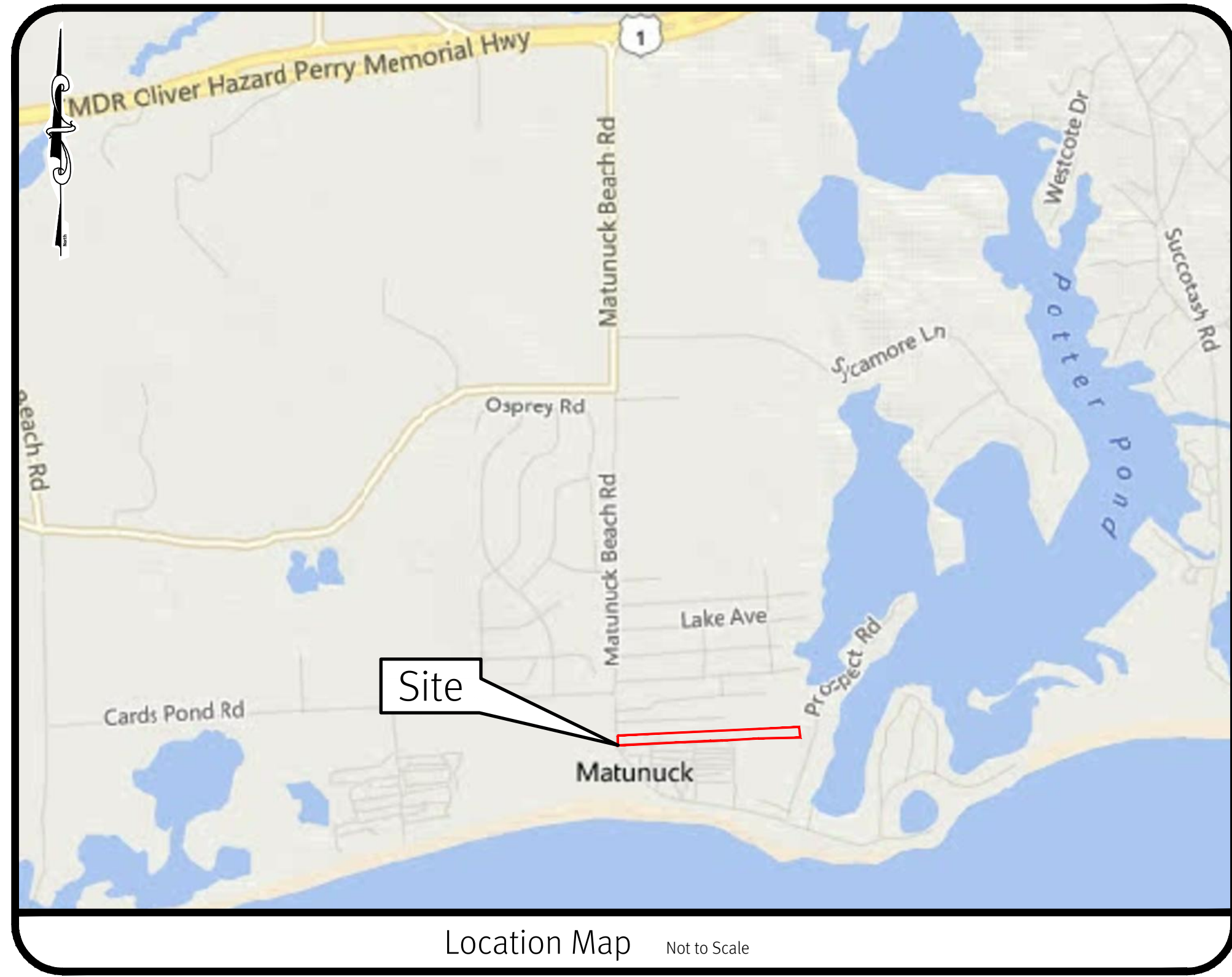


# Master Plan Submission

# Matunuck Beach Condos

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



## Sheet Index

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

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**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
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**CHRISTOPHER A. DUHAMEL**  
  
**REGISTERED PROFESSIONAL ENGINEER CIVIL**

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Rev	Date	Description	Drawn By: SEH	Design By: SEH
2	02/08/2021	Response to Comments		
1	02/22/2020	Response to Comments		
0	02/22/2020	Master Plan Submission		

**Cover Sheet**  
**Matunuck Beach Condominiums**  
 Assessor's Plat 92-2 Lot 56  
 South Kingstown, Rhode Island  
**Client**  
**Stephen DeSimone**  
 PO Box 5674, Wakefield, Rhode Island 02880  
**Owner**  
**Eileen R Biancuzzo**  
 12 Lister Drive, Barrington, RI 02806

DE JOB No: 2389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

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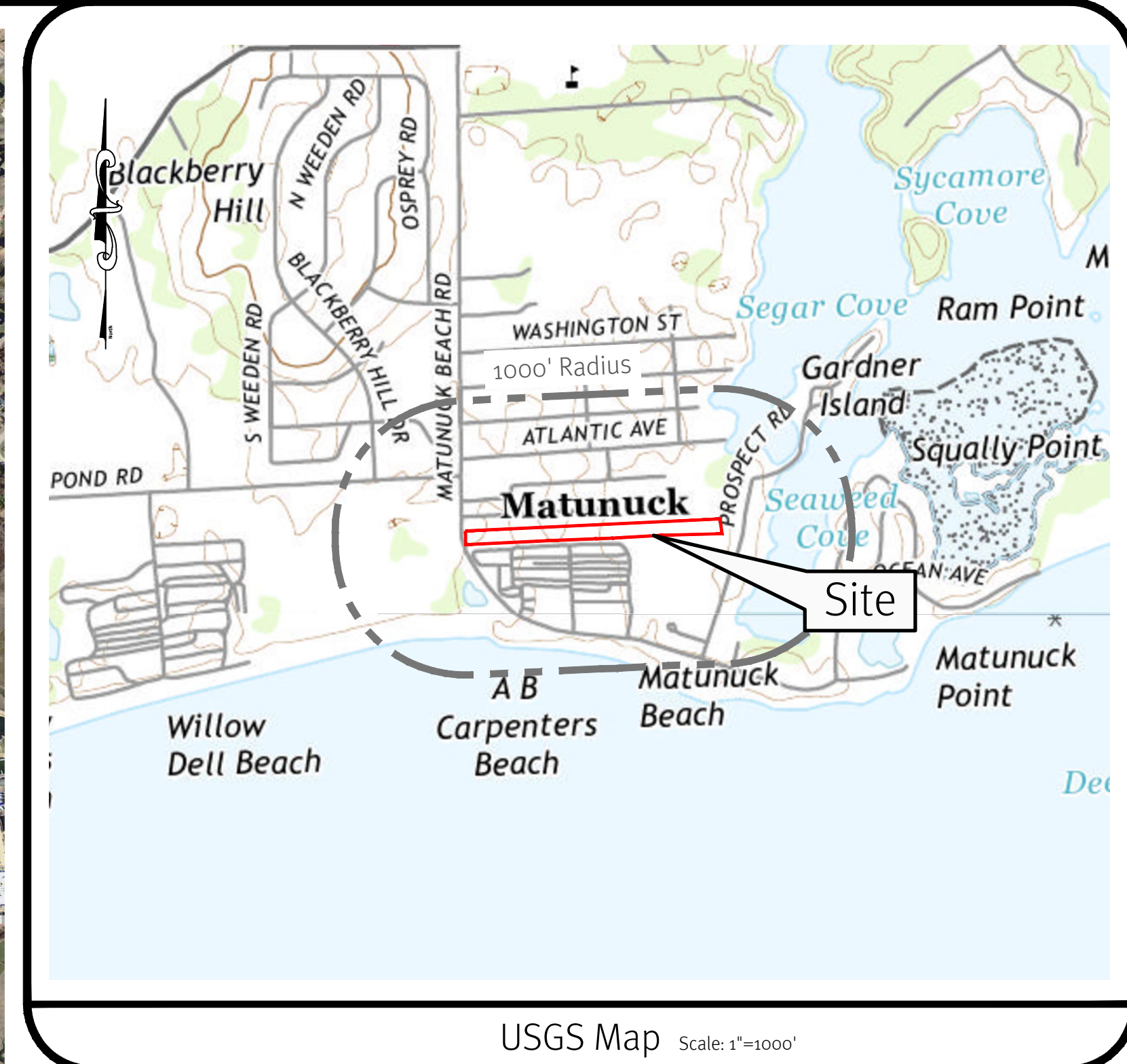
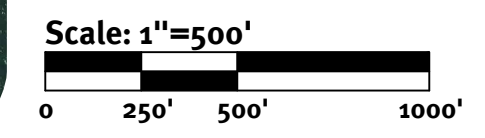


Photo obtained from the RI-GIS.



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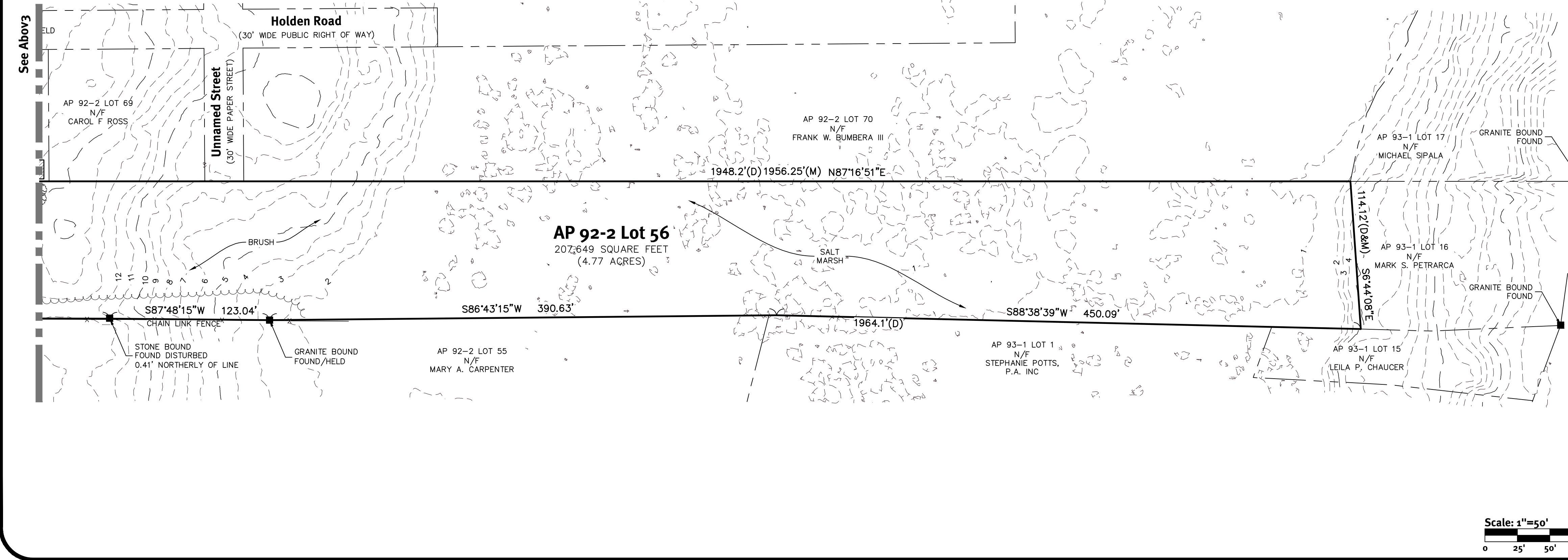
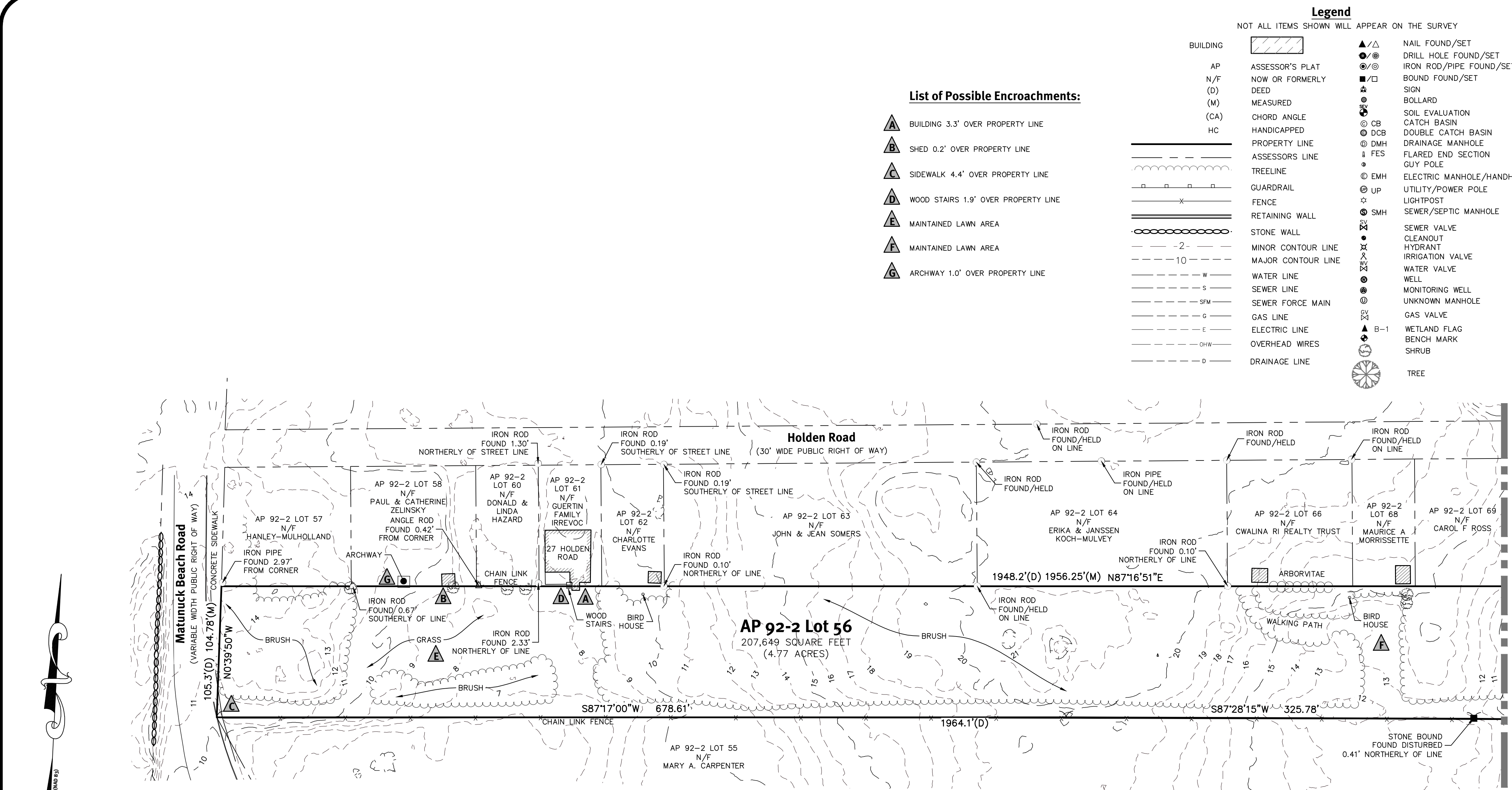
**CHRISTOPHER A. DUHAMEL**  
  
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Rev	Date	Description	Drawn By: SEH	Design By: SEH
2	02/08/2021	Response to Comments	S.F.H.	
1	02/22/2020	Response to Comments	S.F.H.	
0	02/22/2020	Master Plan Submission	S.F.H.	

**Aerial Half Mile Radius**  
**Matunuck Beach Condominiums**  
 Assessors: PER 02-1 Lot 65  
 South Kingstown, Rhode Island  
 Architect: **Stephen DeSimone**  
 PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806  
 Owner: **Eileen R Biancuzzo**  
 DE JOB No: 2389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

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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			
AP	ASSESSOR'S PLAT	▲/△	NAIL FOUND/SET
N/F	NOW OR FORMERLY	●/◎	DRILL HOLE FOUND/SET
(D)	DEED	⊙/⊚	IRON ROD/PIPE FOUND/SET
(M)	MEASURED	■/□	BOUND FOUND/SET
(CA)	CHORD ANGLE	▲	SIGN
HC	HANDICAPPED	⊙	BOLLARD
	PROPERTY LINE	⊙	SOIL EVALUATION
	ASSESSOR'S LINE	⊙ CB	CATCH BASIN
	TREELINE	⊙ DCB	DOUBLE CATCH BASIN
	GUARDRAIL	⊙ DMH	DRAINAGE MANHOLE
	FENCE	⊙ FES	FLARED END SECTION
	RETAINING WALL	⊙ GP	GUY POLE
	STONE WALL	⊙ EMH	ELECTRIC MANHOLE/HANDHOLE
	MINOR CONTOUR LINE	⊙ UP	UTILITY/POWER POLE
	MAJOR CONTOUR LINE	⊙	LIGHTPOST
	WATER LINE	⊙ SMH	SEWER/SEPTIC MANHOLE
	SEWER LINE	⊙	SEWER VALVE
	SEWER FORCE MAIN	⊙	CLEANOUT
	GAS LINE	⊙	HYDRANT
	ELECTRIC LINE	⊙	IRRIGATION VALVE
	OVERHEAD WIRES	⊙	WATER VALVE
	DRAINAGE LINE	⊙	WELL
		⊙	MONITORING WELL
		⊙	UNKNOWN MANHOLE
		⊙	GAS VALVE
		⊙	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:

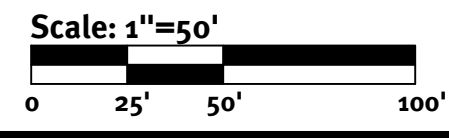
TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-4

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

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

10/24/19



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Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com

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

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

**CLIENT**  
**Stephen DeSimone**  
PO Box 5674, Wakefield, Rhode Island 02880

DE JOB NO: 2389-002-A01 Copyright 2019 by Diprete Engineering Associates, Inc.

SHEET **1** OF 1

**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'

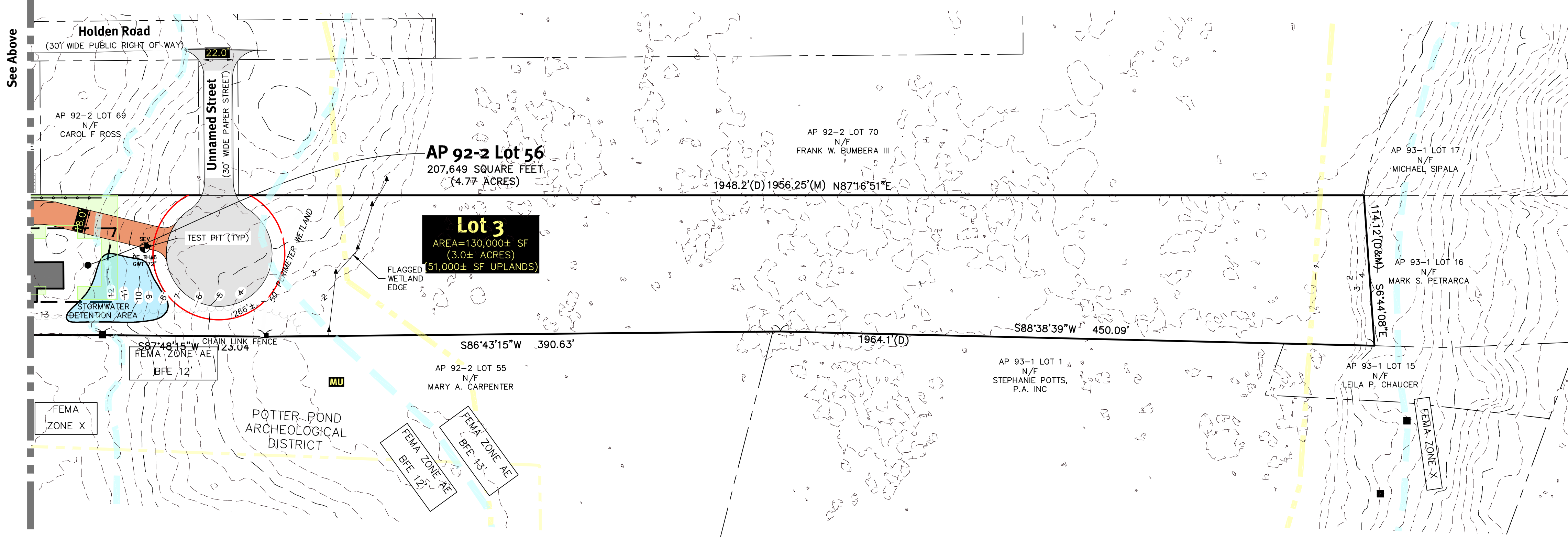
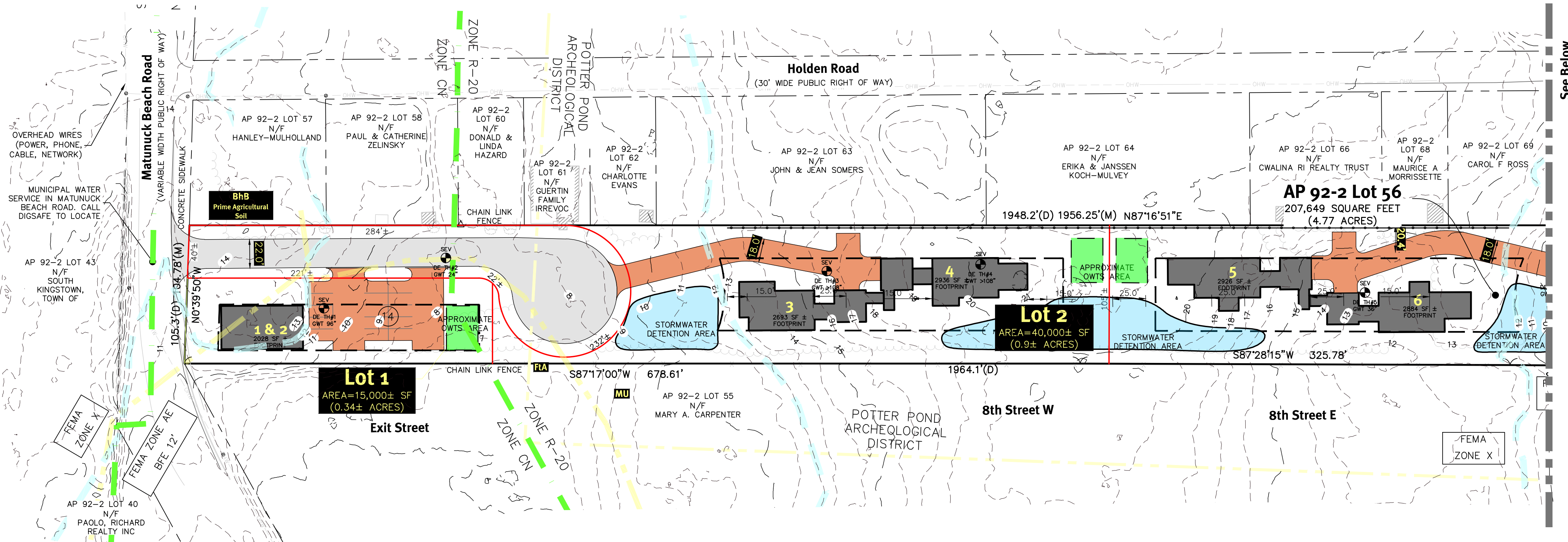
\* MIXED RESIDENTIAL AND COMMERCIAL USES. THE USE OF ANY STRUCTURE OR GROUP OF STRUCTURES ON A SINGLE LOT OF RECORD FOR BOTH RESIDENTIAL AND COMMERCIAL PURPOSES, THE COMMERCIAL USE SO MIXED, MUST BE A USE EITHER PERMITTED IN THE ZONE IN WHICH THE LOT IS SITUATED, OR AUTHORIZED BY THE ZONING BOARD OF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

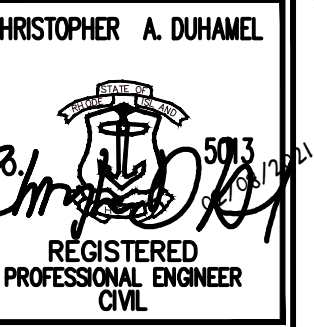
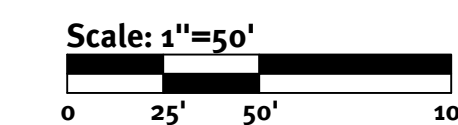
**Parking Regulations:**

<b>LOT 1: ZONE CN</b>	
PARKING USE:	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
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
<b>LOTS 2 &amp; 3: ZONE R-20</b>	
PARKING USE:	APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
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
<b>SUMMARY</b>	
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	HkC CkC
FEMA FLOOD BOUNDARY AND DESIGNATION	FEMA ZONE AE FEMA ZONE X
APPROXIMATE STREAM CENTERLINE (RIGIS)	---
WETLAND EDGE	---
50' WETLAND BUFFER	---



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Rev.	Date	Description	By
1	02/22/2023	Response to Comments	SEH
2	02/22/2023	Response to Comments	SEH
3	02/22/2023	Revised Plan Submission	SEH
4			SEH

**Dimensional Regulations:**

CURRENT ZONING: R-20 (DUPLX 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%

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: 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

AFFORDABLE UNITS:  
 12 UNITS (25% AFFORDABLE = 3 UNITS)

LENGTH OF ROAD: 944'±  
 PAVEMENT WIDTH: 20'

**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: 36 STANDARD SPACES  
 18 OVERFLOW SPACES



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 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

CHRISTOPHER A. DUHAMEL  
  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY
1	02/22/2021	Issue	SEH
2	02/28/2021	Response to Comments	SEH
3	02/22/2021	Response to Comments	SEH
4	02/22/2021	Master Plan Submission	SEH

Drawn By: SEH Design By: SEH

**Site Layout Plan**  
**Matunuck Beach Condominiums**  
 AP 92-2 Lot 56  
 South Kingstown, Rhode Island  
**Stephen DeSimone**  
 Owner: Eileen R Biancuzzo  
 PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806  
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z:\deman\projects\2389-002\matunuck\_beach\_condominium\drawing\2389-002\_plm-rev1.dwg Plotter: 2/9/2021