

SITE IMPROVEMENT PLANS FOR

LAVENDER WAVES FARM

3812 COMMODORE OLIVER HAZARD PERRY HWY
SOUTH KINGSTOWN, RHODE ISLAND
AP 78-3, LOT 7

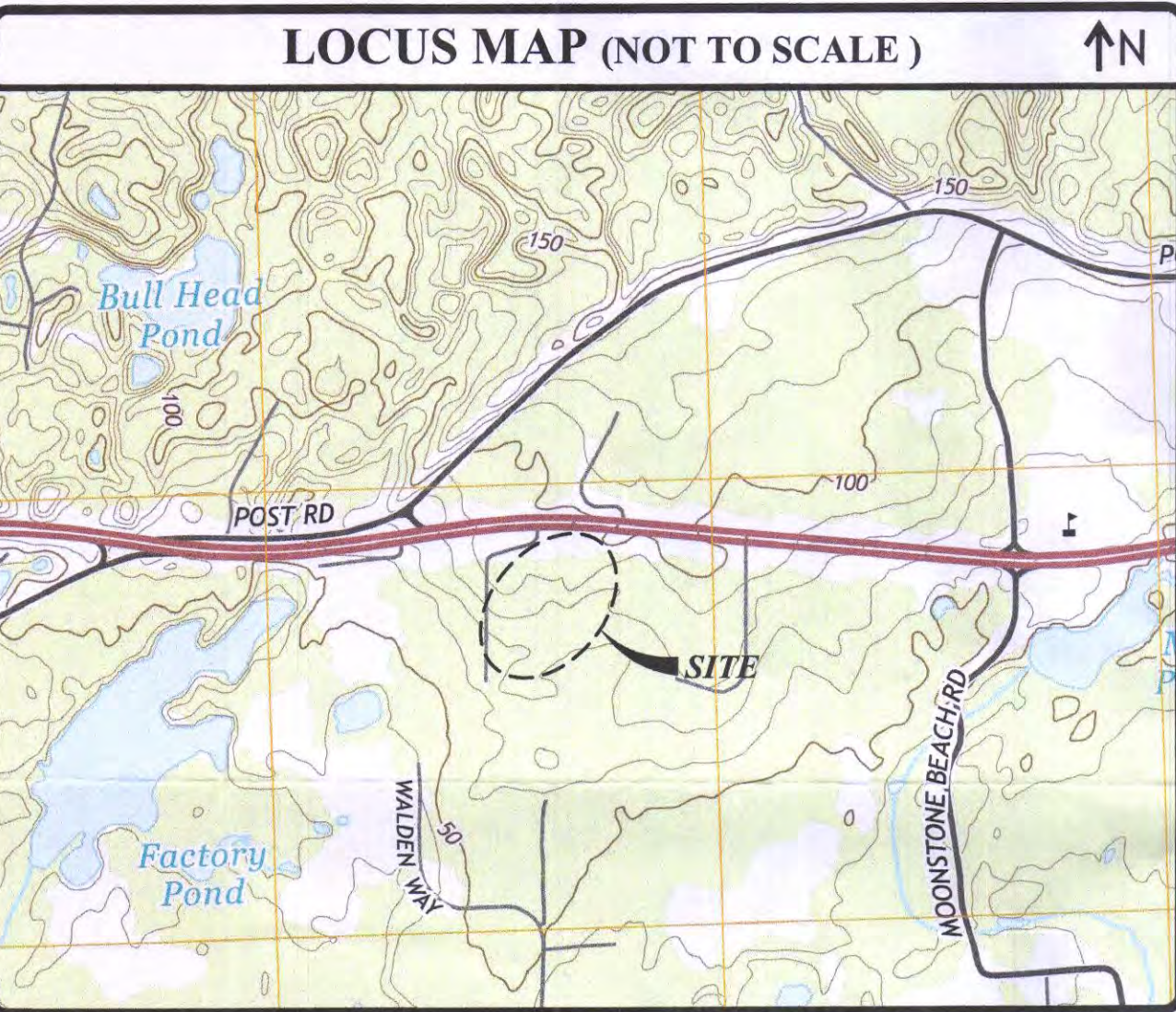
ZONING DISTRICT: RURAL VERY LOW DENSITY DISTRICT (R-200)

OWNER

HENRY CABRERA
3812 COMMODORE OLIVER HAZARD
PERRY HIGHWAY
SOUTH KINGSTOWN, RI 02879

CIVIL ENGINEER

JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
(401) 944-1300 phone
(401) 944-1313 fax



ZONING CRITERIA	EXISTING
ZONING DISTRICT	R200
MINIMUM LOT SIZE	200,000 SF
FRONTAGE & WIDTH	200 FT
MAXIMUM LOT BUILDING COVERAGE	20%
PRINCIPAL BUILDING: MAX. HEIGHT	35 FT
ACCESSORY BUILDING: MAX. HEIGHT	20 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM CORNER SIDE YARD SETBACK	40 FT
MINIMUM SIDE YARD SETBACK	40 FT
MINIMUM REAR YARD SETBACK	50 FT
ACCESSORY: MINIMUM SIDE YARD	20 FT
ACCESSORY: MINIMUM REAR YARD	20 FT

OFF-STREET PARKING CALCULATION:
PER ARTICLE 7 SECTION 711(C) A MIN. OF 1
PARKING SPACE PER FOR EVERY 3 SEATS OF
TOTAL CAPACITY

150 SEATS PROPOSED:
150 SEATS * 1 SPACE / 3 SEATS = 50 SPACES

REQUIRED: 50 PARKING SPACES
PROPOSED: 57 PARKING SPACES

- GENERAL NOTES:
- EXISTING CONDITIONS ARE BASED ON A MARCH 2023 SURVEY CONDUCTED BY JOE CASALI ENGINEERING, 300 POST ROAD, WARWICK, RI.
 - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA MAP FOR TOWN OF SMITHFIELD, RHODE ISLAND, MAP NUMBER 44009C0193J DATE OCTOBER 16, 2013.
 - EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS BRIDGEHAMPTON CHARLTON COMPLEX (BnB) VERY STONY 0 TO 8 PERCENT SLOPES, ENFIELD SILT LOAM (Efa) 0 TO 3 PERCENT SLOPES, ENFIELD SILT LOAM (Efb) 3 TO 8 PERCENT SLOPES, AND SWANSEA MUCK (SWa) 0 TO 1 PERCENT SLOPES.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A TOWN OF SOUTH KINGSTOWN WATER SUPPLY AREA.



JOE CASALI ENGINEERING, INC.
CIVIL SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, ISDS, TRAFFIC, FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
09/04/2024

LAVENDER WAVES FARM
SOUTH KINGSTOWN, RHODE ISLAND
AP 78-3, LOT 7

RECEIVED IN
PLANNING DEPARTMENT
SEP 05 2024
TOWN OF
SOUTH KINGSTOWN

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEP
CHECKED BY: JAC
DATE: MARCH 2024
PROJECT NO: 22-41

PRELIMINARY, NOT FOR
CONSTRUCTION

**CONCEPTUAL
SITE PLAN**

**SHEET
1 OF 1**