

PRE APPLICATION SUBMISSION

SAUGATUCKET ACRES

176 SAUGATUCKET ROAD
SOUTH KINGSTOWN, RHODE ISLAND
ASSESSOR'S PLAT 42 LOT 9



LOCATION MAP NOT TO SCALE

SHEET INDEX

1. COVER SHEET
2. AERIAL HALF MILE RADIUS
3. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
4. EXISTING CONDITIONS PLAN
5. YIELD PLAN
6. FLEXIBLE FRONTAGE PLAN

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DiPrete Engineering

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CHRISTOPHER A. DUHAMEL
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NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	12-22-2023	PROPERTY LINE SURVEY UPDATE	S.E.H.	
2	12-26-2023	PRE APPLICATION SUBMISSION	S.E.H.	
3	12-26-2023	PRE APPLICATION SUBMISSION	S.E.H.	
4	12-26-2023	PRE APPLICATION SUBMISSION	S.E.H.	
5	12-26-2023	PRE APPLICATION SUBMISSION	S.E.H.	
6	12-26-2023	PRE APPLICATION SUBMISSION	S.E.H.	

COVER SHEET
SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR:
Joe Charpentier
P.O. BOX 6043, WORCESTER, MA 01606

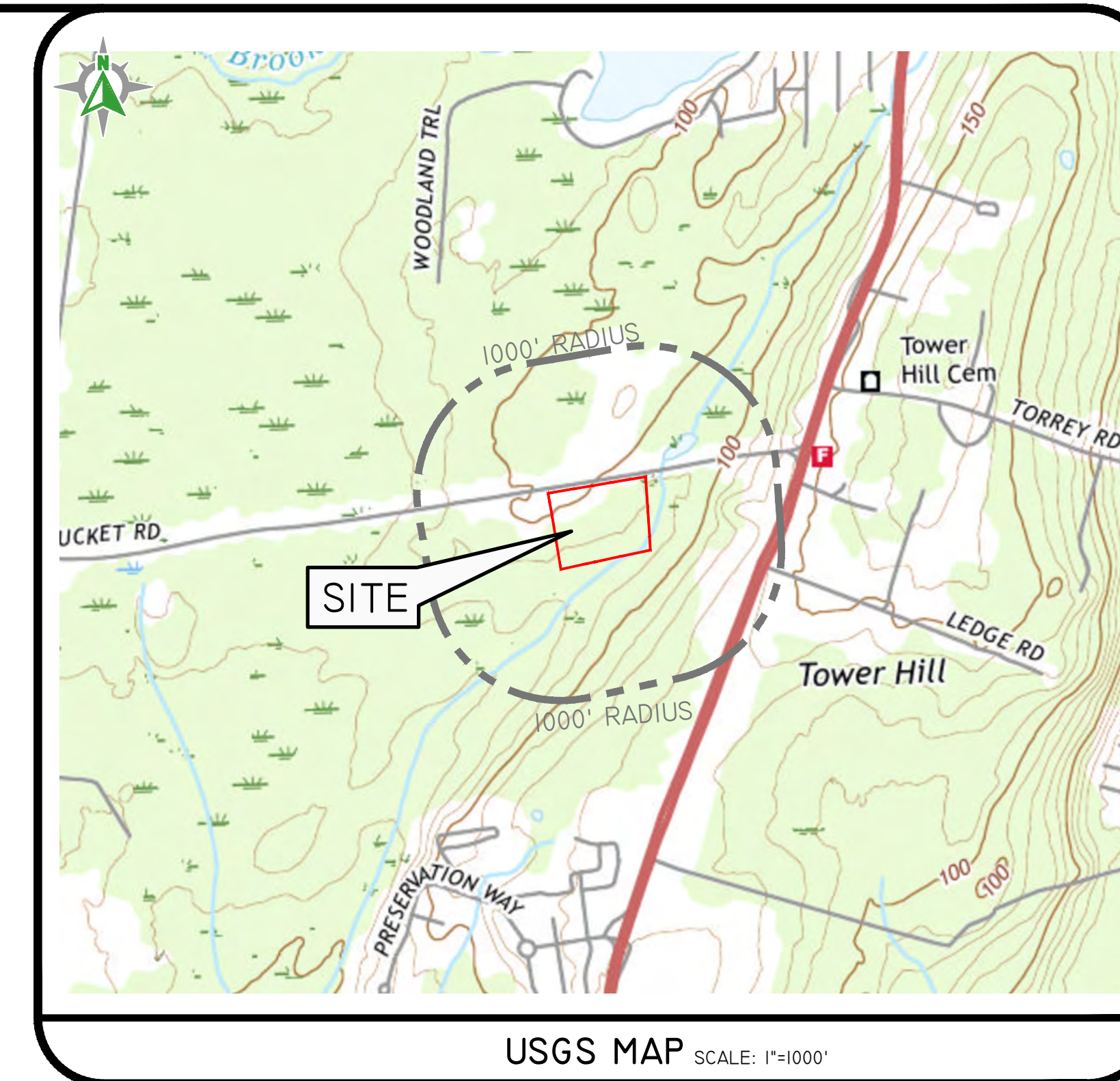
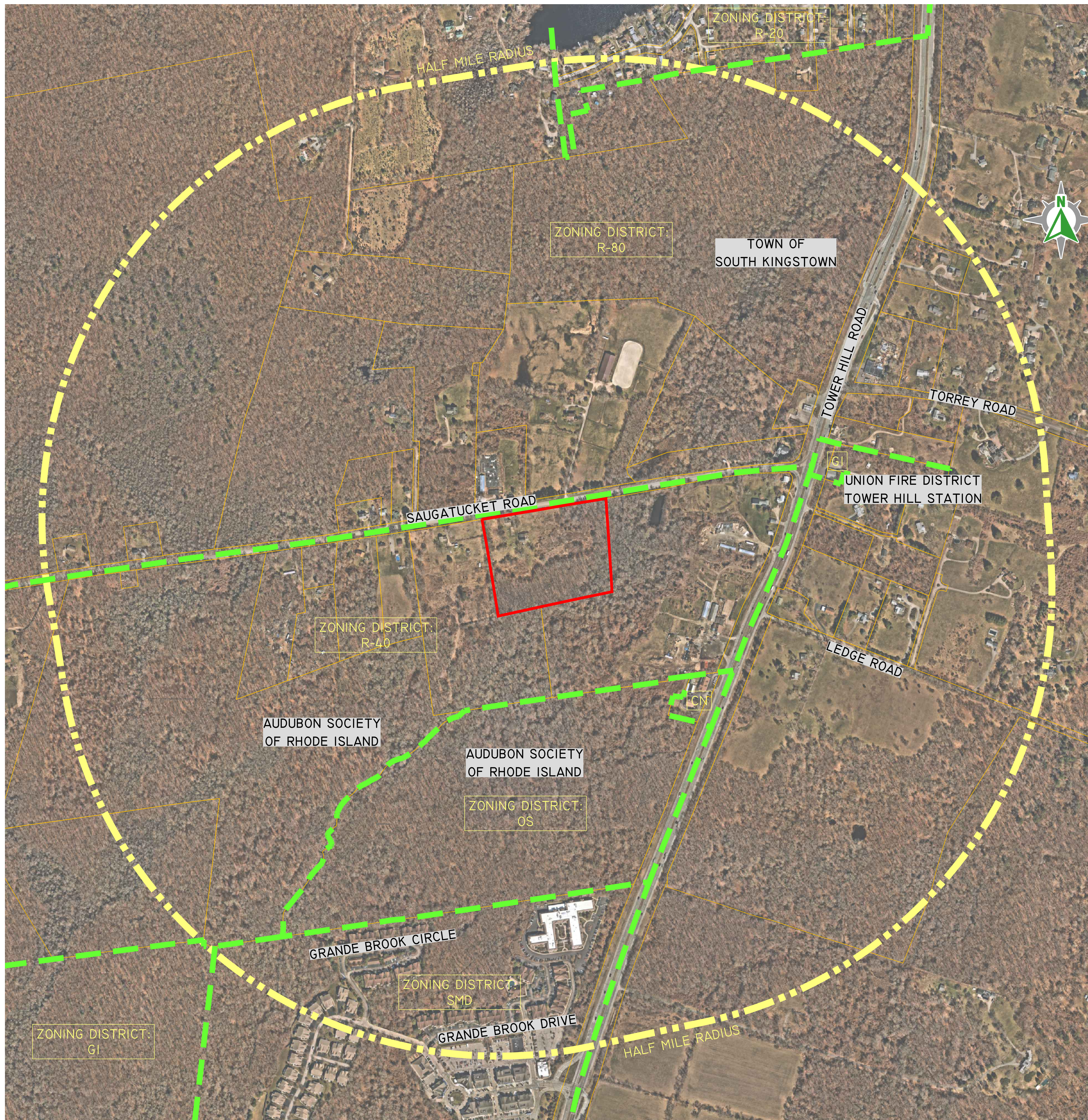
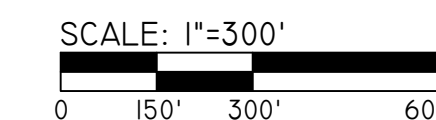


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/29/2023.



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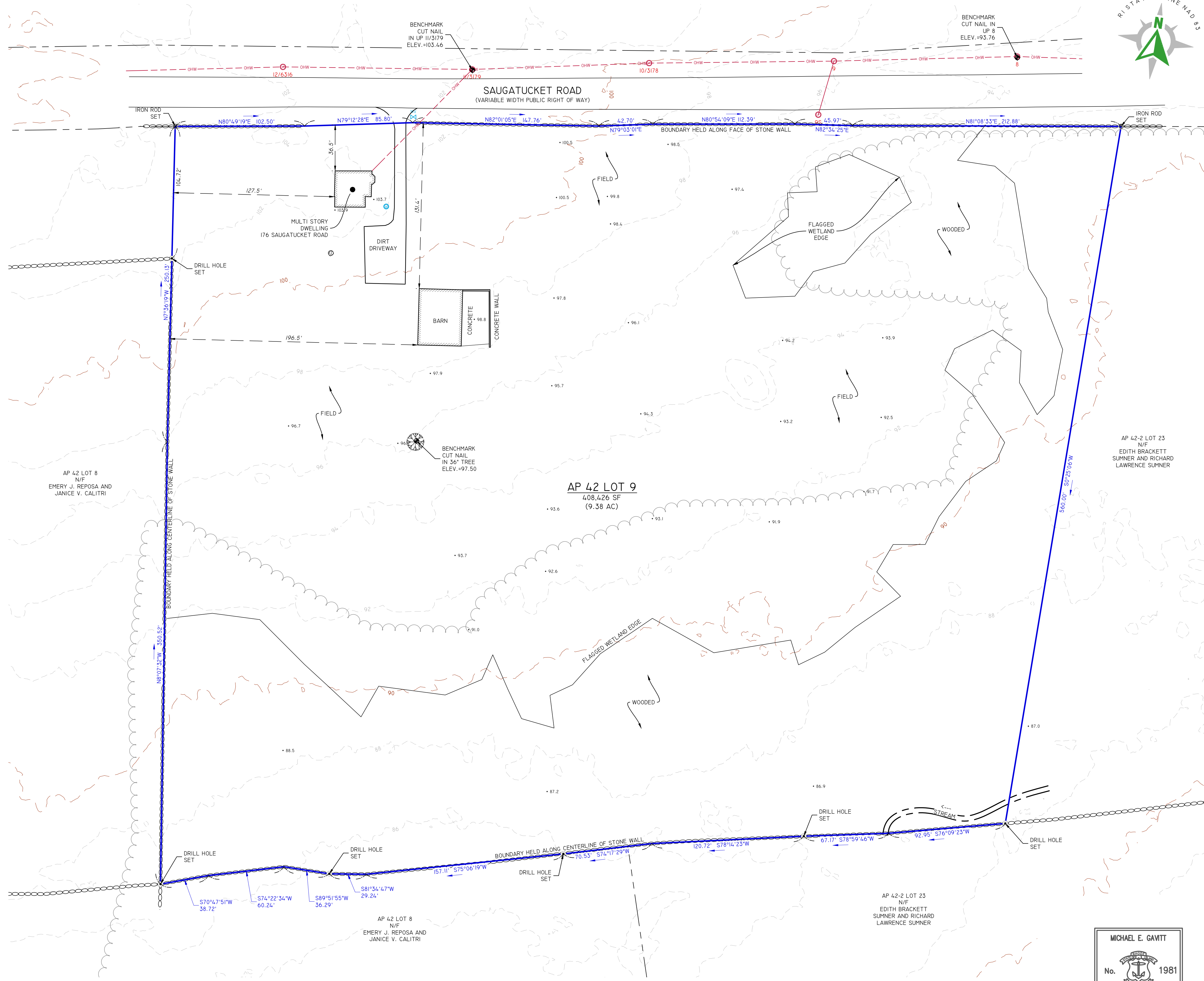
NO.	DATE	DESCRIPTION	DESIGN BY
1	12-22-2023	PROPERTY LINE SURVEY UPDATE	S.E.H.
2	03-29-2023	PRELIMINARY SUBMISSION	S.E.H.
3	03-29-2023	DESIGN	S.E.H.

AERIAL HALF MILE RADIUS SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
Joe Charpentier
P.O. BOX 6043, WORCESTER, MA 01606

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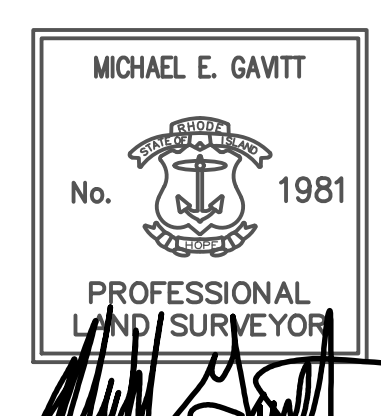
LOCUS MAP Not To Scale

LEGEND

Blue dashed line	WATER LINE	123/1234	DEED BOOK/PAGE	Circle with dot	BOLLARD
Green dashed line	SEWER LINE	AP	ASSESSOR'S PLAT	Circle with cross	SOIL EVALUATION
Red dashed line	SEWER FORCE MAIN	HC	HANDICAPPED	Square with cross	CATCH BASIN
Yellow dashed line	GAS LINE	N/F	NOW OR FORMERLY	Double square	DOUBLE CATCH BASIN
Blue dashed line	ELECTRIC LINE	LC	LANDSCAPING	Circle with X	WATER VALVE
Red dashed line	OVERHEAD WIRES	(R)	RECORD	Circle with dot	GAS VALVE
Blue dashed line	DRAINAGE LINE	(CA)	CHORD ANGLE	Triangle with dot	WETLAND FLAG
Black dashed line	MINOR CONTOUR LINE	▲	NAIL/SPIKE	Circle with cross	DRAINAGE MANHOLE
Red dashed line	MAJOR CONTOUR LINE	●	DRILL HOLE	Circle with cross	FLARED END SECTION
Blue solid line	PROPERTY LINE	○	IRON ROD/PIPE	Circle with dot	ELECTRIC MANHOLE
Black solid line	ASSESSORS LINE	□	BOUND	Circle with dot	UTILITY/POWER POLE
Black solid line	TREELINE	○	SIGN POST	Circle with dot	LIGHTPOST
Black solid line	GUARDRAIL	○	SEWER MANHOLE	Circle with dot	WELL
Black solid line	FENCE	○	SEWER CLEANOUT	Circle with dot	MONITORING WELL
Black solid line	RETAINING WALL	○	HYDRANT	Circle with dot	BENCH MARK
Black solid line	STONE WALL	○	IRRIGATION VALVE	Circle with dot	TREE
Black solid line		○	UNKNOWN MANHOLE	Circle with dot	

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 42, LOT 9 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1856, PAGE 252 IS JOSEPH CHARPENTIER AND ANNA SZETO.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203K & 44009C0204K, MAPS REVISED APRIL 3, 2023. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R40 BASED ON THE TOWN OF SOUTH KINGSTOWN ONLINE 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.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON NOVEMBER 20, 2023. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. 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.
8. 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.
9. 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.
10. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.

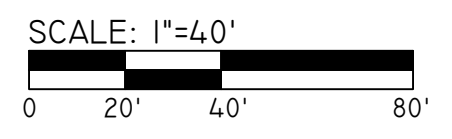


SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS I
- TOPOGRAPHIC SURVEY CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



MICHAEL E. GAWITT, R.I.P.L.S. #1981, COA. LS.000A160 11/21/2023

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
176 SAUGATUCKET ROAD
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
JOE CHARPENTIER & ANNA SZETO
P.O. BOX 6043
WORCESTER, MA 01606

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NO.	DATE	DESCRIPTION	A.U.F.	B.T.
1	11/21/23	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN		

Z:\diprete\projects\13287-001-176saugatucket road\176saugatucket road.dwg 11/21/2023



- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 42 LOT 9.
 - THE SITE IS APPROXIMATELY 9.44± ACRES AND IS ZONED R-40 RESIDENTIAL.
 - THE OWNER OF AP 42 LOT 9 IS: CHARPENTIER JOSEPH & SZETO ANNA
90 MADISON ST
WORCESTER, MA 01608
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C0204K, MAP REVISED APRIL 3, 2020 & MAP 44099C0204K, MAP REVISED APRIL 3, 2020.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILED 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.
 - 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 AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
 - THE SITE IS WITHIN A:
 - NATURAL HERITAGE AREAS (RIDEM)
 - THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)
 - NATURAL HERITAGE AREAS (TOWN)
 - BORINGS AND BORING LOGS, TEST PITS, SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON 12/15/2022.
 - THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-15-15-3.24).
 - WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON 12/20/22.
 - TOWN OF SOUTH KINGSTOWN WASTEWATER DIVISION SHOWS NO FUTURE SERVICE TO THIS PARCEL.
 - THERE ARE NO AREAS OF EXISTING AGRICULTURAL USE ON SITE.
 - THERE ARE NO HISTORIC CEMETERIES ON SITE.
 - INDIAN RUN BROOK IS WITHIN A TMDL COASTAL WATERSHED.
 - THE SITE IS NOT WITHIN THE RIDEM OWTS CRITICAL RESOURCE AREA.
 - THE SITE IS NOT WITHIN AN RIDEM DRINKING WATER SUPPLY WATERSHED.
 - THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE SITE IS COMPLETELY WITHIN THE RIDEM SAUGATUCKET RIVER WATERSHED.
 - THERE ARE NO UNIQUE NATURAL FEATURES ON SITE.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	WETLAND BUFFER
	100' JURISDICTIONAL BUFFER
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

BRA*	BROADBROOK SILT LOAM, 0 TO 3 PERCENT SLOPES
RAB*	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
SE	STISSING SILT LOAM
SF	STISSING VERY STONY SILT LOAM

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

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7	12-22-2023	S.E.H.
8	12-20-2022	S.E.H.
9	12-05-2022	S.E.H.
10	DATE	DESCRIPTION
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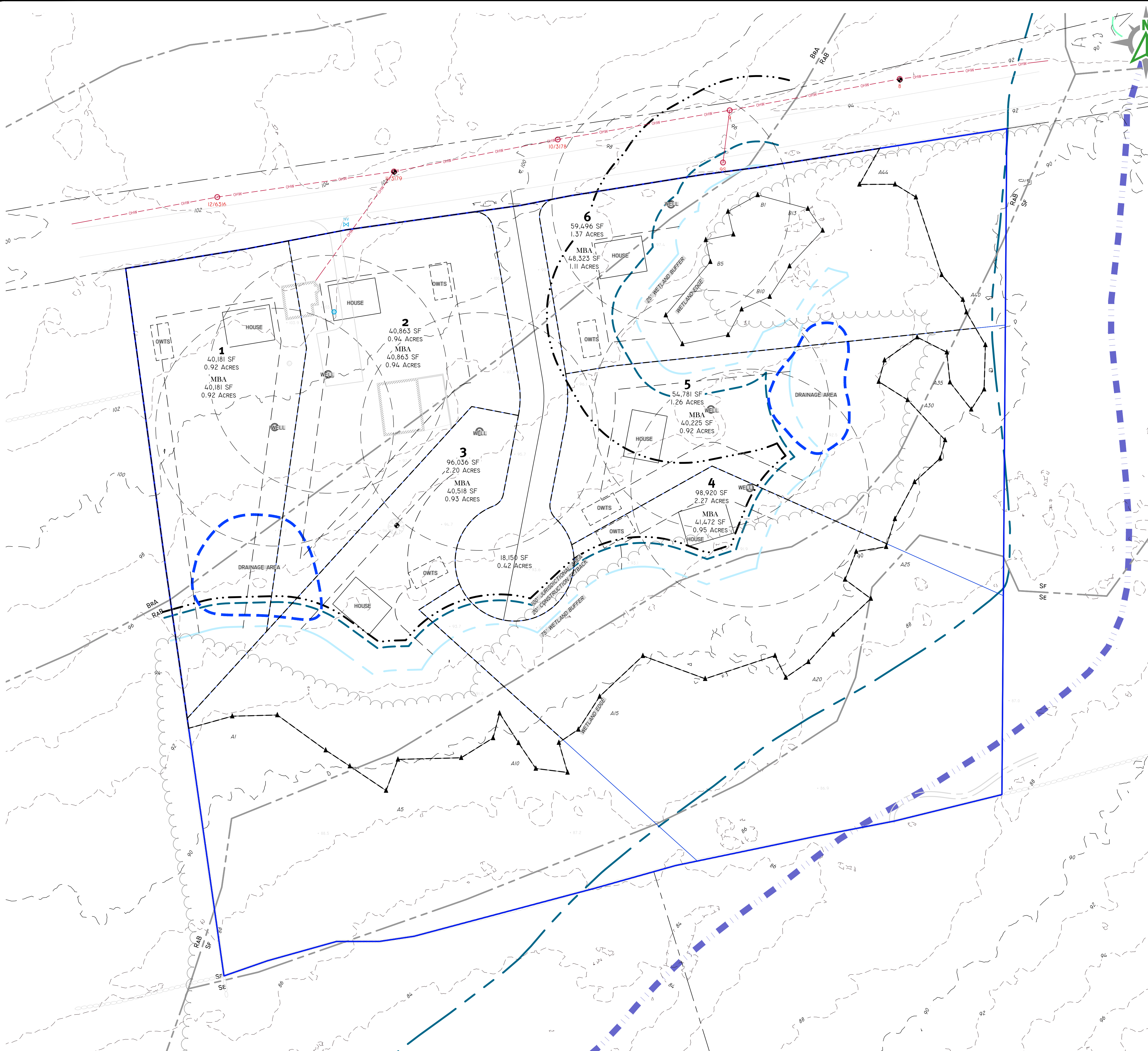
EXISTING CONDITIONS PLAN

SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
Joe Charpentier
P.O. BOX 6043, WORCESTER, MA 01606

DESIGNED BY: S.E.H.
DRAWN BY: S.E.H.

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- GENERAL NOTES:**
1. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE AND HOMES ARE PROPOSED TO BE 3 BEDROOMS.
 2. THE SITE IS TO BE SERVICED BY PRIVATE WELL AND PRIVATE OWTS.
 3. PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 25' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM/CURB ON EACH SIDE).
 4. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
 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.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-40
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'
MINIMUM FRONT YARD:	40'
MINIMUM CORNER SIDE YARD:	30'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT (PRIMARY):	35'
MAXIMUM STRUCTURE HEIGHT (ACCESSORY):	20'
MAXIMUM LOT BUILDING COVERAGE:	20%

DEVELOPMENT DATA:

TOTAL SITE AREA:	9.44± ACRES
TOTAL NUMBER OF LOTS:	6
TOTAL BUILDABLE AREA:	6.93 ACRES
TOTAL LOT BUILDABLE AREA:	6.52 ACRES
AVERAGE LOT BUILDABLE AREA:	1.09 ACRES
TOTAL LOT AREA:	9.03 ACRES
AVERAGE LOT AREA:	1.50 ACRES
RIGHT OF WAY AREA:	0.41 ACRES
RIGHT OF WAY WIDTH:	40' (LOCAL CLASS C)
LENGTH OF ROAD:	375'
PAVEMENT WIDTH:	22'

DESIGN NOTES:

AS PART OF THE APPLICATION TO THE PLANNING BOARD FOR FLEXIBLE LOT FRONTAGE AND WIDTH, A "YIELD PLAN," AS DEFINED IN ARTICLE 12 SHALL BE REQUIRED.

YIELD PLAN: A PLAN DEMONSTRATING A SUBDIVISION'S OR LAND DEVELOPMENT PROJECT'S MAXIMUM DENSITY (MAXIMUM NUMBER OF LOTS OR UNITS) TAKING INTO ACCOUNT ALL ENVIRONMENTAL, NATURAL AND MAN-MADE PHYSICAL CONSTRAINTS TO DEVELOPMENT, INCLUDING BUT NOT LIMITED TO WETLANDS, TOPOGRAPHY, GROUNDWATER CHARACTERISTICS, VIEW SHEDS AND EXISTING IMPROVEMENTS. A YIELD PLAN SHALL MEET ALL CONVENTIONAL ZONING AND SUBDIVISION REQUIREMENTS AND SHALL NOT ASSUME THAT ANY WAIVERS, VARIANCES OR SPECIAL USE PERMITS WILL BE GRANTED. ON PARCELS LOCATED IN AREAS NOT SERVICED BY PUBLIC SEWERS AND NOT PROPOSED FOR EXTENSION OF PUBLIC SEWERS, THE YIELD PLAN SHALL INCLUDE THE LOCATION OF AN APPROPRIATE ONSITE WASTEWATER TREATMENT SYSTEM ON EACH LOT. THE SUBMISSION REQUIREMENTS FOR A YIELD PLAN SHALL BE DESCRIBED IN THE TOWN SUBDIVISION REGULATIONS.

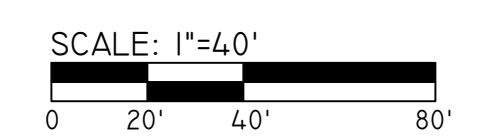
INCLUSIONARY ZONING: APPLICABILITY.

THIS SECTION SHALL BE APPLICABLE IN ALL ZONES PERMITTING RESIDENTIAL DEVELOPMENT WHERE THE APPLICANT PROPOSES A DEVELOPMENT THAT WOULD BE CLASSIFIED AS A MAJOR SUBDIVISION (SIX (6) RESIDENTIAL UNITS OR GREATER) OR MAJOR LAND DEVELOPMENT PROJECT UNDER THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	PR LOT LINES
	RETAINING WALL
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE



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NO.	DATE	DESCRIPTION	DESIGNED BY	SE, E.H.
7	12-22-2023	15 LOT	SE, E.H.	
6	12-20-2023	PROPERTY LINE SURVEY UPDATE	SE, E.H.	
5	11-05-2023	PROPOSED LOT SUBMISSION	SE, E.H.	
4			SE, E.H.	
3			SE, E.H.	
2			SE, E.H.	
1			SE, E.H.	

DESIGNED BY: SE, E.H.
 DRAWN BY: SE, E.H.

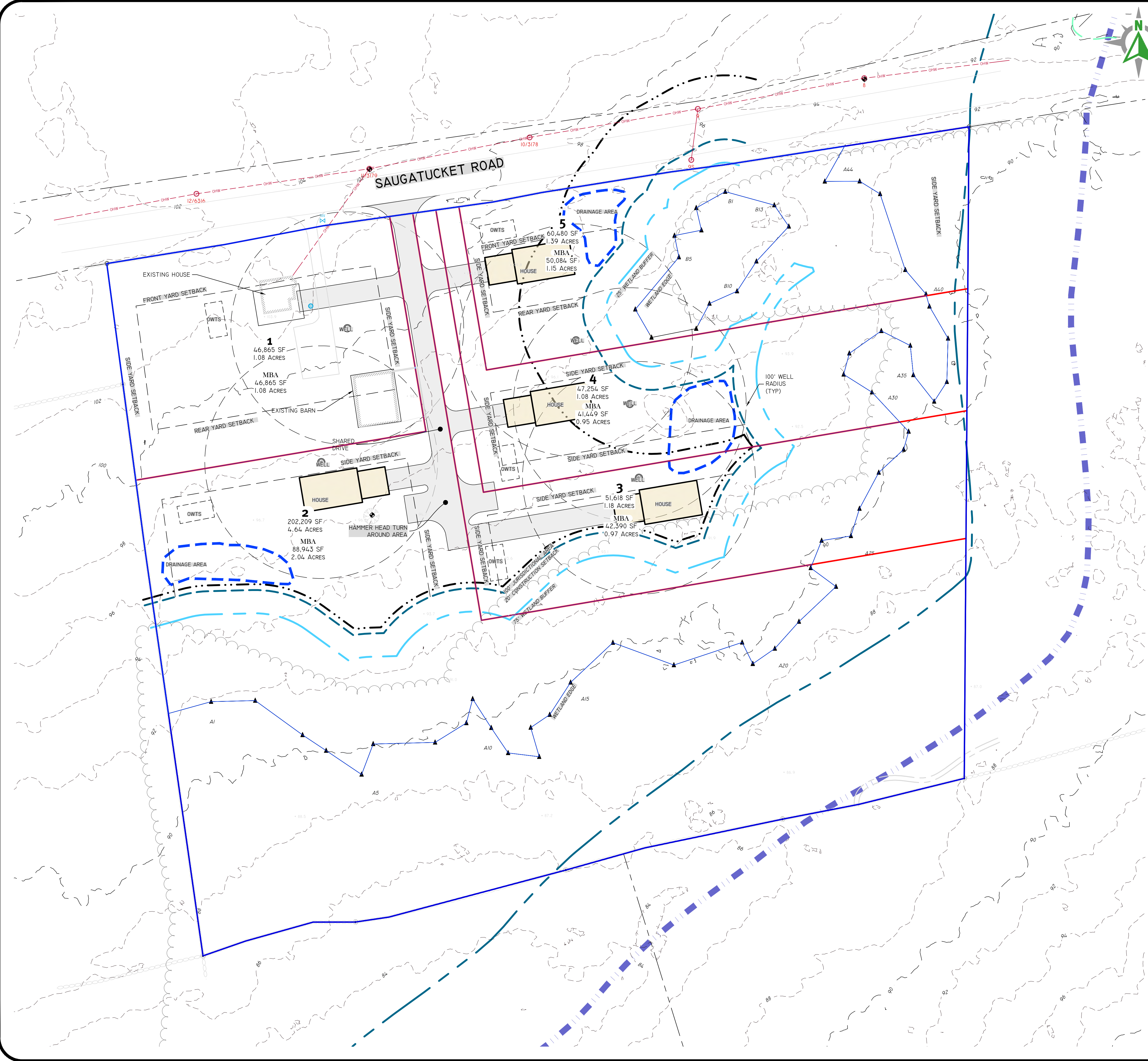
YIELD PLAN
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 ASSESSOR'S PLAT 42 LOT 9
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PREPARED FOR:
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Z:\CLIENT\PROJECTS\1287-001 SAUGATUCKET ROAD 17A\AUTOCAD DRAWINGS\1287-001-17A-01-DWG.PLT (12/25/2023)



- GENERAL NOTES:**
1. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE AND HOMES ARE PROPOSED TO BE 3 BEDROOMS.
 2. THE SITE IS TO BE SERVICED BY PRIVATE WELL AND PRIVATE OWTS.
 3. PROPOSED RIGHT OF WAY / DRIVEWAY EASEMENT IS 22' WIDE AND PAVED WITH A HAMMER BEND TURNAROUND.
 4. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
 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.
 6. HOUSES WILL BE SERVICED BY PRIVATE WELLS AND PRIVATE OWTS.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-40
REQUIRED:	40,000 SF
MINIMUM LOT AREA:	150'
MINIMUM FRONTAGE AND LOT WIDTH:	40'
MINIMUM FRONT YARD:	30'
MINIMUM CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	40'
MINIMUM REAR YARD:	35'
MAXIMUM STRUCTURE HEIGHT (PRIMARY):	20'
MAXIMUM STRUCTURE HEIGHT (ACCESSORY):	20%
MAXIMUM LOT BUILDING COVERAGE:	

DEVELOPMENT DATA:

TOTAL SITE AREA:	9.44± ACRES
TOTAL NUMBER OF LOTS:	5
TOTAL BUILDABLE AREA:	6.93 ACRES
TOTAL LOT BUILDABLE AREA:	6.93 ACRES
AVERAGE LOT BUILDABLE AREA:	1.39 ACRES
TOTAL LOT AREA:	9.44 ACRES
AVERAGE LOT AREA:	1.88 ACRES

DESIGN NOTES:

502.2 LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS.

UPON APPROVAL BY THE PLANNING BOARD, THROUGH A REQUEST FOR WAIVER PURSUANT TO THE TOWN'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOLLOWING LOT FRONTAGE AND LOT WIDTH VARIATIONS MAY BE PERMITTED:

A. IN RESIDENTIAL ZONES R-10 TO R-200, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF NEWLY CREATED LOTS IN A SUBDIVISION ON ANY PUBLIC OR APPROVED PRIVATE STREET TO A MINIMUM OF TWENTY (20) FEET.

B. THE PLANNING BOARD MUST, BEFORE APPROVING SUCH FLEXIBLE LOT FRONTAGE AND LOT WIDTH, MAKE FINDINGS OF FACT THAT:

1. USING FLEXIBLE ZONING IS IN THE BEST INTEREST OF GOOD PLANNING DESIGN AS EVIDENCED BY CONSISTENCY WITH THE COMPREHENSIVE COMMUNITY PLAN AND THE ZONING ORDINANCE; AND
2. WOULD RESULT IN A BETTER USE OF THE LAND THAN PERMITTED UNDER CONVENTIONAL ZONING.

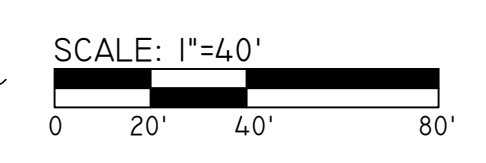
C. OPEN SPACE LOTS, WITHIN AN APPROVED CLUSTER SUBDIVISION, MAY HAVE ZERO (0) FRONTAGE ON A STREET, AS LONG AS THE PLANNING BOARD APPROVES PRIVATE ACCESS TO THE OPEN SPACE BY EASEMENT.

D. AS PART OF THE APPLICATION TO THE PLANNING BOARD FOR FLEXIBLE LOT FRONTAGE AND WIDTH, A "YIELD PLAN" AS DEFINED IN ARTICLE 12 SHALL BE REQUIRED. NO MORE BUILDABLE LOTS SHALL BE ALLOWED USING FLEXIBLE FRONTAGE AND WIDTH PROVISIONS THAN ARE ALLOWED BY USING THE CONVENTIONAL FRONTAGE AND WIDTH PROVISIONS.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE



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CHRISTOPHER A. DUHAMEL

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER NEARBY UTILITIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UTILITIES SHOWN ON THIS PLAN OR APPROXIMATE LOCATIONS INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
2	12-22-2023	5 LOT	S.E.H.	S.E.H.
1	12-26-2023	PROPERTY LINE SURVEY UPDATE	S.E.H.	S.E.H.
1	12-26-2023	PROFESSIONAL ENGINEER SUBMISSION	S.E.H.	S.E.H.

FLEXIBLE FRONTAGE PLAN
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR:
Joe Charpentier
 P.O. BOX 6043, WORCESTER, MA 01606
 DE JOB NO. 327400 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.