

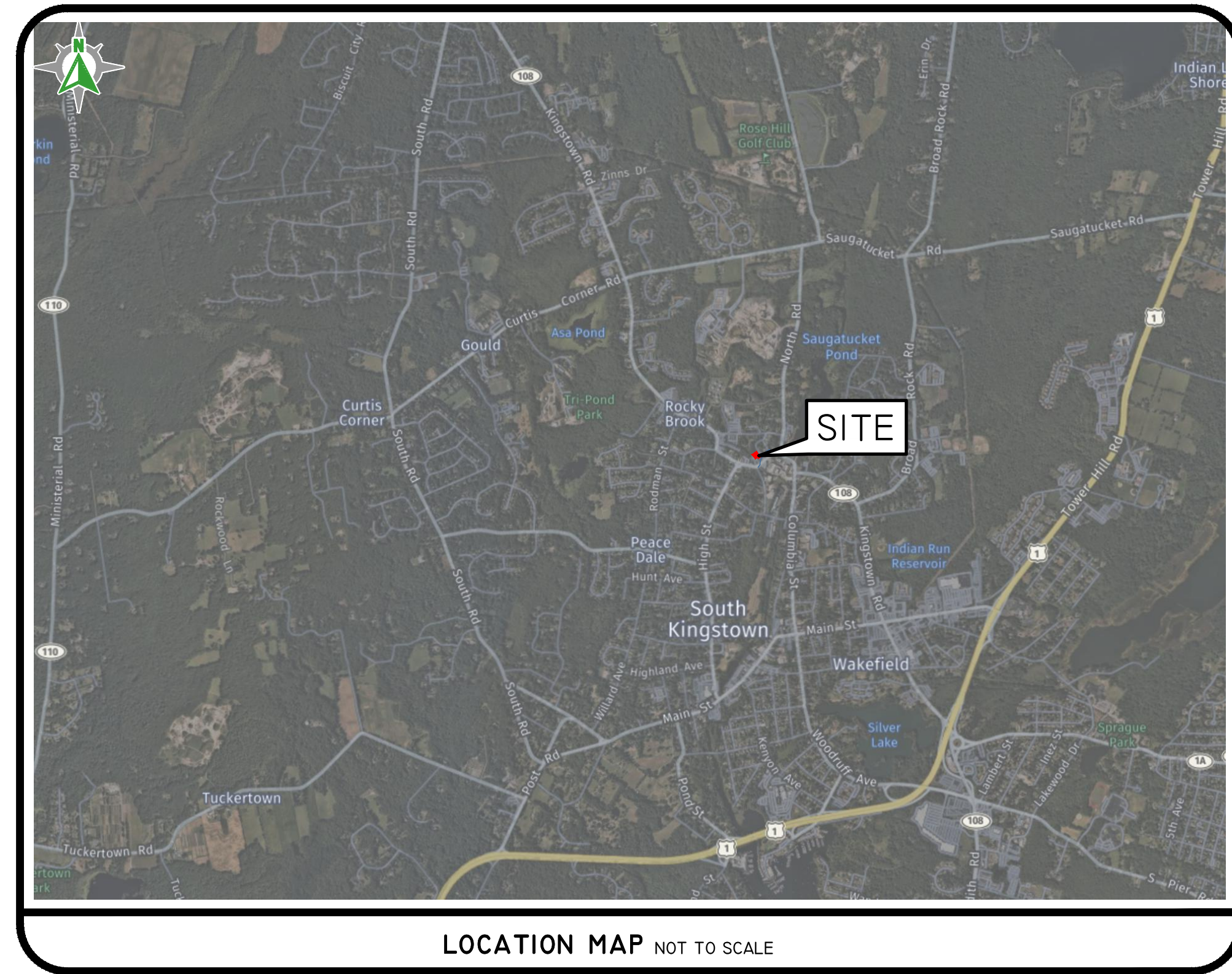
PRE APPLICATION SUBMISSION

GREEN STREET MANOR

12 GREEN STREET

SOUTH KINGSTOWN, RHODE ISLAND

ASSESSOR'S PLAT 49-1 LOTS 148



LOCATION MAP NOT TO SCALE

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2. AERIAL HALF MILE RADIUS
3. EXISTING CONDITIONS PLAN
4. SITE PLAN

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
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MOLLY R. TITUS
No. *[Signature]*
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	DESIGNED BY	SEAL
1	07/12/2023	PRE APPLICATION SUBMISSION	DESIGN BY: S.E.H.	

COVER SHEET

GREEN STREET MANOR

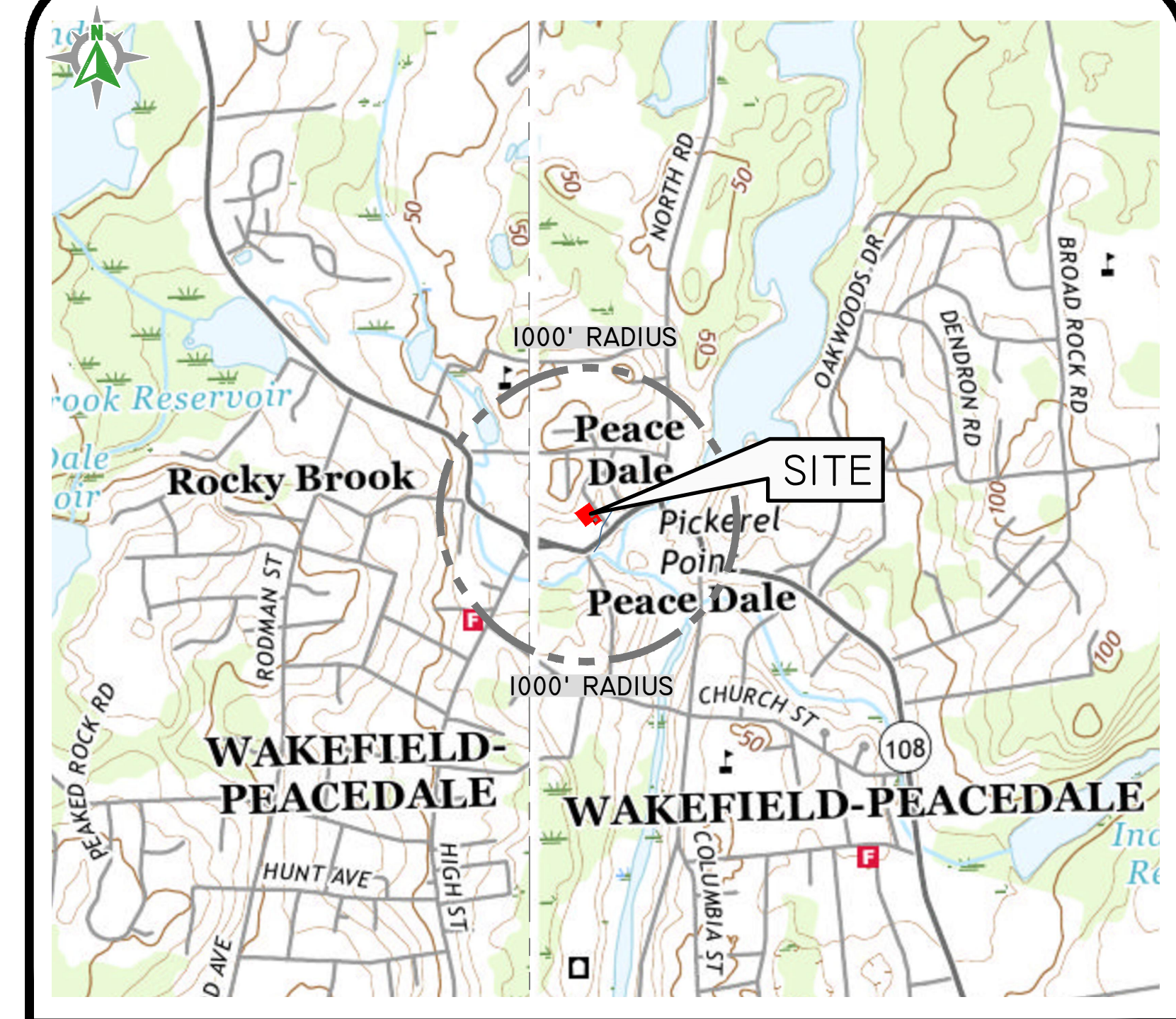
ASSESSOR'S PLAT 49-1 LOTS 148
SOUTH KINGSTOWN, RHODE ISLAND

OWNER / APPLICANT:
JONNYCAKE CENTER FOR HOPE
22 KERSEY ROAD
PEACEDALE, RI 02879

Z:\BIBIAN\PROJECTS\195-001 KERSEY ROAD SAUTOCAD DRAWINGS\195-001-PPAP DWG PLOTTED 7/12/2023

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Z:\DEVELOPMENT\PROJECTS\1915-001 KERSEY ROAD SANITOCAD DRAWINGS\1915-001-HPMP DWG PLOTTER: 7/13/2023



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09/14/2022.
SCALE: 1"=250'
0 125' 250' 500'

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NO.	DATE	DESCRIPTION	DESIGN BY	S.E.H.
1	07-22-2023	PRELIMINARY SUBMISSION		S.E.H.
2				B.T.
				S.E.H.

AERIAL HALF MILE RADIUS
GREEN STREET MANOR
ASSESSOR'S PLAT 49-1 LOTS 1A8
SOUTH KINGSTOWN, RHODE ISLAND

OWNER / APPLICANT:
JONNYCAKE CENTER FOR HOPE
22 KERSEY ROAD
PEACEDALE, RI 02879

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Z:\DEVELOPMENT\PROJECTS\1915-001 KERSEY ROAD - SAUNTCAD DRAWINGS\1915-001-PROP DWG PLOTTER: 7/13/2023



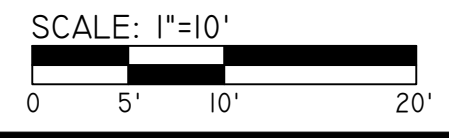
GENERAL NOTES:

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 49-1, LOTS 148 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND AND IS 0.35 AC (15,412 SF) IN AREA.
- THE OWNER PER DEED BOOK 1802, PAGE 85 IS: JONNYCAKE CENTER REALTY CORPORATION
22 KERSEY ROAD
WAKEFIELD, RI 02879
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440902020K, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- LOT 148 IS ZONED CD BASED ON THE TOWN OF SOUTH KINGSTOWN ONLINE 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 JUNE 17, 2022 AND JANUARY 9, 2023. 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.
- NO ACTIVE AGRICULTURAL USE EXISTS ON THE SITE.
- THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
 - DWTS CRITICAL RESOURCE AREA (RIDEM)
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - FLOOD HAZARD OVERLAY DISTRICT (TOWN)
 - NATURAL HERITAGE AREAS (TOWN)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- THE SITE IS WITHIN A:
 - TMDL WATERSHED (RIDEM) GREEN HILL POND WATERSHED
- THE DEVELOPMENT PARCEL, AND BUILDINGS WITHIN, ARE NOTE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- SOILS LINES
- 25' BUFFER
- 50' BUFFER
- 75' BUFFER
- 100' BUFFER
- 150' BUFFER
- 200' BUFFER
- FEMA BOUNDARY
- STREAM
- WETLAND LINE & FLAG
- GROUNDWATER OVERLAY
- GROUNDWATER RECHARGE AREA
- GROUNDWATER RESERVOIR
- NATURAL HERITAGE
- COMMUNITY WELLHEAD PROTECTION
- NON-COMMUNITY WELLHEAD PROTECTION



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NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	10/17/2023	PRELIMINARY SUBMISSION	S.E.H.	S.E.H.
2				

EXISTING CONDITIONS PLAN

GREEN STREET MANOR
ASSESSOR'S PLAT 49-1, LOTS 148
SOUTH KINGSTOWN, RHODE ISLAND

OWNER / APPLICANT:
JONNYCAKE CENTER FOR HOPE
22 KERSEY ROAD
PEACEDALE, RI 02879

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SHEET **3** OF 4

Z:\DEVELOPMENT\PROJECTS\1915-001\KERSEY ROAD\5A\AUTOCAD DRAWINGS\1915-001\PROP DWG PLOTTER: 7/13/2023



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	CD	REQUIRED	PROVIDED
MINIMUM LOT AREA:	12,200 SF*	15,412 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	50'	150.15'	
MINIMUM FRONT AND CORNER SIDE YARD:	0'	10'	
MINIMUM SIDE YARD:	0'	5.0'	
MINIMUM REAR YARD:	0'	5.3.3'	
MAXIMUM STRUCTURE HEIGHT:	40'	< 40'	
MAXIMUM LOT BUILDING COVERAGE:	50%	18% (2723 SF)	

* 5,000 FOR FIRST 2 D.U.S + 1,200 PER EACH ADD'L. D.U. (5000 + 1200 * 2 = 5,000 + 2,400 = 7,400)

DEVELOPMENT DATA:

TOTAL SITE AREA:	0.35 ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	4

PARKING REGULATIONS:

PARKING USE:	RESIDENTIAL (MULTIFAMILY)*
PARKING REQUIREMENT:	2 SPACE PER DWELLING UNIT*
BUILDING DWELLING UNITS:	4
REQUIRED PARKING CALCULATIONS:	2 SPACES X 4 UNITS X 50% 4 SPACES
TOTAL PARKING SPACES PROVIDED:	6 SPACES
ADA PARKING REQUIREMENT:	1 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	1 SPACES

* THE REQUIREMENTS SET FORTH IN SECTION 711 SHALL BE REDUCED BY FIFTY (50) PERCENT.

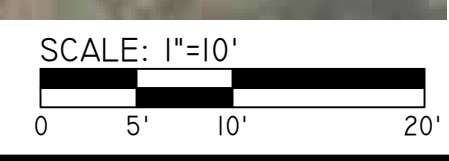
STREET LANDSCAPING:	10' PLANTED STRIP BETWEEN PARKING AND ROW
INTERIOR LANDSCAPING:	PARKING AREA 2,624 SF * .05 = 132 SF REQUIRED 161 SF PROVIDED

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND UNITS ARE PROPOSED TO BE 3 BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.
5. THE SITE IS LOCATED GREATER THAN 150' FROM THE SAUGATUCKET RIVER. THE SAUGATUCKET RIVER IS LOCATED IN THE RIVER PROTECTION REGION 2 AND HAS A 150' BUFFER ZONE.

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - BUILDING OVERHANG
 - ASPHALT PAVEMENT
 - CONCRETE
 - 150' BUFFER ZONE



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1	10/12/2023	PRELIMINARY SUBMISSION	S.E.H.	S.E.H.
2				

SITE PLAN
GREEN STREET MANOR
 ASSESSOR'S PLAT 49-1 LOTS 148
 SOUTH KINGSTOWN, RHODE ISLAND

OWNER / APPLICANT:
JOHNNY CAKE CENTER FOR HOPE
 22 KERSEY ROAD
 PEACEDALE, RI 02879

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