Master Plan Submission

The Village at South County Commons
District 5 - Apartments
South Kingstown, Rhode Island 02879
Assessor's Plat 50-4 Lots 22 & 26

Sheet Index
1. Cover Sheet
2. Aerial & USGS Map
3. Existing Conditions Plan
4. Previously Approved Site Plan
5. Site Layout
6. Site Views and Elevations
7. Floor Plans and Rendering
Previously Approved Site Plan

This design development plan shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

DiPrete Engineering

Date

No.

Drawn By: S.E.K.

Design By: K.J.D.

Description

Owner/Applicant


Two Stafford Court

Cranston, Rhode Island 02920

tel 401-943-1000  fax 401-464-6006

www.diprete-eng.com

Assessor's Plat 50-4  Lot 22

South Kingstown, Rhode Island 02879

Restaurant Concept

J.A.R.

12-13-2017

Modified Site Plan

K.J.D.

2-26-2018

RIDEM Wetlands Modification

M.I.D.

5-4-2018

RIDEM Wetlands Comments

K.J.D.

7-2-2018

Phase 1 Line Alternative

K.J.D.

9-26-2018

Amended Final Submission

General Notes:

●

○

○

○

○

●

○

○

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:

State Approvals

Conditions Of Town Approval:

Development Data:

Soil Information:

Abbreviations:
This design development plan shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

Owner (A.P. 50-4 Lot 26)/Applicant

50 South County Commons Way, Suite E4-R
South Kingstown, RI 02879

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.

9/27/2022

Boston Providence Newport
Two Stafford Court Cranston, RI 02920 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

GENERAL NOTES:
1. THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND UNITS ARE A MIXTURE OF 1-BEDROOM AND 2-BEDROOM UNITS.
2. THE SITE IS TO BE DEVELOPED IN A Manner THAT LEADS TO THE PROPER AND EFFICIENT USE OF SPACE AND RESOURCES.
3. Retaining walls and/or bulkheads will be in place at final grade.
4. The fill on the site shall be 2-3% crown with a minimum of 1,000 square feet of concrete base.
5. The fill on the site shall be 2-3% crown with a minimum of 1,000 square feet of concrete base.

SCALE: 1"=30'

PARKING REGULATIONS:
PARKING USE: RESIDENTIAL - APARTMENTS
PARKING REQUIREMENT: 1.5 SPACES PER UNIT
NUMBER OF UNITS: 70 UNITS (4 FULL STORIES + 1 STUDIO+LOFT)
LOT AREA: 44,053 SF
REQUIRED LANDSCAPE CALCULATION: 44,053 X 0.08 = 3,524 SF
PROVIDED PARKING AREA LANDSCAPING: 3,891 SF

CONCEPTUAL UNDERGROUND DRAINAGE
CONCEPTUAL WATER SERVICE
CONCEPTUAL SEWER SERVICE
This design development plan shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

DiPrete Engineering
Date
No.
Drawn By: S.E.K.
Design By: K.J.D.
Description
OF 7 SHEET
Owner (A.P. 50-4 Lot 26)/Applicant
50 South County Commons Way, Suite E4-R
South Kingstown, RI 02879
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.
9/27/2022
Boston    Providence    Newport
Two Stafford Court  Cranston, RI 02920
tel 401-943-1000  fax 401-464-6006  www.diprete-eng.com
Assessor's Plat 50-4  Lots 22 & 26
z:\demain\projects\0267-059 south county commons\autocad drawings\0267-059-mstr-2022.dwg Plotted: 9/22/2022
South Kingstown, Rhode Island 02879
07/22/2022 S.E.H. Pre Application Submission - Apartments
9/27/2022 S.E.H. Master Plan Submission - Apartments
Owner (A.P. 50-4 Lot 22)
3 Fairfield Way Wakefield, RI 02879
Southern Rhode Island Hospitality, LLC

FAIRFIELD INN
CONCEPT #2 - MAY 2022
CONCEPT #3 - JUNE 2022

ICONCEPT #3 INSPIRATION FROM LOCAL VERNACULAR
INSPIRATION ON DESIGN ELEMENTS FROM LOCAL VERNACULAR AND SIMILAR PROJECTS.

CONCEPT #2 INSPIRATION FROM FAIRFIELD INN
INSPIRATION FOR THE DESIGN IS FROM THE FAIRFIELD INN.

VIEW CORRIDOR ANALYSIS
PROPOSED BUILDING EXTENTS
ON TOWER HILL ROAD SOUTH OF ENTRY
ON TOWER HILL ROAD AT ENTRY
ON TOWER HILL ROAD NORTH OF ENTRY
ROUTE 1 DISTANCE INSET

FAIRFIELD INN

FAIRFIELD INN
CONCEPT #2 - MAY 2022
CONCEPT #3 - JUNE 2022

INSPIRATION ON DESIGN ELEMENTS FROM LOCAL VERNACULAR AND SIMILAR PROJECTS.

VIEW CORRIDOR ANALYSIS
PROPOSED BUILDING EXTENTS
ON TOWER HILL ROAD SOUTH OF ENTRY
ON TOWER HILL ROAD AT ENTRY
ON TOWER HILL ROAD NORTH OF ENTRY
ROUTE 1 DISTANCE INSET

FAIRFIELD INN
CONCEPT #2 - MAY 2022
CONCEPT #3 - JUNE 2022

INSPIRATION ON DESIGN ELEMENTS FROM LOCAL VERNACULAR AND SIMILAR PROJECTS.

VIEW CORRIDOR ANALYSIS
PROPOSED BUILDING EXTENTS
ON TOWER HILL ROAD SOUTH OF ENTRY
ON TOWER HILL ROAD AT ENTRY
ON TOWER HILL ROAD NORTH OF ENTRY
ROUTE 1 DISTANCE INSET

FAIRFIELD INN
CONCEPT #2 - MAY 2022
CONCEPT #3 - JUNE 2022

INSPIRATION ON DESIGN ELEMENTS FROM LOCAL VERNACULAR AND SIMILAR PROJECTS.
This design development plan 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.

Floor Plans and Rendering

ARCHITECTURAL DESIGN AND FLOOR PLANS ARE CONCEPTUAL AND WILL BE REFINED, MODIFIED, AND ADJUSTED DURING FUTURE SUBMISSIONS.