



GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE AND HOMES ARE PROPOSED TO BE 3 BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER FROM VEOLIA WATER AND PRIVATE OWTs.
- PROPOSED PRIVATE DRIVE IS 20' WIDE AND PAVED WITH A HAMMER HEAD TURNAROUND.
- 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.
- 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:	20,000 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

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

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THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY A PROFESSIONAL ENGINEER OR ARCHITECT.

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NO.	DATE	DESCRIPTION	BY:	DESIGN BY: S.E.H.
1	07/15/2024	REVISED PER O.W.	S.E.H.	S.E.H.
2	07/15/2024	REVISED PER O.W.	S.E.H.	S.E.H.
3	08/01/2024	MASTER PLAN SUBMISSION	S.E.H.	S.E.H.
4	08/28/2024	DESIGN PLAN SUBMISSION	S.E.H.	S.E.H.

SITE PLAN

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

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

PREPARED FOR: OWNER
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 70 CARMELOT DRIVE
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