

Dimensional Regulations:

CURRENT ZONING: R-20 (DUPLX 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%

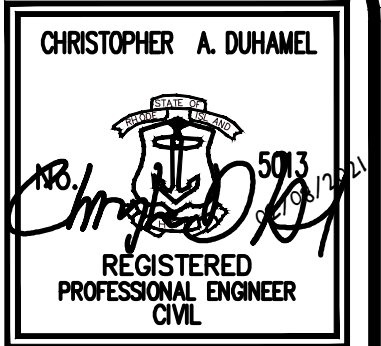
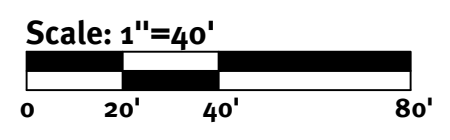
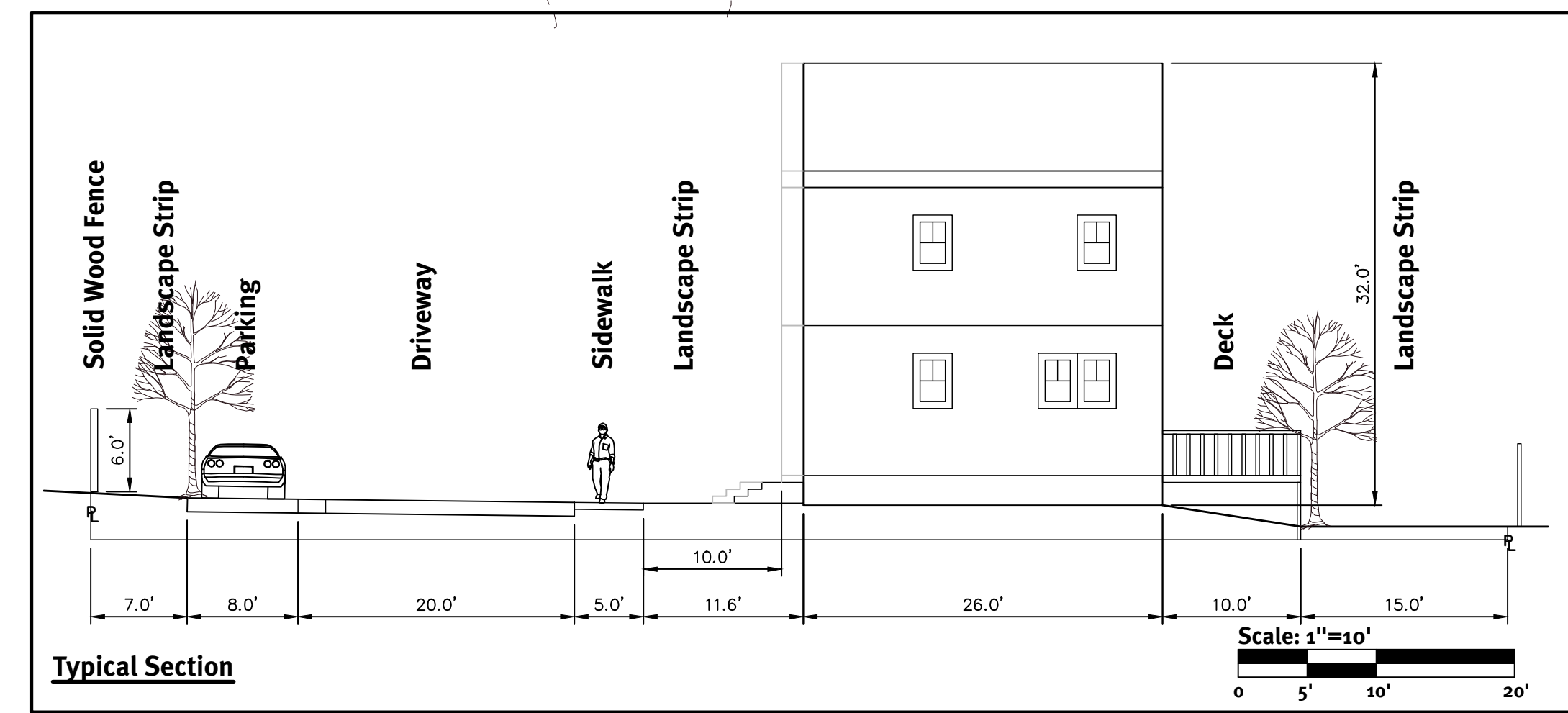
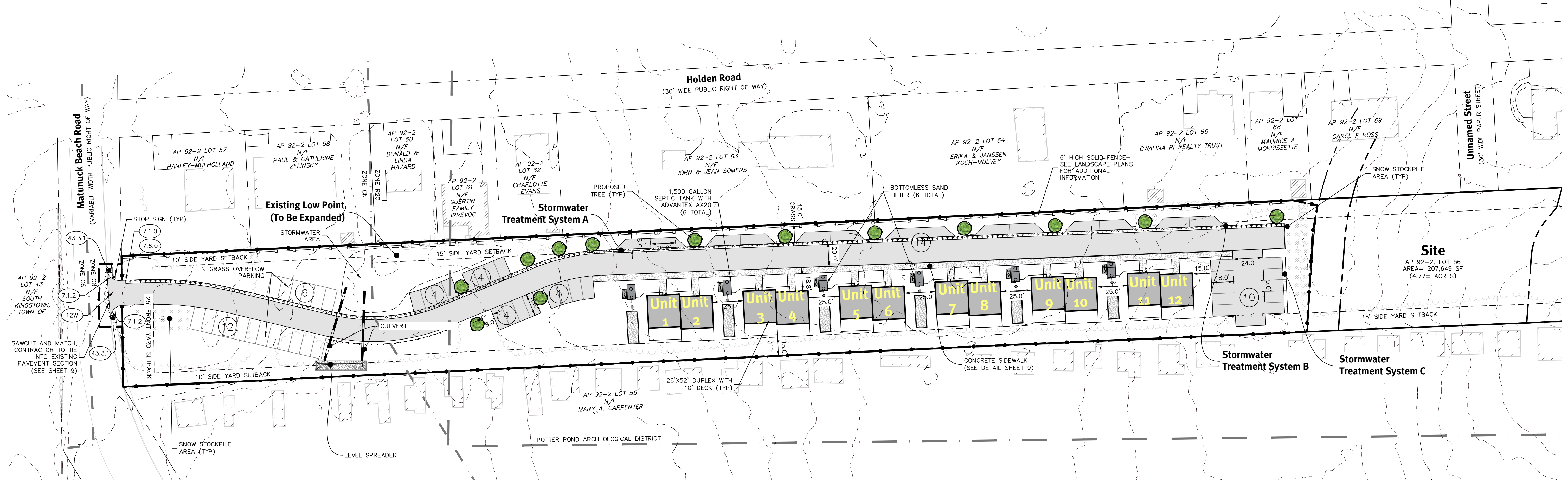
CURRENT ZONING: CN - MULTI HOUSEHOLD STRUCTURES UP TO 12 UNITS
 MINIMUM LOT AREA: 15,000 SF FOR FIRST 2 D.U. + 5,000 SF PER EACH ADDITIONAL D.U.
 MINIMUM FRONTAGE AND LOT WIDTH: 100'
 MINIMUM FRONT YARD: 25'
 MINIMUM CORNER SIDE YARD: 20'
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 30'
 MAXIMUM STRUCTURE 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: 944'±
 PAVEMENT WIDTH: 20'

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: 36 STANDARD SPACES
 18 OVERFLOW SPACES



This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer of DPRETE Engineering. DPRETE Engineering warrants plans on a DPRETE Engineering seal only. DPRETE 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.

NO.	Date	Description	Drawn By: SEH	Design By: SEH
2	02/08/2021	Response to Comments		
1	02/22/2021	Response to Comments		
0	02/22/2021	Master Plan Submission		

Site Layout Plan
Matunuck Beach Condominiums
 Owners: Eileen R Biancuzzo
 Stephen DeSimone
 PO Box 5674, Wakefield, Rhode Island 02880 12 Lister Drive, Barrington, RI 02806
 DE JOB No: 2389-002 Copyright 2021 by DPRETE Engineering Associates, Inc.