



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.



z:\domain\projects\2389-002 matunuck beach condos\autocad drawings\2389-002-cvar.dwg Plotted: 10/22/2021

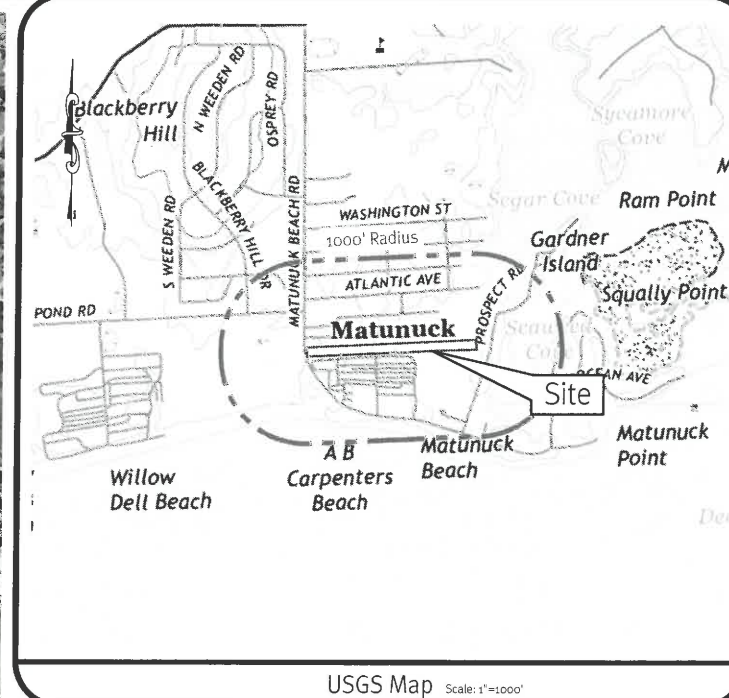
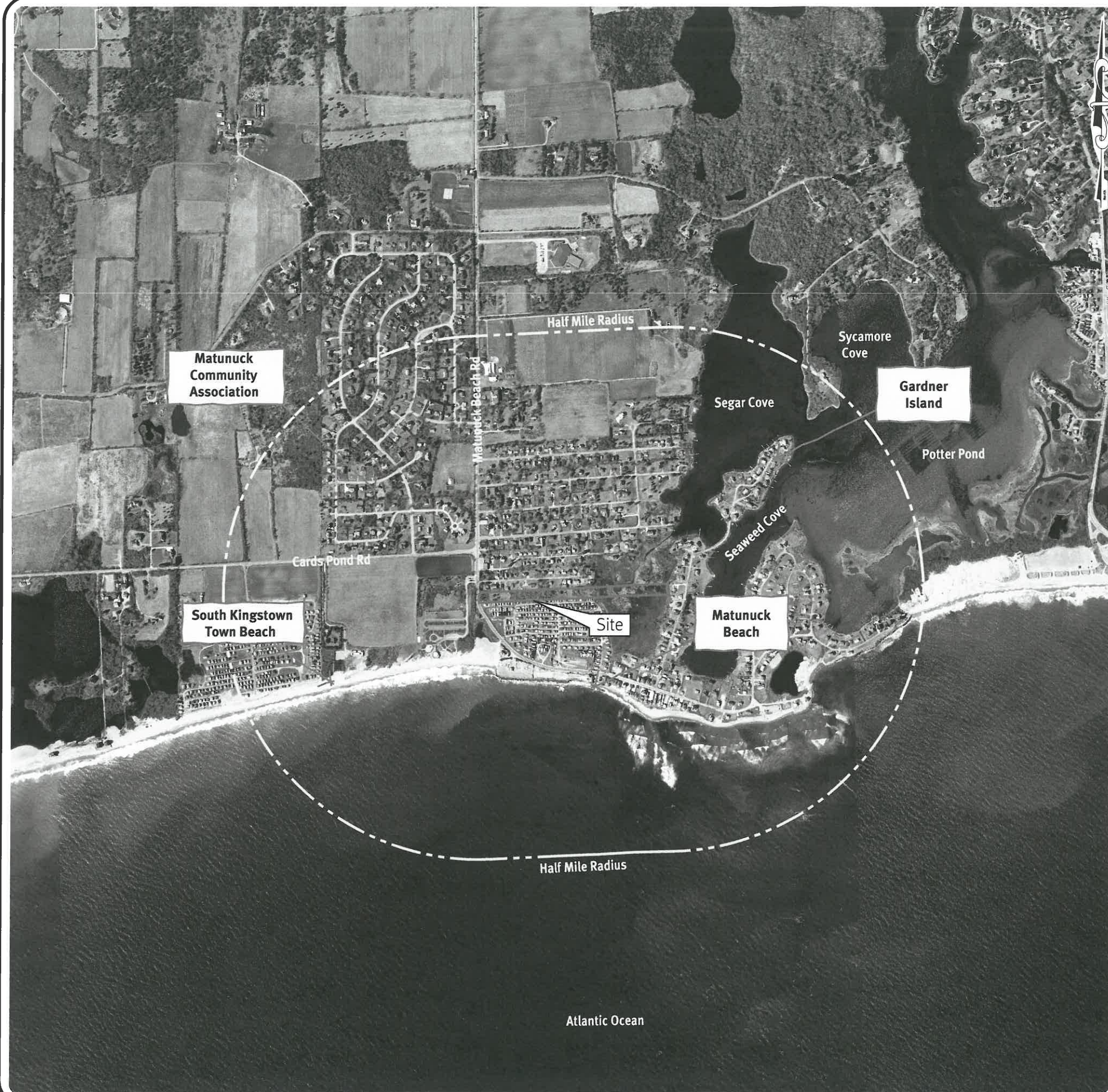



Image obtained from RIGIS 2014 Aerial Photography.

DiPrete Engineering

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 [www.diprete-eng.com](http://www.diprete-eng.com)

CHRISTOPHER A. DUHAM

116  501

REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

This plan set must not be used for construction purposes unless stamped "Issued for Construction" and stamped by a registered Professional Engineer of Idaho. Engineering

Prete Engineering only warrants plans on a DiPrete Engineering title block stamped by registered Professional Engineer of DiPrete Professional Engineer or DiPrete Engineering.

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 conformance in the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to

cations of existing utilities. See 'Utility Note' on Sheet 3.

### Aerial Half Mile Radius

## Matunuck Beach Condos

Assessor's Plat 92-2 Lot 56  
South Kingstown, Rhode Island

Applicant/Owner  
**Matinick Beach Road Partners**

P.O. Box 385  
Wakelield, RI 02880

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SHEET 2 OF 1

RECEIVED  
OCT 28 2021  
COASTAL RESOURCES  
MANAGEMENT COUNCIL



General Notes:

- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 92-2 LOT 56.
- THE SITE IS APPROXIMATELY 4.77± ACRES AND IS ZONED R20 AND CN.
- THE OWNER OF AP 92-2 LOT 56 IS: EILEEN R. BIANCUZZO  
12 LISTER DRIVE  
BARRINGTON, RI 02806
- 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.
- 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.
- 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 DURING APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LAND PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITYATIVE FIELD SURVEY MAY DISCLOSE.
- 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 INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
- 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)
- THE SITE IS NOT WITHIN A:  
HISTORIC CEMETERY  
UNIQUE HISTORIC FEATURES  
UNIQUE NATURAL FEATURES  
NATURAL HERITAGE AREA  
GROUNDWATER PROTECTION AREA  
TWOI WATERSHED  
DRINKING WATER SUPPLY WATERSHED (RIDEM)  
NATURAL REGISTER OF HISTORIC PLACES
- 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 (SESC). THE SESC 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
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
- 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).
- THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- CRMC COASTAL WETLAND AND BUFFER TO BE PROTECTED BY A CONSERVATION EASEMENT.
- SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON 02/20/2019 AND 11/09/2020.
- WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND LOCATED BY DIPRETE ENGINEERING USING SUBMETER GPS ON FEBRUARY 20, 2019.
- 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.
- 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)

SOIL NAME	DESCRIPTION
BhB**	BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES
F1A	FORTRESS SAND
Mk	MATUNUCK MUCKY PEAT
MU	MERRIMAC-URBAN LAND COMPLEX

NOTE: \*PRIME FARMLAND  
\*\*FARMLAND OF STATEWIDE IMPORTANCE

Soil Erosion and Sedimentation Control Notes:

- 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.
- 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 (RISESC) 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 RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
- 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.
- INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
- 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.
- 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.
- 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.
- 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:

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURBING WITHIN THE PUBLIC RIGHT OF WAY TO BE CONCRETE. CURBING WITHIN THE SITE TO BE BITUMINOUS BERM OR AS LABELED ON THE PLANS.
- SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY TO BE CONCRETE. SIDEWALK WITHIN THE SITE TO BE PEROVUS CONCRETE OR AS LABELED ON THE PLANS.
- 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.
- 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.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 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.
- 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:

- ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE. (CURRENT EDITION).
- 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).
- 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.
- 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.
- FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EVERY 15 (OR FRACTION OF 15) ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- 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.
- 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:

- CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- 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.
- 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.
- 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.
- ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- 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.
- 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.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- 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.
- 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.
- NO STUMP DUMPS ARE PROPOSED ON SITE.

DRAINAGE

ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT 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 WATERTIGHT.

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 THE 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 INCLUDING (BUT NOT LIMITED TO) PIPES, VALVES, FITTINGS, HEAT EXCHANGERS, ENCLLOSURES, 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 ENCASMENTS 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 LOCATIONS OF LIGHT POLE TO BE COORDINATED WITH OTHER UTILITIES AND TO BE LOCATED WITHIN THE STREET RIGHTS OF WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

Abbreviations Legend

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

Site Callouts Legend

- (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

(AS SHOWN ON PROPOSED PLANS)  
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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



This plan set may not be used for construction purposes unless stamped "Issued for Construction" and stamped by a registered Professional Engineer of DiPrete Engineering.

DiPrete Engineering only warrants plans on a DiPrete Engineering stamp. DiPrete Engineering does not warrant plans by any other party.

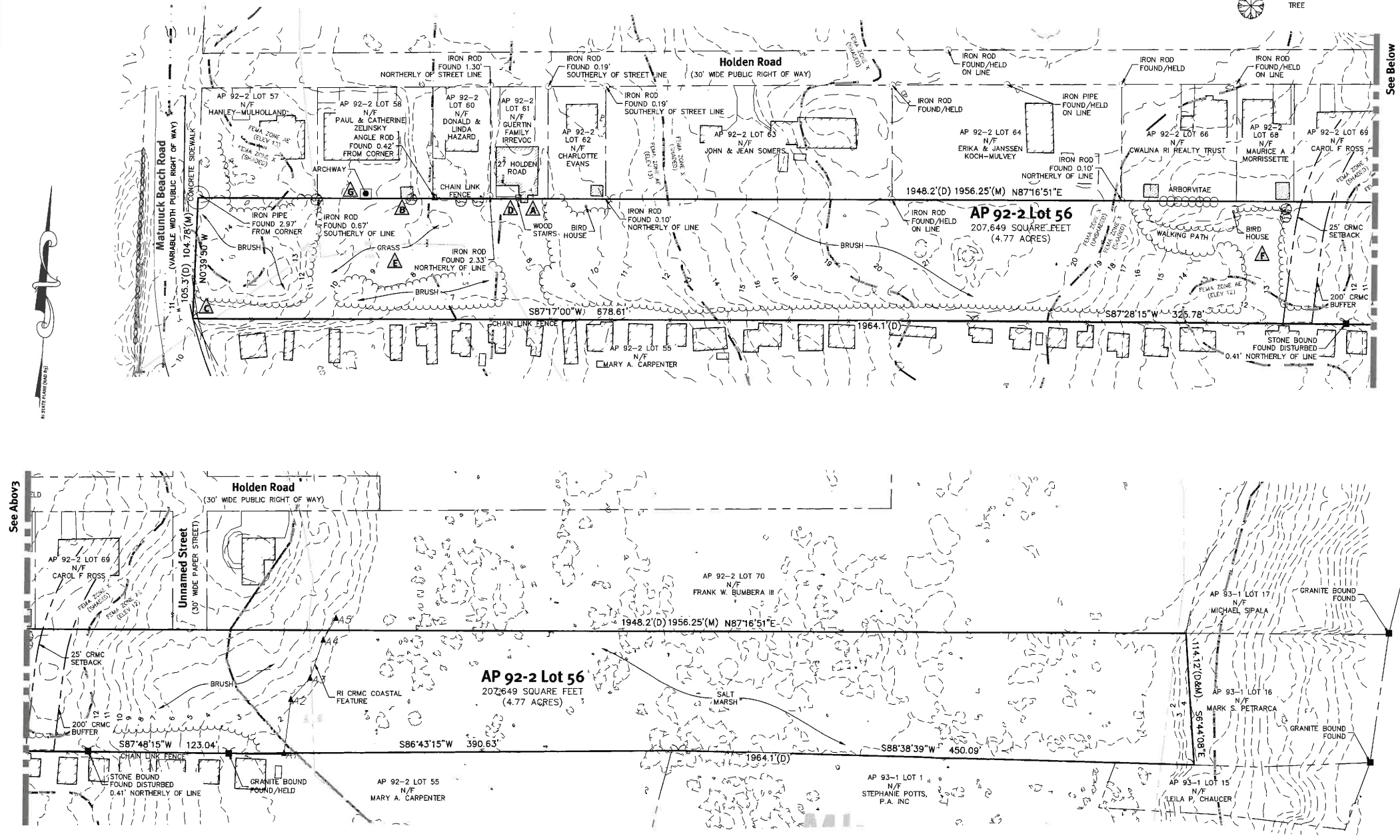
The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

Engineering drawings on this plan are approximate only. DiPrete Engineering assumes no responsibility for errors or omissions in locations of existing utilities. See Utility Note on Sheet 5.

NO.	DATE	REVISIONS/DESCRIPTIONS	BY	CHKD.
1	10-22-2021	Initials, Submittals	SKM	SKM
2	10-22-2021	Final, Submittals	SKM	SKM



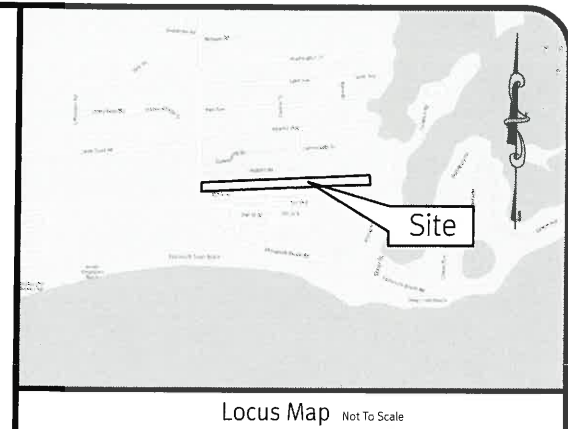
z:\main\projects\389-002 matunuck beach condos\autocad drawings\389-002.eco.dwg Plotted: 10/22/2021



#### List of Possible Encroachments:

- A BUILDING 3.3' OVER PROPERTY LINE
- B SHED 0.2' OVER PROPERTY LINE
- C SIDEWALK 4.4' OVER PROPERTY LINE
- D WOOD STAIRS 1.9' OVER PROPERTY LINE
- E MAINTAINED LAWN AREA
- F MAINTAINED LAWN AREA
- G 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
MEASURED	⊙/⊙ SOIL EVALUATION
CHORD ANGLE	⊙/⊙ CATCH BASIN
HANDICAPPED	⊙/⊙ DOUBLE CATCH BASIN
PROPERTY LINE	⊙/⊙ DRAINAGE MANHOLE
ASSESSORS LINE	⊙/⊙ FLARED END SECTION
TREELINE	⊙/⊙ GUY POLE
GUARDRAIL	⊙/⊙ ELECTRIC MANHOLE/HANDHOLE
FENCE	⊙/⊙ UTILITY/POWER POLE
RETAINING WALL	⊙/⊙ LIGHTPOST
STONE WALL	⊙/⊙ SEWER/SEPTIC MANHOLE
MINOR CONTOUR LINE	⊙/⊙ SEWER VALVE
MAJOR CONTOUR LINE	⊙/⊙ CLEANOUT
WATER LINE	⊙/⊙ HYDRANT
SEWER LINE	⊙/⊙ IRRIGATION VALVE
SEWER FORCE MAIN	⊙/⊙ WATER VALVE
GAS LINE	⊙/⊙ WELL
ELECTRIC LINE	⊙/⊙ MONITORING WELL
OVERHEAD WIRES	⊙/⊙ UNKNOWN MANHOLE
DRAINAGE LINE	⊙/⊙ GAS VALVE
	⊙/⊙ B-1 WETLAND FLAG
	⊙/⊙ BENCH MARK
	⊙/⊙ SHRUB
	⊙/⊙ TREE



#### 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 MATUNUCK 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 53 & 54 AND MAP NO. 93-1 LOT 1 AND DAVID VAN PELT YALE MAP NO. 93-1 LOT NO. 12 ON MATUNUCK 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 MATUNUCK 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:

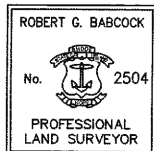
- Matunuck Beach Road

#### 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	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY	CLASS T-4

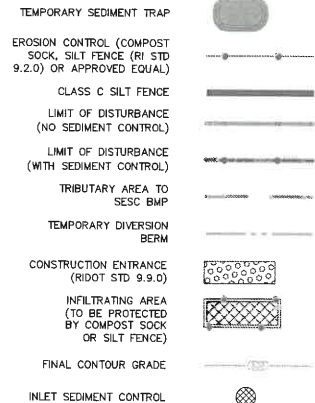
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.



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

Existing Conditions 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

# Soil Erosion Control Legend:



# Soil Erosion Control Implementation Phasing

- Phase IA** - INSTALL EROSION CONTROL. SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- Phase IB** - INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS.
- Phase IIA** - CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.
- Phase IIB** - STABILIZE ALL DISTURBED AREAS. DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

**Note** - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUCTED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

## 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 RIESCH.
- 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) DOWNS 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 TMDL 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 9-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

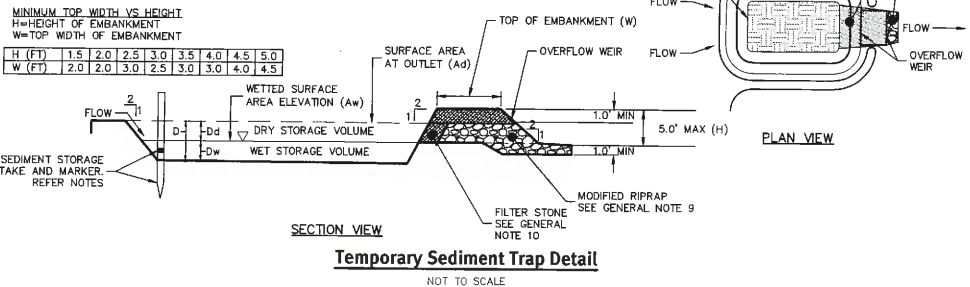
BhB**	BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT SLOPES
FLA	FORTRESS SAND
MX	MATUNUCK MUCKY PEAT
MU	MERRIMAC-URBAN LAND COMPLEX

NOTE: \*PRIME FARMLAND  
\*\*FARMLAND OF STATEWIDE IMPORTANCE

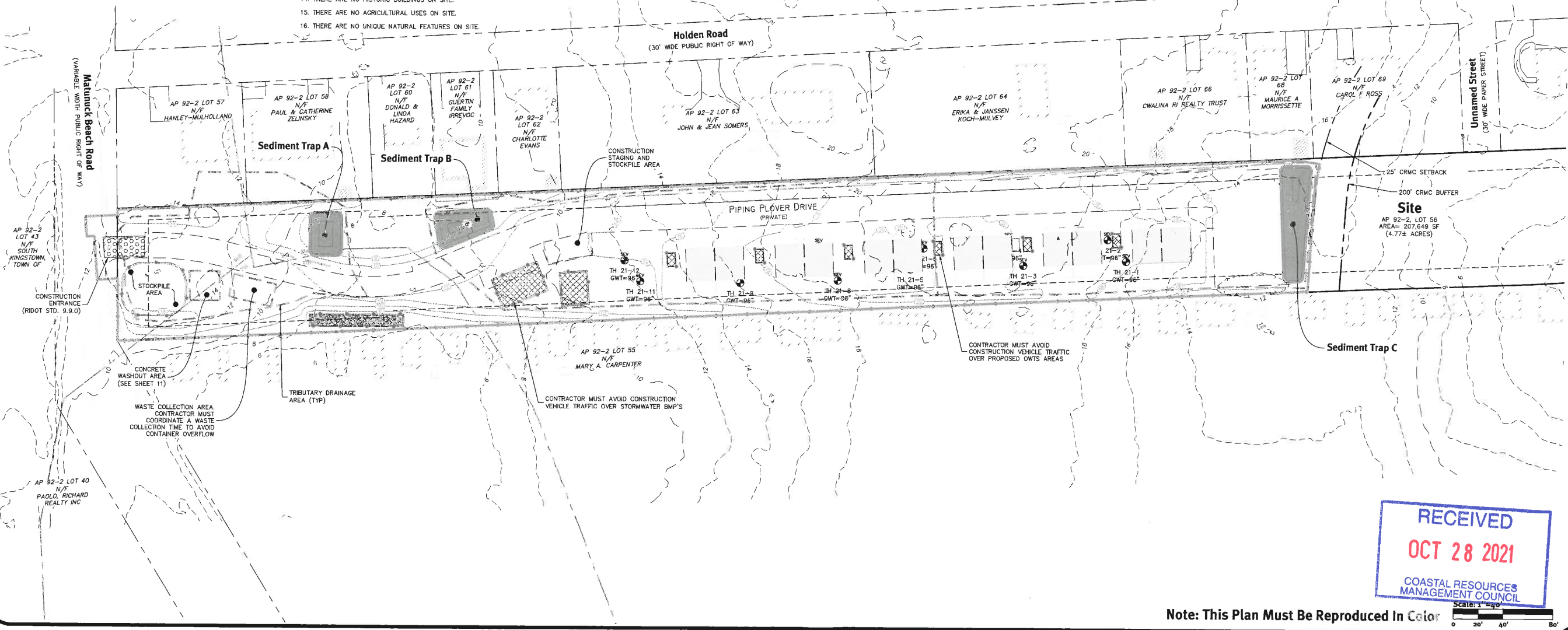
SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B	TRAP C
TRIBUTARY DRAINAGE AREA	0.39 ac	0.80 ac	0.67 ac
WET STORAGE DEPTH (Dw)	2.00 ft	3.00 ft	2.00 ft
DRY STORAGE DEPTH (Dd)	1.00 ft	2.00 ft	2.00 ft
TOTAL DEPTH (D)	3.00 ft	5.00 ft	4.00 ft
BOTTOM OF TRAP AREA (Ab)	217.00 sq.ft	102.00 sq.ft	155.00 sq.ft
WETTED SURFACE 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

\*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RIESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

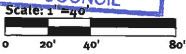
MINIMUM TOP WIDTH VS HEIGHT									
H=HEIGHT OF EMBANKMENT									
W=TOP WIDTH OF EMBANKMENT									
H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5	



SECTION VIEW  
Temporary Sediment Trap Detail  
NOT TO SCALE

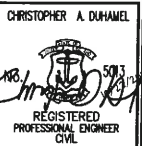


Note: This Plan Must Be Reproduced In Color



Diprete Engineering

Two Stafford Court Cranston, RI 02930  
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com



This plan was prepared by Diprete Engineering, Inc. for the purpose of obtaining a permit from the Rhode Island Department of Environmental Management. It is not to be used for any other purpose without the written consent of Diprete Engineering, Inc.

Diprete Engineering, Inc. warrants that this plan was prepared by a duly licensed Professional Engineer of Diprete Engineering, Inc. and that it complies with all applicable laws and regulations.

The contractor is responsible for all of the means, methods, safety, and quality of the work shown on this plan. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.

Existing utilities shown on this plan are approximate only. Diprete Engineering, Inc. shall not be responsible for any damage to or destruction of existing utilities. See "Utility Note" on Sheet 3.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-23-2021	Preliminary Submission	CD	CD
2	10-28-2021	CDM Asset Qualification Submission	JAC	JAC
3	09-20-2021	CDM Submission	CD	CD
4	08-31-2021	Preliminary Plan Submission	CD	CD
5	07-01-2021	CDM Submission	CD	CD
6	06-01-2021	CDM Submission	CD	CD

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

Soil Erosion & Sediment Control 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

DE ID No: 2389-002 Copyright 2021 by Diprete Engineering Associates, Inc.



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: 2.94± 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: 26,365 SF  
HOUSES, PORCHES, DECKS: 11,119 SF  
DRIVEWAYS, PARKING SPACES: 26,365 SF  
PERVIOUS SIDEWALKS: 0 SF  
TOTAL: 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:

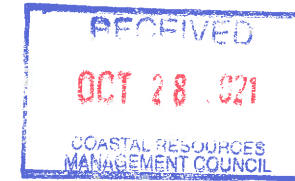
HISTORICAL PRESERVATION & HERITAGE COMMISSION CRMC FILE NO. 2019-03-087 (DATED: APRIL 15, 2019)  
CRMC PRELIMINARY DETERMINATION FILE NO. 2019-03-087 (DATE: MARCH 25, 2019)  
RIDEM OWTS APPLICATION #2032-1432, 2132-0908, 2132-0909, 2132-0910, 2132-0911, 2132-0912.  
CRMC PRELIMINARY DETERMINATION FILE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

Zoning Relief Approved

- a. 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



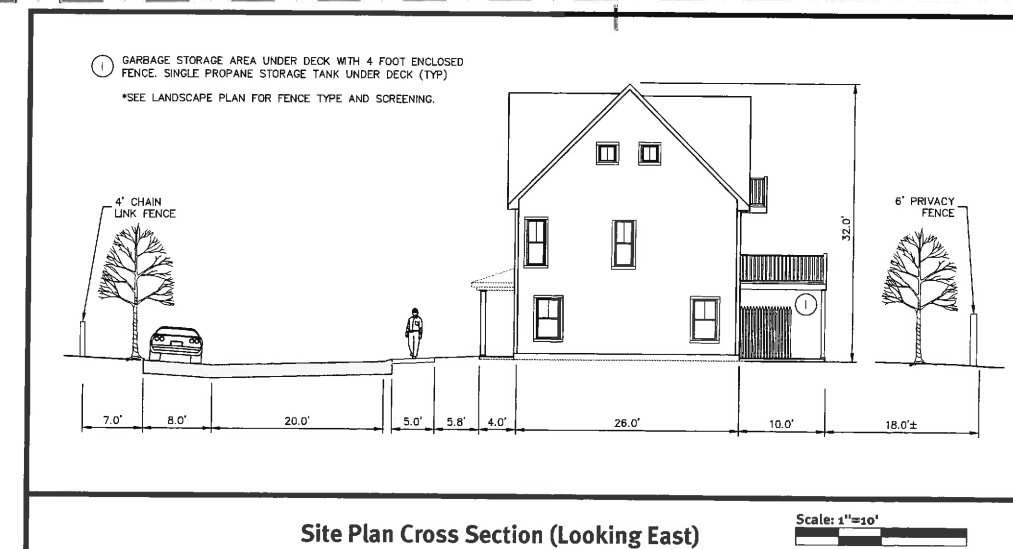
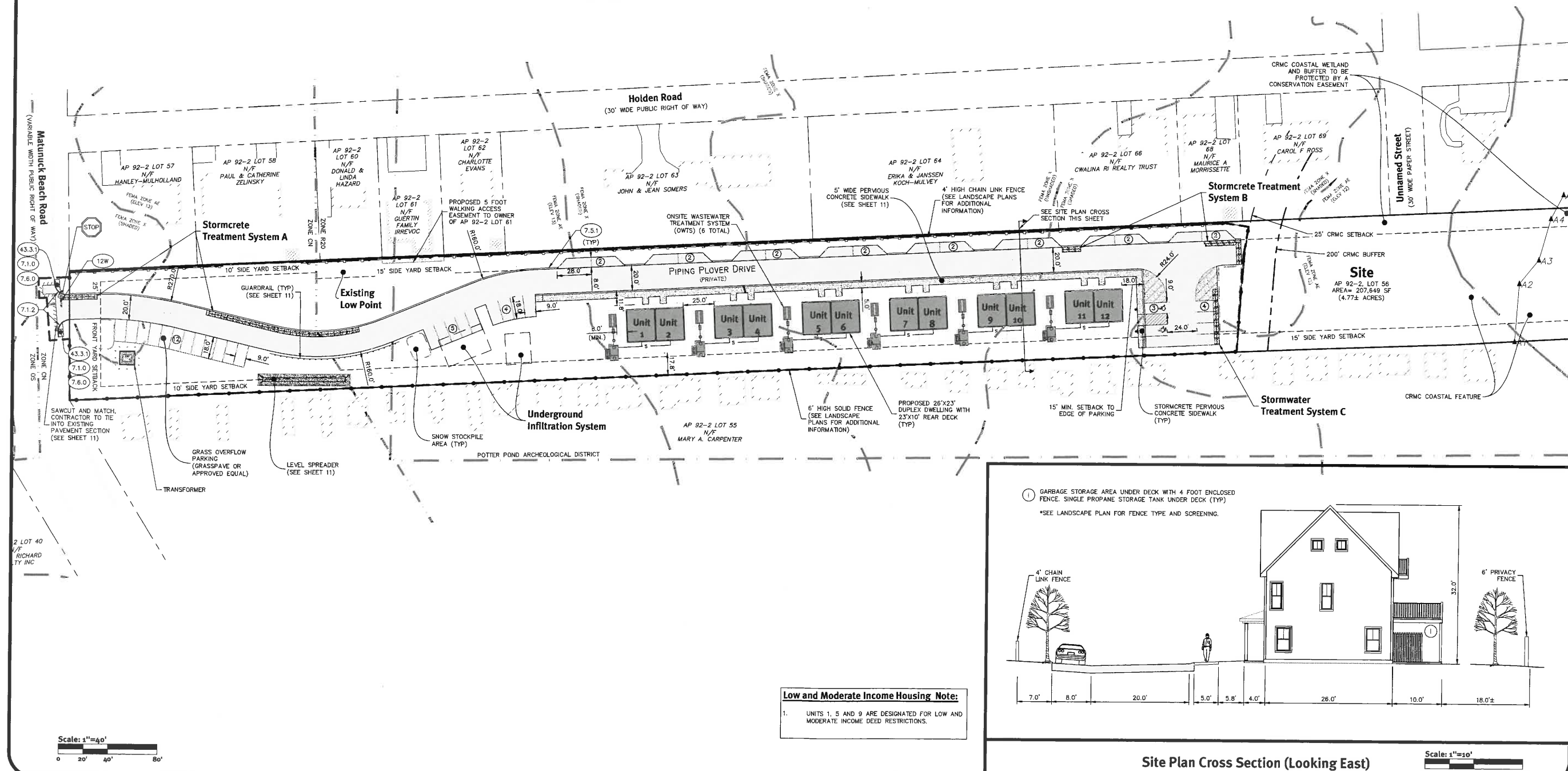
Diprete Engineering  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

CHRISTOPHER A. DUHAMEL  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

This plan and report were prepared by Diprete Engineering, Inc. for the purpose of obtaining a permit from the Cranston Resource Management Council. The Council is not responsible for the accuracy of the information provided by the applicant. The Council is not responsible for the accuracy of the information provided by the applicant. The Council is not responsible for the accuracy of the information provided by the applicant.

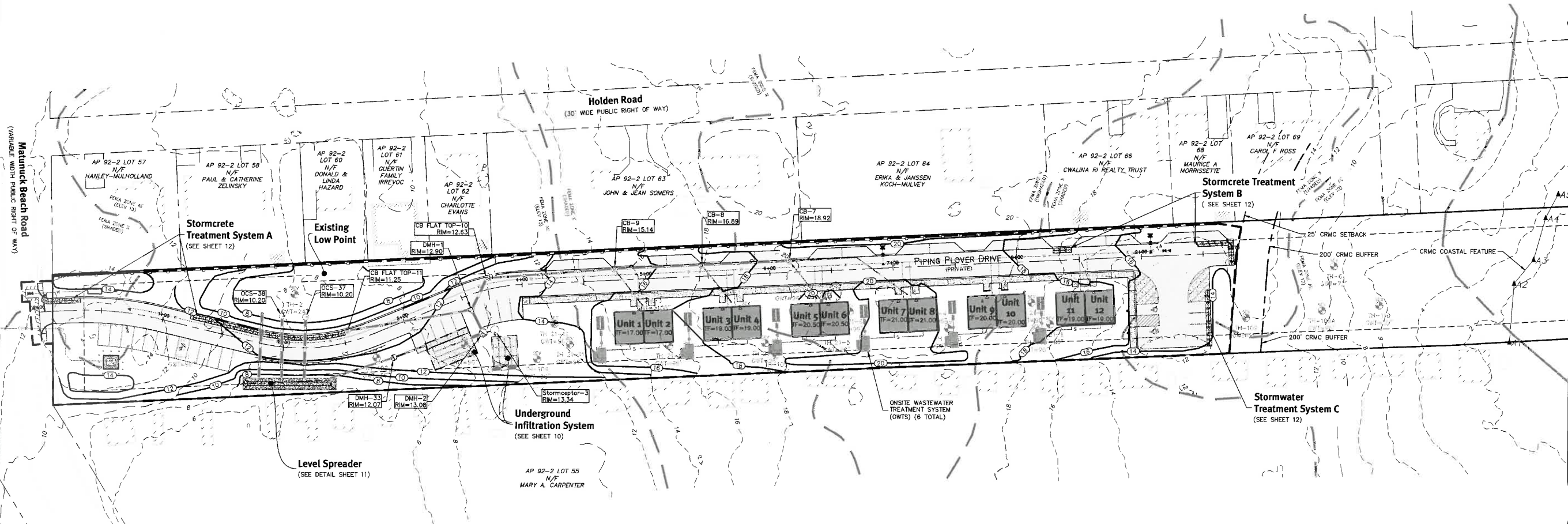
NO.	DATE	DESCRIPTION	BY
1	10-27-2021	Permitting Submission	N.D.K.
2	10-27-2021	CRMC Assn. Application Submission	N.D.K.
3	10-27-2021	CRMC Assn. Application Submission	N.D.K.
4	10-27-2021	CRMC Assn. Application Submission	N.D.K.
5	10-27-2021	CRMC Assn. Application Submission	N.D.K.
6	10-27-2021	CRMC Assn. Application Submission	N.D.K.
7	10-27-2021	CRMC Assn. Application Submission	N.D.K.
8	10-27-2021	CRMC Assn. Application Submission	N.D.K.
9	10-27-2021	CRMC Assn. Application Submission	N.D.K.
10	10-27-2021	CRMC Assn. Application Submission	N.D.K.
11	10-27-2021	CRMC Assn. Application Submission	N.D.K.
12	10-27-2021	CRMC Assn. Application Submission	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  
Waketield, RI 02880  
DE Job No: 2389-002 Copyright 2021 by Diprete Engineering Associates, Inc.



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

Z:\domain\projects\1389-002 matunuck beach condos\external drawing\1389-002 plan.dwg Plotred: 10/22/2021



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

Grading Plan  
**Matunuck Beach Condos**  
Assessor's Plat 92-2 Lot 56  
South Kingstown, Rhode Island  
**Matunuck Beach Road Partners, LLC**  
P.O. Box 385  
Westerfield, RI 02880  
DE Job No: 1389-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

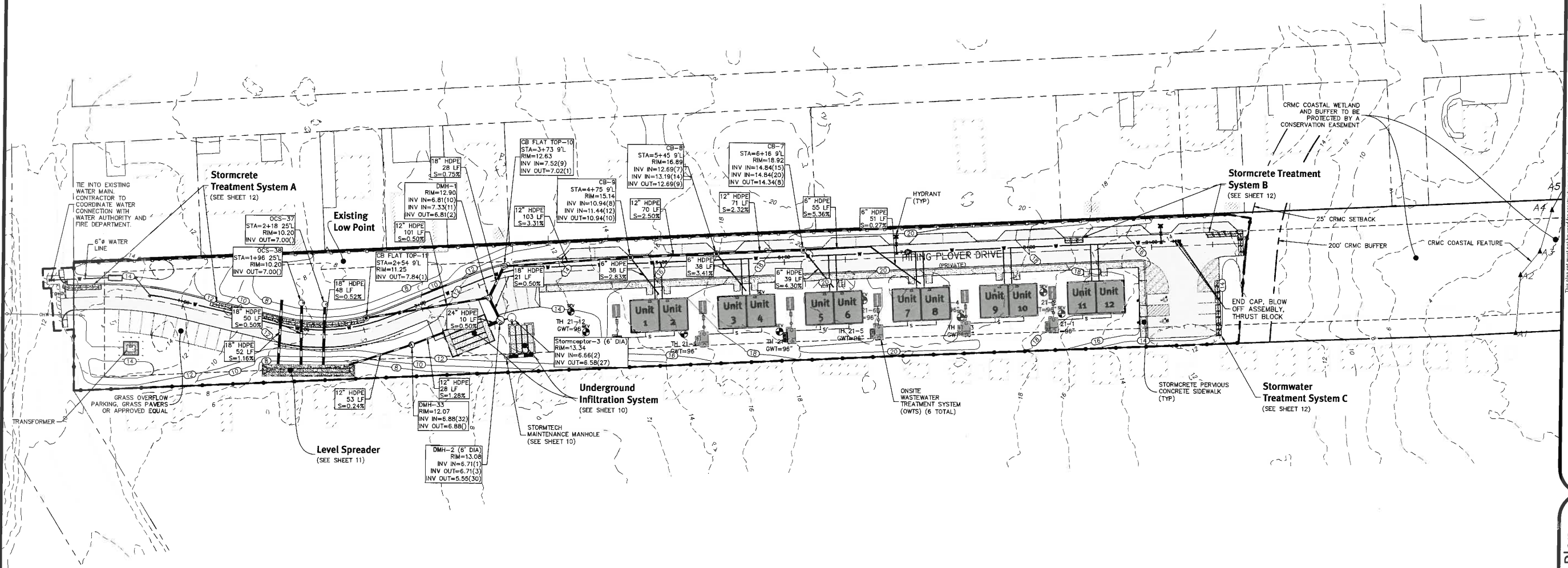
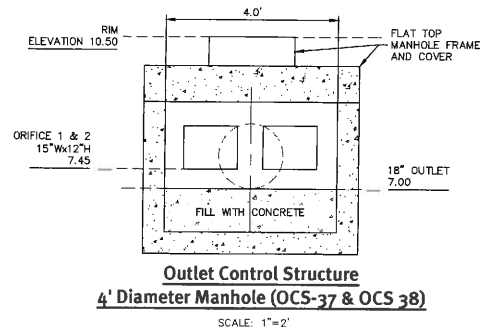
CHRISTOPHER A. DUHAMEL  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

No.	DATE	DESCRIPTION	BY
1	10-23-2021	Permitting Submittal	C.A.D.
2	10-28-2021	Revised Submittal	C.A.D.
3	09-08-2021	Final Submittal	J.A.C.
4	08-12-2021	Final Submittal	J.A.C.
5	07-29-2021	Final Submittal	J.A.C.

Design By: N.D.K.

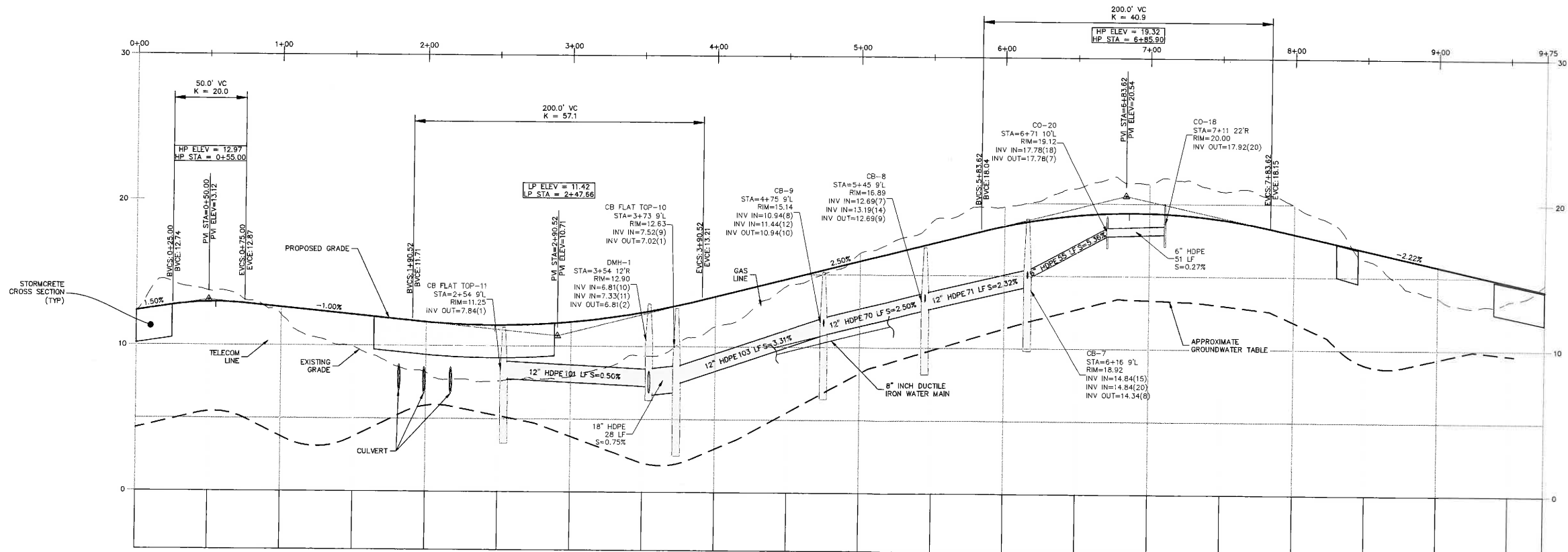
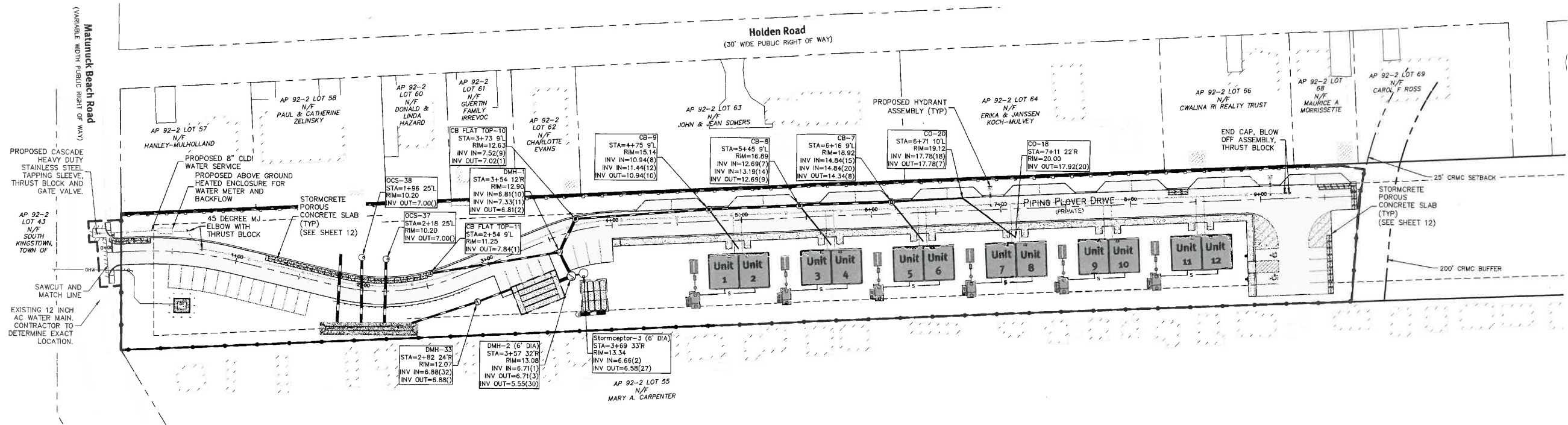
**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com







z:\main\projects\2389-002 matunuck beach condos\autocad drawings\2389-002-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'

Plan & Profile

Matunuck Beach Condos

Assessor's Plat 92-2 Lot 56

South Kingstown, Rhode Island

Matunuck Beach Road Partners, LLC

P.O. Box 985  
Wakefield, RI 02880

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This plan was prepared and issued for the construction of the project shown hereon. It is the responsibility of the engineer to provide all necessary data and information for the project.

DiPrete Engineering Associates, Inc. is a Professional Engineering firm. It is not responsible for the design or construction of the project shown hereon.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the execution of the project shown hereon.

Engineering Stationing shown on this plan are approximate only. DiPrete Engineering Associates, Inc. is not responsible for the accuracy of the stationing of existing utilities. See Utility Note on Sheet 5.

Design By: N.D.K.

By: N.D.K.

Date: 10/22/2021

CHRISTOPHER A. DIPRETE

REGISTERED PROFESSIONAL ENGINEER

CIVIL

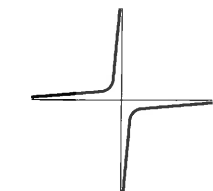
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DiPrete Engineering





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

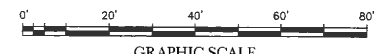
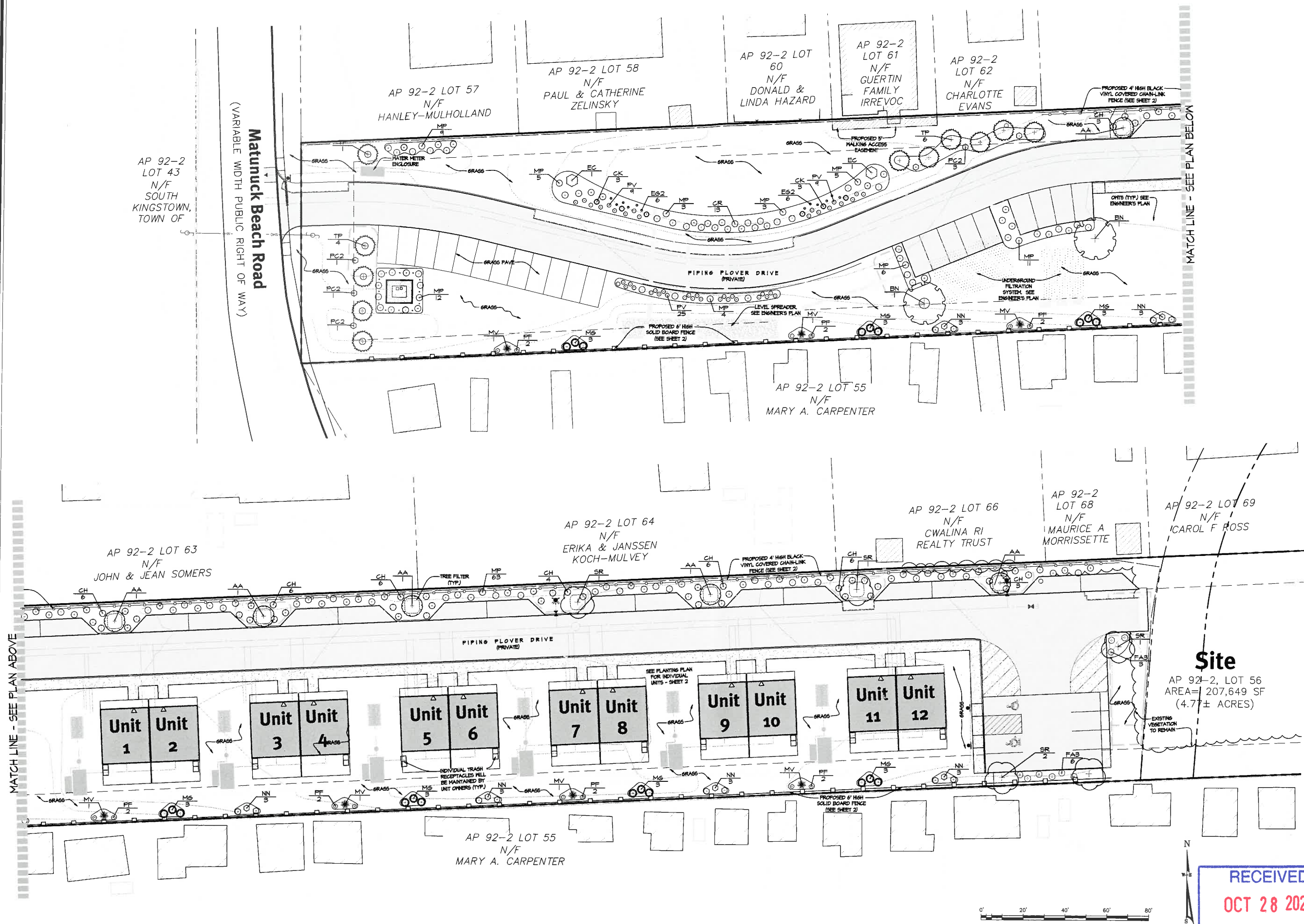


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DRAWN BY: LMW



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