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
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

Drawn By: S.E.K.

Design By: K.J.D.

Description

SH

EET

OF 7

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.

11-15-2017

Modified Site Plan

K.J.D.

12-13-2017

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

Restaurant

Area=6,500 s.f.

Pool

Bldg.

Area=2,450 s.f.

Patio

Hampton Way

Tower Hill Road - US Route 1

Fairfield Way

Dimensional Regulations:

Development Data:

Final Modified Development Data:

Previously Approved Development Data:

Hotel

Area=14,875 s.f.

Patio

Soil Information:

Abbreviations:

Existing Conditions Legend:

Proposed Legend:

General Notes:

1. 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.

2. The contractor must provide all pre-construction, construction, and post-construction services and materials in accordance with the approved site plan and drawings.

3. The contractor must provide all site development, grading, and landscaping in accordance with the approved site plan and drawings.

4. The contractor must provide all utilities, including water, sewer, gas, and electricity, in accordance with the approved site plan and drawings.

5. The contractor must provide all building and structural materials in accordance with the approved site plan and drawings.

6. The contractor must provide all landscaping materials in accordance with the approved site plan and drawings.

7. The contractor must provide all security systems in accordance with the approved site plan and drawings.

8. The contractor must provide all tenant improvements in accordance with the approved site plan and drawings.

9. The contractor must provide all site drainage systems in accordance with the approved site plan and drawings.

10. The contractor must provide all site access roads in accordance with the approved site plan and drawings.

11. The contractor must provide all site lighting in accordance with the approved site plan and drawings.

12. The contractor must provide all site paving in accordance with the approved site plan and drawings.

13. The contractor must provide all site furniture in accordance with the approved site plan and drawings.

14. The contractor must provide all site signs in accordance with the approved site plan and drawings.

15. The contractor must provide all site art in accordance with the approved site plan and drawings.

16. The contractor must provide all site security in accordance with the approved site plan and drawings.

17. The contractor must provide all site maintenance in accordance with the approved site plan and drawings.

18. The contractor must provide all site parking in accordance with the approved site plan and drawings.

19. The contractor must provide all site utility connections in accordance with the approved site plan and drawings.

20. The contractor must provide all site electrical connections in accordance with the approved site plan and drawings.

21. The contractor must provide all site mechanical connections in accordance with the approved site plan and drawings.

22. The contractor must provide all site HVAC connections in accordance with the approved site plan and drawings.

23. The contractor must provide all site plumbing connections in accordance with the approved site plan and drawings.

24. The contractor must provide all site communication connections in accordance with the approved site plan and drawings.

25. The contractor must provide all site security connections in accordance with the approved site plan and drawings.

26. The contractor must provide all site landscaping connections in accordance with the approved site plan and drawings.

27. The contractor must provide all site furniture connections in accordance with the approved site plan and drawings.

28. The contractor must provide all site signs connections in accordance with the approved site plan and drawings.

29. The contractor must provide all site art connections in accordance with the approved site plan and drawings.

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31. The contractor must provide all site parking connections in accordance with the approved site plan and drawings.

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DiPrete Engineering

Date
No.
0

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
Zoned Route 1 Special Management District (SMD)
The Village at South County Commons - District 5 Apartments
Suffolk Realty, LLC
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 SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED DRIVES ARE TO BE 25' WIDE WITH 24' WIDE PAVEMENT (12' TRAVEL LANES AND 6" CURB ON EACH SIDE AS SHOWN).
4. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND RIDEM BEST MANAGEMENT PRACTICES. ADDITIONAL DETAILS WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PARKING REGULATIONS:

PARKING USE: RESIDENTIAL - APARTMENTS
PARKING REQUIREMENT: 1.5 SPACES PER UNIT
NUMBER OF UNITS: 70 UNITS (4 FULL STORIES + 1 HALF STORY)
REQUIRED PARKING CALCULATIONS: 1.5 X 70 = 105 SPACES
TOTAL PARKING SPACES PROVIDED: 105 SPACES
ADA PARKING REQUIRED: 5 SPACES
ADA PARKING PROVIDED: 5 SPACES
PARKING LOT AREA: 44,053 SF
REQUIRED LANDSCAPE CALCULATION: 44,053 X 0.08 = 3,524 SF
PROVIDED PARKING AREA LANDSCAPING: 3,891 SF

POND
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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

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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

2501x99

0      40'     80'             160'
SCALE: 1"=80'

Site Views and Elevations

ON TOWER HILL ROAD SOUTH OF ENTRY
ON TOWER HILL ROAD AT ENTRY
ON TOWER HILL ROAD NORTH OF ENTRY

VIEW CORRIDOR ANALYSIS

INFORMATION FOR THE DESIGN IS FROM THE FAIRFIELD INN.

FAIRFIELD INN

CONCEPT #2 INSPIRATION FROM FAIRFIELD INN

CONCEPT #2 - MAY 2022

CONCEPT #3 INSPIRATION FROM LOCAL VERNACULAR

Inspiration on design elements from local vernacular and similar projects.

CONCEPT #3 - JUNE 2022

ROUTE 1 DISTANCE INSET

FUNCTION

CONCEPT #2 INSPIRATION FROM FAIRFIELD INN

CONCEPT #3 INSPIRATION FROM LOCAL VERNACULAR

CONCEPT #3 - JUNE 2022

FAIRFIELD INN

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South Kingstown, RI 02879

Zoned Route 1 Special Management District (SMD)

The Village at South County Commons - District 5 Apartments

Suffolk Realty, LLC

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Floor Plans and Rendering

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