

- Existing Conditions Legend:**
- EX MAJOR FOOT CONTOUR
 - EX MINOR FOOT CONTOUR
 - FEMA BOUNDARY
 - SOIL LINE AND DESIGNATION
 - PROPERTY LINE
 - ASSESSOR LINE
 - SETBACK
 - WETLAND EDGE
 - 50' PERIMETER WETLAND
 - WETLAND FLAG
 - EDGE OF PAVEMENT
 - ASPHALT PAVEMENT
 - STONE WALL
 - BUILDING
 - TREELINE
 - OVERHEAD WIRES
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - DRAIN LINE
 - BUILDING FOOTPRINT
- Proposed Conditions Legend:**
- EXISTING
 - PROPOSED
 - ASSESSOR'S PLAT
 - NOW OR FORMERLY
- Abbreviations:**
- EX
 - PR
 - AP
 - N/F

- 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 #44090203J, 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 PROPOSED TO BE SERVICED BY MUNICIPAL WATER, SEWER, NATURAL GAS AND UNDERGROUND UTILITIES.
 - 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.
 - THE PROJECT IS PROPOSED TO BE CONSTRUCTED IN 1 PHASE. CONSTRUCTION IS ANTICIPATED TO BEGIN IN FALL 2018.
 - NO COMMON REFUSE STORAGE, COLLECTION OR RECYCLING AREAS ARE PROPOSED. INDIVIDUAL UNITS ARE PROPOSED TO UTILIZE CURBSIDE ROLL OUT BINS.

Dimensional Regulations:

CURRENT ZONING:	ROUTE 1 SMD (SEC. 605)
USE:	MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECTS (TWO BEDROOMS OR LESS) SECTION 605.9.D.4
MINIMUM LOT AREA:	20,000 S.F. (2.95 AC. PROVIDED)
MINIMUM SPACING BETWEEN TRIPLEX UNITS:	30 FEET (30' PROVIDED)
MINIMUM SPACING BETWEEN SINGLE UNITS:	15 FEET (15' PROVIDED)
MINIMUM SIDE YARD (SINGLE & TRIPLEX):	10 FEET (10' PROVIDED)
MINIMUM REAR YARD (SINGLE UNIT):	25 FEET (25' PROVIDED)

Development Data:

RESIDENTIAL DENSITY CALCULATION:	5.0 UNITS / DEVELOPABLE ACRE
YIELD:	1.1 BONUS FOR ADDITIONAL OPEN SPACE 1.2 BONUS FOR INCLUSIONARY ZONING (MAXIMUM 1.3 BONUS IN ROUTE 1 SMD)
CALCULATION:	$((2.95 * 5) + 1.3) = 19.18$ UNITS $= 19$ UNITS (3 UNITS INCLUSIONARY)
TOTAL SITE AREA:	2.95± ACRES
TOTAL NUMBER OF UNITS:	19 (16 MARKET RATE; 3 INCLUSIONARY)
LENGTH OF ROAD:	800±
PAVEMENT WIDTH:	22'
OPEN SPACE CALCULATION:	
REQUIRED:	SMD: ROUTE 1 - $2.95 (0.15) = 0.44$ AC.
PROVIDED:	$0.15 + 0.56 + 0.20 = 0.91$ AC.

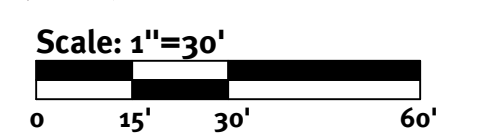
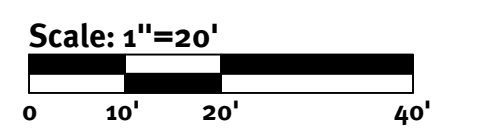
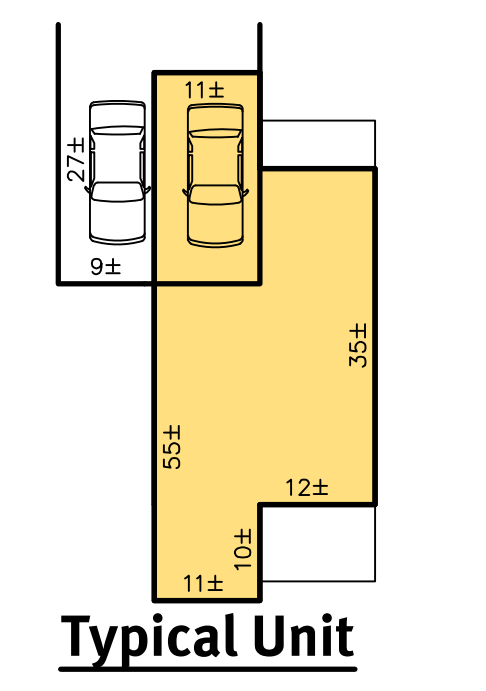
Parking Regulations:

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:	45 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.



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REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

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.

5	7/19/18	Town Comments	No. Variance Approval	E.M.P.	Design By: E.M.P.
4	2/12/18	Town Comments	Final Approval	E.M.P.	
3	12/26/17	Albion Road	Final Concept	M.A.P.	
2	10/24/17	Master Plan	Submittal	S.E.H.	
1	09/22/17	Master Plan	Submittal	J.A.R.	
0	3/30/17	Pre-Application	Submission	C.C.	
REV	Date	Description		By	

Alternative Layout - Triplex Option
Hillside Commons
Assessor's Plat 57-2 Lot 59
South Kingstown, Rhode Island
Project
Scot V. Hallberg
57 Edgewood Farm Road
Wakefield, RI 02879

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SHEET **1** OF 1

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