



State of Rhode Island
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2021-11-002 Date: 11 January 2022

This office has under consideration the application of:

Matunuck Beach Road Partners, LLC
 P.O Box 385
 Wakefield, RI 02880

for a State of Rhode Island Assent to construct and maintain: A 12-unit (3 affordable) subdivision, including 6 residential duplexes serviced by private roadway, private OWTS and stormwater management; Additionally, associated utilities (public water, electric, phone, cable) and establishment of a buffer zone are proposed. The project consists of several CRMC Salt Pond Special Area Management Plan (SAMP, 650-RICR020-00-3) watershed activities.

Project Location:	Matunuck Beach Road
City/Town:	South Kingstown
Plat/Lot:	92-2 / 56
Waterway:	Potter Pond, Type II, Low Intensity Use

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before February 11, 2022.

E:\demain\projects\2389-002 matunuck beach condos\sitecard.dwg (10/22/2021)

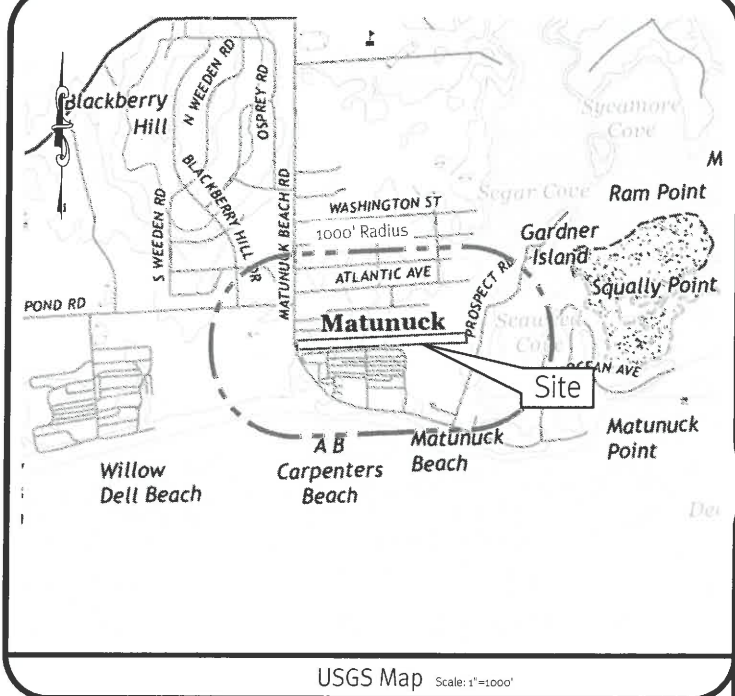
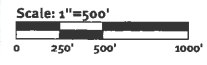
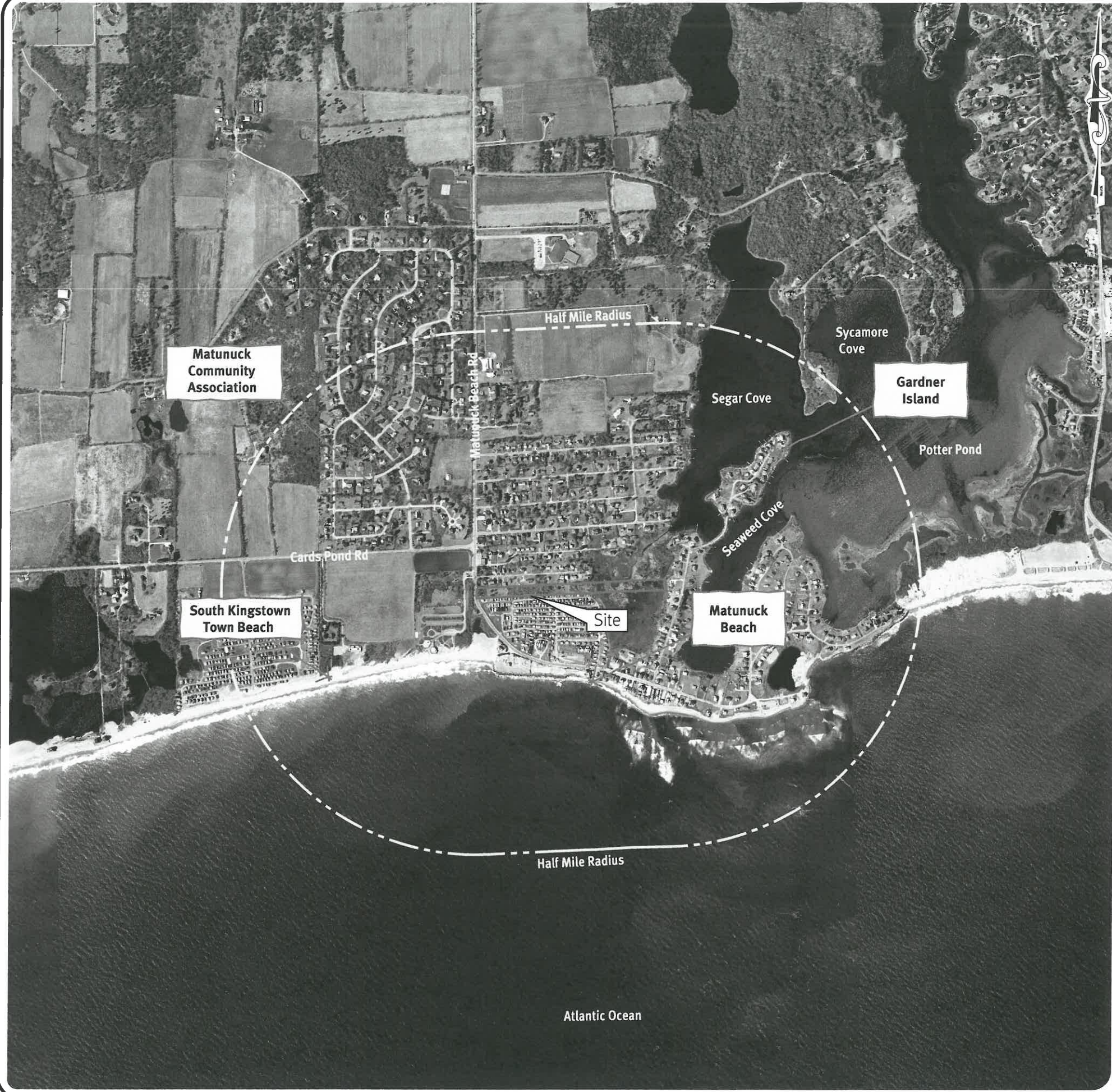


Image obtained from RIGIS 2014 Aerial Photography.

RECEIVED
OCT 28 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL

Aerial Half Mile Radius
Matunuck Beach Condos
 Assessor's Plat 92-2, Lot 56
 South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
 Applicant/Owner
 P.O. Box 265
 Waketield, RI 02880

5	10-22-2021	Permitting Submission	R.D.K.
4	10-20-2021	CEQ/CEQA Application Submission	R.D.K.
3	09-30-2021	Form Submission	A.C.C.
2	08-11-2021	Final/As-Built Submission	R.D.K.
1	07-29-2021	CEQA Submission	R.D.K.
		Designation	R.D.K.

Drawn By: N.D.K.
 Design By: N.D.K.

CHRISTOPHER A. DUHAMEL

 REGISTERED
 PROFESSIONAL ENGINEER
 CIVIL

DiPrete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-944-0006 www.diprete-eng.com

General Notes:

- 1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 92-2 LOT 56.
2. THE SITE IS APPROXIMATELY 4.77± ACRES AND IS ZONED R20 AND CN.
3. THE OWNER OF AP 92-2 LOT 56 IS: EILEEN R. BIANCUZZO 12 LISTER DRIVE BARRINGTON, RI 02806
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE, X (SHADED) AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090C0193J, DATED OCTOBER 16, 2013. (FLOOD PLAN DESCRIPTIONS SHOWN BELOW)
ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. 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'S FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE COVERED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN A: SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC) NARROW RIVER LAND TRUST (TOWN) STATEWIDE IMPORTANCE FARMLAND SOILS COASTAL RESILIENCY OVERLAY DISTRICT (TOWN) SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (TOWN)
9. THE SITE IS NOT WITHIN A: HISTORIC CEMETERY UNIQUE HISTORIC FEATURES UNIQUE NATURAL FEATURES NATURAL HERITAGE AREA GROUNDWATER PROTECTION AREA TMDL WATERSHED DRINKING WATER SUPPLY WATERSHED (RIDEM) NATURAL REGISTER OF HISTORIC PLACES
10. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
• SOIL EROSION AND SEDIMENT CONTROL PLAN (SECC). THE SECC CONTAINS THE FOLLOWING:
- EROSION CONTROL MEASURES
- SHORT TERM MAINTENANCE
- ESTABLISHMENT OF VEGETATIVE COVER
- CONSTRUCTION POLLUTION PREVENTION
- SEQUENCE OF CONSTRUCTION
• STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
- LONG TERM MAINTENANCE
- LONG TERM POLLUTION PREVENTION
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
12. PROPOSED RIGHTS OF WAY ARE TO BE 22.0' WIDE WITH 20' WIDE PAVEMENT (10' TRAVEL LANES AND 12' BITUMINOUS BERM ON BOTH SIDES IN SOME AREAS).
13. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
15. CRMC COASTAL WETLAND AND BUFFER TO BE PROTECTED BY A CONSERVATION EASEMENT.
16. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON 02/20/2019 AND 11/09/2020.
17. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND LOCATED BY DIPRETE ENGINEERING USING SUBMETER GPS ON FEBRUARY 20, 2019.
18. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/ DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
19. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/ OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION/ SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/ DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/ DETAIL BY OTHERS OR ITS DESIGN.

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)

Table with 2 columns: SOIL NAME, DESCRIPTION. Rows include BtB** BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES; F1A FORTRESS SAND; M1 MATUNUCK MUCKY PEAT; M1U MERRIMAC-URBAN LAND COMPLEX

NOTE: *PRIME FARMLAND **FARMLAND OF STATEWIDE IMPORTANCE

Soil Erosion and Sedimentation Control Notes:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SEDIMENT TRAPS, ETC. TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISECS) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/ TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISECS HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISECS HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SECC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SECC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SECC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAPS TO BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
4. INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SECC PLAN.

Demolition Notes:

- 1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.

Layout and Materials:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING WITHIN THE PUBLIC RIGHT OF WAY TO BE CONCRETE. CURBING WITHIN THE SITE TO BE BITUMINOUS BERM OR AS LABELED ON THE PLANS.
3. SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY TO BE CONCRETE. SIDEWALK WITHIN THE SITE TO BE PERVIOUS CONCRETE OR AS LABELED ON THE PLANS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.

Americans with Disabilities Act Notes:

- 1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/ PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS, AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

Grading and Utility Notes:

- 1. CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDINGS. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDINGS TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURES.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR TO INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE PROPOSED ON SITE.

Drainage

ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATER-TIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. DRAINAGE STRUCTURES TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):

- MANHOLES TO BE RIDOT STD. 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
• DRAINAGE MANHOLE COVERS TO BE RIDOT STD 6.2.1
• DROP INLETS TO BE RIDOT STD. 4.5.0, 4.5.1 OR 4.5.2
• APRON STONE, WHERE REQUIRED, TO BE RIDOT STD 7.1.7 OR 7.1.8.

ALL DRAINAGE STRUCTURES MUST BE WATER-TIGHT.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS & PIPE SLOPES TO BE INTO MAIN TRUNK LINE TO BE FIELD FIT BY CONTRACTOR.

Onsite Wastewater Treatment System

MULTIPLE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) ARE PROPOSED TO SERVICE THE SITE. INDIVIDUAL APPROVALS WILL BE REQUIRED FOR EACH OWTS.

Water

ALL WATER MAINS TO BE CONCRETE LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE SOUTH KINGSTOWN WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOWS. ALL COMPONENTS OF THE WATER SYSTEM TO BE ASBUILT PER SOUTH KINGSTOWN WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM TO BE INSPECTED BY SOUTH KINGSTOWN WATER. CONTRACTOR TO COORDINATE ALL IMPROVEMENTS WITH SOUTH KINGSTOWN WATER TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

Electric/Telecom/Gas

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER & CONTRACTOR TO COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK TO BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND WILL BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

Site Lighting

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ADJUTING LANDS. EXACT GRADING, PAVEMENT RESTORATION AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

Abbreviations Legend

Table with 2 columns: Abbreviation, Description. Includes ADA AMERICANS WITH DISABILITY ACT, AHJ AUTHORITY HAVING JURISDICTION, AP ASSESSOR'S PLAT, BC BOTTOM OF CURB, BT BOTTOM OF TESTHOLE, BIT BITUMINOUS (BERM), BIO BIORETENTION, BS BASEMENT SLAB ELEVATION, BW FINISHED GRADE AT BOTTOM OF WALL, CB CATCH BASIN, (C) CALCULATED, (E) CENTERLINE, (EA) CHORD ANGLE, CLDIP CONCRETE LINED DUCTILE IRON PIPE, CO CLEAN OUT, CONC CONCRETE, (D) DEED, DCB DOUBLE CATCH BASIN, DI DROP INLET, DMH DRAINAGE MANHOLE, DP DETENTION POND, ELEV ELEVATION, EOP EDGE OF PAVEMENT, ESC EROSION AND SEDIMENT CONTROL, EX EXISTING, TC TOP OF CURB, FES FLARED END SECTION, FFE FINISH FLOOR ELEVATION, GS GARAGE SLAB ELEVATION, GWT GROUND WATER TABLE, HW HEADWALL, HC HIGH CAPACITY CATCH BASIN GRATE, HDPE HIGH DENSITY POLYETHYLENE, ID INLINE DRAIN, INV INVERT, IP INFILTRATION POND, LF LINEAR FEET, LP LIMIT OF DISTURBANCE, LPD LIGHT POLE, (M) MEASURED, N/F NOW OR FORMERLY, OHW OVERHEAD WIRE, PE POLYETHYLENE, P PROPERTY LINE, PR PROPOSED, PVC POLYVINYL CHLORIDE, R RADIUS, RAD REMOVE AND DISPOSE, RCP REINFORCED CONCRETE PIPE, RIHB RHODE ISLAND HIGHWAY BOUND, RL ROOF LEADER, ROW RIGHT OF WAY, S SLOPE, SED SEDIMENT FOREBAY, SF SQUARE FOOT, SFL STATE FREEWAY LINE, SPM SEWER FORCE MAIN, SG SLAB ON GRADE ELEVATION, SHL STATE HIGHWAY LINE, SMH SEWER MANHOLE, SNDF SAND FILTER, SS SIDE SLOPE, STA STATION, TC TOP OF CURB, TD TRENCH DRAIN, TF TOP OF FOUNDATION, TRANS TRANSITION, TW TOP OF WALL (FINISHED GRADE AT TOP OF WALL), TYP TYPICAL, UDS UNDERGROUND, DETENTION SYSTEM, UIS UNDERGROUND, INFILTRATION SYSTEM, UP UTILITY POLE, WO WALKOUT ELEVATION, WQ WATER QUALITY

Site Callouts Legend

Table with 2 columns: Callout, Description. Includes 7.1.0 RI STD PRECAST CONCRETE CURB, 7.1.2 RI STD 6"-0" PRECAST CONCRETE TRANSITION CURB, 7.5.1 RI STD BITUMINOUS BERM, 7.6.0 RI STD CURB SETTING DETAIL, 9.9.0 RI STD CONSTRUCTION ACCESS, 43.3.1 RI STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS, 12W STOP LINE (REFERENCE MUTCD SECTION 3B.16), CWK CROSSWALK PAVEMENT MARKINGS, SOLID 2" WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

Existing Legend

Table with 2 columns: Symbol, Description. Includes PROPERTY LINE, ASSESSORS LINE, BUILDING, BRUSHLINE, TREE LINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, WATER LINE, SEWER LINE, SEWER FORCE MAIN, GAS LINE, ELECTRIC LINE, OVERHEAD WRES, DRAINAGE LINE, SOILS LINE, 50' PERIMETER WETLAND, 100' RIVERBANK WETLAND, 200' RIVERBANK WETLAND, FEMA BOUNDARY, STREAM, WETLAND LINE & FLAG, STATE HIGHWAY LINE, STATE FREEWAY LINE, NAIL FOUND/SET, DRILL HOLE FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, DRAINAGE MANHOLE, FLARED END SECTION, GUY POLE, ELECTRIC MANHOLE, UTILITY/POWER POLE, LIGHTPOST, SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, BENCH MARK, STREAM FLOW DIRECTION

Proposed Legend

Table with 2 columns: Symbol, Description. Includes PROPERTY LINE, BUILDING SETBACKS, CHAINLINK FENCE, GUARDRAIL SEE LAYOUT AND MATERIALS NOTE B, RETAINING WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, SPOT ELEVATION, EDGE OF PAVEMENT, BITUMINOUS BERM, CONCRETE CURB (RIDOT STD 7.1.0), BUILDING FOOTPRINT, BUILDING OVERHANG, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, HEAVY DUTY CONCRETE, CONCRETE, ASPHALT SIDEWALK, SAWCUT LINE, SIGN (RIDOT STD 24.6.2 AS APPLICABLE), SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT, ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/ LIMIT OF CLEARING, SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL, SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES), UNDERGROUND INFILTRATION OUTLINE, POND ACCESS, RIPRAP, SAND FILTER, BIO RETENTION, CATCH BASIN, DOUBLE CATCH BASIN, MANHOLE, FLARED END SECTION, HEADWALL

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

DiPrete Engineering logo and contact information: Two Stafford Court Cranston, RI 02920 Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

Professional Engineer seal for Christopher A. Durhuel, Registered Professional Engineer, Civil.

Professional Engineer seal for Diprete Engineering, Inc. and a table of project information including project name, location, date, and design by.

RECEIVED stamp: OCT 28 2021 COASTAL RESOURCES MANAGEMENT COUNCIL

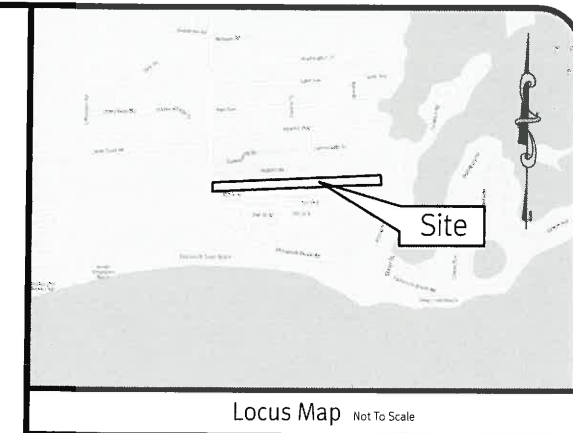
General Notes & Legend title, Matunuck Beach Condos project name, and contact information for Matunuck Beach Road Partners, LLC.

List of Possible Encroachments:

- ▲ BUILDING 3.3' OVER PROPERTY LINE
- ▲ SHED 0.2' OVER PROPERTY LINE
- ▲ SIDEWALK 4.4' OVER PROPERTY LINE
- ▲ WOOD STAIRS 1.9' OVER PROPERTY LINE
- ▲ MAINTAINED LAWN AREA
- ▲ MAINTAINED LAWN AREA
- ▲ ARCHWAY 1.0' OVER PROPERTY LINE

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	▲/△	NAIL FOUND/SET
AP	●/●	DRILL HOLE FOUND/SET
N/F	○/○	IRON ROD/PIPE FOUND/SET
(D)	■/■	BOUND FOUND/SET
(M)	▲	SIGN
(CA)	○	BOLLARD
HC	○	SOIL EVALUATION
	○	CATCH BASIN
	○	DOUBLE CATCH BASIN
	○	DRAINAGE MANHOLE
	○	FLARED END SECTION
	○	GUY POLE
	○	ELECTRIC MANHOLE/HANDHOLE
	○	UTILITY/POWER POLE
	○	LIGHTPOST
	○	SEWER/SEPTIC MANHOLE
	○	SEWER VALVE
	○	CLEANOUT
	○	HYDRANT
	○	IRRIGATION VALVE
	○	WATER VALVE
	○	WELL
	○	MONITORING WELL
	○	UNKNOWN MANHOLE
	○	GAS VALVE
	○	WETLAND FLAG
	○	BENCH MARK
	○	SHRUB
	○	TREE



Locus Map Not To Scale

General Notes:

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 92-2, LOT 56 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1050, PAGE 711 IS EILEEN R. BIANCUZZO.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE AE (ELEV=12'), ZONE X, AND ZONE VE (ELEV=16') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440900193J, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R20 AND ON BASED ON THE TOWN OF SOUTH KINGSTOWN 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.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 7, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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.
- 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.

Plan References:

- PLAN OF LAND AT MATUNICK IN THE TOWN OF SOUTH KINGSTOWN, R.I. CONVEYED BY S. LEROY CARPENTER TO JOHN M. MILLER AND ELLIE C. MILLER, SCALE 1"=40', DATED MAY, 1934. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN DEED BOOK 48, PAGE 568-569.
- MAP OF TUCKER ROAD SUBDIVISION OF PALMER ESTATE TOWN OF SOUTH KINGSTOWN, R.I. HENRY A. HOLDEN, OWNER. SCALE 1"=60'. DATED SEPTEMBER, 1925. PLAN BY EARL WHALEY AND LATHROP HOLDEN. RECORDED IN BOOK 47, PAGE 230-231.
- ADMINISTRATIVE SUBDIVISION PLAN SHOWING A REDIVISION OF CERTAIN LAND OF: MARY A. CARPENTER MAP NO. 92-2 LOTS 52, 53 & MAP NO. 93-1 LOT 1 AND DAVID VAN PELT YALE MAP NO. 93-1 LOT NO. 12 ON MATUNICK BEACH ROAD AND PROSPECT STREET ROAD IN THE TOWN OF SOUTH KINGSTOWN, R.I. SCALE 1"=50'. DATED OCTOBER, 2000. PLAN BY LLOYD L. WHALEY. RECORDED ON CARD C2000-55.
- PLAT OF CAMPGROUND AT MATUNICK BEACH PROPERTY OF THE ESTATE OF ARTHUR B. CARPENTER SURVEYED AND PLATTED. SCALE 1"=80'. DATED 1949-1950. PLAN BY LEON L. HOLLAND, CIVIL ENGINEER. RECORDED IN BOOK 12 PAGE 659.
- DIANA TUTTALO ET AL 106 SYCAMORE LANE, WAKEFIELD, RI 02879 SUBDIVISION A.P. 92-2 LOT 71 SOUTH KINGSTOWN, RHODE ISLAND. SCALE 1"=40'. DATED JUNE 28, 1994. PLAN BY RAYMOND W. SCHWAB ASSOCIATES, INC. RECORDED IN BOOK PL 24, PAGE 55.

Datum Note:

- 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.

This Plan Should Be Indexed By The Following Streets:

- Matunick Beach Road

Certification:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

ROBERT G. BABCOCK, RIFLS #2504, COA #S.0004160
1/2/21

Scale: 1"=50'

0 25' 50' 100'

DiPrete Engineering

Two Stafford Court, Cranston, RI 02920
Tel: (401) 943-1000 Fax: (401) 464-6006 www.diprete-eng.com

CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER CIVIL

This plan was prepared for construction purposes on a stamped instrument for construction purposes prepared by a Professional Engineer of DiPrete Engineering.
DiPrete Engineering only warrants plans on a DiPrete Engineering stamp prepared by a registered Professional Engineer of DiPrete Engineering. DiPrete Engineering does not warrant plans by any other party.
The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.
Engineering utilities shown on this plan are approximate only. DiPrete Engineering does not warrant the accuracy of the locations of existing utilities. See Utility Note on Sheet.

No.	Date	Description	By
1	02-23-2021	Permitting Submittal	N.D.K.
2	02-26-2021	Final Ass't. Application Submittal	N.D.K.
3	02-28-2021	Final Ass't. Application	N.D.K.
4	03-03-2021	Final Ass't. Application	N.D.K.
5	03-11-2021	Final Ass't. Application	N.D.K.
6	03-11-2021	Final Ass't. Application	N.D.K.
7	03-11-2021	Final Ass't. Application	N.D.K.
8	03-11-2021	Final Ass't. Application	N.D.K.
9	03-11-2021	Final Ass't. Application	N.D.K.
10	03-11-2021	Final Ass't. Application	N.D.K.

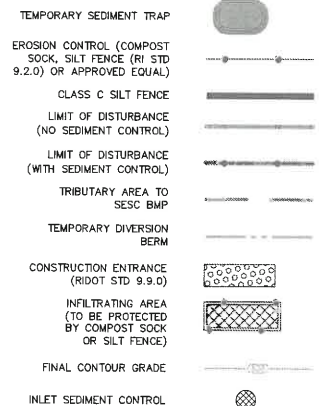
Drawn By: N.D.K. Design By: N.D.K.

Existing Conditions Plan
Matunick Beach Condos
South Kingstown, Rhode Island
Matunick Beach Road Partners, LLC
P.O. Box 185
Wakefield, RI 02880

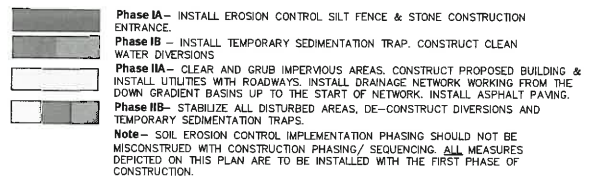
DE File No: 2385-007 Copyright 2021 by DiPrete Engineering Associates, Inc.

I:\main\projects\2385-002 matunick beach condos\autocad drawings\2385-002.eco.dwg Plot Date: 10/22/2021

Soil Erosion Control Legend:



Soil Erosion Control Implementation Phasing



GENERAL NOTES:

- THE TEMPORARY SEDIMENT TRAPS MUST MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
- THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE 1, COLUMN V FILTER STONE.
- THE SITE IS WITHIN A:
 - SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - STATEWIDE IMPORTANCE FARMLAND SOILS
 - NARROW RIVER LAND TRUST (TOWN)
 - COASTAL RESILIENCY OVERLAY DISTRICT (TOWN)
 - SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (TOWN)
 - DWTS CRITICAL RESOURCE AREA
- THE SITE IS NOT WITHIN A:
 - LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
 - HISTORIC CEMETERY
 - NATURAL HERITAGE AREA
 - GROUNDWATER PROTECTION AREA
 - TMOL WATERSHED
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
- THERE ARE NO STONE WALLS ON SITE.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THERE ARE NO AGRICULTURAL USES ON SITE.
- THERE ARE NO UNIQUE NATURAL FEATURES ON SITE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 3-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

INSTALLATION NOTES:

(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)

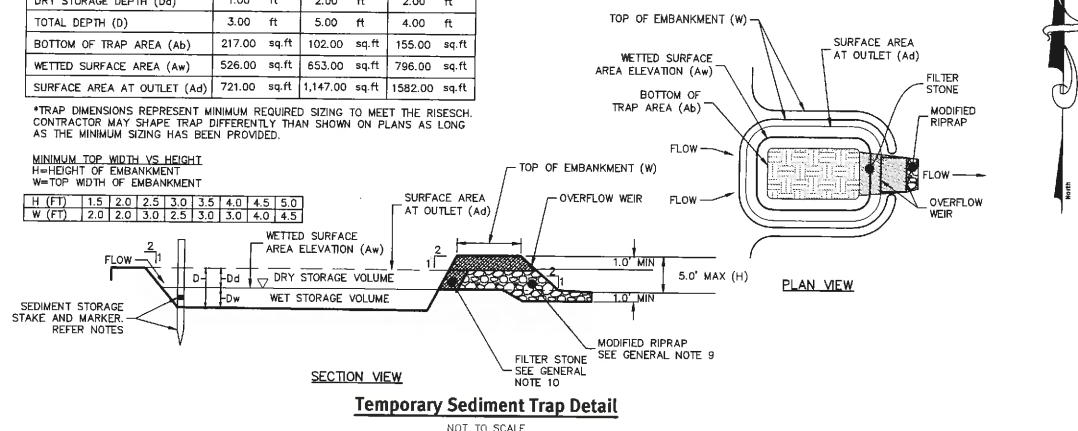
SOIL NAME DESCRIPTION

BnB**	BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES
FLA	FORTRESS SAND
MK	MATUNUCK MUCKY PEAT
MU	MERRIMAC-URBAN LAND COMPLEX

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

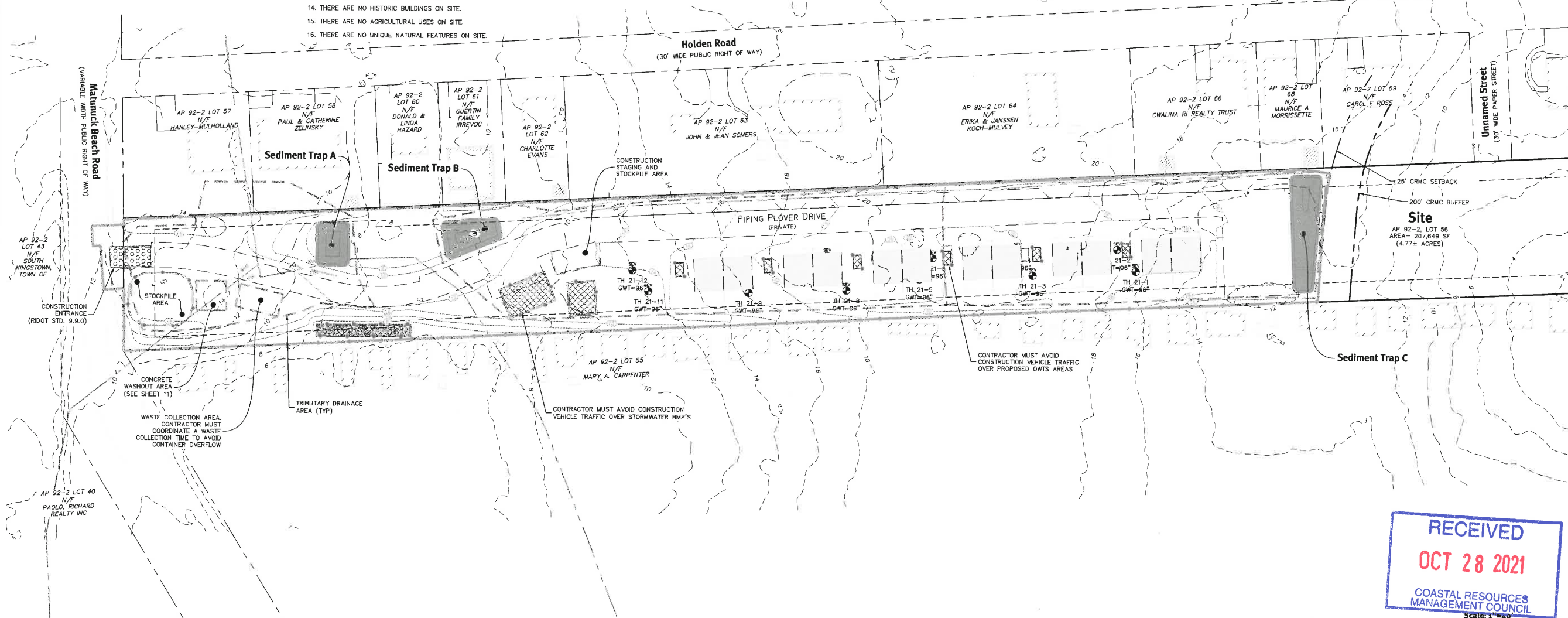
SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B	TRAP C
TRIBUTARY DRAINAGE AREA	0.39 ac	0.80 ac	0.67 ac
WET STORAGE DEPTH (Dw)	2.00 ft	3.00 ft	2.00 ft
DRY STORAGE DEPTH (Dd)	1.00 ft	2.00 ft	2.00 ft
TOTAL DEPTH (D)	3.00 ft	5.00 ft	4.00 ft
BOTTOM OF TRAP AREA (Ab)	217.00 sq.ft	102.00 sq.ft	155.00 sq.ft
WETTED SURFACE AREA (Aw)	526.00 sq.ft	653.00 sq.ft	796.00 sq.ft
SURFACE AREA AT OUTLET (Ad)	721.00 sq.ft	1,147.00 sq.ft	1582.00 sq.ft

MINIMUM TOP WIDTH VS HEIGHT	
H (FT)	W (FT)
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
3.5	4.0
4.0	4.5
4.5	5.0
5.0	5.5



Temporary Sediment Trap Detail

NOT TO SCALE



Note: This Plan Must Be Reproduced In Color

Diprete Engineering
Two Stafford Court, Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-943-6006 www.diprete-eng.com

CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Description	By
1	05-25-2021	Permit Application Submission	DD
2	06-08-2021	City of Cranston Submission	DD
3	06-23-2021	City of Cranston Submission	DD
4	08-11-2021	Permit Application Submission	DD
5	07-23-2021	Permit Application Submission	DD

Drawn By: N.D.K. Design By: N.D.K.

Soil Erosion & Sediment Control Plan
Matunuck Beach Condos
Assessor's Plat 92-2 Lot 66
South Kingstown, Rhode Island
Applicant/Owner: **Matunuck Beach Road Partners, LLC**
P.O. Box 985
Wakefield, RI 02880

Dimensional Regulations:

CURRENT ZONING: R-20 (DUPEX WITH OUT PUBLIC SEWER)
 MINIMUM LOT AREA: 40,000 SF
 MINIMUM FRONTAGE AND LOT WIDTH: 100'
 MINIMUM FRONT YARD: 35'
 MINIMUM CORNER SIDE YARD: 25'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 35'
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM LOT BUILDING COVERAGE: 25%

CURRENT ZONING: CN - MULTI HOUSEHOLD STRUCTURES UP TO 12 UNITS
 MINIMUM LOT AREA: 15,000 SF FOR FIRST 2 D.U. + 5,000 SF PER EACH ADDITIONAL D.U.
 MINIMUM FRONTAGE AND LOT WIDTH: 100'
 MINIMUM FRONT YARD: 25'
 MINIMUM CORNER SIDE YARD: 20'
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 30'
 MAXIMUM STRUCTURE HEIGHT: 35'
 MAXIMUM LOT BUILDING COVERAGE: 30%

Development Data:

TOTAL SITE AREA: 4.77± ACRES
 UPLAND AREA: 2.9± ACRES
 TOTAL NUMBER OF BUILDINGS: 6
 TOTAL NUMBER OF UNITS: 12
 AFFORDABLE UNITS: 12 UNITS (25% AFFORDABLE = 3 UNITS)
 LENGTH OF ROAD: 975±
 PAVEMENT WIDTH: 20' (TWO 10' TRAVEL LANES)
 TOTAL IMPERVIOUS: 11,119 SF
 HOUSES, PORCHES, DECKS: 26,365 SF
 DRIVEWAYS, PARKING SPACES: 0 SF
 PERVIOUS SIDEWALKS: 37,484 SF (0.88 ACRES)

Density Calculation:

TOTAL SITE AREA: 4.77± ACRES
 NUMBER OF UNITS: 12 UNITS
 MAXIMUM LOTS ALLOWED: 6 LOTS

State Permits Received:

HISTORICAL PRESERVATION & HERITAGE COMMISSION CRMC FILE NO. 2019-03-087 (DATED: APRIL 15, 2019)
 CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)
 RIEM OWTs APPLICATION #2032-1432, 2132-0908, 2132-0909, 2132-0910, 2132-0911, 2132-0912.
 CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)

Zoning Relief Approved

- c. ZONING ORDINANCE SECTION 301 - SCHEDULE OF USE REGULATIONS TABLE, USE CODE 12.1 - MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
- b. ZONING ORDINANCE SECTION 401 - SCHEDULE OF DIMENSIONAL REGULATIONS, DENSITY, SUBDIVISION & LAND DEVELOPMENT REGULATIONS - ARTICLE IV, SECTION H(9), MULTI HOUSEHOLD DWELLINGS, SUPPLEMENTARY STANDARDS.

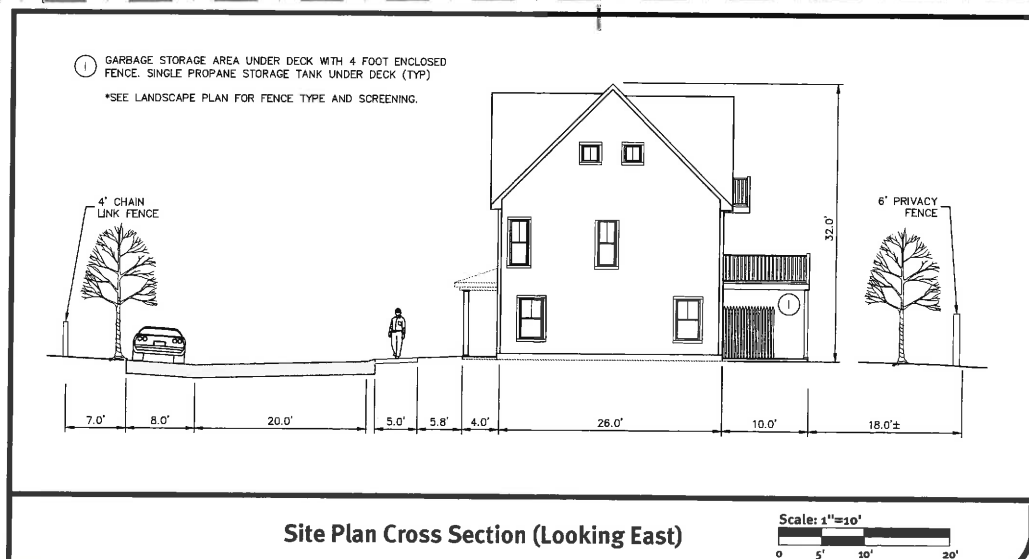
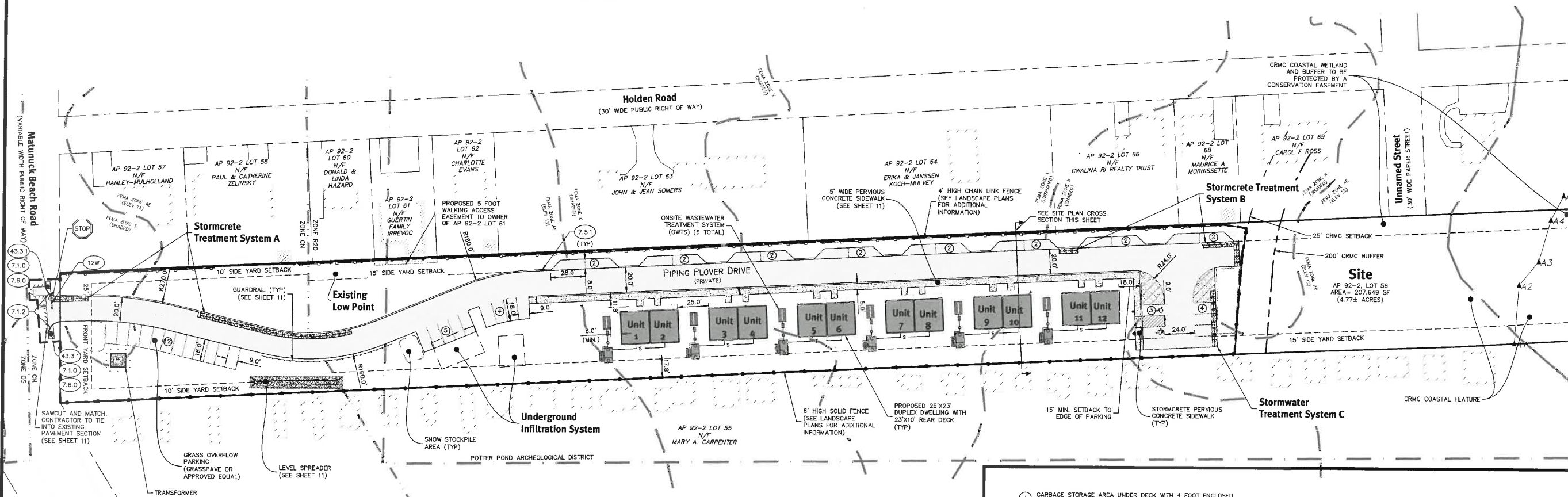
Parking Regulations:

PARKING USE: APARTMENTS OR MULTI-HOUSEHOLD DWELLINGS
 PARKING REQUIREMENT: 2 SPACES PER UNIT
 UNITS PROPOSED: 12 UNITS
 PARKING CALCULATION: 2 * 12 = 24 SPACES
 REQUIRED PARKING SPACES: 24 SPACES
 PARKING SPACES PROVIDED: 44 TOTAL SPACES
 32 STANDARD SPACES (INCLUDING 2 ADA SPACES)
 12 OVERFLOW SPACES



Diprete Engineering
 Two Stafford Court, Cranston, RI 02920
 TEL 401-943-1000 FAX 401-464-6006 WWW.DIPRETE-ENG.COM

CHRISTOPHER A. DUHAMEL
 REGISTERED PROFESSIONAL ENGINEER CIVIL



Low and Moderate Income Housing Note:
 1. UNITS 1, 5 AND 9 ARE DESIGNATED FOR LOW AND MODERATE INCOME DEED RESTRICTIONS.

No.	Date	Description	By
1	10-23-2021	Permitting Submittal	N.D.K.
2	10-26-2021	CRMC ASSESSMENT Submittal	N.D.K.
3	11-03-2021	CRMC ASSESSMENT Submittal	N.D.K.
4	11-03-2021	Final Plan Submittal	N.D.K.
5	11-03-2021	Final Plan Submittal	N.D.K.
6	11-03-2021	Final Plan Submittal	N.D.K.
7	11-03-2021	Final Plan Submittal	N.D.K.
8	11-03-2021	Final Plan Submittal	N.D.K.
9	11-03-2021	Final Plan Submittal	N.D.K.
10	11-03-2021	Final Plan Submittal	N.D.K.
11	11-03-2021	Final Plan Submittal	N.D.K.
12	11-03-2021	Final Plan Submittal	N.D.K.

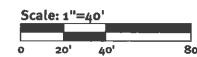
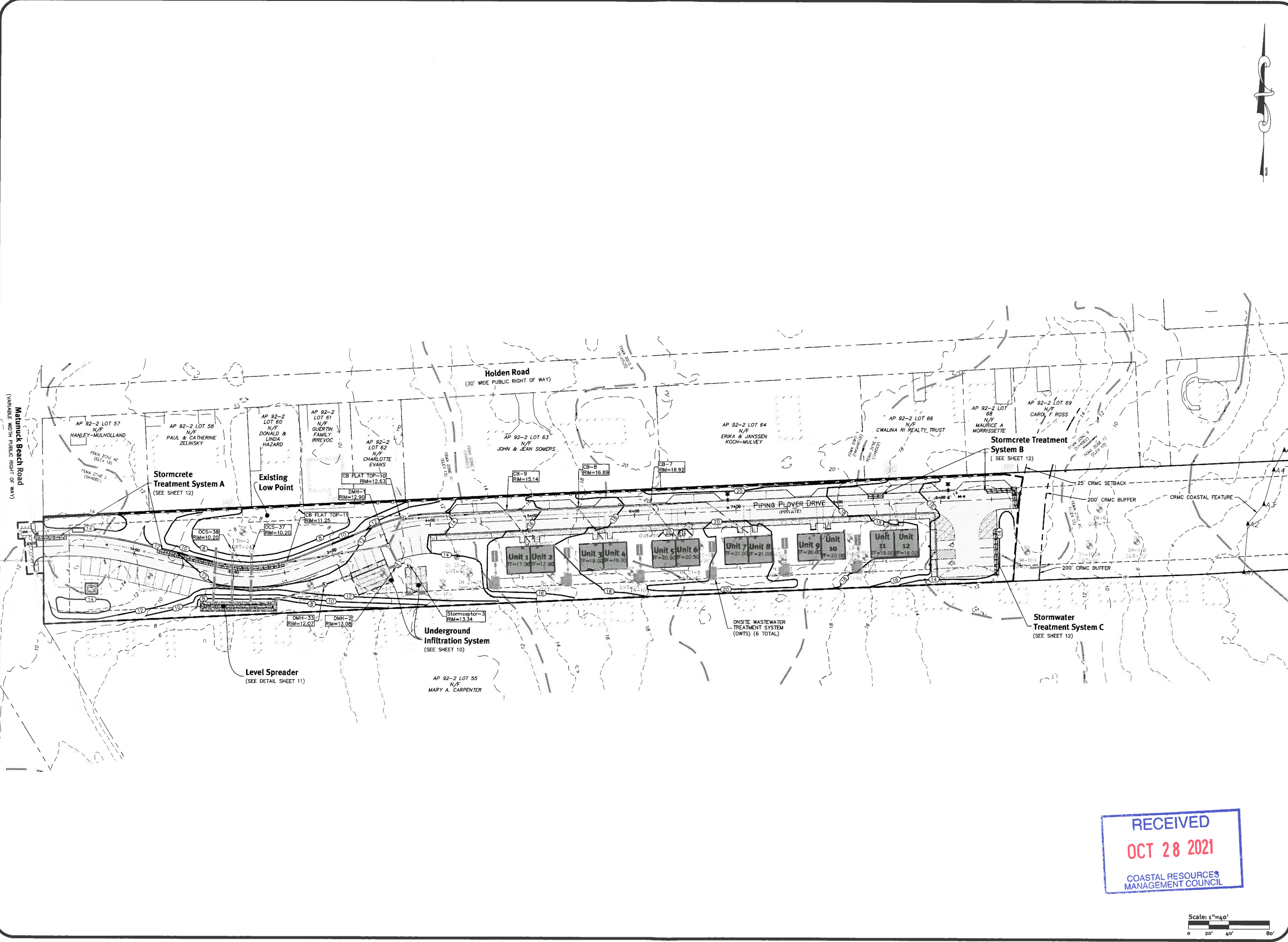
Site Layout Plan
Matunuck Beach Condos
 Assessor's Plat 92-2 Lot 56
 South Kingstown, Rhode Island
 Applicant/Owner: **Matunuck Beach Road Partners, LLC**
 P.O. Box 385
 Wakefield, RI 02880
 Design By: N.D.K.
 DE JOB No: 2389-002 Copyright 2021 by Diprete Engineering, Association, Inc.

s:\main\projects\2389-002_matunuck_beach_condos\autocad\drawings\2389-002-plan.dwg Plotted: 10/22/2021

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

Scale: 1"=10'
 0 5' 10' 20'

Z:\main\projects\3389-002 matunuck beach condos\matunuck.dwg (sheet: 10/22/2021)



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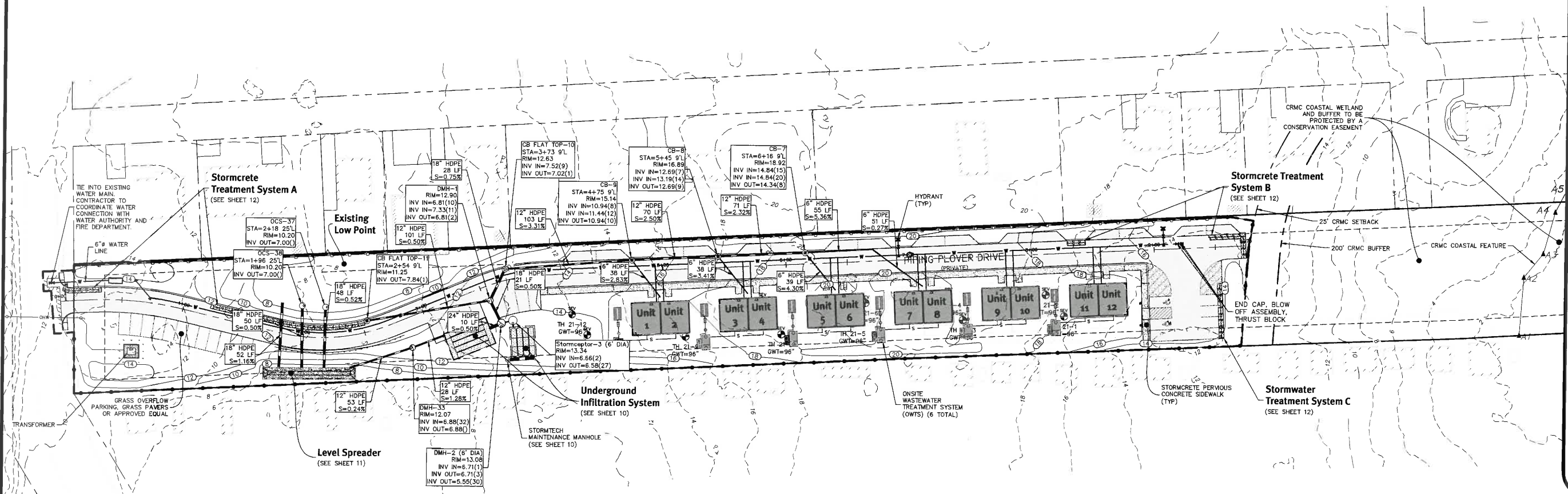
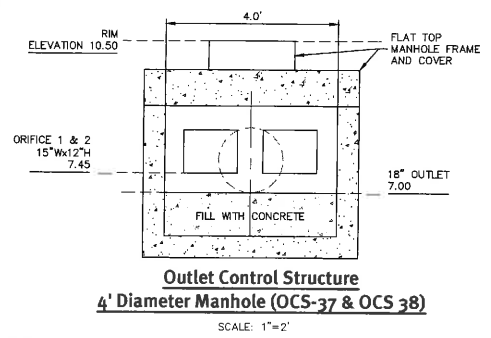
CHRISTOPHER A. DUMAMEL
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This plan was prepared by the Designer and is not to be used for construction without the approval of the Designer. The Designer is not responsible for the accuracy of the information provided by the client or other parties. The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design. Existing utilities shown on this plan are approximate only. DiPrete Engineering is not responsible for the accuracy of the information provided by the client or other parties. Locations of existing utilities. See Utility Note on Sheet 9.

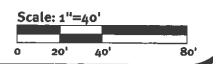
No.	Date	Description	By
1	10/22/2021	Final Submission	N.D.K.
2	10/22/2021	Final Submission	J.A.C.
3	09/28/2021	Final Submission	J.A.C.
4	08/14/2021	Final Submission	J.A.C.
5	07/29/2021	Final Submission	J.A.C.

Drawn By: N.D.K. Design By: N.D.K.

Grading Plan
Matunuck Beach Condos
Assessor's Plat 92-2 Lots 56-69
South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
P.O. Box 386
Westerfield, RI 02880
DE Job No: 2389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.



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Drainage and Utilities Plan
Matunuck Beach Condos
 Assessor's Plat 92-2, Lot 96
 South Kingstown, Rhode Island
 Applicant/Owner
Matunuck Beach Road Partners, LLC
 P.O. Box 385
 Wakefield, RI 02880

CHRISTOPHER A. DURAMEL
 REGISTERED
 PROFESSIONAL ENGINEER
 CIVIL

DIPRETE Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: (401) 943-1000 Fax: (401) 464-6006 www.diprete-eng.com

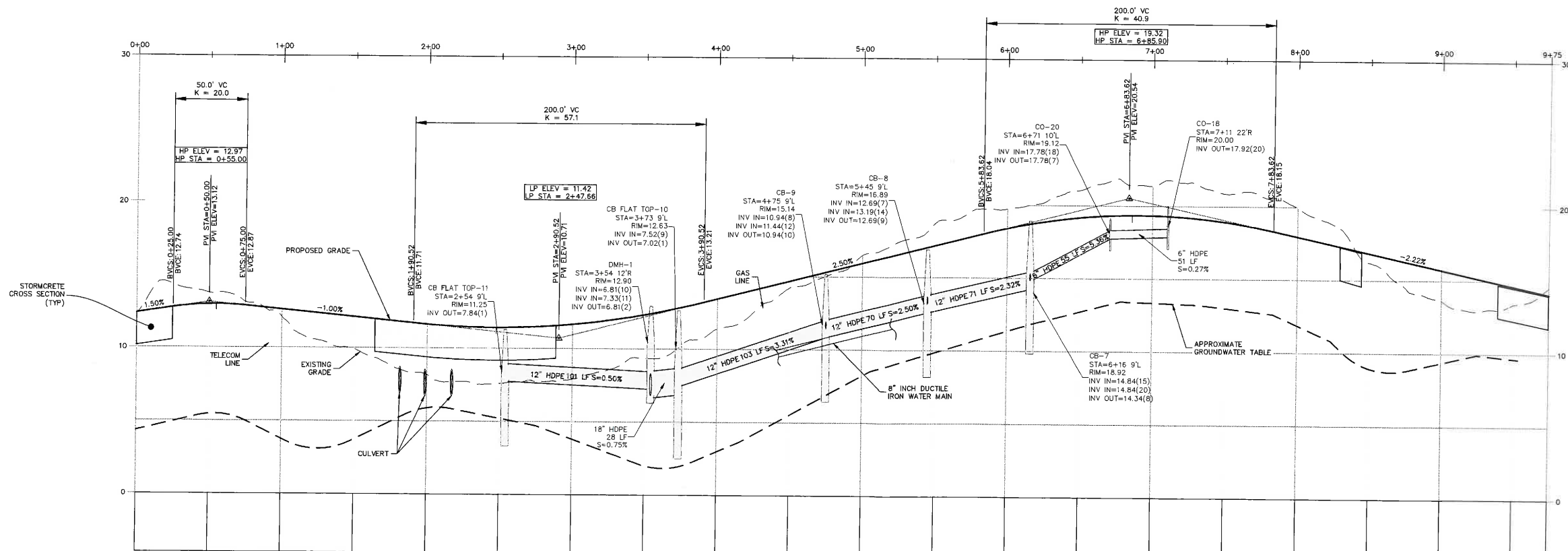
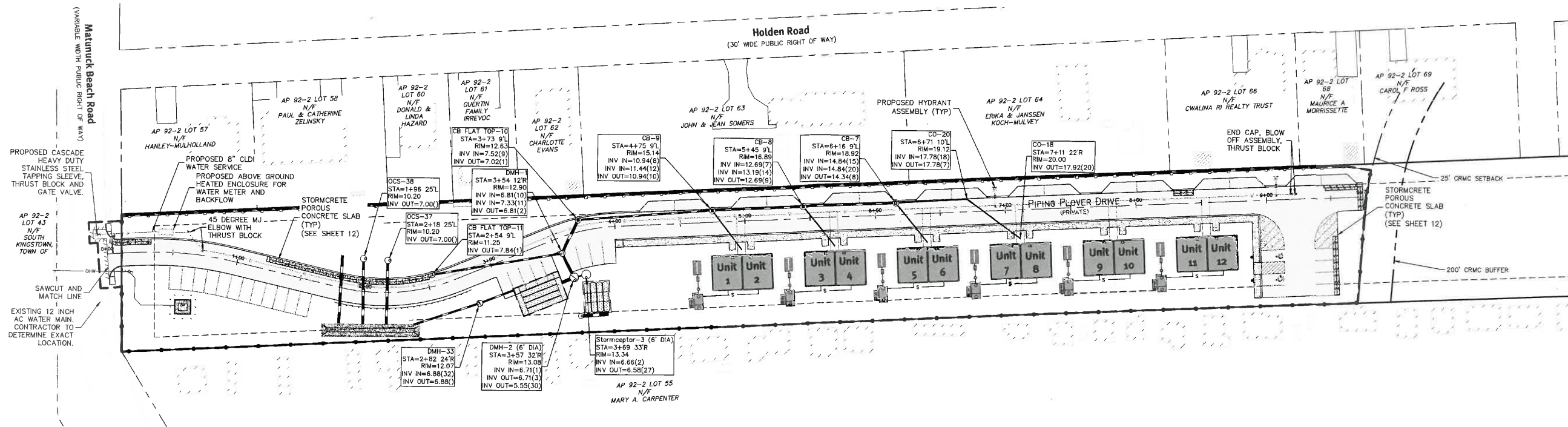
This plan was prepared by Diprete Engineering, Inc. for the use of the contractor. It is the contractor's responsibility to verify the accuracy of the information shown on this plan. Diprete Engineering, Inc. is not responsible for any errors or omissions on this plan. The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.
 The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities. See "Utility Note" on Sheet 5.

No.	Date	Description	By
1	10-22-2021	Permitting Submittal	N.D.K.
2	10-26-2021	CRMC ASSET Application Submission	N.D.K.
3	08-30-2021	WMA Submission	N.D.K.
4	08-12-2021	Permitting Plans Submission	N.D.K.
5	07-29-2021	Design	N.D.K.

Drawn By: N.D.K. Design By: N.D.K.

F:\Main\projects\2189-002 matunuck beach condos\autocad drawings\2189-002 plan.dwg PlotDate: 10/22/2021

t:\main\projects\2389-002 matunuck beach condos\autocad drawings\389-002-plan.dwg Plotted: 10/22/2021



Sta. 0+00 To 9+75
Profile - Piping Plover Drive

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Vertical: 0 2' 4' 8'
Horizontal: 0 20' 40' 80'

Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

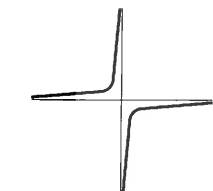
CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This plan was prepared and issued by the undersigned professional engineer in accordance with the provisions of the Professional Engineer Act of 1981, as amended, and the regulations of the Board of Professional Engineers of the State of Rhode Island. The engineer is responsible for all of the means, methods, and safety precautions and requirements, and OSHA compliance in the execution of this plan and design. Engineering services shown on this plan are approximate only. Diprete Engineering, Inc. is not responsible for the accuracy of the locations of existing utilities. See Utility Note on Sheet 5.

No.	Date	Description	By
1	08-22-2021	Permitting Submittal	C.A.D.
2	08-25-2021	CRMC Agent Application Submission	C.A.D.
3	08-25-2021	Plan Submission	C.A.D.
4	08-25-2021	Final Plan Submission	C.A.D.
5	08-25-2021	Final Plan Submission	C.A.D.

Drawn By: N.D.K. Design By: N.D.K.

Plan & Profile
Matunuck Beach Condos
Assessor's Plat 92-2 Lot 56
South Kingstown, Rhode Island
Matunuck Beach Road Partners, LLC
P.O. Box 950
Wakefield, RI 02880



JOHN C. CARTER & CO., INC.
960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783-3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

PLANTING PLAN

PREPARED FOR:
Matunuck Beach Road Partners, LLC

LOCATED AT
PIPING PLOVER DRIVE
A.P. 92-2, LOT 56

SOUTH KINGSTOWN, RHODE ISLAND

ISSUED FOR PERMITTING

REVISIONS
10-25-21 Plantings in response to new layout. Road name. Fence on north property line.
9-2-21 Plantings in response to new layout of parking & units. Trash receptacles added. Fence added. Notes added.

SCALE 1"=20'
DATE August 11, 2021



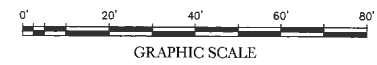
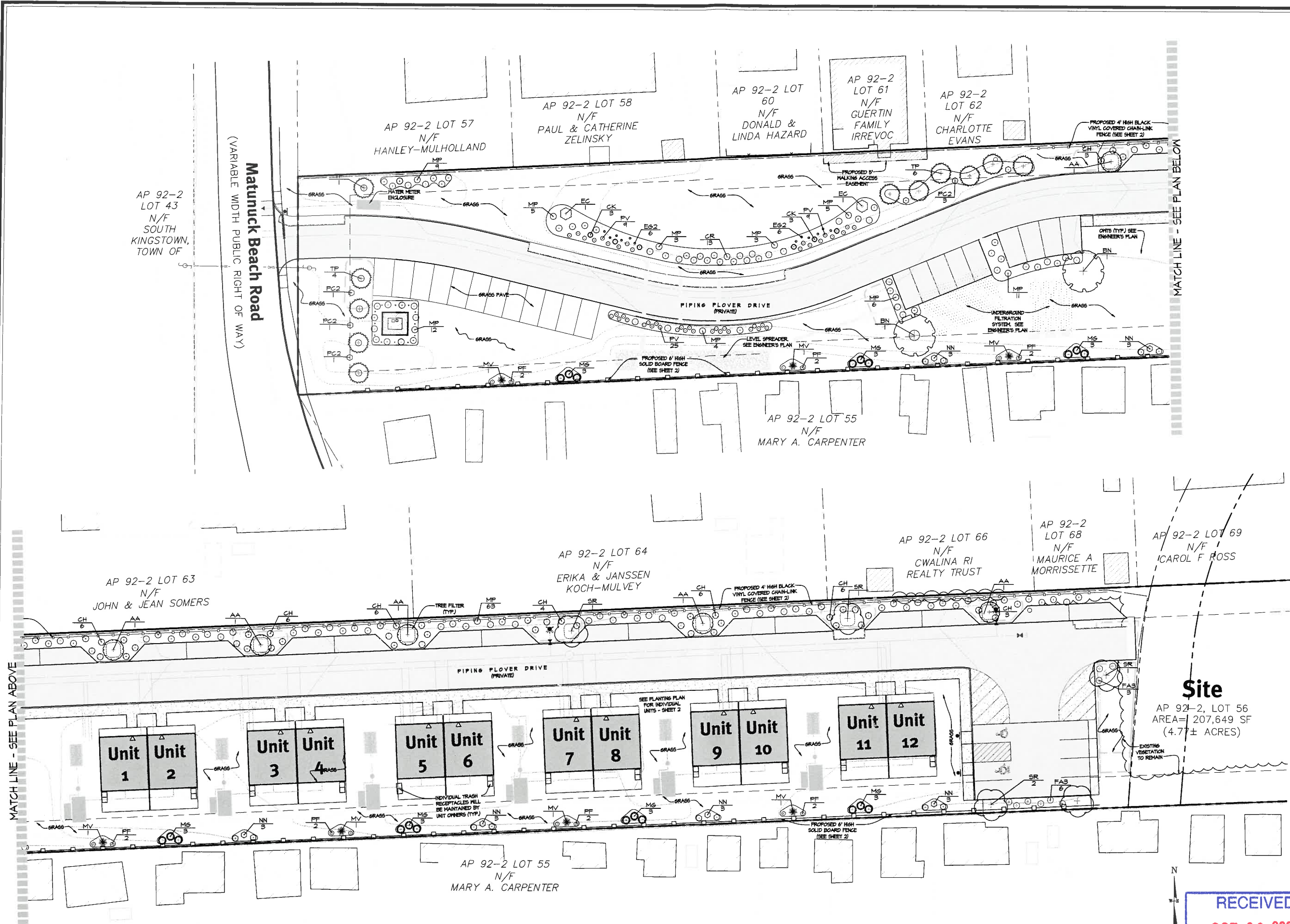
SHEET NUMBER

1 OF 3

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DRAWN BY: LMW



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CRMC Mailing List for Matunuck Beach Road Partners, LLC
CRMC File Number 2021-11-002

Matunuck Beach Road Partners, LLC
P.O Box 385
Wakefield, RI 02880

Mark and Priscilla Petrarca
106 Prospect Road
Wakefield, RI 02879

Leila Chaucer
5 Norwood Avenue
Milford, CT 06460

Stephanie Potts
6 Fairway Drive
Hope Valley, RI 02832

Barbara Hanley-Mulholland
7 Holden Road
Wakefield, RI 02879

Paul & Catherine Zelinsky
35 Woodstock Dr
Manchester, CT 06042

Diana's Trust
19 Bella Vista Circle
Glocester, RI 02814

John & Jean Somers
55 Holden Road
Wakefield, RI 02879

Erika Koch
& Andrea Kelleher
225 2nd Avenue
Warwick, RI 02888

Erika Koch
& Andrea Kelleher
893 Danielson Pike
No Scituate, RI 02857

Cwalina RI Realty Tr
83 North Street
North Reading, MA 01864

Carol F. Ross Rev Tr
101 Holden Road
Wakefield, RI 02879

Kimberly & Francis Bumbara
10761 Tarflower Drive
Venice FL 34293

Donald and Linda Hazard
216 Wopowog Road
East Hampton, CT 06424

Guertin Family Irrev Lvg Tr
1201 SE Palm Beach Road
Port St. Lucie, FL 34952

Maurice & Jeannine Morrissette Tr
93 Holden Road
Wakefield, RI 02879

Odin Kuiper & Carrie Kuiper
33 Farmcliff Drive
Glastonbury, CT 06033

The Carpenters Beach Tr
854 Matunuck Beach Rd
Wakefield, RI 02879

CRMC (2021-11-002)
O. S. Government Center
4808 Tower Hill Road
Wakefield, RI 02879

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Tuesday, January 11, 2022 2:38 PM
To: 'Alison Kates, NRPA Program Coordinator'; 'Christine Chase'; 'Colin Howard, Independent RI -- South Kingstown'; 'Colleen Camp, SK Town Manager's Office'; 'David Flanders, SK Conservation Commission'; 'Elizabeth Ennis, SK Pub Svcs'; James Gorman, Building Official, South Kingstown; James Rabbitt, Planning Director, South Kingstown; 'Jon R. Schock, Public Svcs Dir, South Kingstown'; 'Margaret Healey, President, South Kingstown Town Council'; Michael Stach, Harbormaster, South Kingstown; 'Narragansett Times'; Patricia Northup, Assessor's Office; 'Richard Bourbonnais, SK Town Engineer'; 'Robert Chase'; 'Robert Stockley, South Kingstown'; 'Sen. Susan Sosnowski'; 'South Kingstown Building Official'; 'Steve Schipani'; 'Steven Pinch, Chief, Union Fire District, SK'; Susan Flynn, SK Town Clerk; Theresa Murphy, Town Manager (Intertim); 'Thomas Browning'; 'Thomas F. Moore; Matunuck,RI'; 'Thomas J. Dunn Jr., Artisan Builders'; Wendy Duarte, SK Assessors Office
Subject: CRMC Public Notice - 2021-11-002 Matunuck Beach Road Partners LLC - South Kingstown
Attachments: Public Notice CRMC File 2021-11-002 MBRP LLC - South Kingstown.pdf

Please note: Comments must be received by February 11, 2022. Thank you!

Lisa A. Turner
Office Manager
[Coastal Resources Management Council](#)
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Tuesday, January 11, 2022 2:34 PM
To: Alicia Wilson, USACE NE Dist; Reg Div; 'Alison Kates, NRPA Program Coordinator'; 'Amy Rose Weinreich, Charlestown TC'; 'Bruce Eastman, RISA'; 'Carol Wordell, Little Compton Town Clerk'; 'Charlotte Taylor'; 'Chris Church, Reporter'; 'Christina Collins, Jamestown Acting Town Admin'; 'Christine Andrews, QDC'; 'Chuck Horbert, RIDEM'; 'Colin Howard, Independent RI -- South Kingstown'; 'David Latham'; 'David Murdock'; 'David Prescott, Save the Bay'; 'Deborah Mongeau, Librarian'; 'Donna Giordano, Westerly TC'; 'Emilie Holland'; 'Eric Schneider, RIDEM Fish and Wildlife'; 'Erin Liese, Jamestown Town Clerk'; 'Glenn Modica'; 'James Bessette, Editorial Assistant'; James Boyd; Janet Tarro, Town Clerk, Narragansett; Jayna Jenkins, City of Cranston, Sr. Clerk; Jean Bellm, Exec Asst, Barrington; 'Jeanne Spencer, Tiverton Town Clerk's Office'; 'Jeannette Alyward, North Kingstown TC'; Jeff Willis; 'Jeffrey Gardner'; 'Jennifer M. West , Portsmouth TC'; 'Jerry Elmer , Esq, CLF'; Joan Chabot, Town Clerk, Tiverton; 'John Brown, THPO, Narragansett Indian Tribe'; 'John Torgan'; 'John Williams, Warwick Cove Marina'; 'Jonathan F. Stone, Exec Dir'; 'Jude Zeh'; 'Kathy & Steve Jacques'; 'Kathy & Steve Jacques'; 'Kendra L. Beaver, Esq, Save the Bay'; Kevin R. Kotelly, USACOE; 'Kim A. Casci-Palangio, East Prov CC'; 'Laura C. Swistak, City Clerk, Newport'; Laura Dwyer; 'Lawrence Taft, Exec Dir'; Leanne Zarrella, City of Cranston, City Clerk; 'Leigh Carney, Town Clerk'; Leslie Martin, USARMY USACE; Lisa Turner; 'Liz Boardman'; 'Lyn Pagliarini, Warwick City Clerk'; 'Matt Gineo, Oldport Marine'; 'Matt O'Brien, AP Reporter'; 'Melanie Jewett Army, AICP, RIDOT'; Melissa Cordeiro, Bristol Town Clerk; 'Meredith J. DeSisto, Barrington TC'; 'Michael McGiveney'; Michael S. Wierbonics, USARMY CENAE; 'Mike Jarbeau, Save The Bay'; 'Neal Personeus, RIDEM'; 'Nick Donadio'; 'Peter A. Healey'; 'Peter M. Vieira, Marine Construction'; 'Phil Capaldi'; Priscilla De La Cruz, Audubon Society of RI; 'Providence City Clerk'; 'Richard Goldstein Pawtucket TC'; 'Richard Kalunian'; 'Robert Lyons, Ocean House Marina'; Robin Barlow, RI Builders; 'Rodman R. Black Jr. HIIA'; 'Ryan Belssing, Independent RI -- Narragansett'; Sandrea Speroni, Town Clerk's Office; Sarah Frazar, RIDEM; 'Scott Briggs, Librarian'; Susan Flynn, SK Town Clerk; 'Thomas R. Evans, State Librarian'; 'tim rockwell'; 'Wendy J. W. Marshall, Middletown TC'
Subject: CRMC Public Notice - File No. 2021-11-002 Matunuck Beach Road Partners LLC - South Kingstown
Attachments: Public Notice CRMC File 2021-11-002 MBRP LLC - South Kingstown.pdf

Please note: Comments must be received by February 11, 2022. Thank you!

Lisa A. Turner
Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370