

MASTER PLAN 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
4. EXISTING CONDITIONS PLAN
5. YIELD PLAN
6. FLEXIBLE FRONTAGE PLAN

STATE & FEDERAL APPROVALS

RIDEM WETLAND VERIFICATION APPLICATION NO. 23-0265
 CLASS I PROPERTY LINE SURVEY COMPLETED BY DIPRETE ENGINEERING 11/27/2023
 STATEWIDE LIDAR SUPPLEMENTED BY GROUND SURVEY BY DIPRETE ENGINEERING 11/27/2023

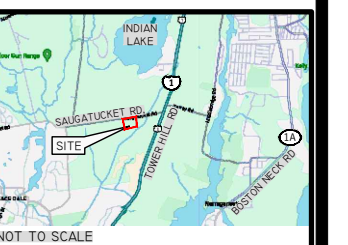
DiPrete Engineering

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

Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL

 REGISTERED PROFESSIONAL ENGINEER CIVIL

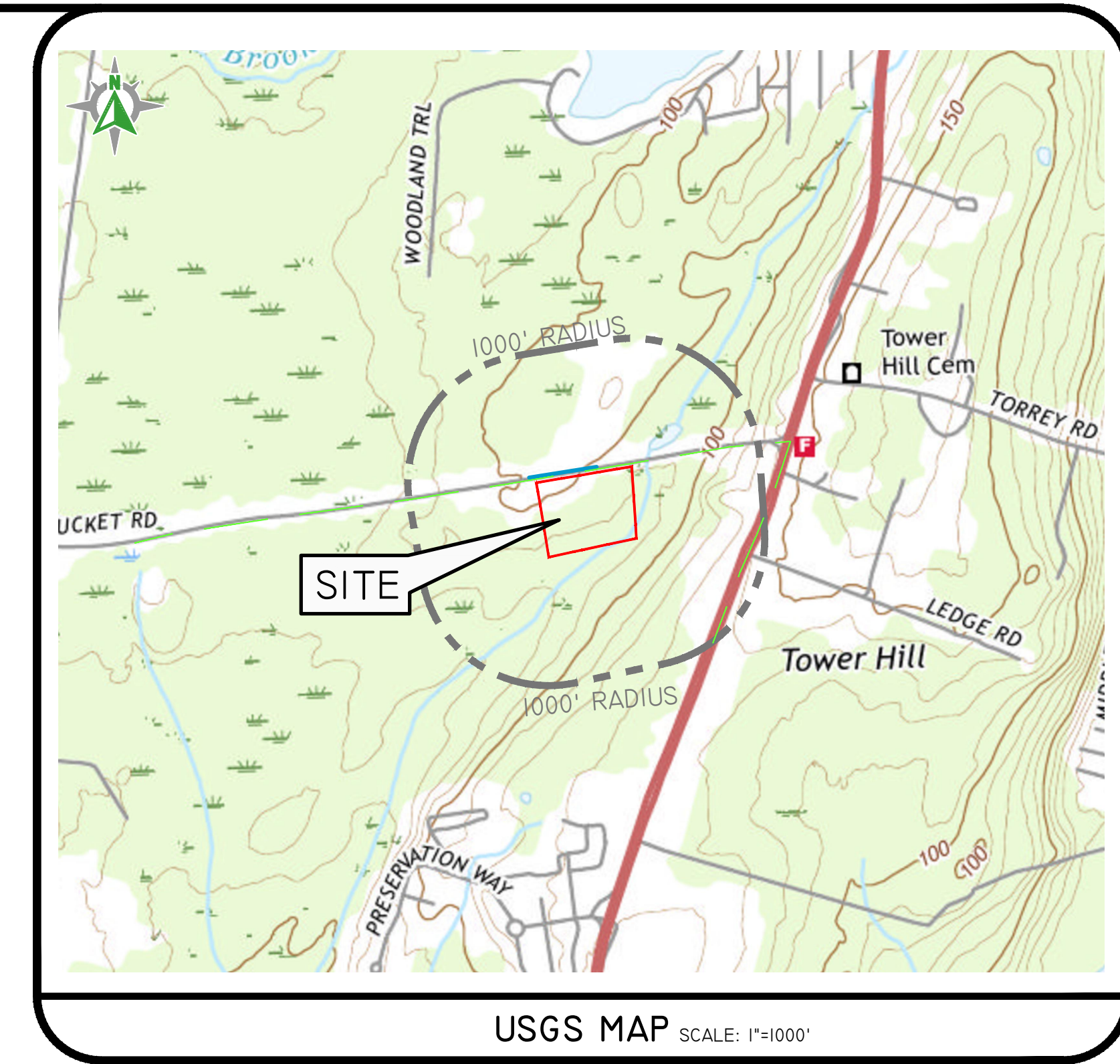
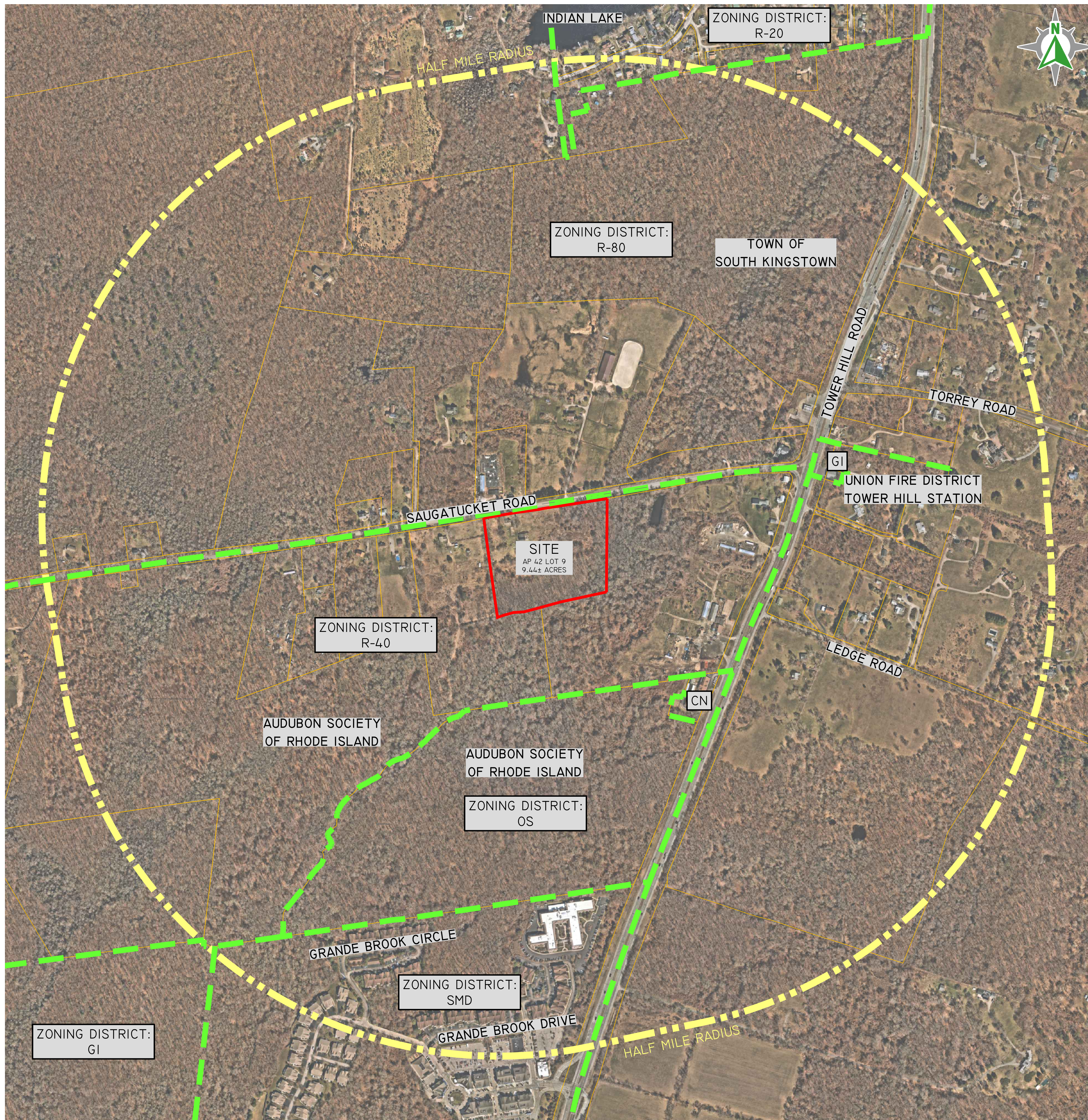


THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS AND METHODS OF CONSTRUCTION AND THE IMPLEMENTATION OF THIS PLAN AND PROGRAMS UTILIZED HEREON. THE PLAN USE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY	S.E.H.	B.T.
1	2-28-2024	MASTER PLAN SUBMISSION	DESIGN BY: S.E.H.		

COVER SHEET
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR: APPLICANT
Joe Charpentier
 P.O. BOX 6043,
 WORCESTER, MA, 01606
 PREPARED FOR: OWNER
CHARPENTIER JOSEPH & SZETO ANNA
 70 CARVELLOT DRIVE
 SHREWSBURY, MA 01545
DE JOB NO. 237458 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\BHP\PROJECTS\1287-001 SAUGATUCKET ROAD\17A\AUTOCAD DRAWINGS\1287-001-HST-REVISED.DWG PLOTTER: 3/29/2024



- EXISTING LEGEND**
- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - ASSESSORS LINE
 - - - 1000' RADIUS
 - - - - HALF MILE RADIUS
 - - - - ZONING LINE

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

SCALE: 1"=300'

0 150' 300' 600'

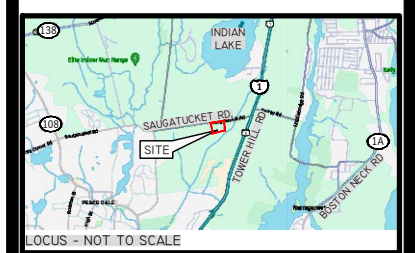
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UNION FIRE DISTRICT TOWER HILL STATION

NO.	DATE	DESCRIPTION	DESIGN BY: S.E.H.
1	2-28-2024	REGISTERED PLAN SUBMISSION	S.E.H.
2			B.T.

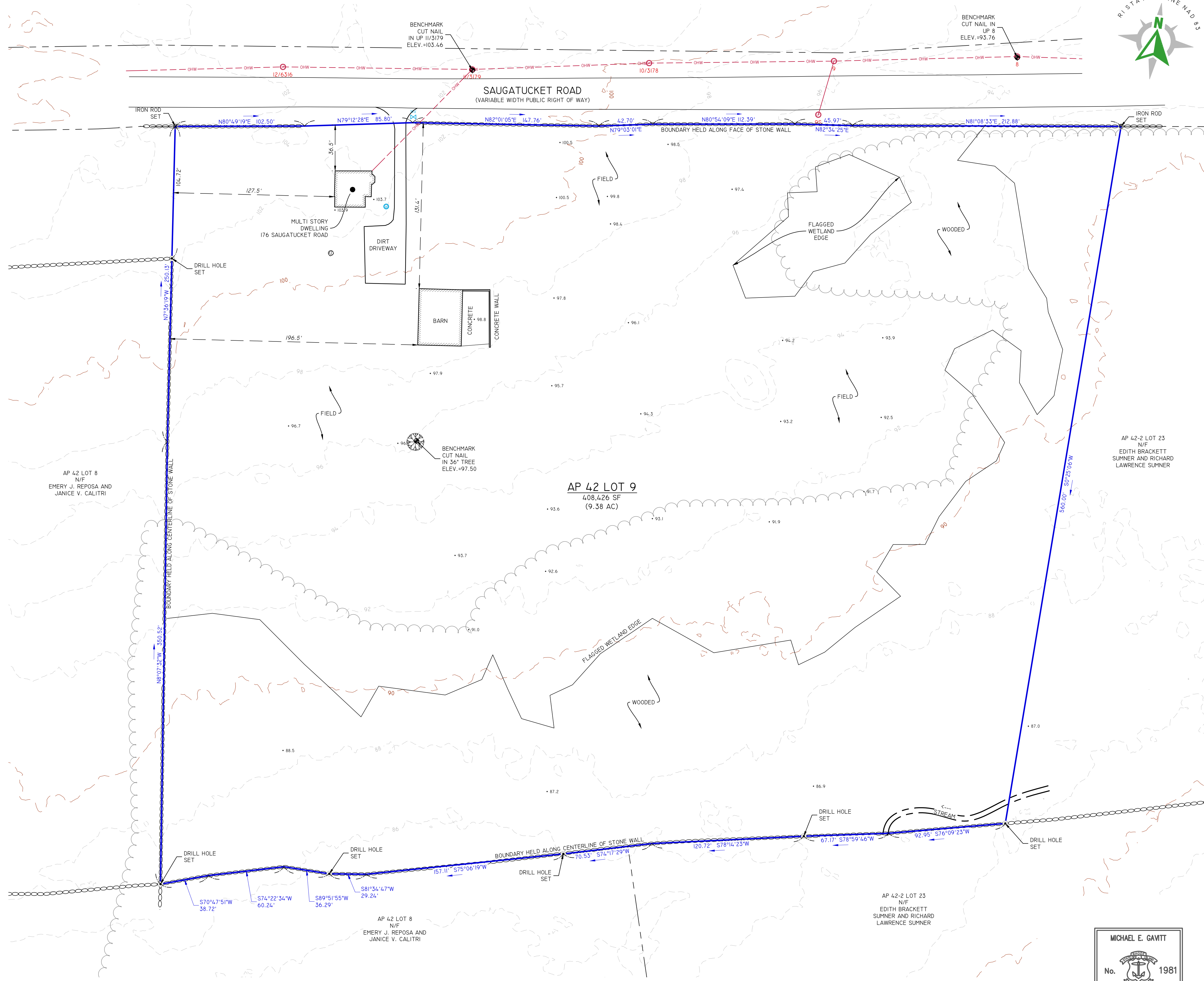
AERIAL HALF MILE RADIUS SAUGATUCKET ACRES

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

PREPARED FOR: APPLICANT
Joe Charpentier
70 CANELOT DRIVE
WORCESTER, MA 01606

PREPARED FOR: OWNER
CHARPENTIER JOSEPH & SZETO ANNA
70 CANELOT DRIVE
SHREWSBURY, MA 01545

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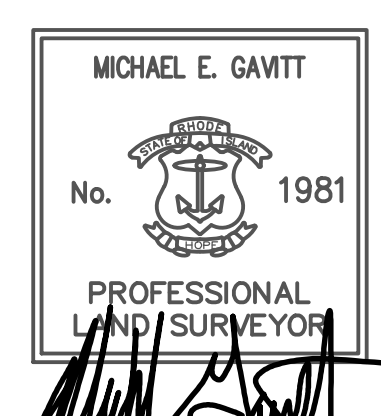
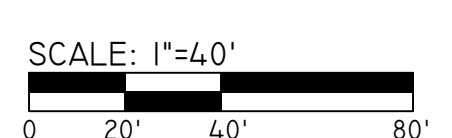
LOCUS MAP Not To Scale

LEGEND

Water Line	123/1234	DEED BOOK/PAGE	○	BOLLARD
Sewer Line	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
Gas Line	N/F	NOW OR FORMERLY	■	CATCH BASIN
Electric Line	LC	LANDSCAPING	■	DOUBLE CATCH BASIN
Overhead Wires	(R)	RECORD	▲	WATER VALVE
Drainage Line	(CA)	CHORD ANGLE	▲	GAS VALVE
Minor Contour Line	▲	NAIL/SPIKE	○	WETLAND FLAG
Major Contour Line	●	DRILL HOLE	○	DRAINAGE MANHOLE
Property Line	—	IRON ROD/PIPE	○	FLARED END SECTION
Assessors Line	—	BOUND	○	ELECTRIC MANHOLE
Tree Line	—	SIGN POST	○	UTILITY/POWER POLE
Guardrail	—	SEWER MANHOLE	○	LIGHTPOST
Fence	—	SEWER CLEANOUT	○	WELL
Retaining Wall	—	HYDRANT	○	MONITORING WELL
Stone Wall	—	IRRIGATION VALVE	○	BENCH MARK
		STONE WALL	○	TREE

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 R10 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.



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

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.

Diprete Engineering
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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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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

NO. DATE DESCRIPTION A.U.F. B.F.

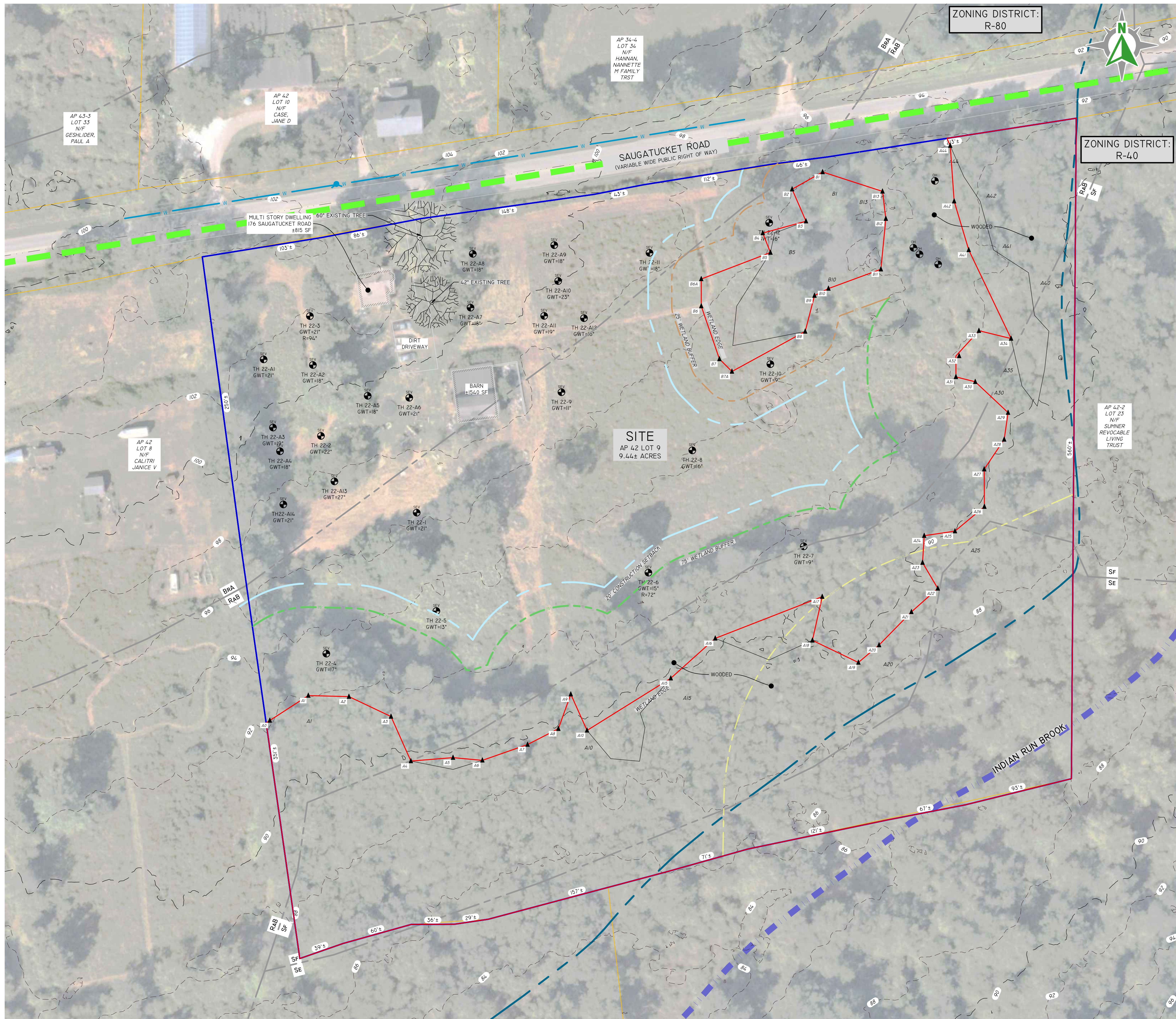
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
176 SAUGATUCKET ROAD
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND

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

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SHEET **3** OF 6

z:\dmain\projects\3289-000-176\saugatucket road 176\saugatucket road 176\saugatucket.dwg 11/27/2023



ZONING DISTRICT:
R-80

ZONING DISTRICT:
R-40

SITE
AP 42 LOT 9
9.44± ACRES

- GENERAL NOTES:**
1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND ASSESSOR'S PLAT 42 LOT 9.
 2. THE SITE IS APPROXIMATELY 9.44± ACRES AND IS ZONED R-40 RESIDENTIAL.
 3. THE OWNER OF AP 42 LOT 9 IS: CHARPENTIER JOSEPH & SZETO ANNA
70 CAMELOT DRIVE
SHREWSBURY, MA 01545

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C0203K, 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.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION 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 AUTHORITY FIELD SURVEY MAY DISCLOSE.

6. 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)

7. BORINGS AND BORING LOGS, TEST PITS, SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON 12/15/2022.
8. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3-24).
9. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON 12/20/22.
10. TOWN OF SOUTH KINGSTOWN WASTEWATER DIVISION SHOWS NO FUTURE SERVICE TO THIS PARCEL.
11. THERE ARE NO AREAS OF EXISTING AGRICULTURAL USE ON SITE.
12. THERE ARE NO HISTORIC CEMETERIES ON SITE.
14. INDIAN RUN BROOK IS WITHIN A TMDL COASTAL WATERSHED.
15. THE SITE IS NOT WITHIN THE RIDEM OWTS CRITICAL RESOURCE AREA.
16. THE SITE IS NOT WITHIN AN RIDEM DRINKING WATER SUPPLY WATERSHED.
17. THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
18. THE SITE IS COMPLETELY WITHIN THE RIDEM SAUGATUCKET RIVER WATERSHED.
19. THERE ARE NO UNIQUE NATURAL FEATURES ON SITE.

EXISTING LEGEND

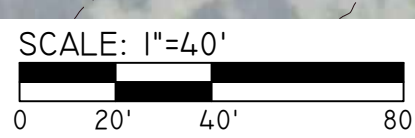
- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - ASSESSORS LINE
 - BUILDING
 - BRUSHLINE
 - TREELINE
 - GUARDRAIL
 - FENCE
 - RETAINING WALL
 - STONE WALL
 - MINOR CONTOUR LINE
 - MAJOR CONTOUR LINE
 - SOILS LINES
 - FEMA BOUNDARY
 - STREAM
 - WETLAND LINE & FLAG
 - WETLAND BUFFER
 - 100' JURISDICTIONAL BUFFER
 - GROUNDWATER OVERLAY
 - GROUNDWATER RECHARGE AREA
 - ZONING LINE

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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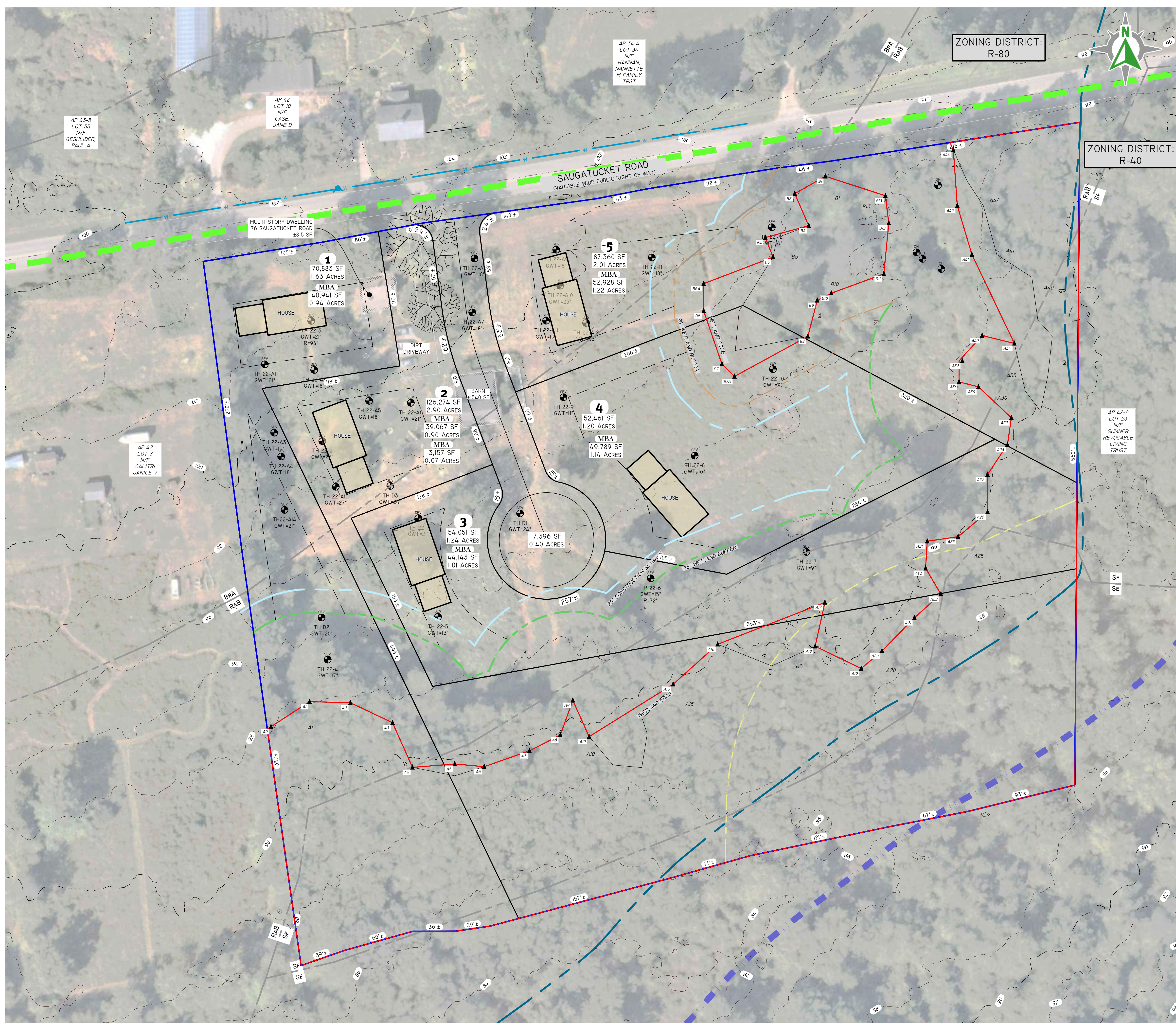
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NO.	DATE	DESCRIPTION	DESIGN BY: S.E.H.
1	3/28/2024	DISSEMINATE SUBMISSION	DESIGN BY: S.E.H.

EXISTING CONDITIONS PLAN
SAUGATUCKET ACRES
ASSESSOR'S PLAT 42 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
Joe Charpentier
PREPARED FOR: APPLICANT
70 CAMELOT DRIVE
SHREWSBURY, MA 01545
P.O. BOX 6043
WORCESTER, MA 01606



ZONING DISTRICT:
R-80

ZONING DISTRICT:
R-40

SCALE: 1"=40'
0 20' 40' 80'

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 PUBLIC WATER FROM VEOLIA WATER AND PRIVATE OWTS.
3. PROPOSED RIGHTS OF WAY ARE TO BE 40' WIDE WITH 20' WIDE PAVEMENT.
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
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:	5.5± ACRES
TOTAL LAND UNSUITABLE FOR DEVELOPMENT:	3.94± ACRES
TOTAL LOT BUILDABLE AREA:	5.11 ACRES
AVERAGE LOT BUILDABLE AREA:	1.02 ACRES
TOTAL LOT AREA:	9.04 ACRES
AVERAGE LOT AREA:	1.81 ACRES
RIGHT OF WAY AREA:	0.40 ACRES
RIGHT OF WAY WIDTH:	40' (MINOR SUBDIVISION)
LENGTH OF ROAD:	285'±
PAVEMENT WIDTH:	20'

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 ON-SITE WASTEWATER TREATMENT SYSTEM ON EACH LOT. THE SUBMISSION REQUIREMENTS FOR A YIELD PLAN SHALL BE DESCRIBED IN THE TOWN SUBDIVISION REGULATIONS.

INCLUSIVITY ZONING APPLICABILITY:

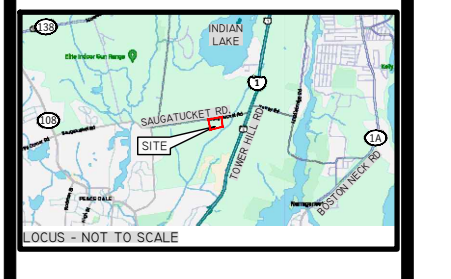
THIS SECTION SHALL BE APPLICABLE IN ALL ZONES PERMITTING RESIDENTIAL DEVELOPMENT WHERE THE APPLICANT PROPOSES A DEVELOPMENT THAT WOULD BE CLASSIFIED AS A MAJOR SUBDIVISION (SIX (6) RESIDENTIAL UNITS OR GREATER) OR MAJOR LAND DEVELOPMENT PROJECT UNDER THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT 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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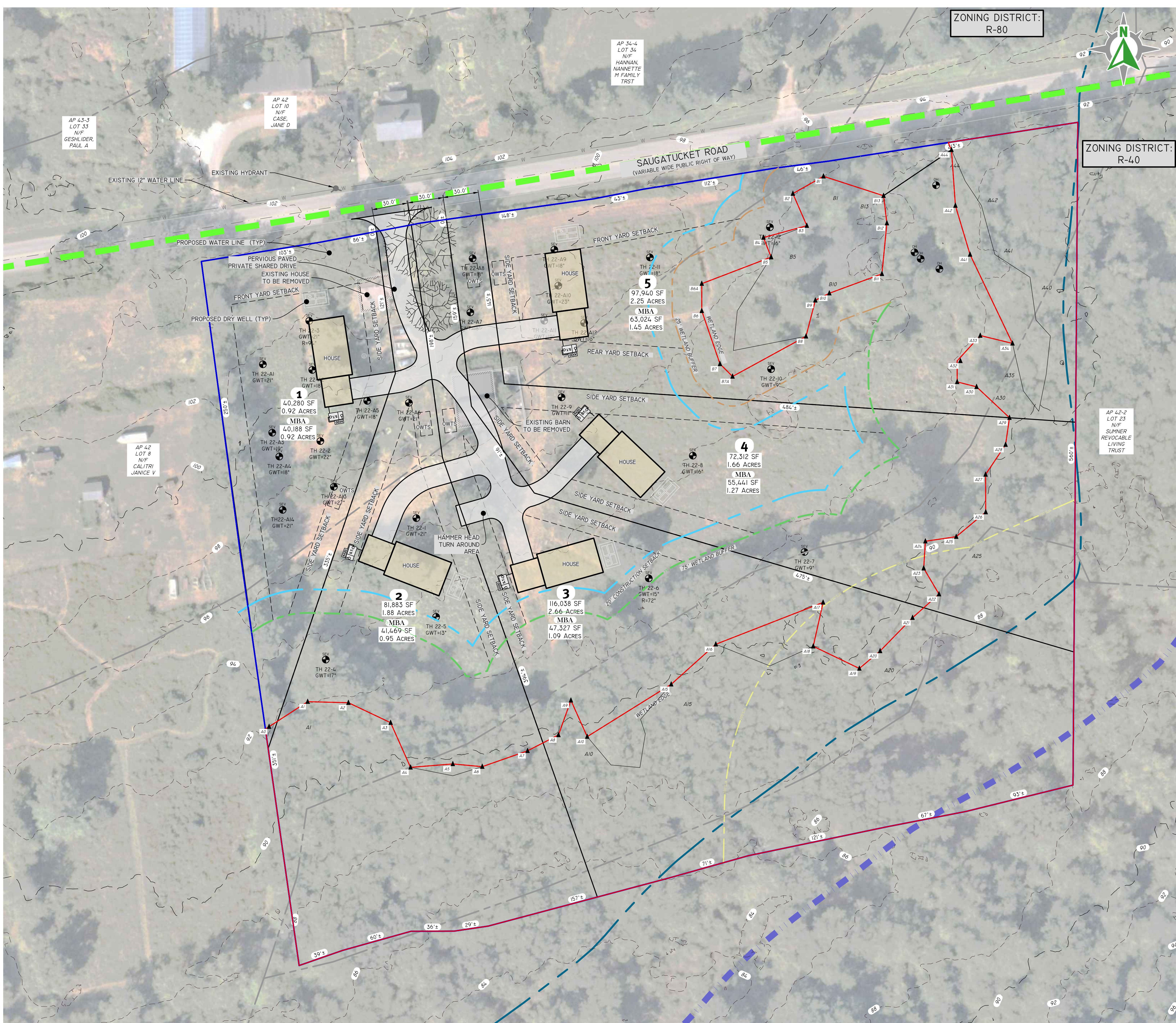
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NO. 3-28-2020	DATE	DISSEMINATION	SE/TH
		DESCRIPTION	BY
			DESIGN BY: S.E.H.
			DRAWN BY: S.E.H.

YIELD PLAN
SAUGATUCKET ACRES
 ASSESSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR APPLICANT: **Joe Charpentier**
 70 CARRELOT DRIVE
 P.O. BOX 6043
 WORCESTER, MA 01606
 PREPARED FOR OWNER: **CHARPENTIER JOSEPH & SZETO ANNA**
 70 CARRELOT DRIVE
 SHREWSBURY, MA 01545
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ZONING DISTRICT:
R-80

ZONING DISTRICT:
R-40

SCALE: 1"=40'

- 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 PUBLIC WATER FROM VEOLIA WATER AND PRIVATE OWTS.
 3. PROPOSED PRIVATE DRIVE IS 20' WIDE AND PAVED WITH A HAMMER HEAD TURNAROUND.
 4. THE DRAINAGE SYSTEM WILL MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE SITE STORMWATER WILL BE TREATED WITH DRYWELLS FOR HOUSE ROOFS, AND PERVIOUS PAVEMENT FOR DRIVEWAYS. 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 REQUIRED
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:	5
TOTAL BUILDABLE AREA:	5.5 ACRES
TOTAL LAND UNSUITABLE FOR DEVELOPMENT:	3.94± ACRES
TOTAL LOT BUILDABLE AREA:	5.5 ACRES
AVERAGE LOT BUILDABLE AREA:	1.1 ACRES
TOTAL LOT AREA:	9.44 ACRES
AVERAGE LOT AREA:	1.1 ACRES
LENGTH OF ROAD:	300'
PAVEMENT WIDTH:	20'

- 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

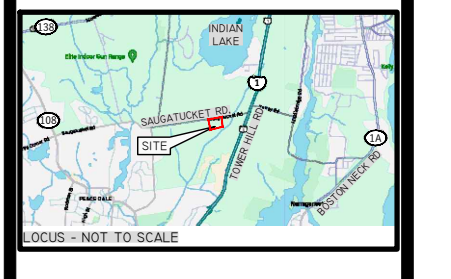
	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE

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NO. 3-28-2024	DATE	DESCRIPTION	DESIGN BY: S.E.H.
			DRAWN BY: S.E.H.

FLEXIBLE FRONTAGE PLAN
SAUGATUCKET ACRES
 ASSASSOR'S PLAT 42 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR: APRIL CANT
 70 CARELOT DRIVE
 WORCESTER, MA 01606

PREPARED FOR: OWNER
Joe Charpentier
 CHARPENTIER JOSEPH & SZETO ANNA
 70 CARELOT DRIVE
 SHREWSBURY, MA 01545

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