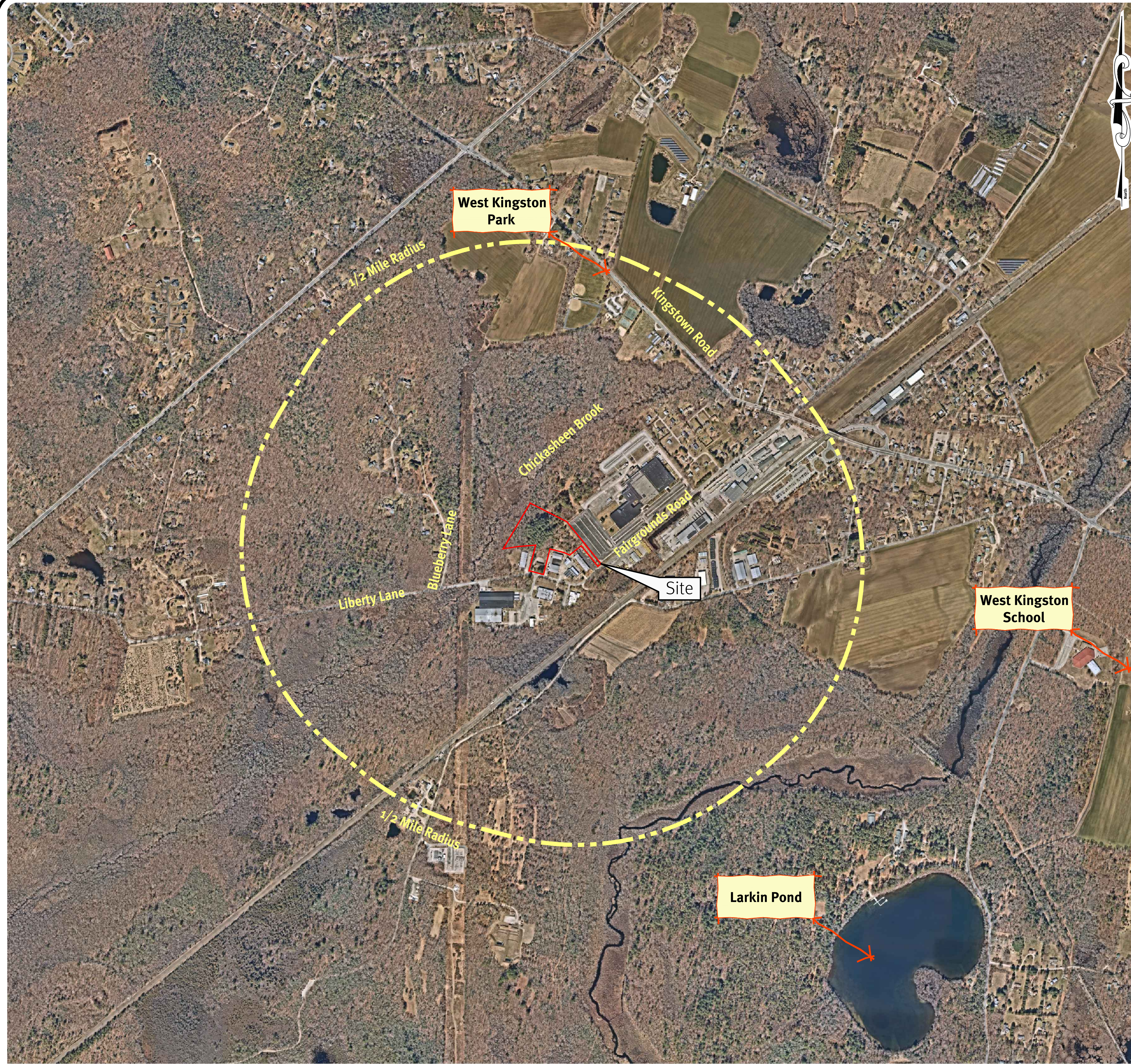


Photo Obtained from Nearmap.com. Date of photography 03-14-2020.

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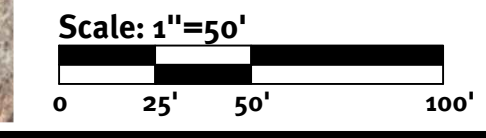
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 DiPrete Engineering assumes no responsibility for damages, incurred due to the use of this plan set for any purpose other than that intended.

0	1/4/2021	Pre-Application Submission	JLS
1	01/2021	Description	By:
2			Design By: DAR

**Aerial Half Mile Radius**  
**551 Liberty Lane**  
 South Kingston, Rhode Island  
 Prepared For  
**South County Post & Beam, Inc.**  
 521 Liberty Lane, West Kingston, RI 02892  
 tel (401) 783-4415 fax (401) 783-4494

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**Existing Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		NAIL FOUND/SET
	ASSESSORS LINE		DRILL HOLE FOUND/SET
	BUILDING		BOUND FOUND/SET
	BRUSHLINE		SIGN
	TREELINE		BOLLARD
	GUARDRAIL		SOIL EVALUATION
	FENCE		CB CATCH BASIN
	RETAINING WALL		DCB DOUBLE CATCH BASIN
	STONE WALL		DMH DRAINAGE MANHOLE
	MINOR CONTOUR LINE		FES FLARED END SECTION
	MAJOR CONTOUR LINE		GUY POLE
	WATER LINE		EMH ELECTRIC MANHOLE
	SEWER LINE		UP UTILITY/POWER POLE
	SEWER FORCE MAIN		LIGHTPOST
	GAS LINE		SMH SEWER/SEPTIC MANHOLE
	ELECTRIC LINE		SEWER VALVE
	OVERHEAD WIRES		CLEANOUT
	DRAINAGE LINE		HYDRANT
	SOILS LINES		IRRIGATION VALVE
	50' PERIMETER WETLAND		WATER VALVE
	100' RIVERBANK WETLAND		WELL
	200' RIVERBANK WETLAND		MONITORING WELL
	FEMA BOUNDARY		UNKNOWN MANHOLE
	STREAM		GAS VALVE
	WETLAND LINE & FLAG		BENCH MARK
	STATE HIGHWAY LINE		STREAM FLOW DIRECTION
	STATE FREEWAY LINE		

**General Notes:**

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 21-3 LOT 21.
- THE SITE IS APPROXIMATELY 6.31 ACRES AND IS ZONED IND-1.
- THE OWNER OF AP 21-3 LOT 21 IS: SOUTH COUNTY POST & BEAM, INC. 521 LIBERTY LANE WEST KINGSTON, RI 02892
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0180H, MAP REVISED OCTOBER 19, 2010.  
ZONE X - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 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 COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- THE SITE IS WITHIN A:  
NATURAL HERITAGE AREA (RIDEM)  
NON-COMMUNITY WELLHEAD PROTECTION AREA (TOWN)  
THE SITE IS NOT WITHIN A:  
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
SALT PONDS REGION SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
TMDL WATERSHED (RIDEM)  
OWTS CRITICAL RESOURCE AREA (RIDEM)  
DRINKING WATER SUPPLY WATERSHED (RIDEM)
- WETLAND EDGES WERE OBTAINED FROM RIGIS AND ARE APPROXIMATE ONLY.
- AERIAL IMAGE OBTAINED FROM NEARMAP.COM. DATE OF PHOTOGRAPHY 3/14/2020.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON OR ADJACENT TO THE PROJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE DOES NOT CONTAIN ANY HISTORICALLY SIGNIFICANT SITES OR STRUCTURES, STATE OR LOCAL HISTORIC SITES, DISTRICTS, CEMETERIES, STONE WALLS, ARCHAEOLOGICALLY SIGNIFICANT SITES, OR STATE DESIGNATED SCENIC AREAS. THIS WAS DETERMINED THROUGH FILE REVIEW.

**Soil Information:**

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
EFA**	ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
E1B**	ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES

\* - PRIME AGRICULTURAL SOIL  
\*\* - FARMLAND OF STATEWIDE IMPORTANCE

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Engineer's office bears no responsibility for damages incurred due to implementation of this plan and design.

Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

0-17/2021	Issue	Pre-Submittal Submission	JLS	By:
1/21/2021	Drawn	Description	JLS	Design By: DAR

**Existing Conditions Plan**

**551 Liberty Lane**  
South Kingstown, Rhode Island

Prepared For  
**South County Post & Beam, Inc.**  
521 Liberty Lane, West Kingston, RI 02892  
tel (401) 783-4415 fax (401) 783-4494

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SHEET **3** OF 4

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**Development Data:**

TOTAL SITE AREA:	6.31 ACRES±
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	3
TOTAL LOT AREA:	6.31 ACRES±
TOTAL OPEN SPACE:	0.0 ACRES±
AVERAGE LOT AREA:	6.31 ACRES±
RIGHT OF WAY AREA:	N/A
RIGHT OF WAY WIDTH:	N/A
LENGTH OF ROAD:	N/A
PAVEMENT WIDTH:	24'

**Dimensional Regulations:**

CURRENT ZONING:	IND-1	PROVIDED
MINIMUM LOT AREA:	40,000 SF	274,920 SF±
MINIMUM FRONTAGE AND LOT WIDTH:	150'	150'+40'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'
MINIMUM SIDE YARD:	30'	30'
MINIMUM REAR YARD:	30'	32'
MAXIMUM STRUCTURE HEIGHT:	40'	<40'
MAXIMUM LOT COVERAGE:	80%	27%

**Parking Regulations:**

PARKING USE:	SELF STORAGE
PARKING REQUIREMENT:	1 SPACE FOR EVERY 2 EMPLOYEES
PROPOSED BUILDING 1:	30 EMPLOYEES / 2 = 15 SPACES
PROPOSED BUILDING 2:	10 EMPLOYEES / 2 = 5 SPACES
PROPOSED BUILDING 3:	10 EMPLOYEES / 2 = 5 SPACES
REQUIRED PARKING SPACES:	25 SPACES
PARKING SPACES PROVIDED:	25 SPACES
ADA PARKING PROVIDED:	1 SPACE

**General Notes:**

- SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

**Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	SIDEWALK
	ZONE OS
	ZONE IND-1
	E1B
	E1A
	▲ A5
	WETLAND FLAG
	WETLAND EDGE
	ASSESSOR'S LINES
	EASEMENT

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**Site Layout Plan**  
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