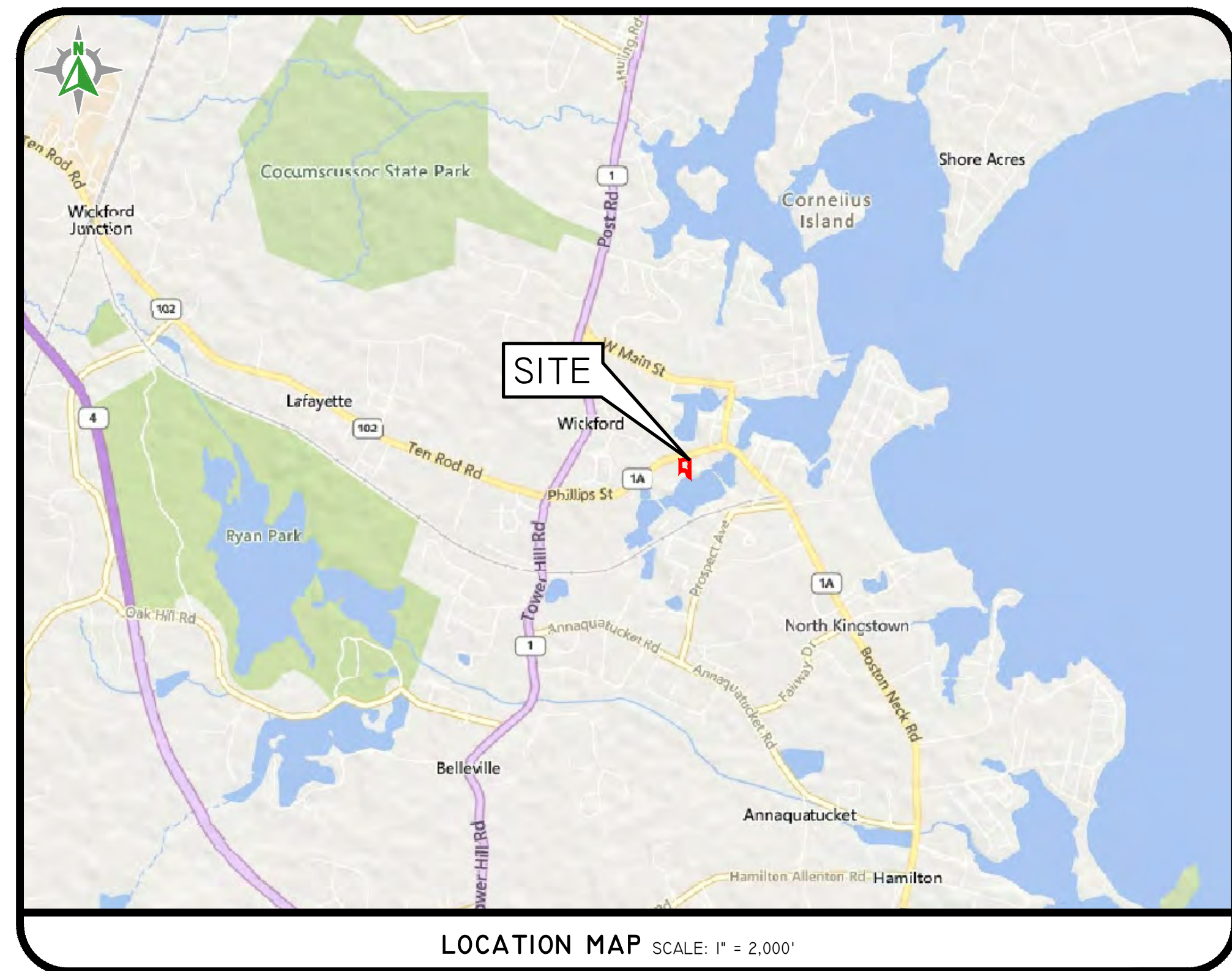


PERMITTING SUBMISSION

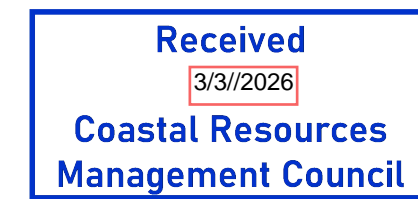
OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

84-90 PHILLIPS STREET
NORTH KINGSTOWN, RI
ASSESSOR'S PLAT 92 LOTS 40 & 41



Sheet Index

- 1 Cover Sheet
- 2 Aerial Half Mile Radius
- 3 General Notes & Legend
- 4 Existing Conditions Plan
- 5 Soil Erosion & Sediment Control Plan
- 6 Site Layout Plan
- 7 Grading, Drainage & Utilities
- 8 RIDOT ROW Improvements
- 9 Detail Sheet



DEVELOPMENT DATA:	
TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27,758 / 16 UNITS = 1,734.2 SF/UNIT

RIDOT
THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

MOLLY R. TITUS
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER CIVIL

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AREAS: AP 92 LOT 40- 16,736 SF (0.358 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC., DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

NO.	DATE	RESPONSE TO COMMENTS	N.R.P.	DESIGN BY: H.R.T.
01	03-03-2026	RESPONSE TO COMMENTS		
02	03-03-2026	RESPONSE TO COMMENTS		

COVER SHEET

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

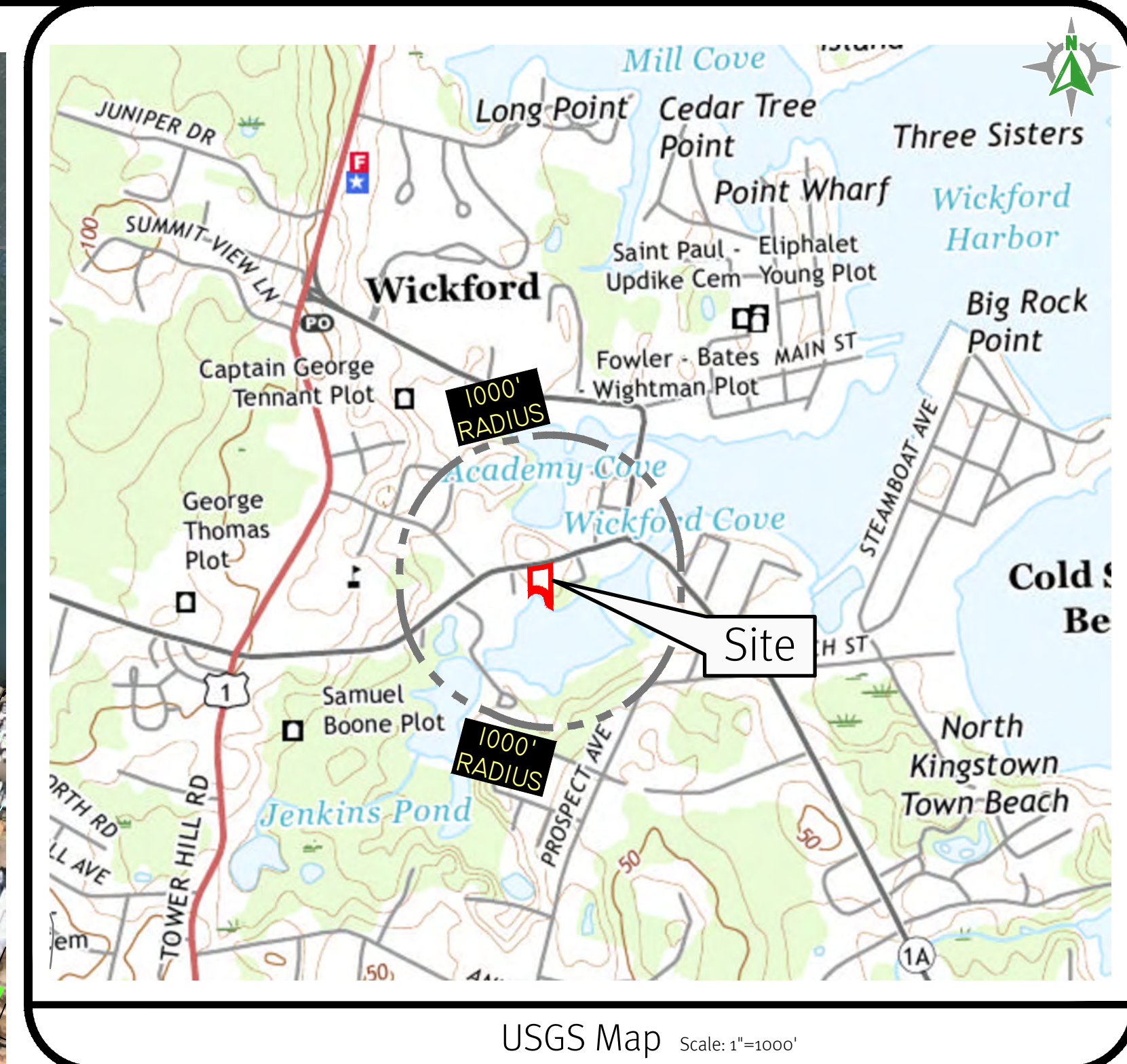
APPLICANT: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

Z:\DEVELOPMENT\PROJECTS\0942-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0942-003-CVAR-THEATRE.DWG PLOTTER: 3/3/2026

Z:\DEVELOPMENT\PROJECTS\0942-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0942-003-CVAR-THEATRE.DWG PLOTTER 13/2/2026



PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03-27-2021.
Scale: 1"=300'
0 150' 300' 600'



DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27,738 / 18 UNITS = 1,542 SF/UNIT

Received
3/3/2026
Coastal Resources
Management Council

Diprete Engineering
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tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com
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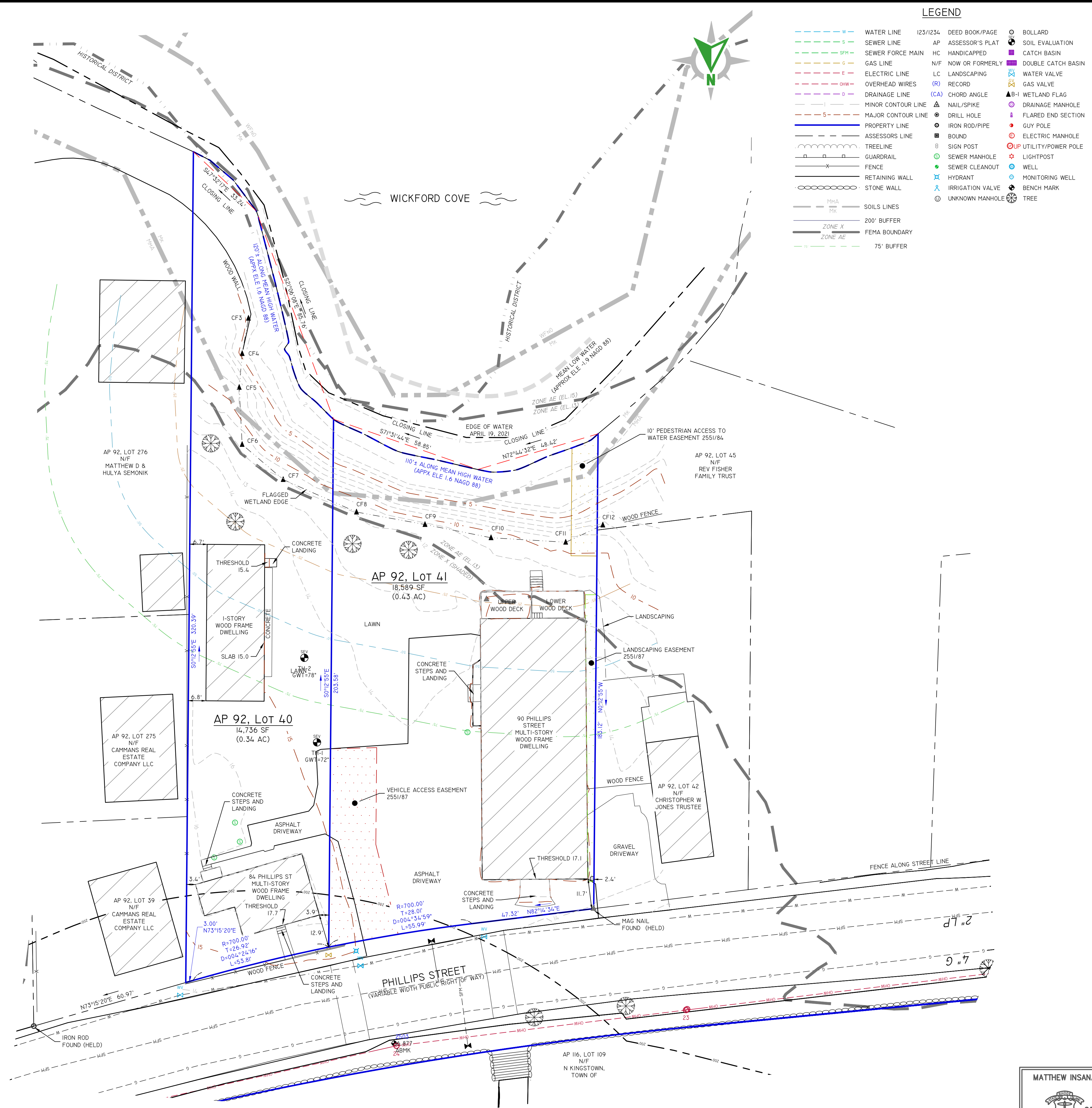
OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882
ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)
AREAS: AP 92 LOT 40- 16,736 SF (0.358 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

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NO.	DATE	DESCRIPTION	N.R.P.	DESIGN BY:
01	03-03-2026	RESPONSE TO COMMENTS	N.R.P.	J.A.R.
02	03-23-2026	CASE SUBMISSION	N.R.P.	J.A.R.
03	03-23-2026	DESIGN	B.T.	J.A.R.

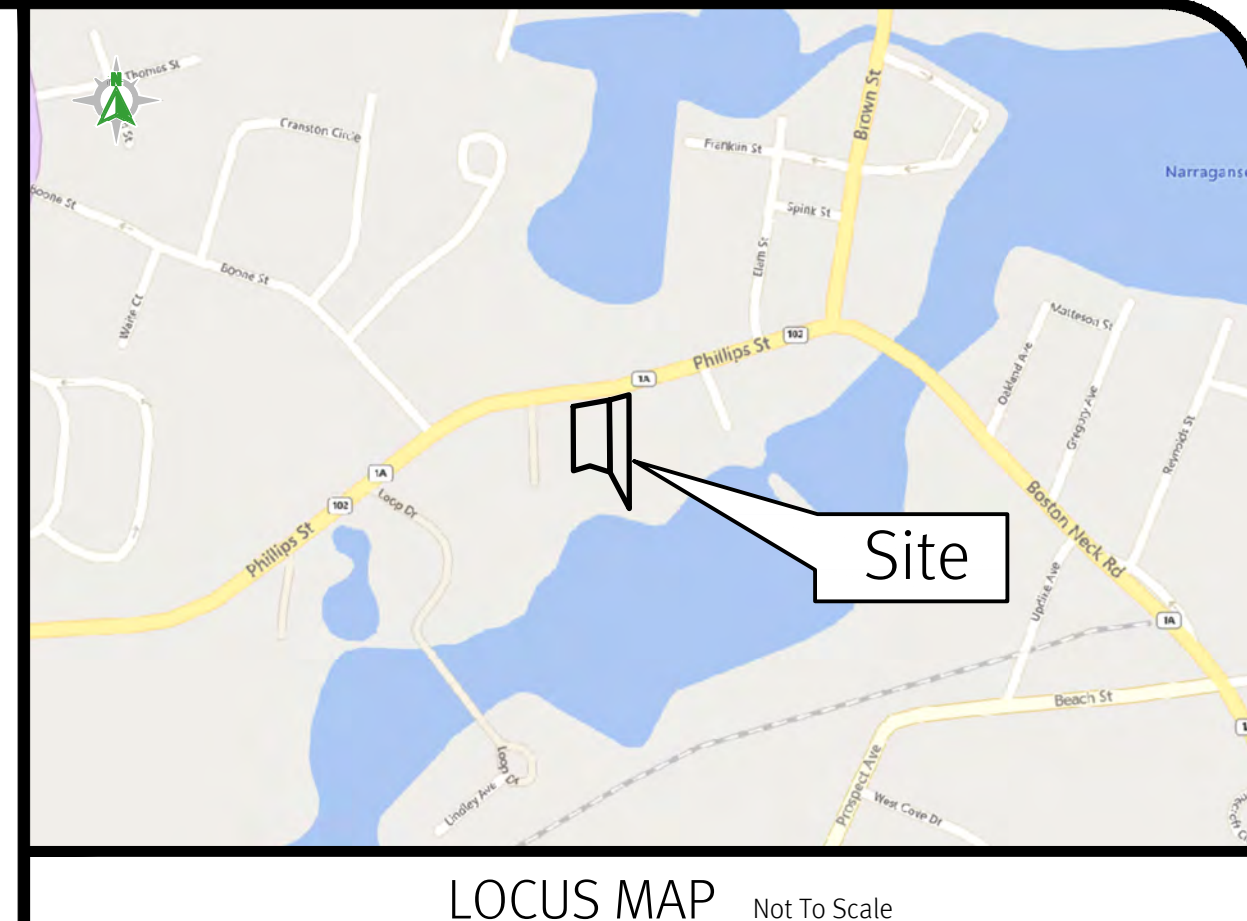
**AERIAL HALF MILE RADIUS
OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE**
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND
APPLICANT: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882
OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882
DESIGNED BY: J.A.R.
DRAWN BY: J.A.R.

Z:\0818\PROJECTS\08181803\08181803.DWG (S:\08181803\08181803.DWG) DATE: 03/20/2026



LEGEND

--- W ---	WATER LINE	I23/I23A	DEED BOOK/PAGE	○	BOLLARD
--- S ---	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
--- SFM ---	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN
--- G ---	GAS LINE	N/F	NOW OR FORMERLY	□	DOUBLE CATCH BASIN
--- E ---	ELECTRIC LINE	LC	LANDSCAPING	⊗	WATER VALVE
--- OW ---	OVERHEAD WIRES	(R)	RECORD	⊗	GAS VALVE
--- D ---	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
--- M ---	MINOR CONTOUR LINE	○	DRILL HOLE	○	DRAINAGE MANHOLE
--- MA ---	MAJOR CONTOUR LINE	○	IRON ROD/PIPE	○	FLARED END SECTION
---	PROPERTY LINE	○	BOUND	○	GUY POLE
---	ASSESSORS LINE	○	SEWER MANHOLE	○	ELECTRIC MANHOLE
---	TREELINE	○	SEWER CLEANOUT	○	UTILITY/POWER POLE
---	GUARDRAIL	○	HYDRANT	○	LIGHTPOST
---	FENCE	○	IRRIGATION VALVE	○	WELL
---	RETAINING WALL	○	UNKNOWN MANHOLE	○	MONITORING WELL
---	STONE WALL	○		○	BENCH MARK
---	SOILS LINES	○		○	TREE
---	200' BUFFER	---			
---	ZONE X	---			
---	ZONE AE	---			
---	75' BUFFER	---			



GENERAL NOTES

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 92, LOTS 40 & 41 IN THE TOWN OF NORTH KINGSTOWN WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER OF LOT 41 PER DEED BOOK 2729, PAGE 28 IS WICKFORD OLDE THEATRE LLC.
- THE OWNER OF LOT 40 PER DEED BOOK 3223, PAGE 223 IS WICKFORD OLDE THEATRE LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND AE (ELV 13). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C004J, MAP REVISED 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 WICKFORD VILLAGE CENTER BASED ON THE TOWN OF NORTH KINGSTOWN GIS MAP. 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.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MAY 21, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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 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.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

PLAN REFERENCES:

- "COTTAGES ON THE COVE, CONDOMINIUM PLAN ASSESSORS PLAT 92, LOT 39 NORTH KINGSTOWN RHODE ISLAND" PLAN BY ALPHA ASSOCIATES, LTD DATED APRIL 2016. PLAT BOOK 3001 HANGING FILE 250

Received
3/3/2026
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Management Council

DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
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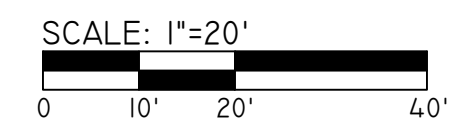
SURVEYOR'S CERTIFICATE

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:

CLASS I
CLASS T-2

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

Matthew Insana
MATTHEW INSANA, RIPLS #2504, COA #LS.000A160 04/16/2024



Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-664-6006 www.diprete-eng.com

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MOLLY R. TITUS
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AREAS: AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

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DATE	DESCRIPTION	DESIGNED BY
03/03/2026	RESPONSE TO COMMENTS	N.R.P.
03/03/2026	DATE SUBMISSION	N.R.P.
03/03/2026	DATE	B.T.
	DESCRIPTION	DESIGNED BY: J.A.R.

EXISTING CONDITIONS PLAN

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

DESIGNED BY: J.A.R.

Z:\DEVELOPMENT\PROJECTS\0942-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0942-003-PLAN-THEATRE.DWG PLOTTER: 3/3/2026



DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27,758 / 18 UNITS = 1,542 SF/UNIT

DIMENSIONAL REGULATIONS:

THEATRE			
CURRENT ZONING:	WVC REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	7.1'	7.1'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	2.4'	2.4'
MINIMUM REAR YARD:	30'	62.8'	56.9'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	SEE BELOW*	SEE BELOW*
SETBACK FROM RESIDENTIAL DISTRICT:	50'	2.4'	2.4'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	4,064 SF	4,064 SF
GROSS BUILDING SQUARE FOOTAGE:		8,130 SF	15,816 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):		113.5' MAX	41'
BUILDING DEPTH (3.5X BUILDING HEIGHT):		158.9' MAX	101'

*EXISTING ROOF PEAK ELEVATION + BUILDING HEIGHT AT REAR DECK = EX GRADE AT REAR DECK
59.58' + 47.94' = 107.52'

*MAXIMUM STRUCTURE HEIGHT EXISTING:
EXISTING ROOF PEAK ELEVATION - AVERAGE GRADE = EXISTING BUILDING HEIGHT
59.58' - 14.09' = 45.49'

*MAXIMUM STRUCTURE HEIGHT PROPOSED:
EXISTING ROOF PEAK ELEVATION + 3.2' - PROPOSED AVERAGE GRADE = PROPOSED BUILDING HEIGHT
59.58' + 3.2' - 14.39' = 48.39'

COLONIAL

CURRENT ZONING:	WVC REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	11.4'	11.4'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	3.4'	3.4'
MINIMUM REAR YARD:	30'	159.4'	135.7'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	22'	22'
SETBACK FROM RESIDENTIAL DISTRICT:	50'	3.4'	3.4'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	900 SF	1,363 SF
GROSS BUILDING SQUARE FOOTAGE:			2,326 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):		55' MAX	42.6'
BUILDING DEPTH (3.5X BUILDING HEIGHT):		77' MAX	24.5'

GARAGE

CURRENT ZONING:	WVC REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	4,500 SF		33,325 SF
MINIMUM FRONTAGE AND LOT WIDTH:	40'		162'
MINIMUM FRONT AND CORNER SIDE YARD:	20'	97.9'	109.6'
MINIMUM SIDE YARD:	10' (0' IF ATTACHED)	6.8'	8'
MINIMUM REAR YARD:	30'	55.1'	62.1'
MAXIMUM STRUCTURE HEIGHT:	35' (3 STORIES)	15'	8'
SETBACK FROM RESIDENTIAL DISTRICT:	50'	6.8'	8'
MAXIMUM GROUND FLOOR AREA:	7,000 SF	1,370 SF	1,370 SF
GROSS BUILDING SQUARE FOOTAGE:			2,500 SF
BUILDING WIDTH (2.5X BUILDING HEIGHT):		37.5' MAX	24.5'
BUILDING DEPTH (3.5X BUILDING HEIGHT):		52.5' MAX	42.6'

PARKING REGULATIONS:

PARKING USE:	RESIDENTIAL - MULTIFAMILY
PARKING REQUIREMENT:	1 SPACE PER 1 BEDROOM/EFFICIENCY 2 SPACES PER 2 BEDROOM 1 SPACE PER ACCESSORY UNIT
1 BEDROOM UNITS:	5
2 BEDROOM UNITS:	13
PARKING CALCULATION:	5 + (13*2) 5 + 26 = 31 SPACES
REQUIRED PARKING SPACES:	31 SPACES
PARKING SPACES ON PROPERTY PROVIDED:	10 SPACES
PARKING SPACES FROM SCHOOL PROVIDED:	21 SPACES
TOTAL PARKING SPACES PROVIDED:	31 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

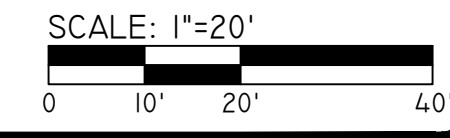
GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE AND UNITS ARE PROPOSED TO BE ONE AND TWO BEDROOMS.
COLONIAL: 2, 2 BEDROOM UNITS
GARAGE: 2, 2 BEDROOM UNITS
THEATRE: 9, 2 BEDROOM UNITS
5, 1 BEDROOM UNITS
TOTAL: 18 UNITS

VARIANCES

- SECTION 21-92(B) - WICKFORD VILLAGE CENTER DISTRICT - GENERAL PROVISIONS
A SPECIAL USE PERMIT TO ALLOW THE BUILDING TO EXCEED THE GROSS FLOOR AREA LIMIT OF 4,000 SQUARE FOOT IMPOSED BY THE ABOVE WVC DISTRICT GENERAL PROVISIONS. THE EXISTING GROSS FLOOR AREA IS 8,130 SQUARE FEET AND THE PROPOSED GROSS FLOOR AREA IS 15,816 SQUARE FEET.
- ARTICLE III - LAND USE TABLE
A SPECIAL USE PERMIT FOR THE PROPOSED MULTIFAMILY DWELLING USE.
- ARTICLE IV - DIMENSIONAL REGULATIONS, TABLE 2B BUSINESS DISTRICTS
A DIMENSIONAL VARIANCE TO EXCEED MAXIMUM BUILDING HEIGHT ALLOWANCE OF 35' FOR THE RAISED ELEVATION OF THE BUILDING. THE EXISTING BUILDING HEIGHT IS 45.49'. THE PROPOSED BUILDING HEIGHT IS 48.39', NECESSITATING A 13.39' DIMENSIONAL VARIANCE.
- ARTICLE IV - DIMENSIONAL REGULATIONS, TABLE 2B BUSINESS DISTRICTS - SETBACK TO RESIDENTIAL
A DIMENSIONAL VARIANCE TO EXCEED THE REQUIRED 50' SETBACK TO A RESIDENTIAL DISTRICT. THE RELOCATED COLONIAL STRUCTURE WILL BE LOCATED 20.1' FROM THE EASTERN PROPERTY LINE, NECESSITATING A 29.9' VARIANCE FROM A RESIDENTIAL DISTRICT.
- ARTICLE IV - DIMENSIONAL REGULATIONS, TABLE 2B BUSINESS DISTRICTS - SETBACK TO RESIDENTIAL
A DIMENSIONAL VARIANCE TO EXCEED THE REQUIRED 50' SETBACK TO A RESIDENTIAL DISTRICT. THE RELOCATED GARAGE STRUCTURE WILL BE LOCATED 9' FROM THE EASTERN PROPERTY LINE, NECESSITATING A 42' VARIANCE FROM A RESIDENTIAL DISTRICT.
- ARTICLE IV - DIMENSIONAL REGULATIONS, TABLE 2B BUSINESS DISTRICTS
A DIMENSIONAL VARIANCE TO EXCEED THE MAXIMUM BUILDING WIDTH FOR THE EXISTING GARAGE STRUCTURE. THE ALLOWABLE BUILDING WIDTH FOR THE GARAGE STRUCTURE WAS DETERMINED TO BE 37.5'. THE WIDTH OF THE GARAGE AS RE-ORIENTED WILL BE 59.6' NECESSITATING A 22.1' VARIANCE FROM A WIDTH REQUIREMENT.
- SECTION 21-87(B)(2) - NEIGHBORHOOD BUSINESS DISTRICT - GENERAL REQUIREMENTS
A DIMENSIONAL VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENTS FOR THE PROPOSED DECK ON THE EASTERN SIDE OF THE THEATER BUILDING. THE AVERAGE SETBACK HAS BEEN DETERMINED TO BE APPROXIMATELY 20'. THE PROPOSED DECK IS PROPOSED TO BE APPROXIMATELY 16.8' FROM THE FRONT PROPERTY LINE, NECESSITATING A 3.2' VARIANCE.

Received
3/3/2026
Coastal Resources
Management Council



Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

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CIVIL

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ZONING DISTRICT:
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AREAS:
AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

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N.R.P.	DATE	DESCRIPTION	DESIGN BY: H.R.T.
N.R.P.	03-03-2026	RESPONSE TO COMMENTS	
N.R.P.	03-20-2026	CONC. SUBMISSION	
U.D.	03-20-2026	DATE	
U.D.		DESCRIPTION	

SITE LAYOUT PLAN
OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

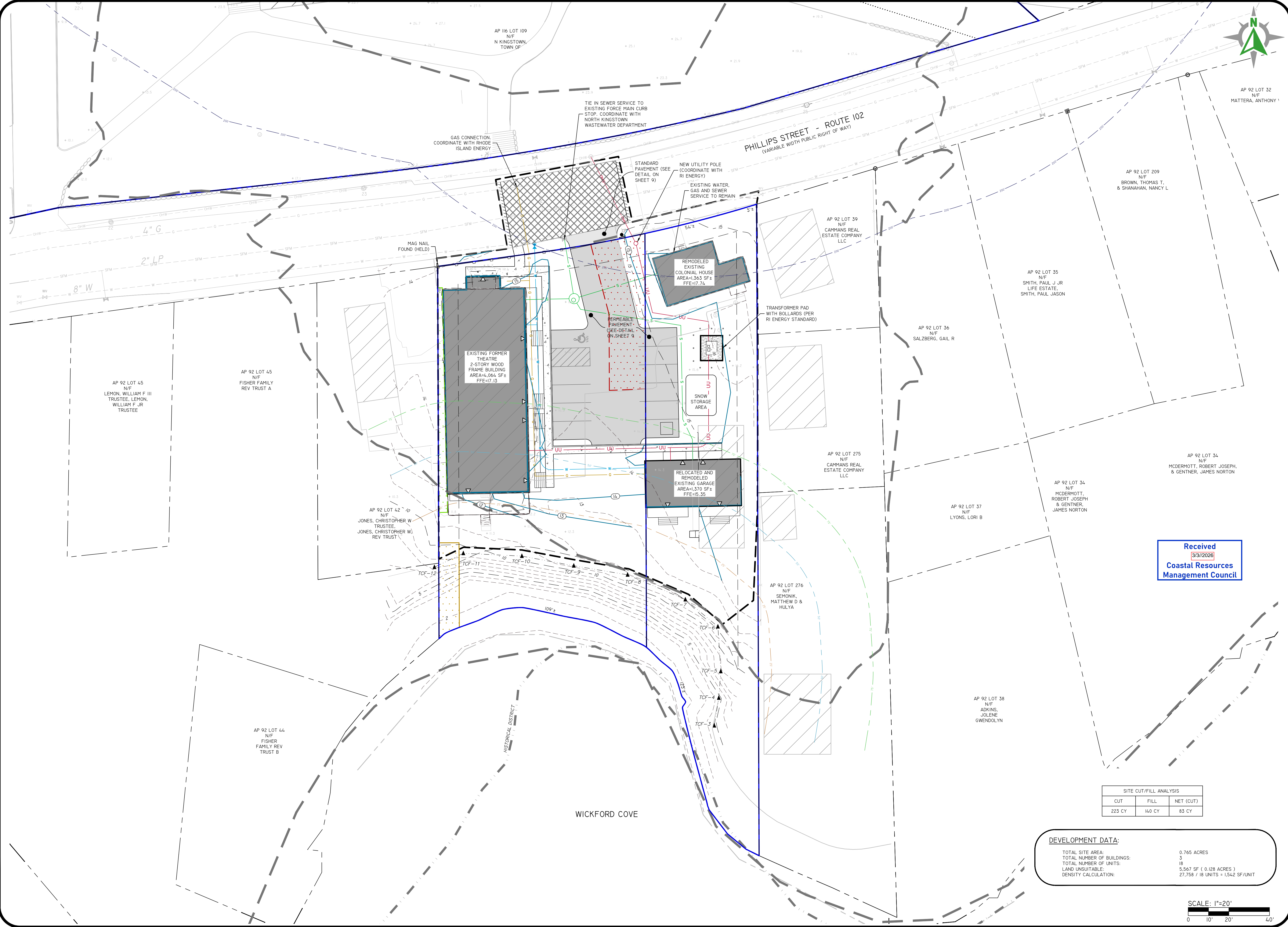
APPLICANT:
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38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

OWNERS:
WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

DESIGNED BY: H.R.T.
DRAWN BY: J.A.R.

SHEET **6** OF 9

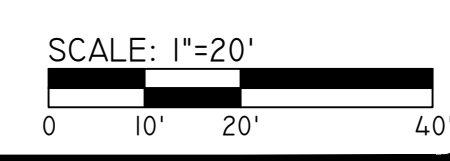
Z:\DEVELOPMENT\PROJECTS\0941-003 NORTH KINGSTOWN SCHOOL SURVEY\AUTOCAD DRAWINGS\0941-003-PLAN-THEATRE.DWG PLOTTER: 3/3/2026



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3/3/2026
Coastal Resources
Management Council

SITE CUT/FILL ANALYSIS		
CUT	FILL	NET (CUT)
223 CY	140 CY	83 CY

DEVELOPMENT DATA:	
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AREAS: AP 92 LOT 40- 14,736 SF (0.338 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY PROGRAMS UTILITIES CHAINS ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

N.R.P.	DATE	DESCRIPTION	DESIGN BY:
03-03-2026		RESPONSE TO COMMENTS	J.A.R.
03-02-2026		DATE SUBMISSION	

GRADING, DRAINAGE & UTILITIES

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE
ASSESSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

APPLICANT: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

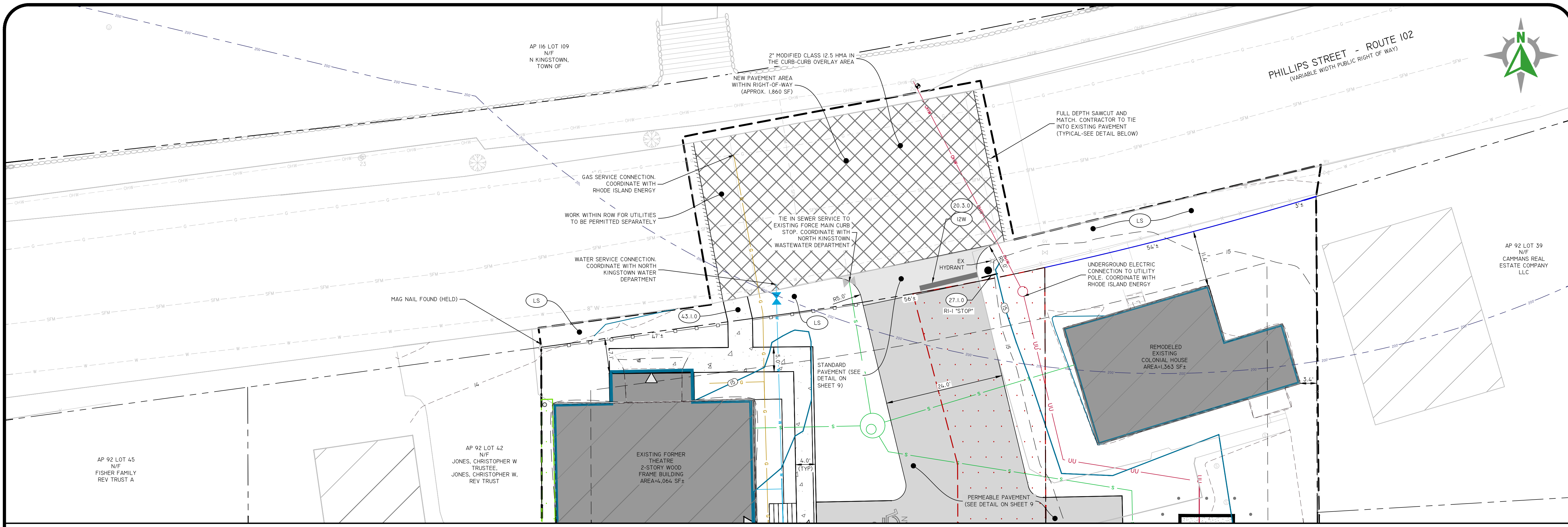
OWNERS: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

DEVELOPER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

DATE: 03/03/2026

SCALE: 1"=20'

SHEET 7 OF 9



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

Boston • Providence • Newport

MOLLY R. TITUS
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER CIVIL

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AREAS: AP 92 LOT 40-42, 756 SF (0.538 AC)
AP 92 LOT 41-18, 589 SF (0.427 AC)

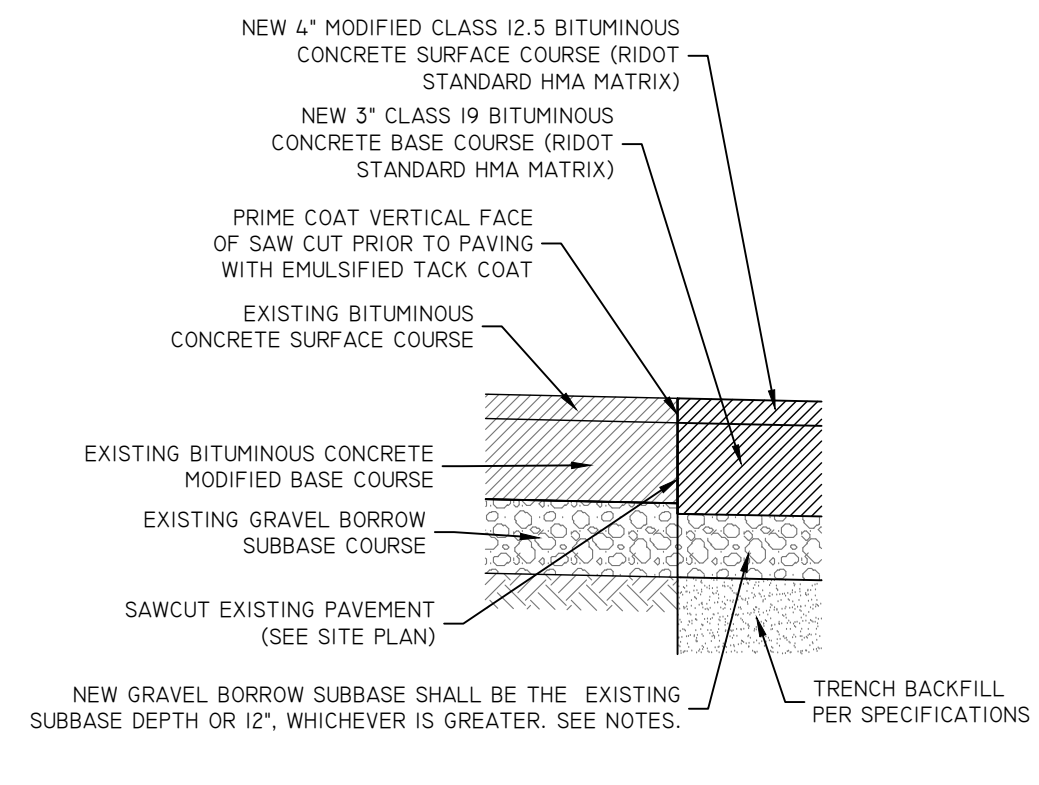
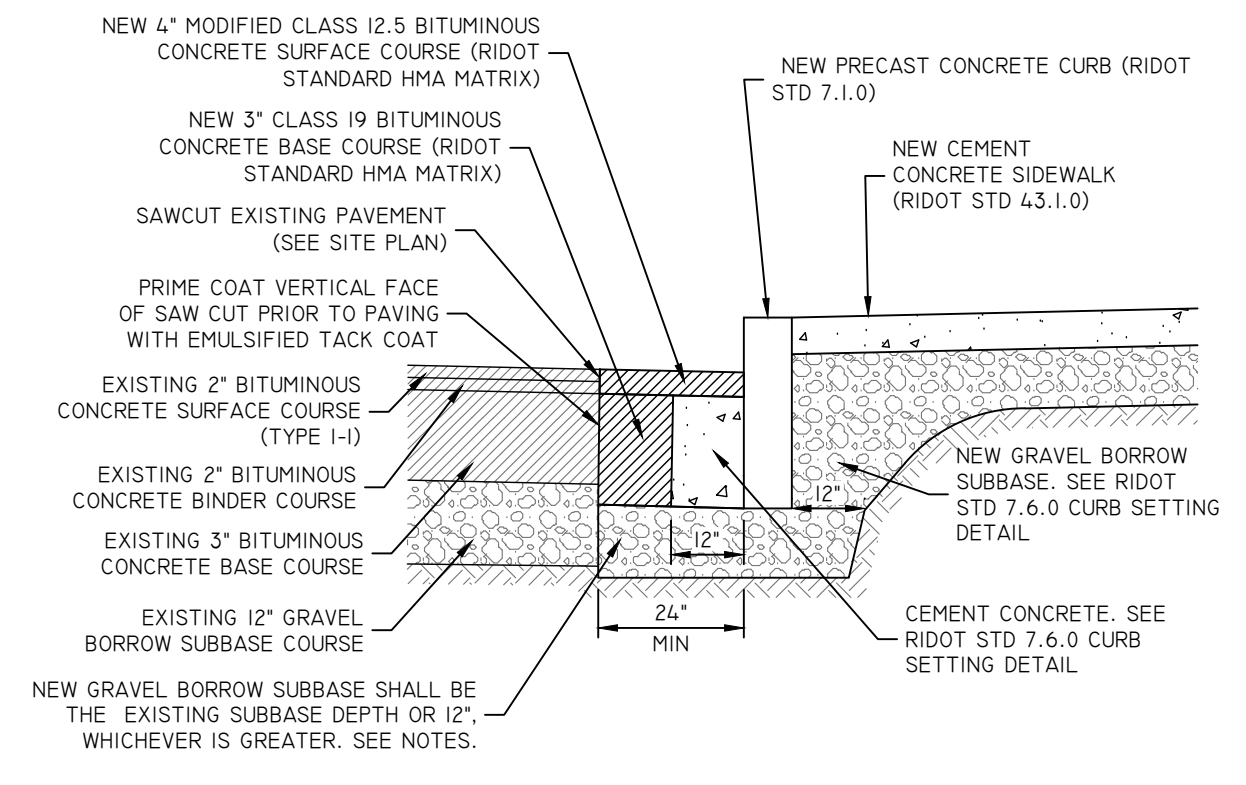
LOCATION MAP N.T.S.

THIS PLAN MAY BE USED FOR CONSTRUCTION OF THE WORKS SHOWN HEREON ONLY. ANY OTHER USES SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE IMPLEMENTATION OF THIS PLAN AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION	BY:
0	03/02/2026	RESPONSE TO COMMENTS	J.A.R.
1	03/02/2026	DESIGN	J.A.R.
2	03/02/2026	DESIGN	J.A.R.
3	03/02/2026	DESIGN	J.A.R.
4	03/02/2026	DESIGN	J.A.R.
5	03/02/2026	DESIGN	J.A.R.
6	03/02/2026	DESIGN	J.A.R.
7	03/02/2026	DESIGN	J.A.R.
8	03/02/2026	DESIGN	J.A.R.
9	03/02/2026	DESIGN	J.A.R.
10	03/02/2026	DESIGN	J.A.R.

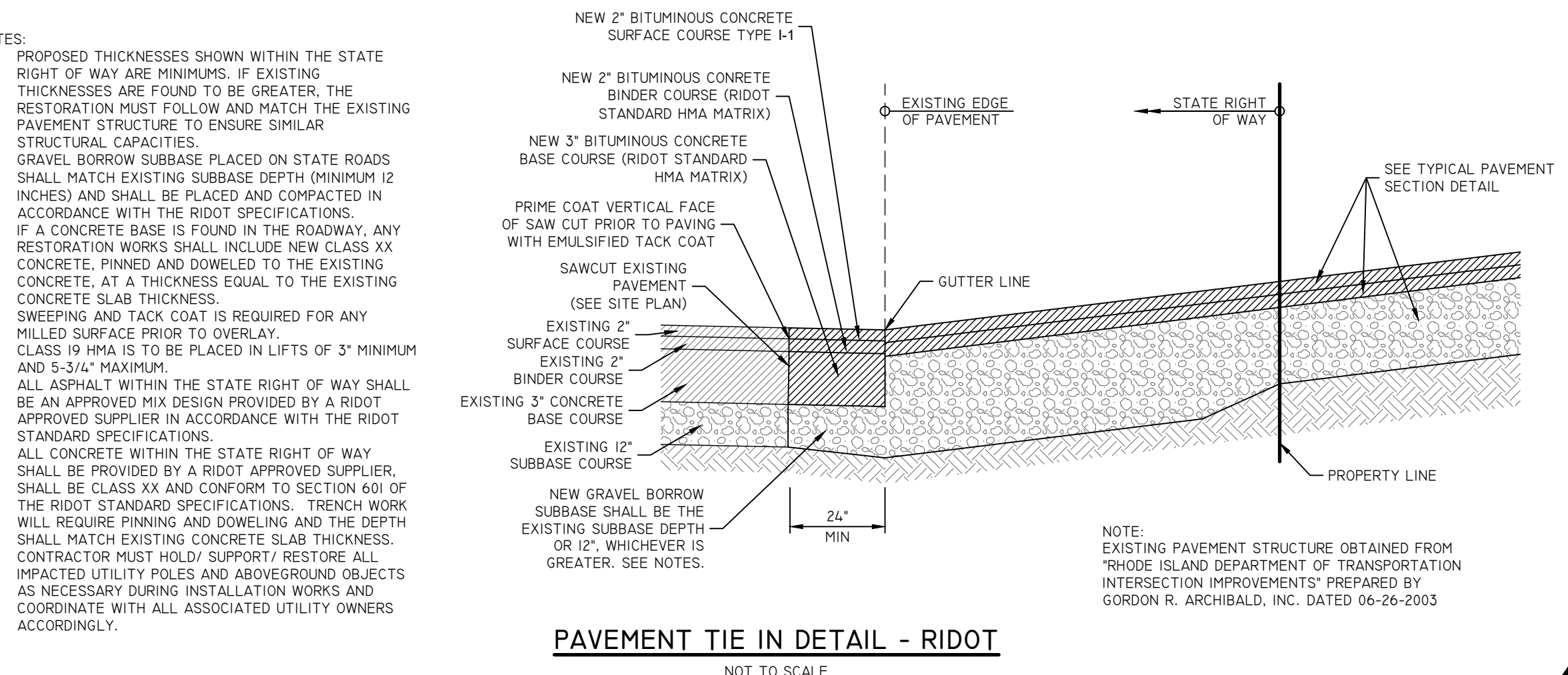
- RIDOT NOTES:**
- ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FEBRUARY 2025 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
 - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
 - ALL BITUMINOUS PAVEMENT WITHIN THE STATE ROW SHALL BE AN APPROVED MIX DESIGN PROVIDED BY A RIDOT APPROVED SUPPLIER IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (BLUE BOOK).
 - GRAVEL BORROW SUBBASE PLACED ON STATE ROADS SHALL MATCH EXISTING PAVEMENT DEPTH (MINIMUM 12 INCHES) AND SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
 - SWEEPING AND TACK COAT OF MILLED SURFACE IS REQUIRED PRIOR TO OVERLAY.
- UTILITY NOTES:**
- CONTRACTOR MUST COORDINATE WITH RIDOT, RI ENERGY, AND ALL OTHER UTILITY COMPANIES.
 - WITH RESPECT TO UTILITIES CONNECTIONS WITHIN THE STATE'S ROW, THE APPLICANT IS REMINDED THAT THIS APPLICATION IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND FURTHER THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK, SHOWN OR UN-SHOWN, WITHIN THE STATE'S ROW.

- SITE CALLOUTS LEGEND**
- (12W) 12" WHITE STOP LINE (REFERENCE MUTCD SECTION 3B.16)
 - (20.3.0) RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
 - (27.1.0) RIDOT STD REGULATORY SIGNS - STOP SIGN
 - (4.3.1.0) RIDOT STD CEMENT CONCRETE SIDEWALK
 - (LS) 4' LOAM AND SEED



SECTION THROUGH NEW CURB & SIDEWALK
NOT TO SCALE

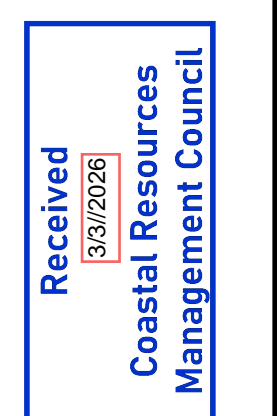
SECTION THROUGH TRENCH
NOT TO SCALE



PAVEMENT TIE IN DETAIL - RIDOT
NOT TO SCALE

DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27.756 / 18 UNITS = 1.542 SF/UNIT

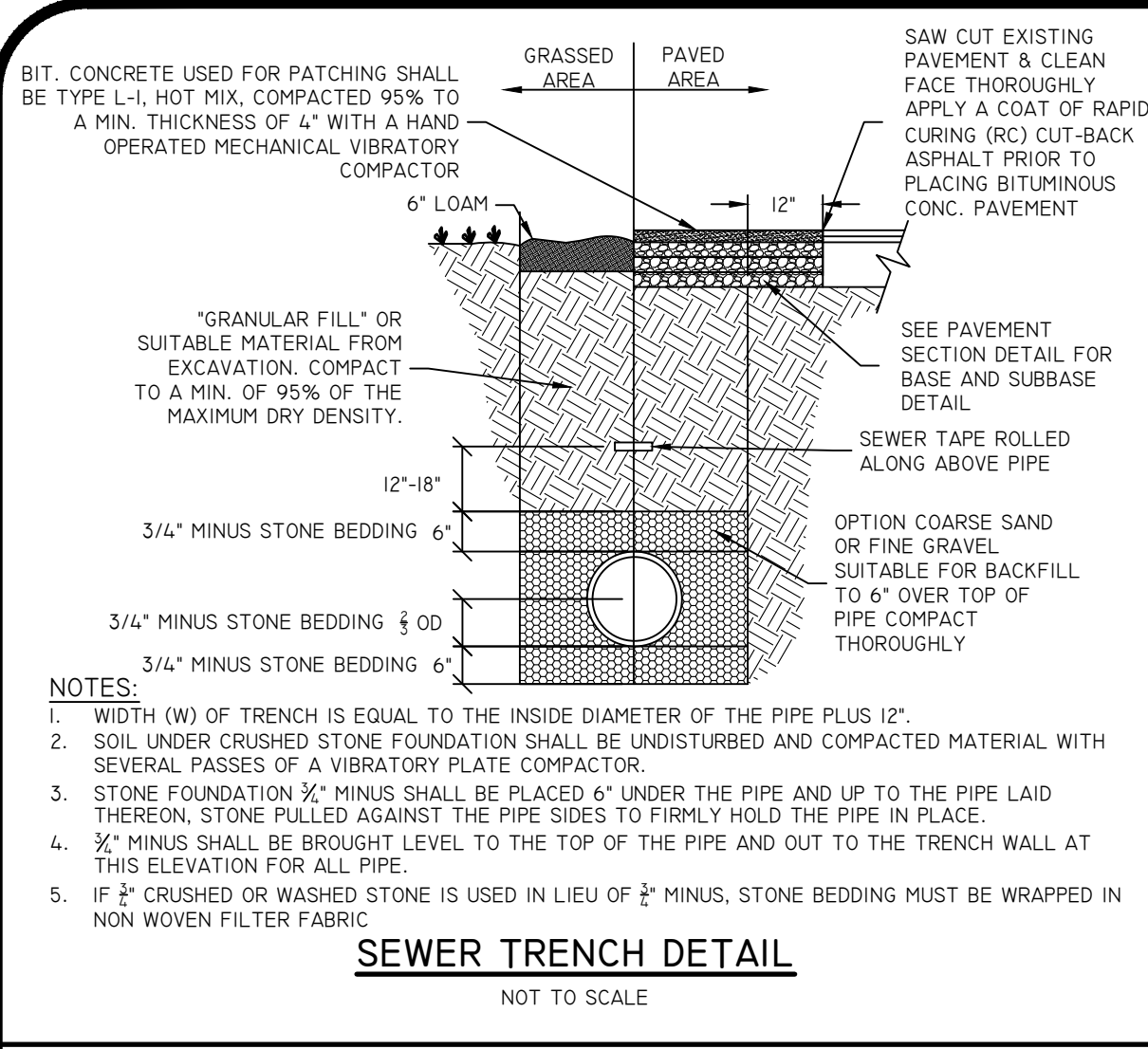


RIDOT ROW IMPROVEMENTS
OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

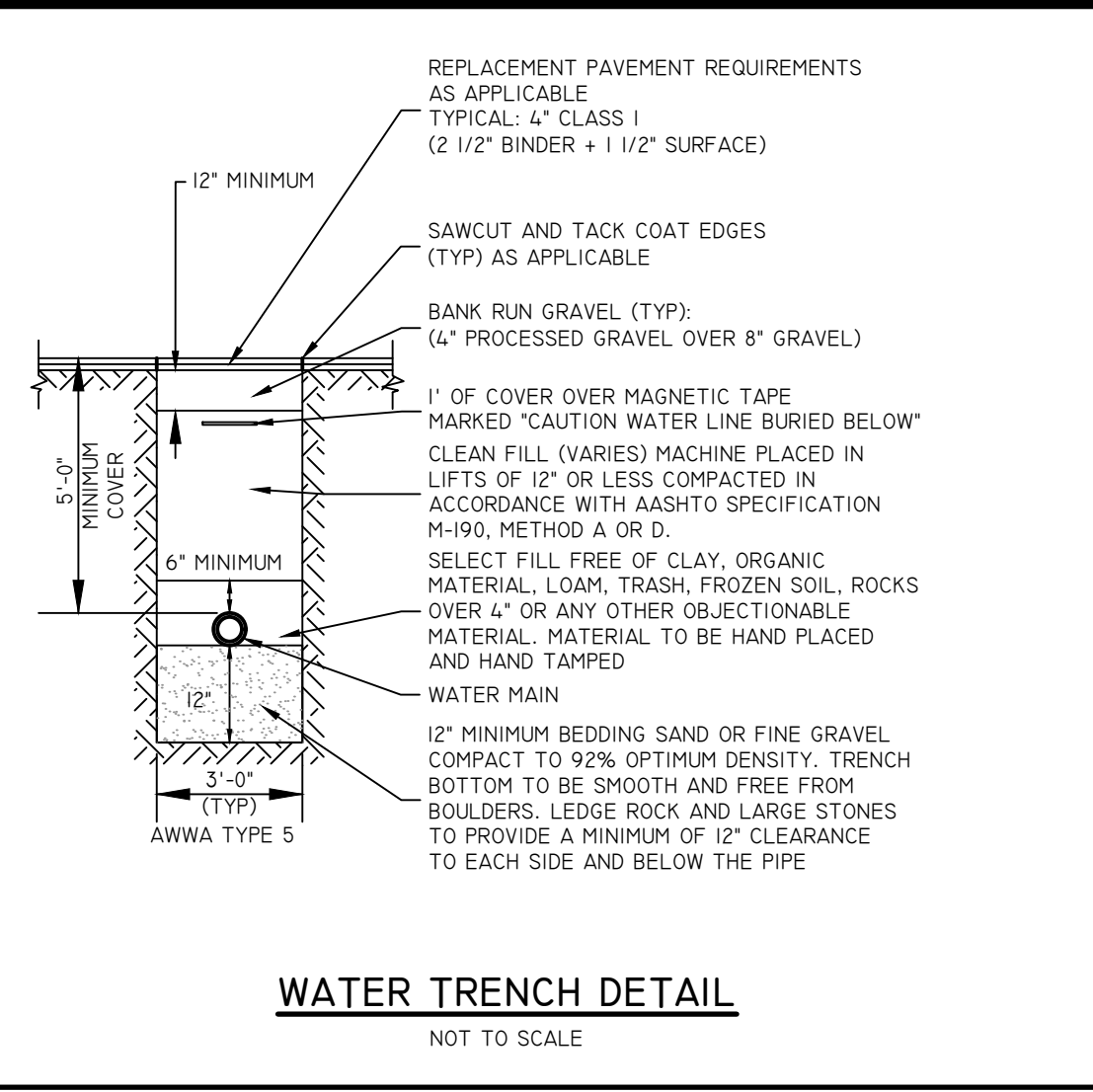
OWNERS: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

APPLICANT: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

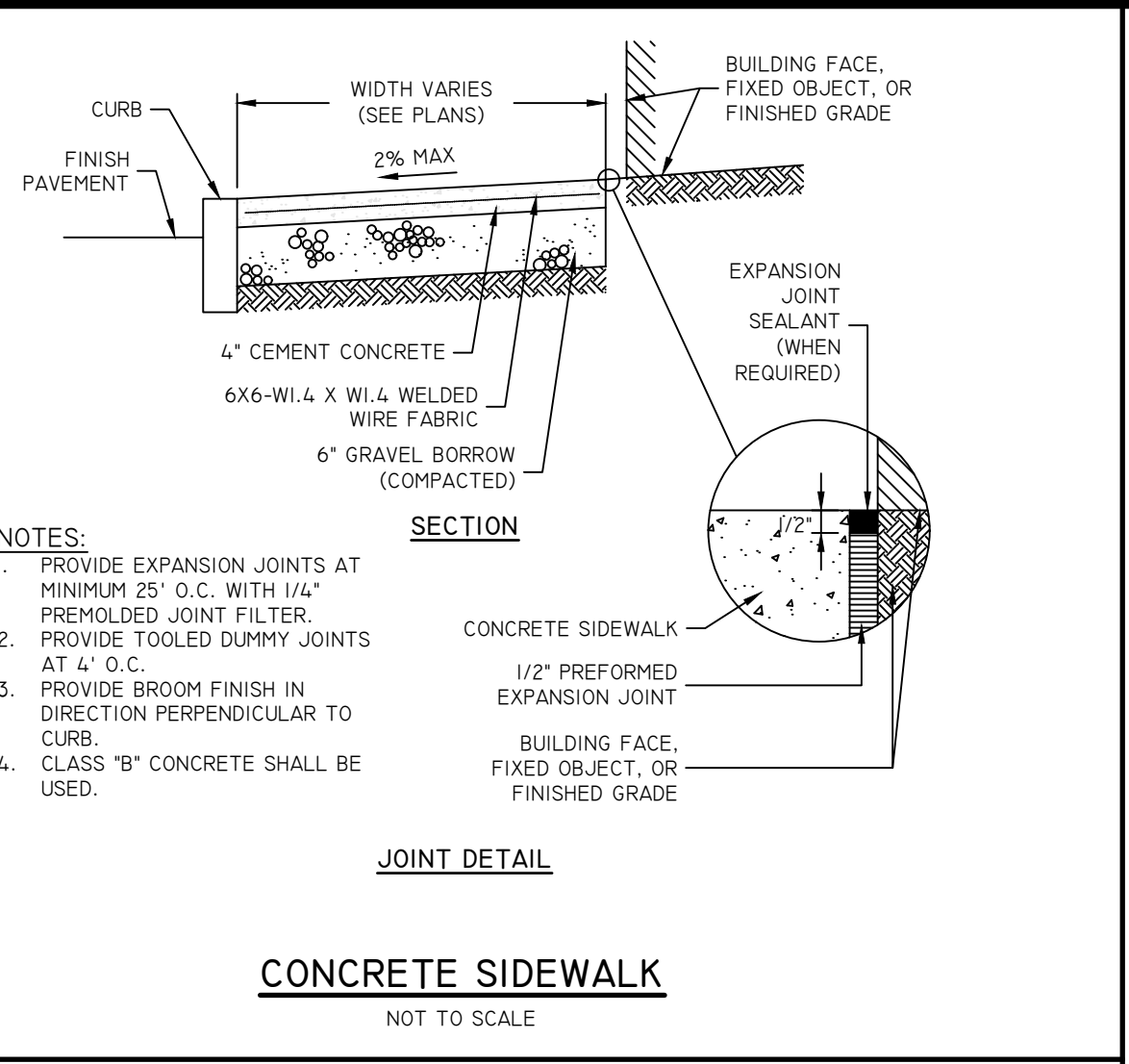
DESIGN BY: J.A.R.



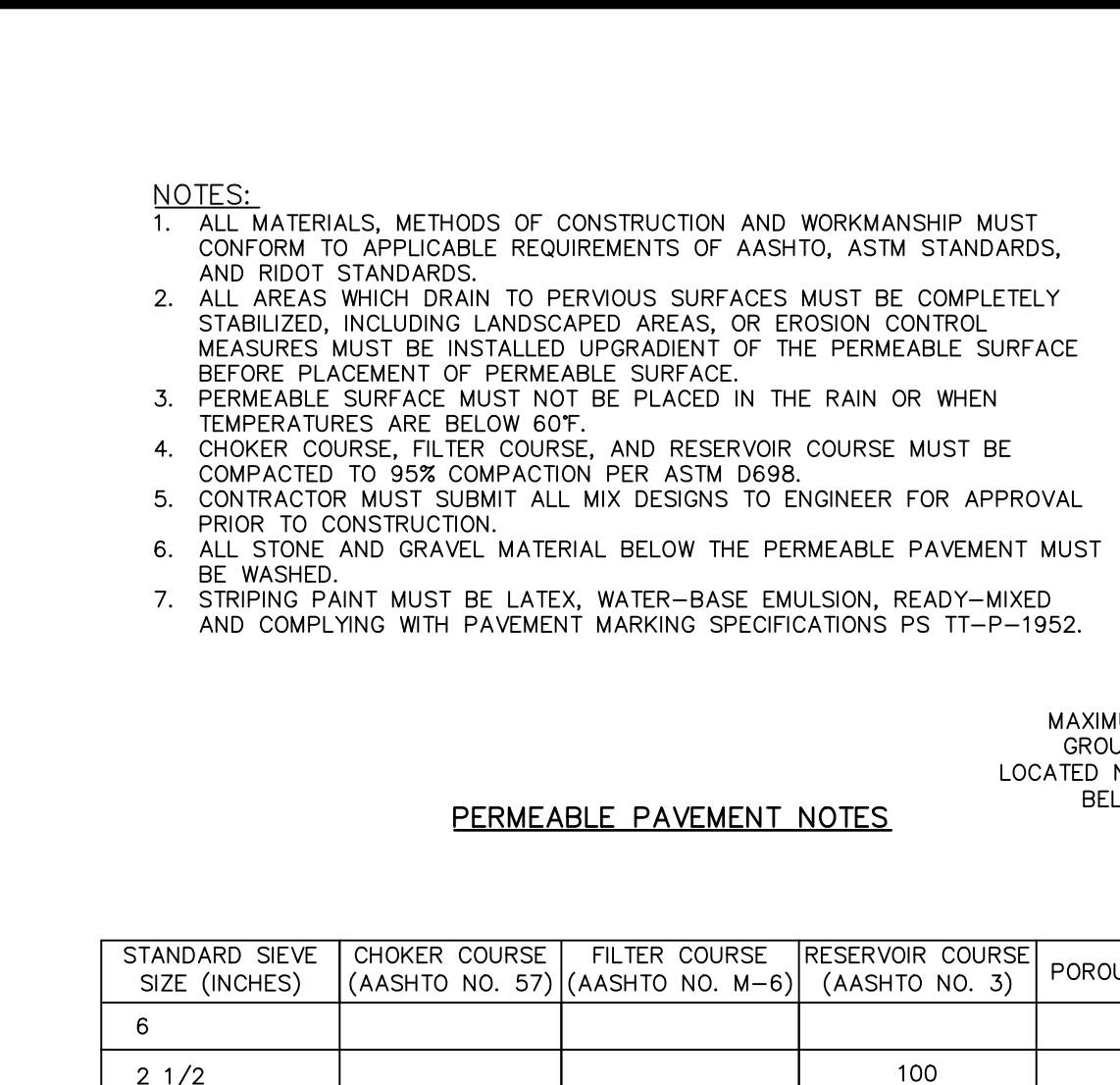
SEWER TRENCH DETAIL
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

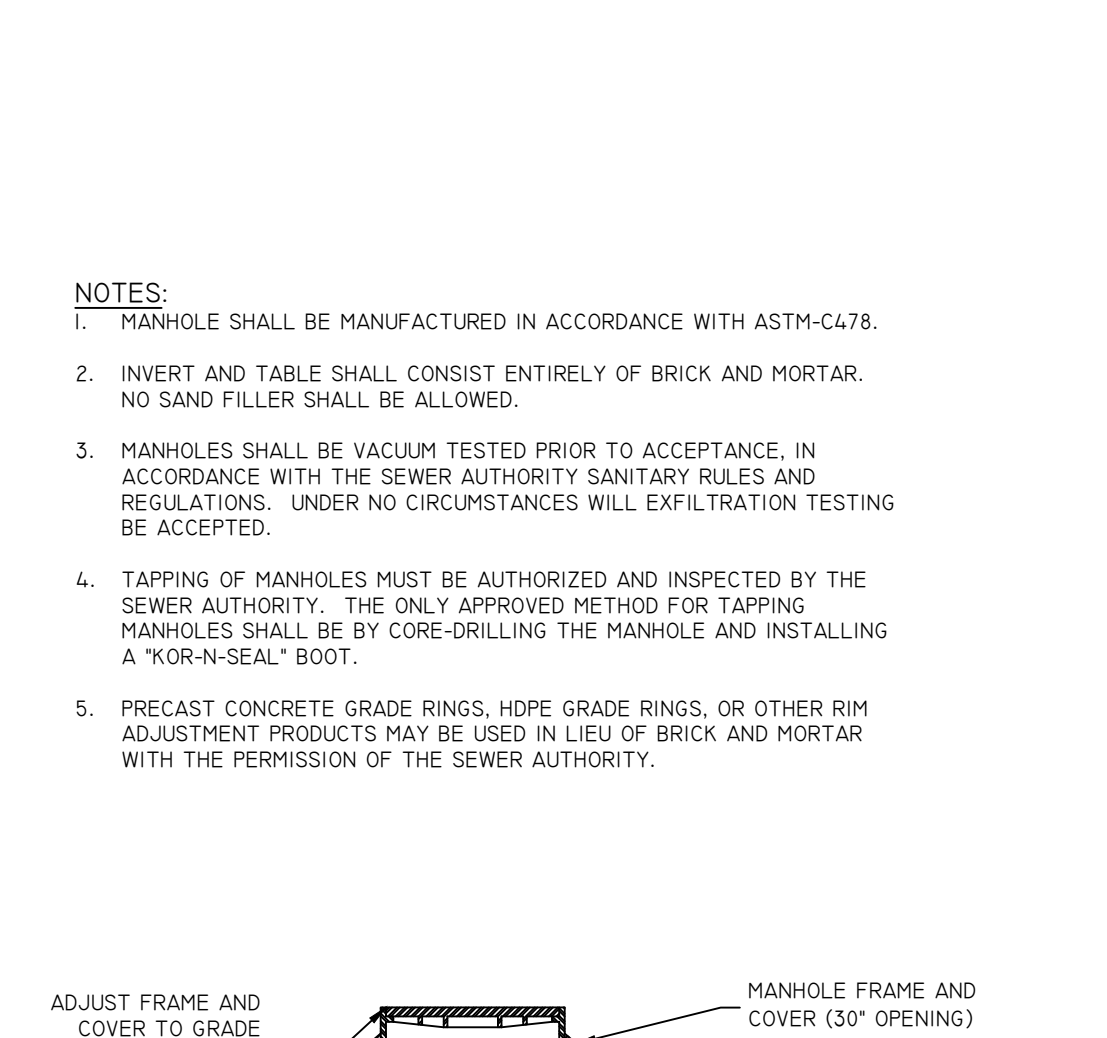


PERMEABLE PAVEMENT SYSTEM ELEVATIONS

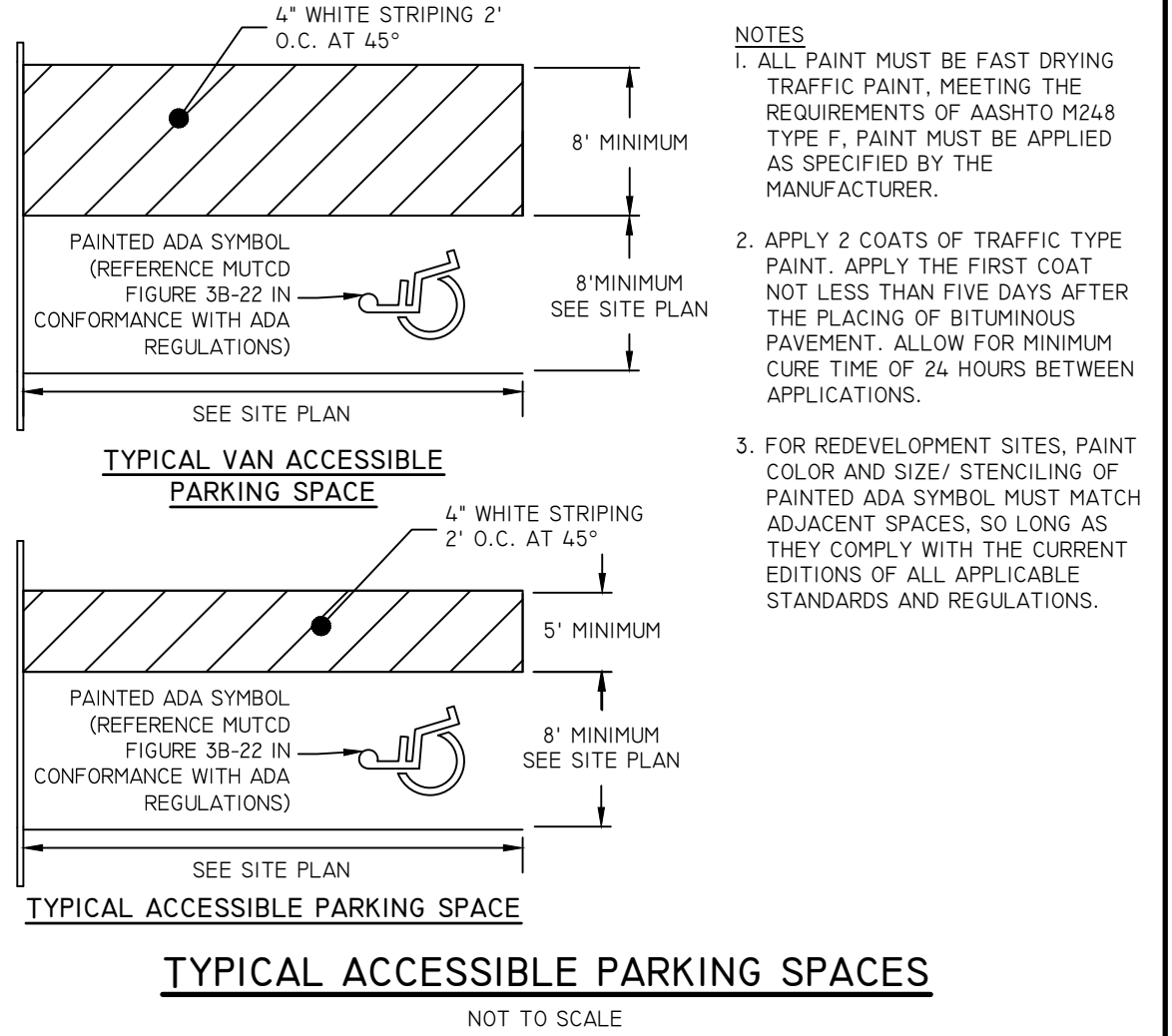
DESCRIPTION	ELEVATION
TOP OF PERMEABLE PAVEMENT ELEVATION	14.50
TOP OF CHOKER COURSE ELEVATION	14.17
TOP OF FILTER LAYER ELEVATION	13.84
TOP OF RESERVOIR ELEVATION	12.93
BOTTOM OF RESERVOIR ELEVATION	12.43
RESERVOIR DEPTH	0.50'
25 YEAR STORM ELEVATION	12.52
10 YEAR STORM ELEVATION	12.44
1 YEAR STORM ELEVATION	12.43
SEASONAL HIGH GWT ELEVATION	8.8
SOIL EVALUATION	TH-1



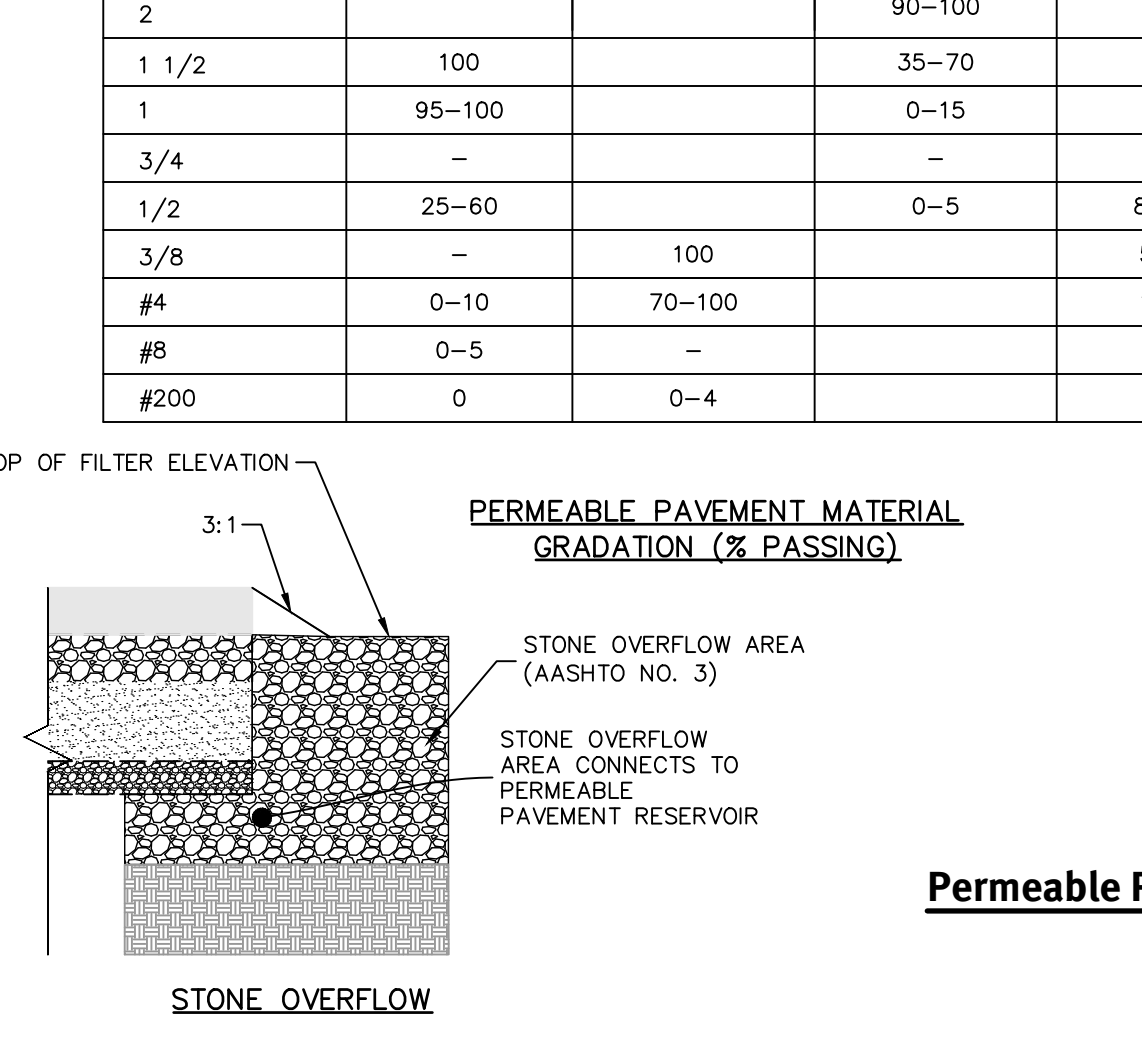
TYPICAL ACCESSIBLE PARKING SPACES
NOT TO SCALE



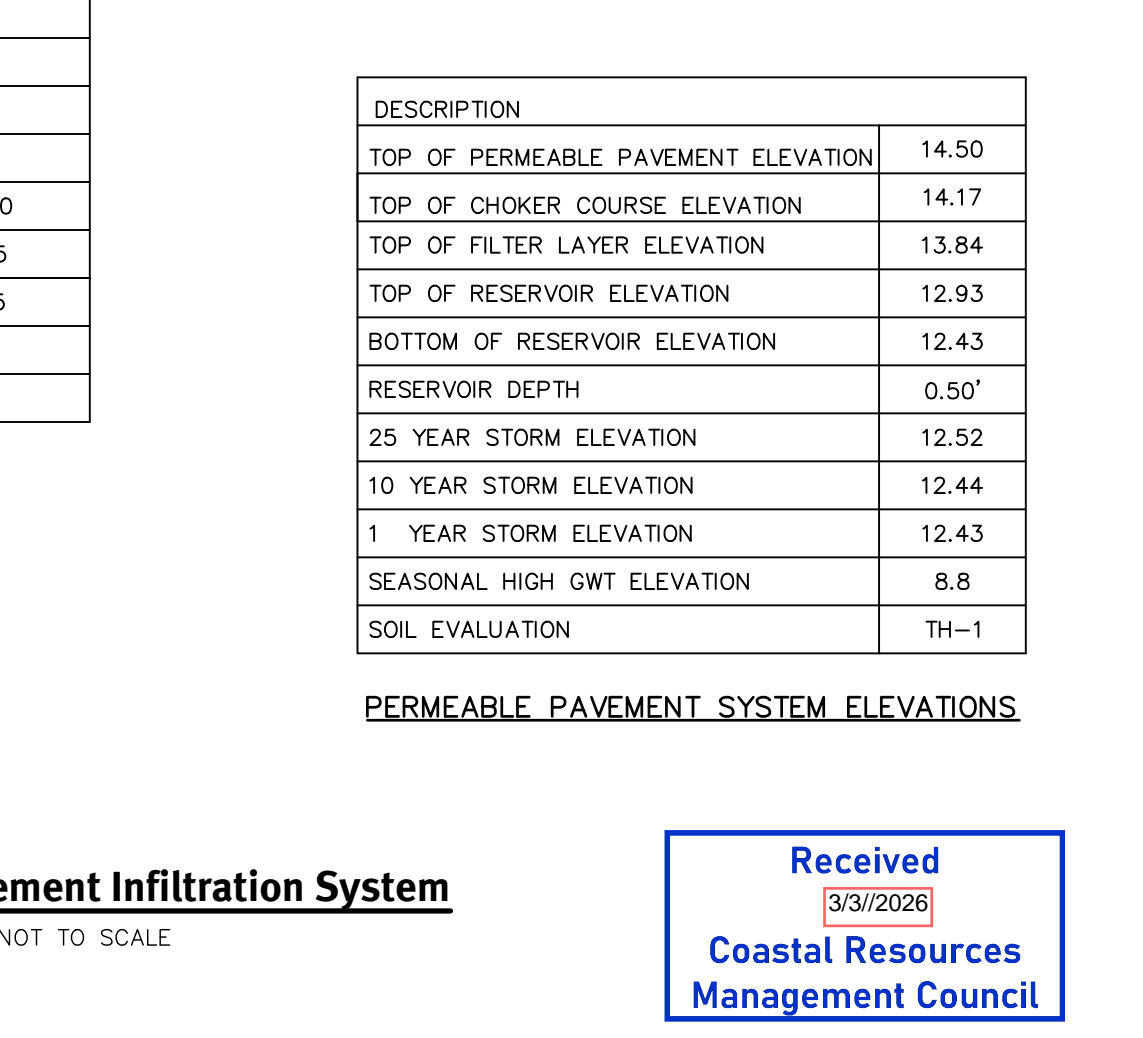
SEWER MANHOLE
NOT TO SCALE



FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)
NOT TO SCALE



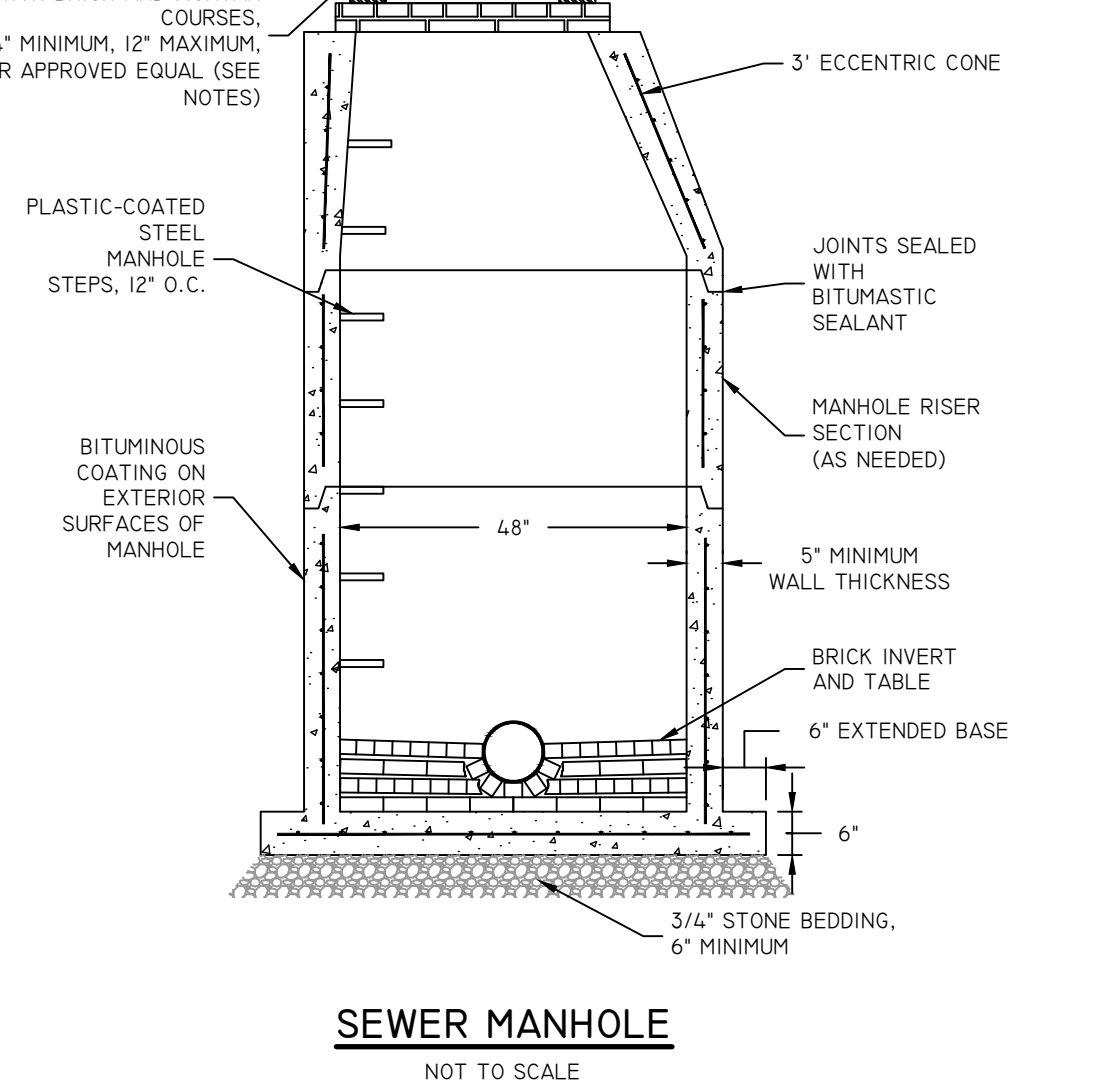
STOCKPILE PROTECTION
NOT TO SCALE



SEWER CLEANOUT
NOT TO SCALE



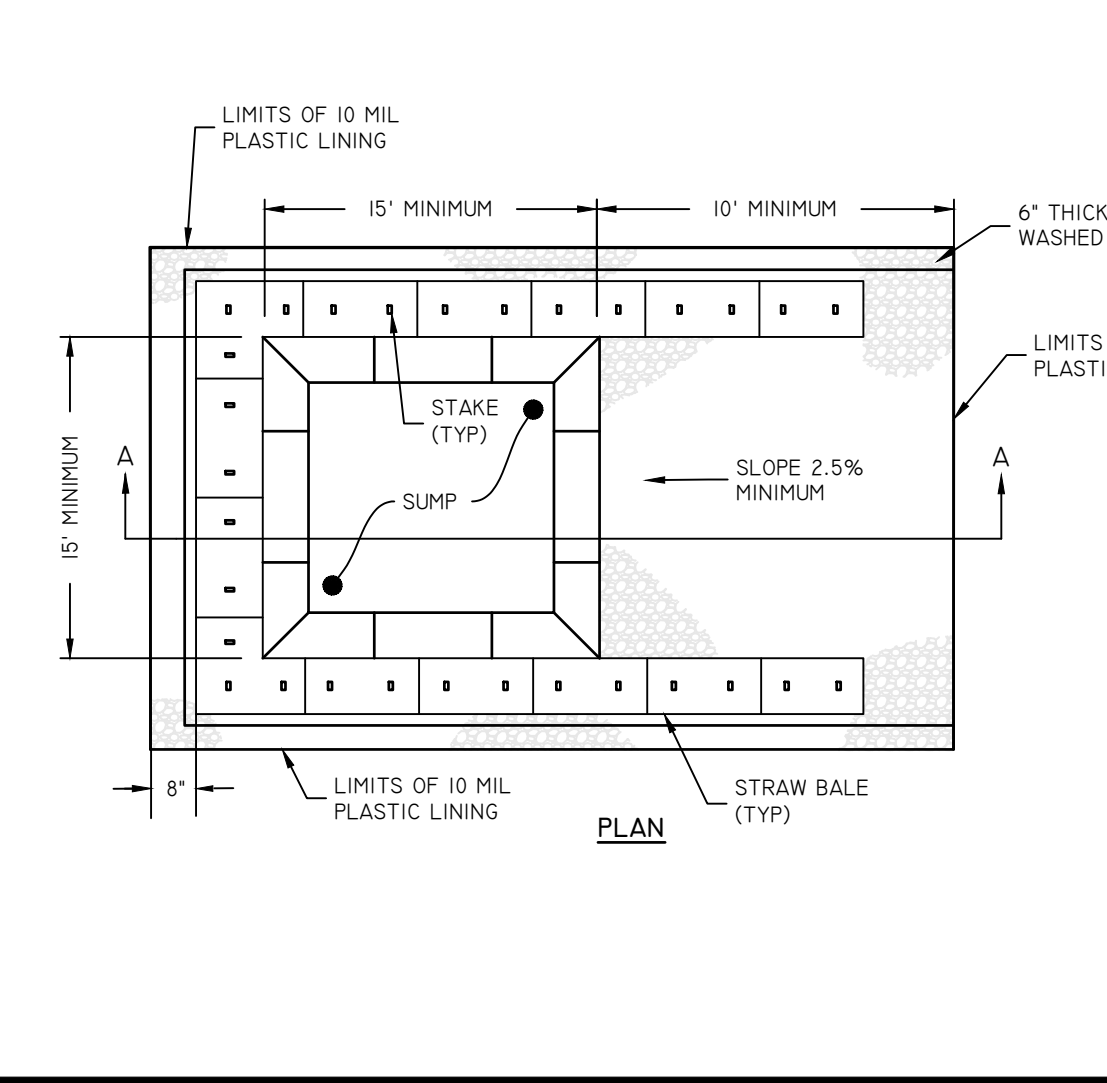
CONCRETE WASHOUT AREA
NOT TO SCALE



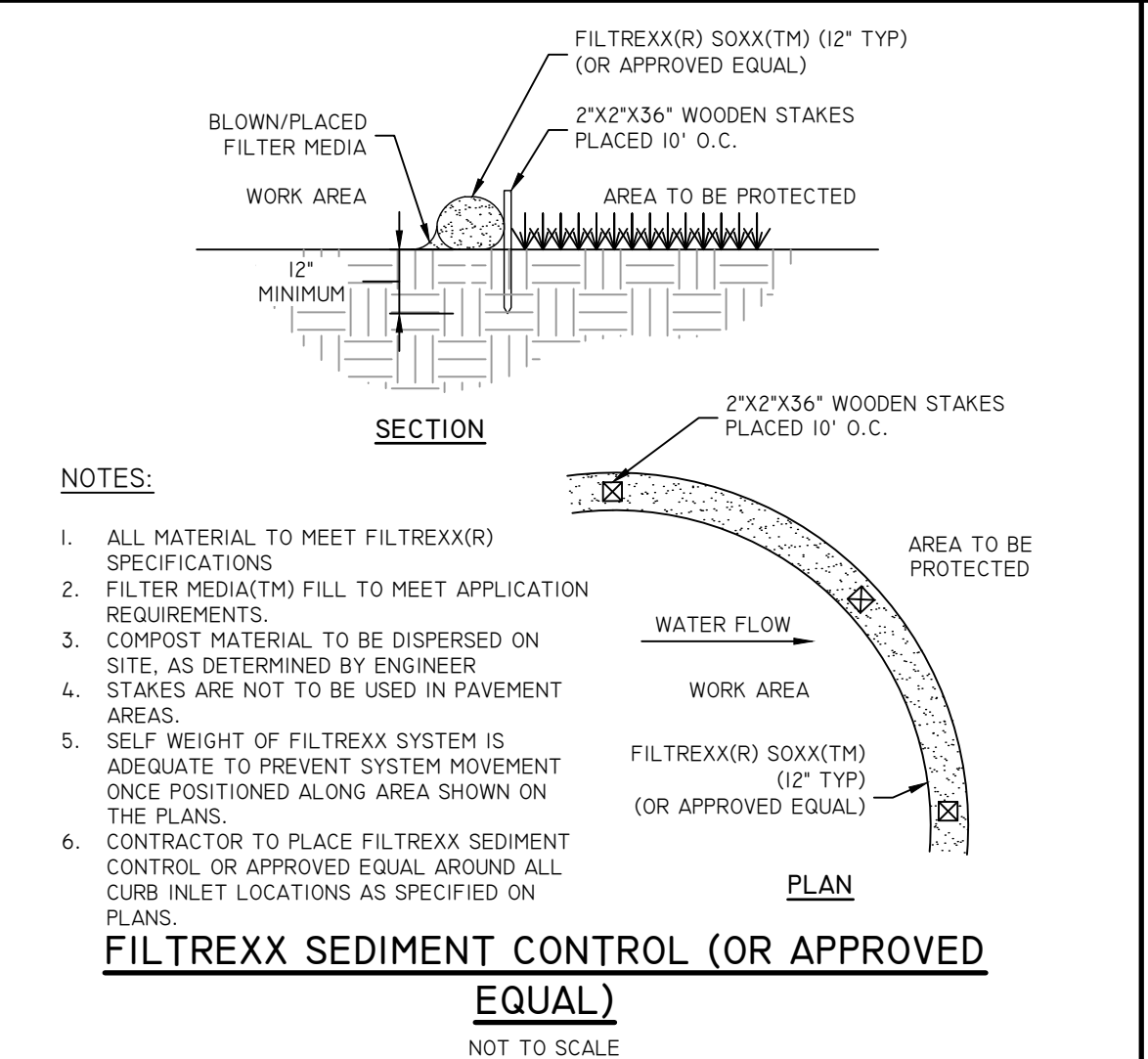
TYPICAL PAVEMENT SECTION
NOT TO SCALE

DEVELOPMENT DATA:

TOTAL SITE AREA:	0.765 ACRES
TOTAL NUMBER OF BUILDINGS:	3
TOTAL NUMBER OF UNITS:	18
LAND UNSUITABLE:	5,567 SF (0.128 ACRES)
DENSITY CALCULATION:	27,758 / 18 UNITS = 1,542 SF/UNIT



WASHOUT SIGN



Permeable Pavement Infiltration System
NOT TO SCALE

Received
3/3/2026
Coastal Resources
Management Council

Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

MOLLY R. TITUS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

ZONING DISTRICT: WICKFORD VILLAGE CENTER (WVC)

AREAS: AP 92 LOT 40- 14,736 SF (0.339 AC)
AP 92 LOT 41- 18,589 SF (0.427 AC)

LOCATION MAP N.T.S.

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

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DESIGN BY: J.A.R.

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DETAIL SHEET

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

ASSASSOR'S PLAT 92 LOTS 40 & 41
NORTH KINGSTOWN, RHODE ISLAND

OWNER: WICKFORD OLDE THEATRE LLC
38 FRANKS NECK ROAD
NARRAGANSETT, RI 02882

APPLICANT: WICKFORD OLDE THEATRE LLC

DESIGN BY: J.A.R.



**OLD THEATRE
CONDOMINIUMS AT
WICKFORD COVE**

PLANTING DETAILS

Received
3/3/2026
Coastal Resources
Management Council

NO.	REVISIONS	DATE

DRAWN BY: SB

DESIGNED BY: RC

CHECKED BY: RC

ISSUE DATE: 1/8/2026

BETA JOB NO.: 7484

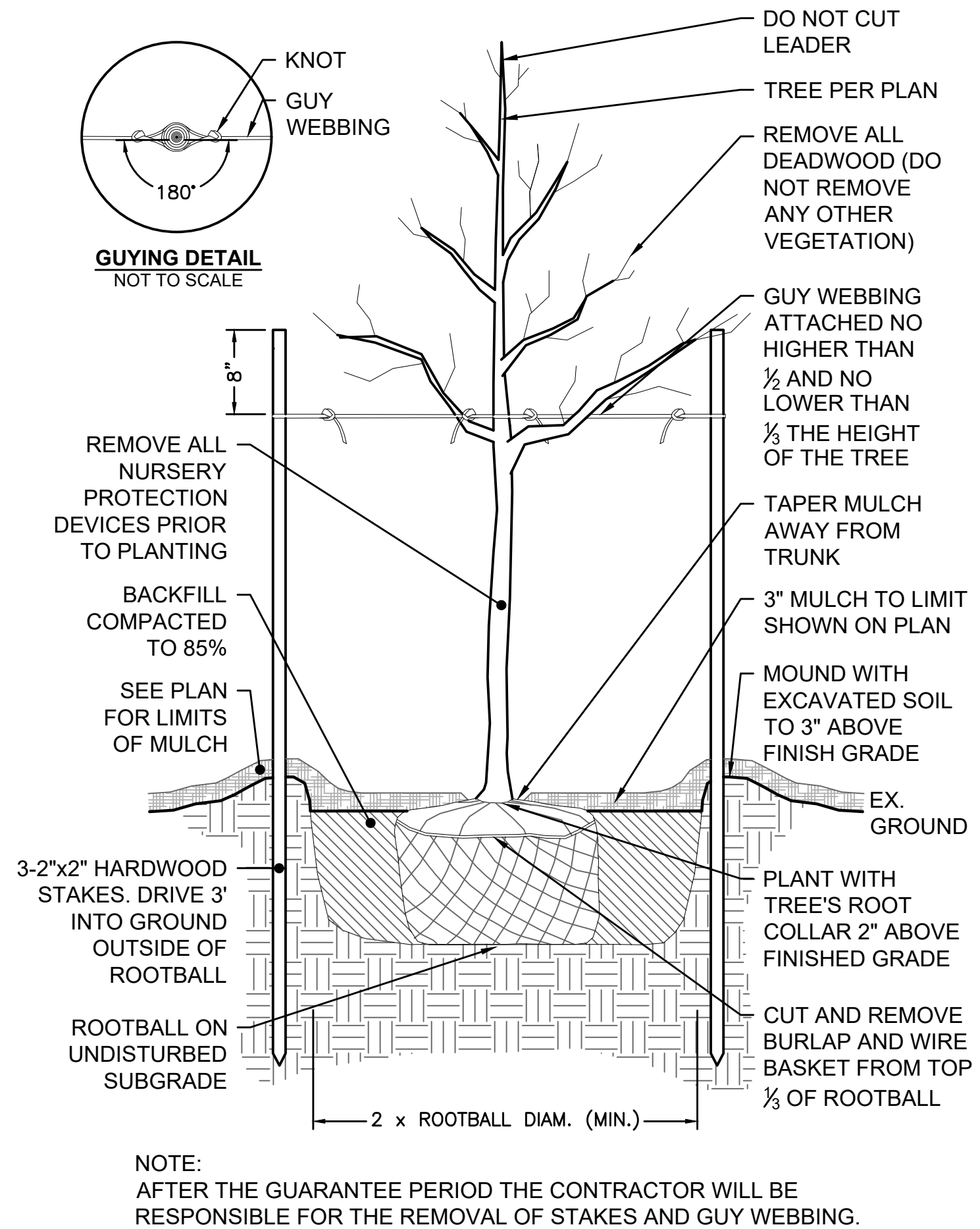
SCALE

AS SHOWN

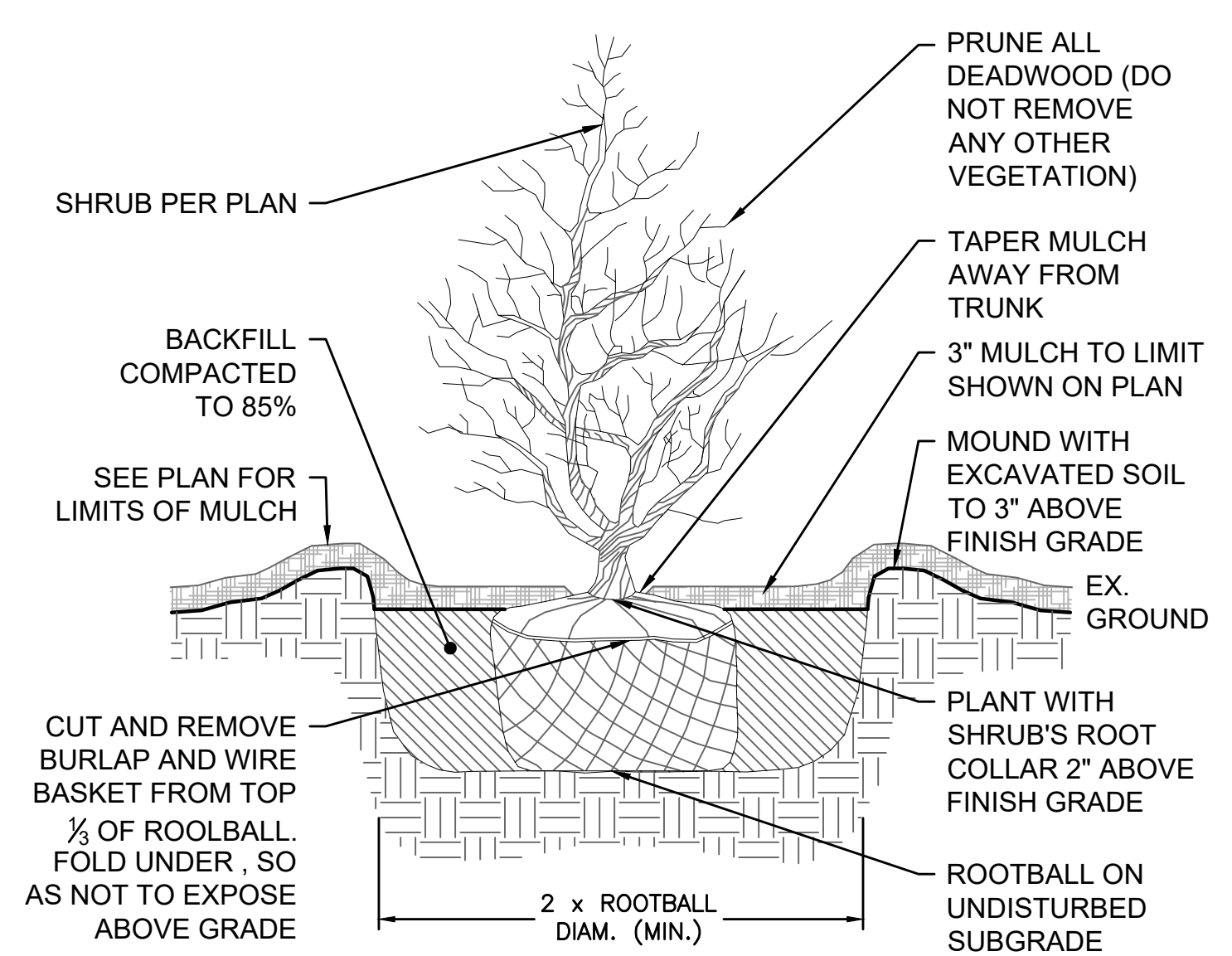
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

For Review Only

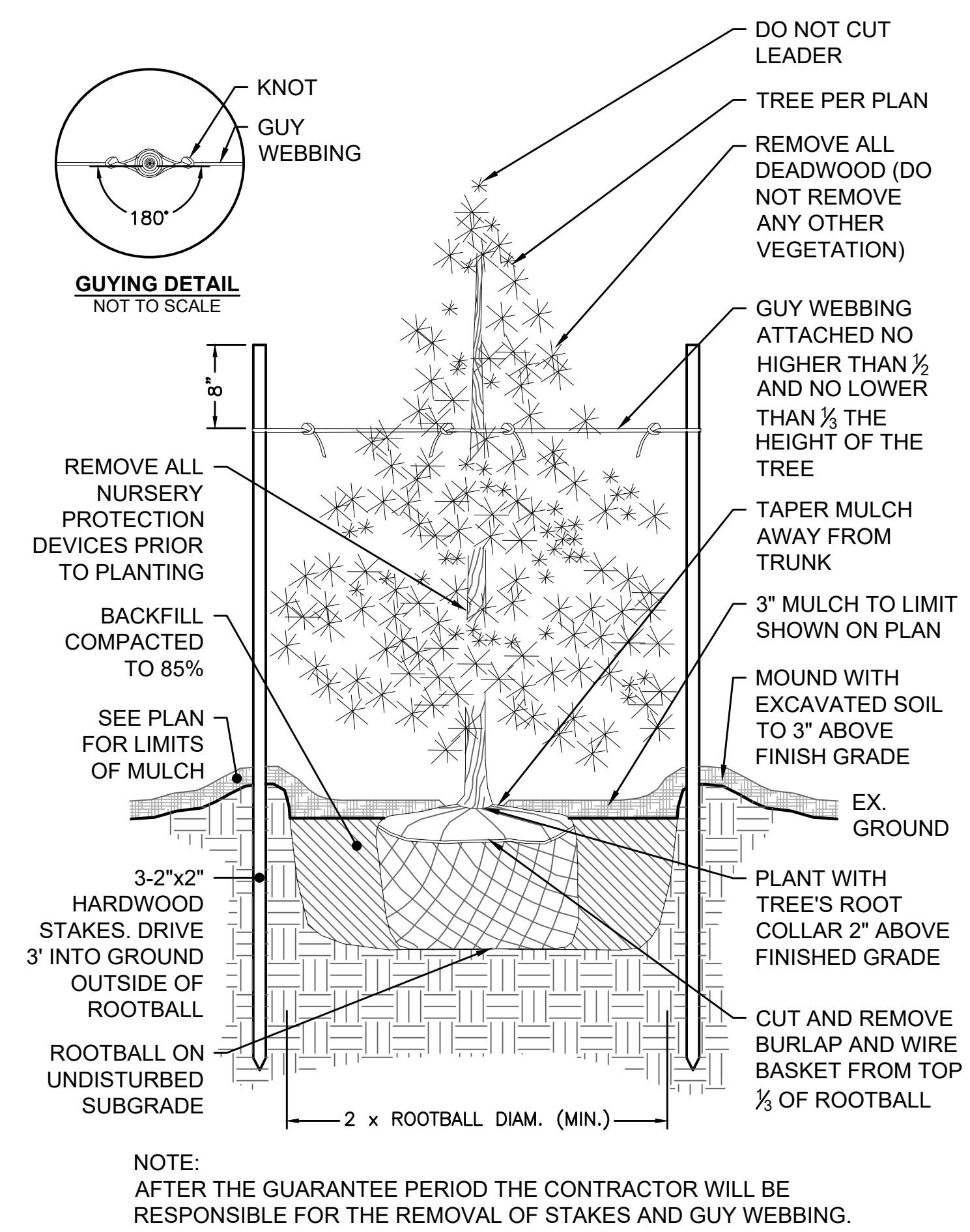
SHEET NO.



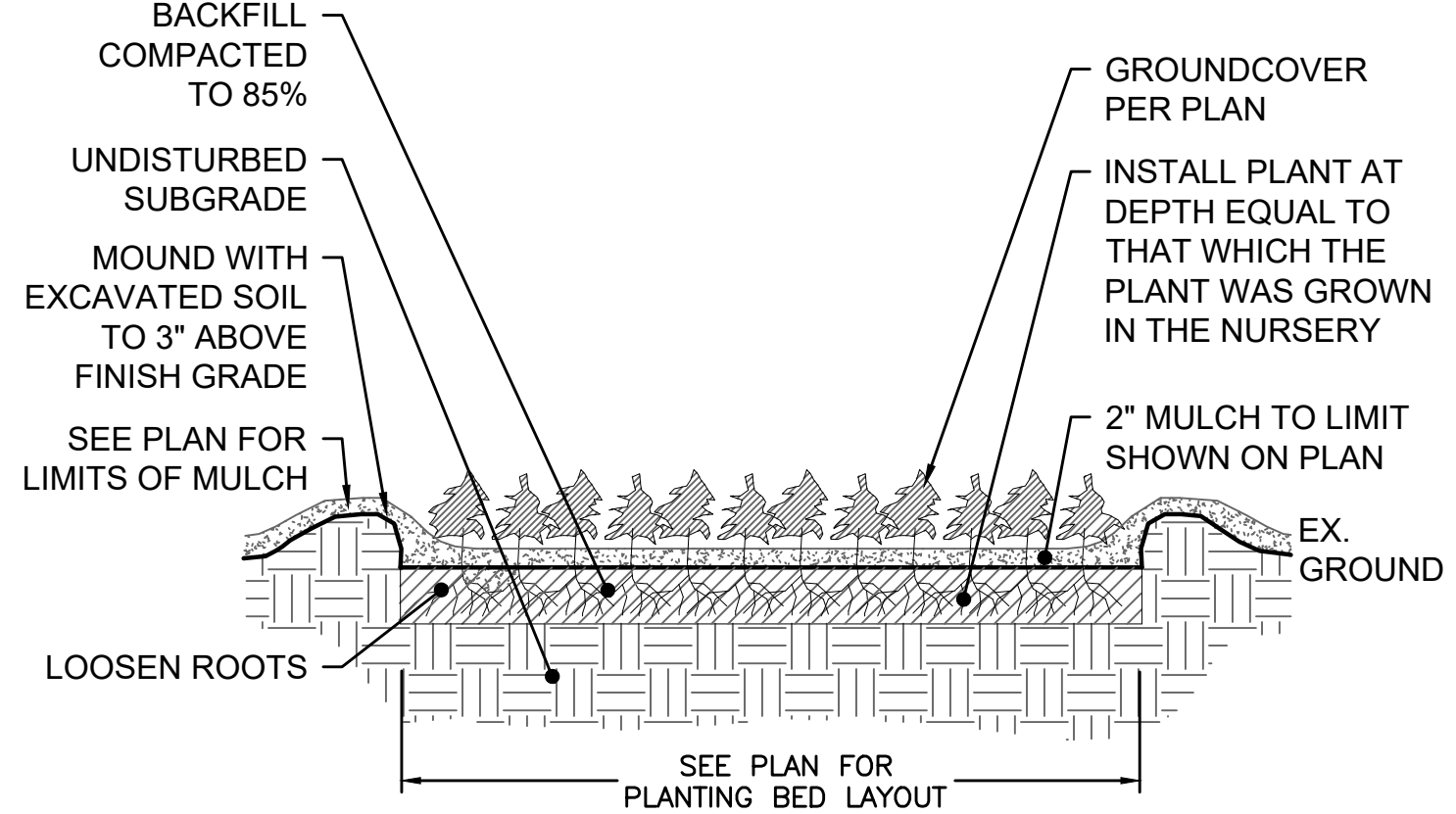
DECIDUOUS TREE STAKING & PLANTING
NOT TO SCALE



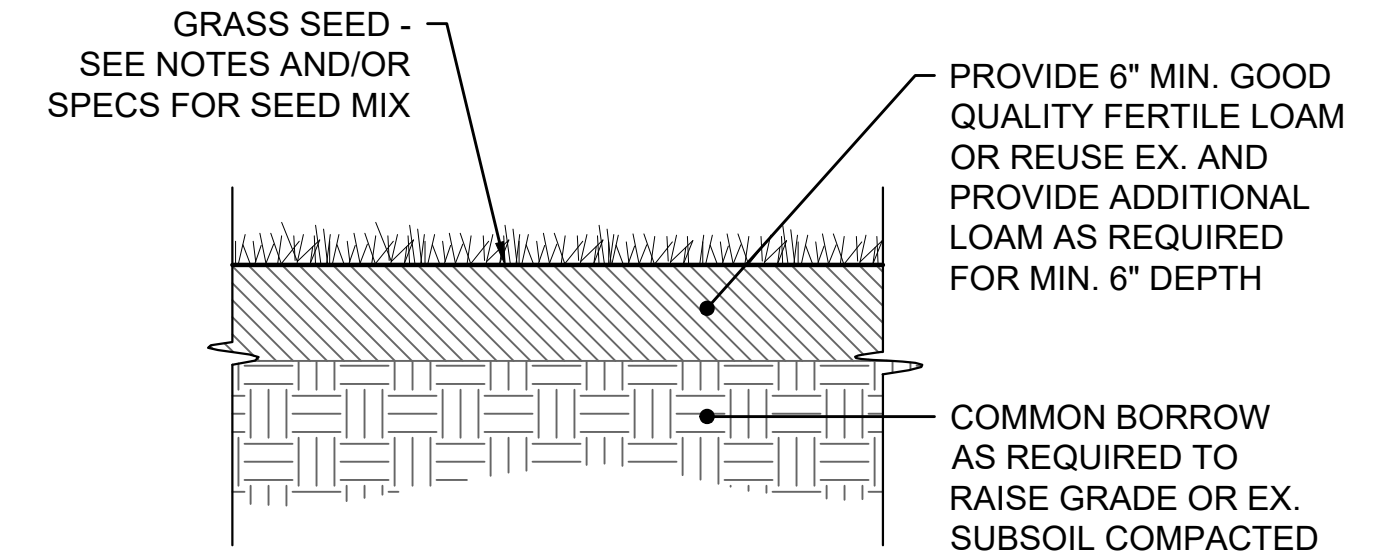
SHRUB PLANTING
NOT TO SCALE



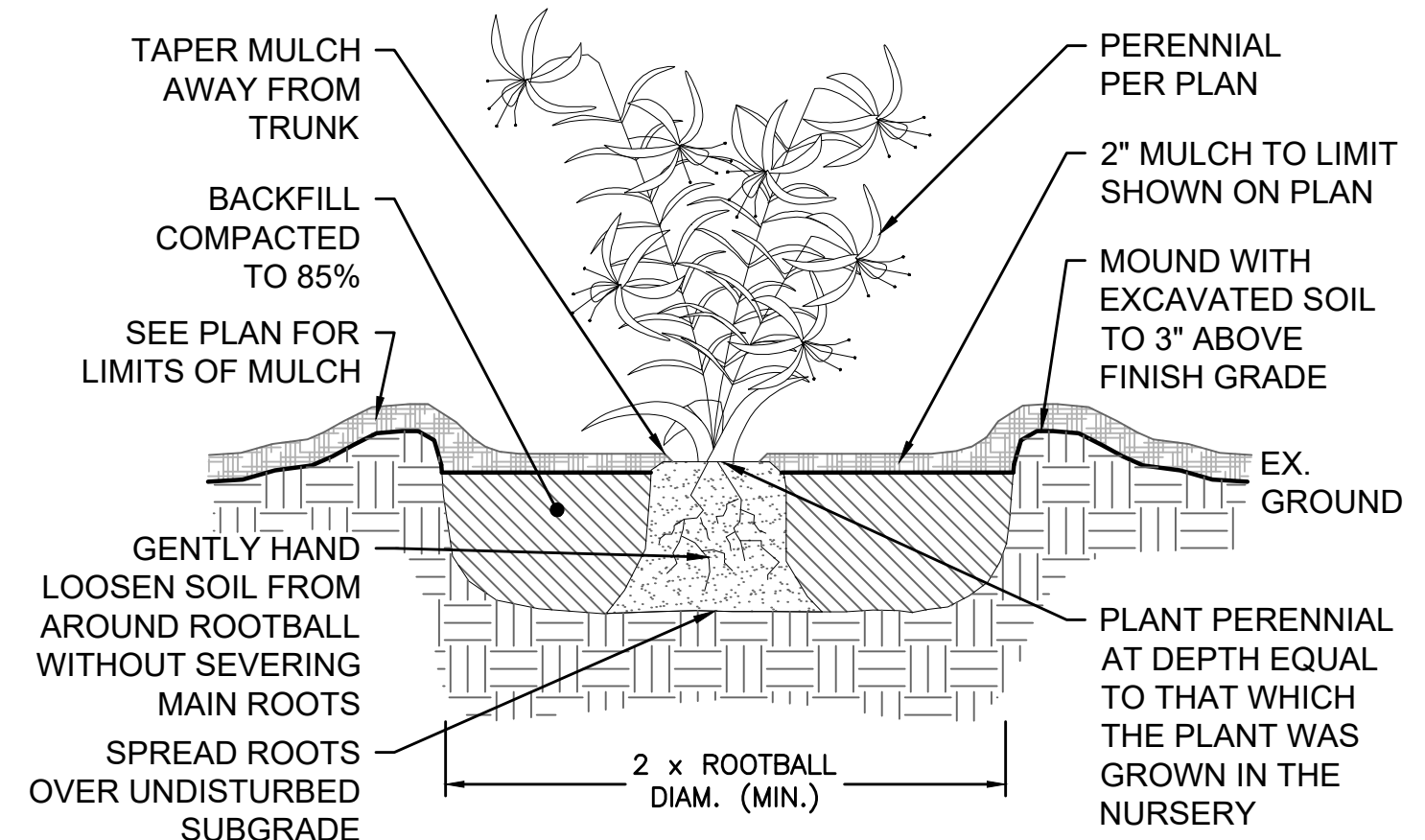
EVERGREEN TREE STAKING & PLANTING
NOT TO SCALE



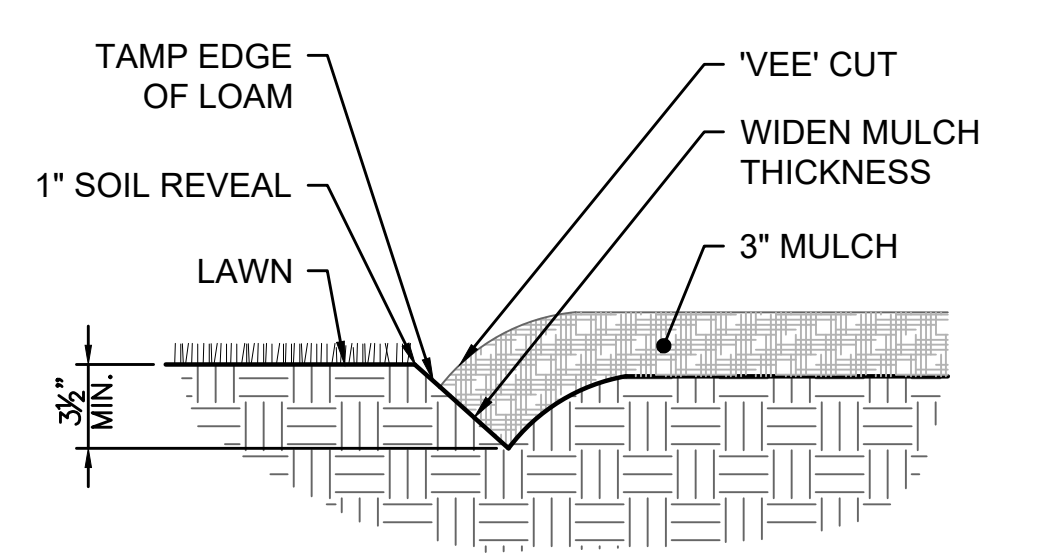
GROUNDCOVER PLANTING
NOT TO SCALE



LOAM AND SEED
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE



NOTE: LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE
NOT TO SCALE