

CONCEPTUAL MASTER PLAN SUBMISSION

GREEN STREET MANOR

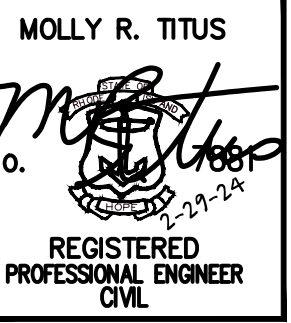
LOCATED ON 12 GREEN STREET
SOUTH KINGSTOWN, RHODE ISLAND

ASSESSOR'S PLAT 49-1 LOT 148



SHEET INDEX

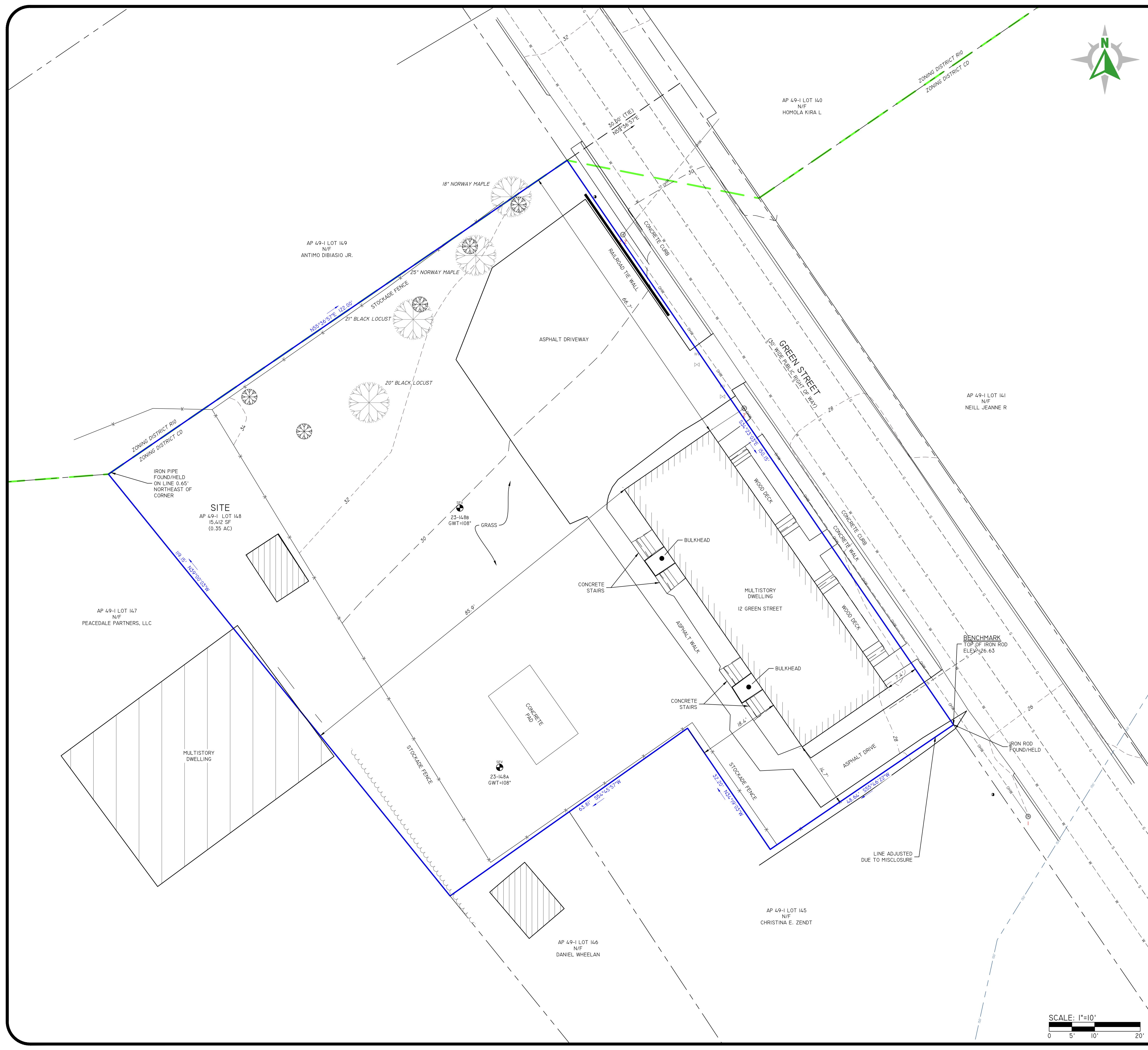
- 1 COVER SHEET
- 2 AERIAL HALF-MILE RADIUS & USGS MAP
- 3 EXISTING CONDITIONS PLAN
- 4 PROPOSED CONDITIONS PLAN
- 5 BOUNDARY AND TOPOGRAPHIC SURVEY



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 PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEAR AND ADJACENT UTILITIES UTILIZED SHOWN ON THIS PLAN. APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
02-29-2024		RESPONSE TO COMMENTS	J.A.R.
02-29-2024		REGISTERED PLAN SUBMISSION	N.P.P.
			B.T.
			DESIGN BY: S.E.H.
			DRAWN BY: S.E.H.

Z:\DEVELOPMENT\PROJECTS\1905-001\KERSEY ROAD - SAUNTCAD\DRAWINGS\1905-001-METR-DWG-PLU1261 2/29/2024



GENERAL NOTES:

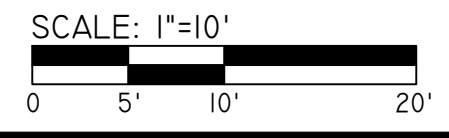
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 49-1, LOTS 148 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND AND IS 0.35 AC (15,412 SF) IN AREA.
- THE OWNER PER DEED BOOK 1802, PAGE 85 IS: JONNYCAKE CENTER REALTY CORPORATION, 22 KERSEY ROAD, WAKEFIELD, RI 02879.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44090202K, 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 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.
- THERE ARE NO PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE ON THE SITE.
- THERE ARE NO UNIQUE FEATURES ON THE SITE.
- THE PROPERTY IS LOCATED IN THE PEACE DALE HISTORIC DISTRICT.
 - THE PEACE DALE HISTORIC DISTRICT WAS APPROVED BY THE NATIONAL PARK SERVICE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES ON 10/30/1987.
 - STRUCTURE AT 12 GREEN STREET IS LISTED AS A "CONTRIBUTING STRUCTURE" TO THE DISTRICT IN THE OFFICIAL PROPERTY INVENTORY IN THE NR NOMINATION FORM FOR THE PEACE DALE HISTORIC DISTRICT.
 - AS A CONTRIBUTING STRUCTURE TO A REGISTERED HISTORIC DISTRICT, THE BUILDING AT 12 GREEN STREET IS ACCORDED THE SAME STATUS AS A STRUCTURE THAT IS INDIVIDUALLY LISTED IN THE NATIONAL REGISTER.
- THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREA (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
 - OW'S CRITICAL RESOURCE AREA (RIDEM)
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - FLOOD HAZARD OVERLAY DISTRICT (TOWN)
 - NATURAL HERITAGE AREA (TOWN)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)

THE SITE IS WITHIN:
SAUGUUCKET RIVER WATERSHED

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
- ZONE X
- ZONE X
- FEMA BOUNDARY
- STREAM
- WETLAND LINE & FLAG
- GROUNDWATER OVERLAY
- GROUNDWATER RECHARGE AREA
- GROUNDWATER RESERVOIR
- NATURAL HERITAGE
- COMMUNITY WELLHEAD PROTECTION
- NON-COMMUNITY WELLHEAD PROTECTION
- WATER LINE
- SEWER LINE
- GAS LINE
- OVERHEAD WIRES
- UTILITY/POWER POLE



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 Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

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

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 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY PERMITS AND UTILITIES UTILITIES CHARGES ON THE PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	M.R.P.	B.T.	DESIGN BY: S.E.H.
02-29-2024		RESPONSE TO COMMENTS				
12-22-2023		POSTED PLAN SUBMISSION				

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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DIMENSIONAL REGULATIONS:

CURRENT ZONING:	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'	4.9.5'
MAXIMUM STRUCTURE HEIGHT:	40'	< 40'
MAXIMUM LOT BUILDING COVERAGE:	50%	18% (2,723 SF)
MINIMUM OPEN SPACE:	10%	10% (1,542 SF)

- TRANSITIONAL YARD LANDSCAPING
- 10' FRONT YARD LANDSCAPE STRIP
 - 10' SIDE YARD LANDSCAPE STRIP
 - 30' REAR YARD LANDSCAPE STRIP
- * 5,000 FOR FIRST 2 D.U.S + 1,200 PER EACH ADD'L. D.U. (5,000 + 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
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 SAUGUUCKET RIVER. THE SAUGUUCKET RIVER IS LOCATED IN THE RIVER PROTECTION REGION 2 AND HAS A 150' BUFFER ZONE.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN AS SUCH ON A PERMITS PLAN AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

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NO.	DATE	DESCRIPTION	DESIGN BY: S.E.H.
02-29-2024		RESPONSE TO COMMENTS	J.A.R.
12-22-2023		PERMITS PLAN SUBMISSION	N.R.P.

PROPOSED CONDITIONS PLAN

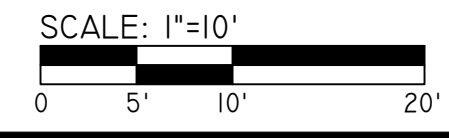
GREEN STREET MANOR
ASSESSOR'S PLAT 49-1 LOTS 148
SOUTH KINGSTOWN, RHODE ISLAND

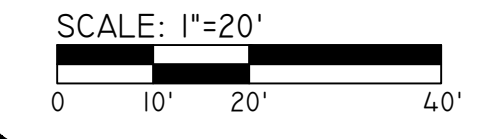
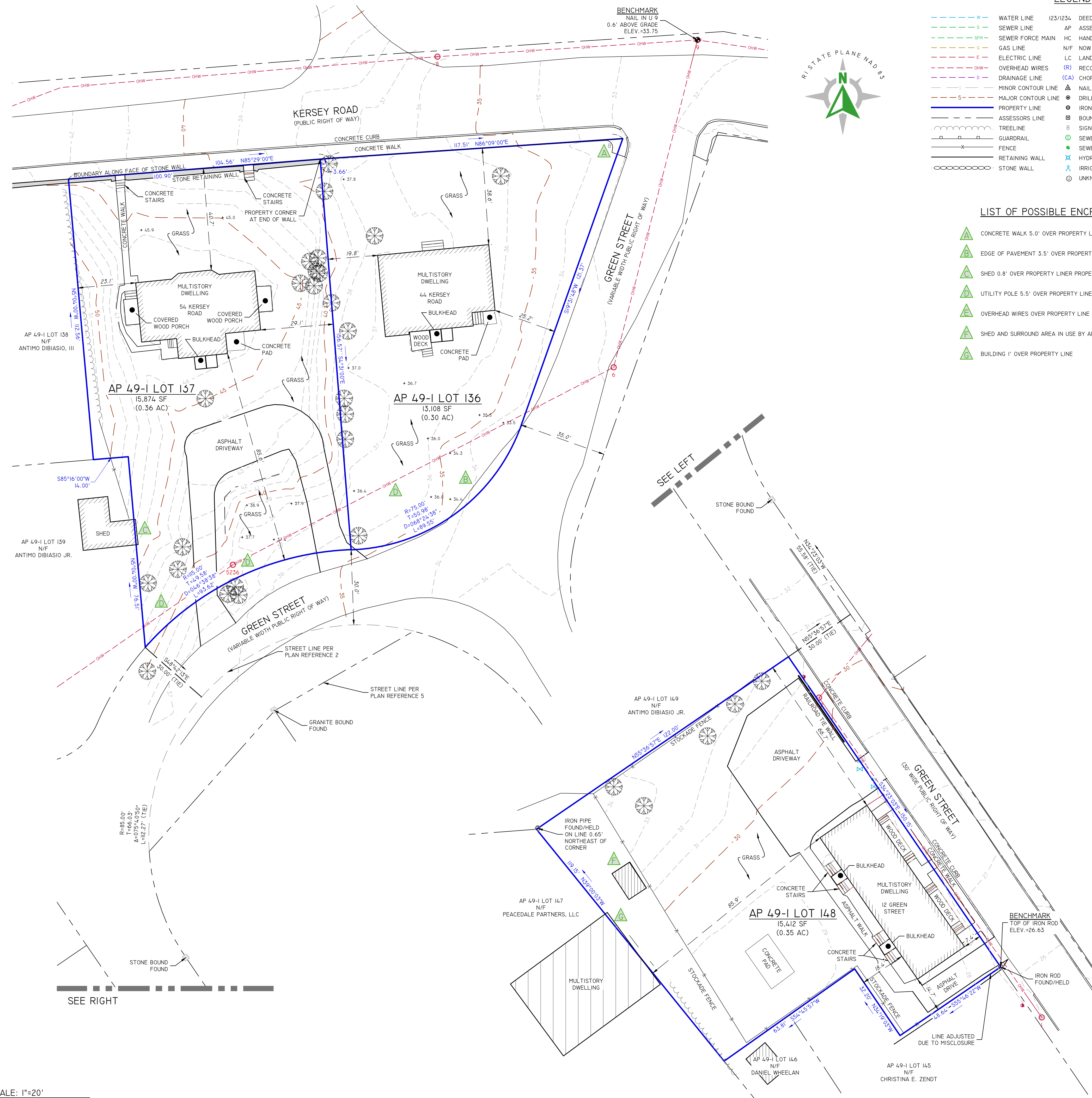
OWNER / APPLICANT:
JOHNNY CAKE CENTER FOR HOPE
22 KERSEY ROAD
PEACEDALE, RI 02879



PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - BUILDING OVERHANG
 - ASPHALT PAVEMENT
 - CONCRETE
 - LANDSCAPE SCREENING AREA
 - 150' BUFFER ZONE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - SEWER MANHOLE





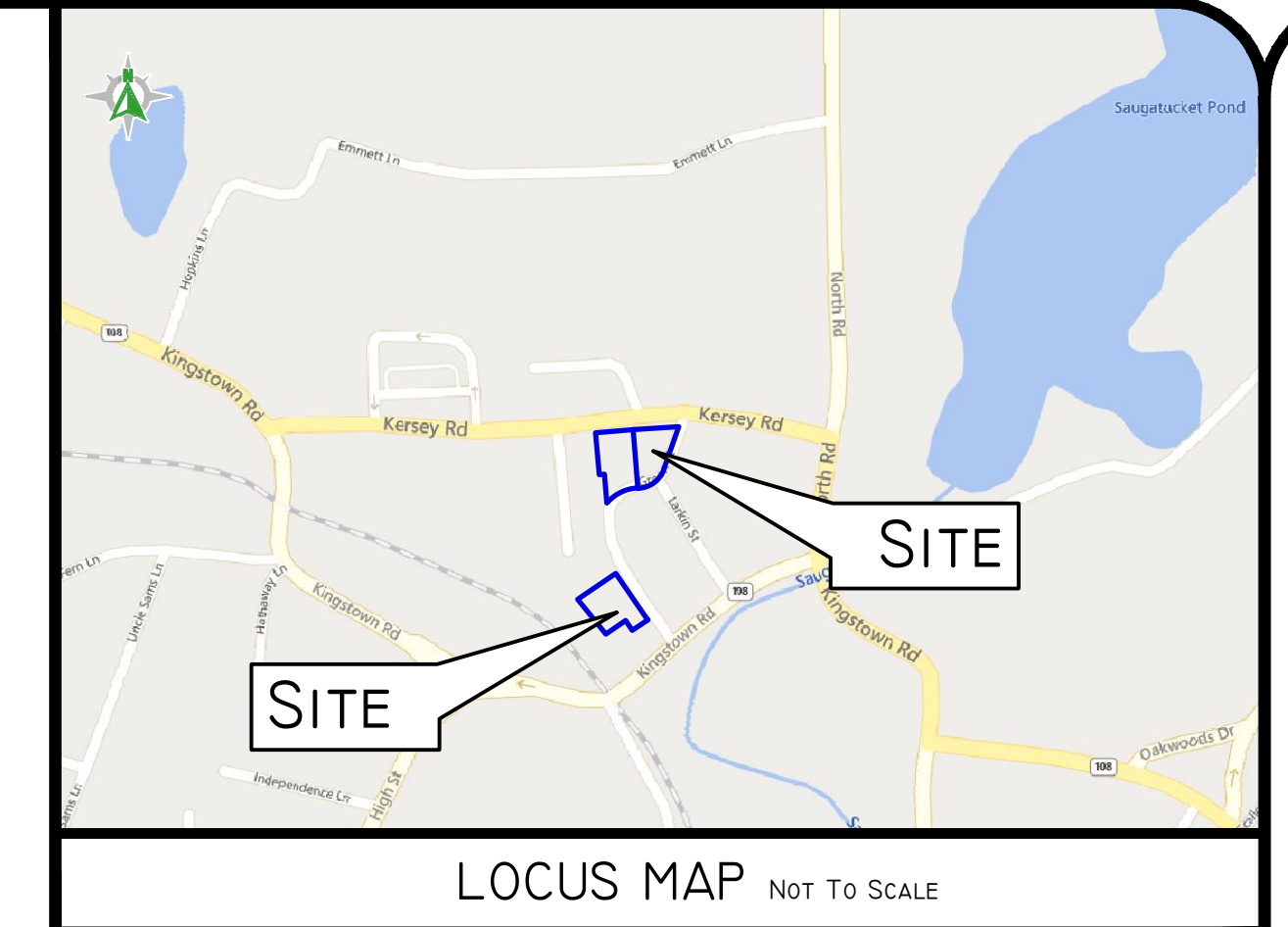
LEGEND

W	WATER LINE	123/234	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
OHW	OVERHEAD WIRES	(R)	RECORD	⊗	GAS VALVE
D	DRAINAGE LINE	(CA)	CHORD ANGLE	⊗	WETLAND FLAG
ML	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
ML	MAJOR CONTOUR LINE	●	DRILL HOLE	○	FLARED END SECTION
PL	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
AL	ASSESSORS LINE	□	BOUND	○	ELECTRIC MANHOLE
TL	TREELINE	○	SIGN POST	○	LIGHTPOST
GR	GUARDRAIL	○	SEWER CLEANOUT	○	WELL
RW	RETAINING WALL	○	HYDRANT	○	MONITORING WELL
SW	STONE WALL	○	IRRIGATION VALVE	○	BENCH MARK
		○	UNKNOWN MANHOLE	○	TREE



LIST OF POSSIBLE ENCROACHMENTS

- ▲ CONCRETE WALK 5.0' OVER PROPERTY LINE
- ▲ EDGE OF PAVEMENT 3.5' OVER PROPERTY LINE
- ▲ SHED 0.8' OVER PROPERTY LINE
- ▲ UTILITY POLE 5.5' OVER PROPERTY LINE
- ▲ OVERHEAD WIRES OVER PROPERTY LINE
- ▲ SHED AND SURROUND AREA IN USE BY ADJOINER.
- ▲ BUILDING 1' OVER PROPERTY LINE



GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 49-1, LOTS 136, 137, & 148 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1802, PAGE 85 IS JONNYCAKE CENTER REALTY CORPORATION.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203K, 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.
- LOTS 136 & 137 ARE ZONED R10 AND 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.
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- 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.
- LOT 148 IS LOCATED IN THE PEACE DALE HISTORIC DISTRICT, WHICH IS REGISTERED ON THE NATIONAL REGISTER OF HISTORIC PLACES, AND THE STRUCTURE ON THE PROPERTY IS LISTED AS A CONTRIBUTING STRUCTURE TO THE DISTRICT.

PLAN REFERENCES

- PLAT OF PROPERTY AT CORNER OF KINGSTOWN ROAD AND GREEN AVE, TOWN OF SOUTH KINGSTOWN, R.I., BELONGING TO J.P. STEVENS & CO., INC., SCALE 1"=30', DATED JUNE, 1949, PLAN BY HOWARD F. ESTEN, C.E., RECORDED IN PLAN BOOK II, PAGE 758.
- PEACE DALE REAL ESTATE TRUST, TOWN OF SOUTH KINGSTOWN, SCALE 1"=80', DATED NOVEMBER, 1945, PLAN BY HOWARD F. ESTEN, C.E., RECORDED IN PLAN BOOK II, PAGE 763 & 764.
- PLAN OF LAND BELONGING TO PEACEDALE PARTNERS LLC, BEING LOTS 147 & 159 OF THE SOUTH KINGSTOWN, R.I. ASSESSOR PLAT 49-1, LOCATED AT #183 KINGSTOWN ROAD, SCALE 1"=20', DATED AUGUST 22, 2006, PLAN BY HILBERN LAND SURVEYING, RECORDED ON PLAT CARD C2006-96.
- GREEN STREET CONDOMINIUM, ASSESSOR'S PLAT 49-1 LOT 141, GREEN & LARKIN LANE, SOUTH KINGSTOWN, RHODE ISLAND, PREPARED FOR: GREEN STREET CONDOMINIUM, LLC, SCALE 1"=20', DATED MAY 30, 2007, PLAN BY CARRIGAN ENGINEERING, INC., RECORDED ON PLAT CARD C2007-10.
- GREEN STREET, MINOR SUBDIVISION, FINAL, PREPARED FOR SCOT V. HALLBERG, FOR PROPERTY LOCATED ON 27 GREEN STREET, IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, A.P. 49-1 LOT 140, SCALE 1"=20', DATED FEBRUARY, 2013 AND LAST REVISED OCTOBER 24, 2013, PLAN BY ENVIRONMENTAL PLANNING & SURVEYING, INC., RECORDED ON PLAT CARD C2013-92.

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

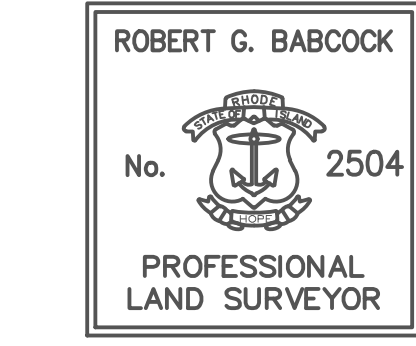
- GREEN STREET
- KERSEY ROAD

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- TOPOGRAPHIC SURVEY CLASS 1-2

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.



ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160
 2/21/24

Diprete Engineering
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 Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

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NO.	DATE	DESCRIPTION	A. J. F.	B. J. F.	B. T.
1	2/29/24	BOUNDARY AND TOPOGRAPHIC SURVEY			
2	7/27/23	BOUNDARY AND TOPOGRAPHIC SURVEY			

BOUNDARY AND TOPOGRAPHIC SURVEY
12 GREEN STREET AND 44 & 54 KERSEY DRIVE
 ASSESSOR'S PLAT 49-1 LOTS 136, 137, & 148
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
JONNY CAKE CENTER
 23 INDUSTRIAL DRIVE, WESTERLY, RHODE ISLAND 02891
 TEL: (401) 377-8669

REG. NO. 398-001 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 5 OF 5