

The Village at Broad Rock

LOCATED AT:

852 Broad Rock Road
Assessor's Plat 33, Lot 9
South Kingstown, Rhode Island

PREPARED FOR:

New England Properties, LLC
257 Wickford Ct.
North Kingstown, Rhode Island 02852

OWNED BY:

Sheleen Clarke
96 Duck Cove Road
North Kingstown, Rhode Island 02852

SHEET INDEX

ENGINEER:

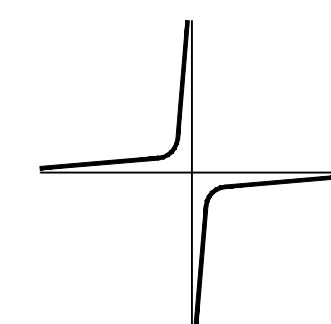
Commonwealth Engineers
& Consultants, Inc.
400 Smith Street
Providence, Rhode Island 02908

NUMBER	TITLE	ISSUED FOR PRE-APPLICATION CONCEPT REVIEW	REVISIONS
	COVER SHEET		
1	EXISTING CONDITIONS PLAN - By Commonwealth Land Surveyors, Inc.	02-16-2023	
2	YIELD PLAN - By Commonwealth Engineers & Consultants, Inc.	01-12-2023	
3	CONCEPTUAL PLAN - By John C. Carter, Inc.	02-17-2023	

SURVEYOR:

Commonwealth Land
Surveyors, Inc.
4 Patriot Street
Attleboro, MA 02703

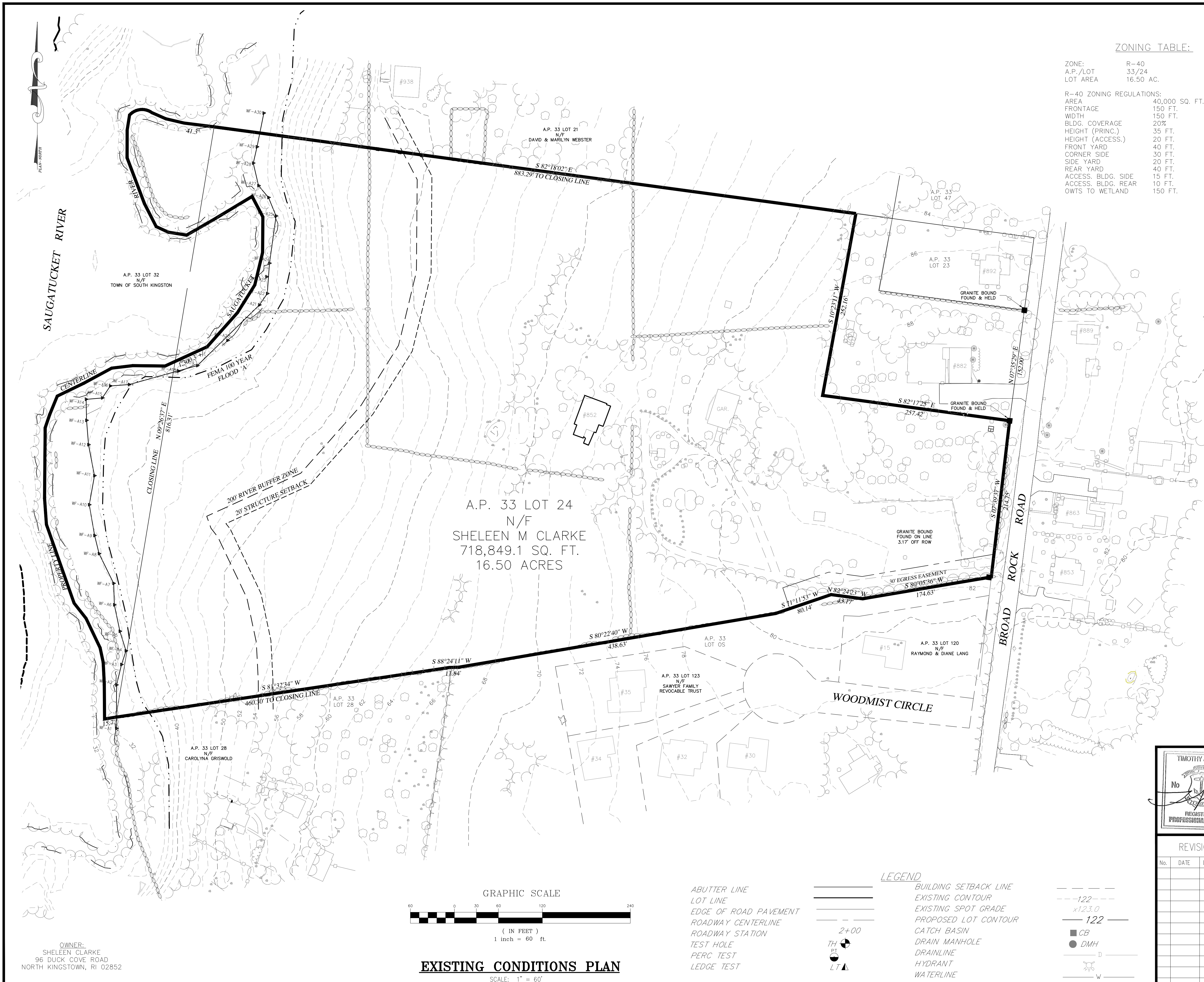
PREPARED BY:



JOHN C. CARTER & CO., INC.

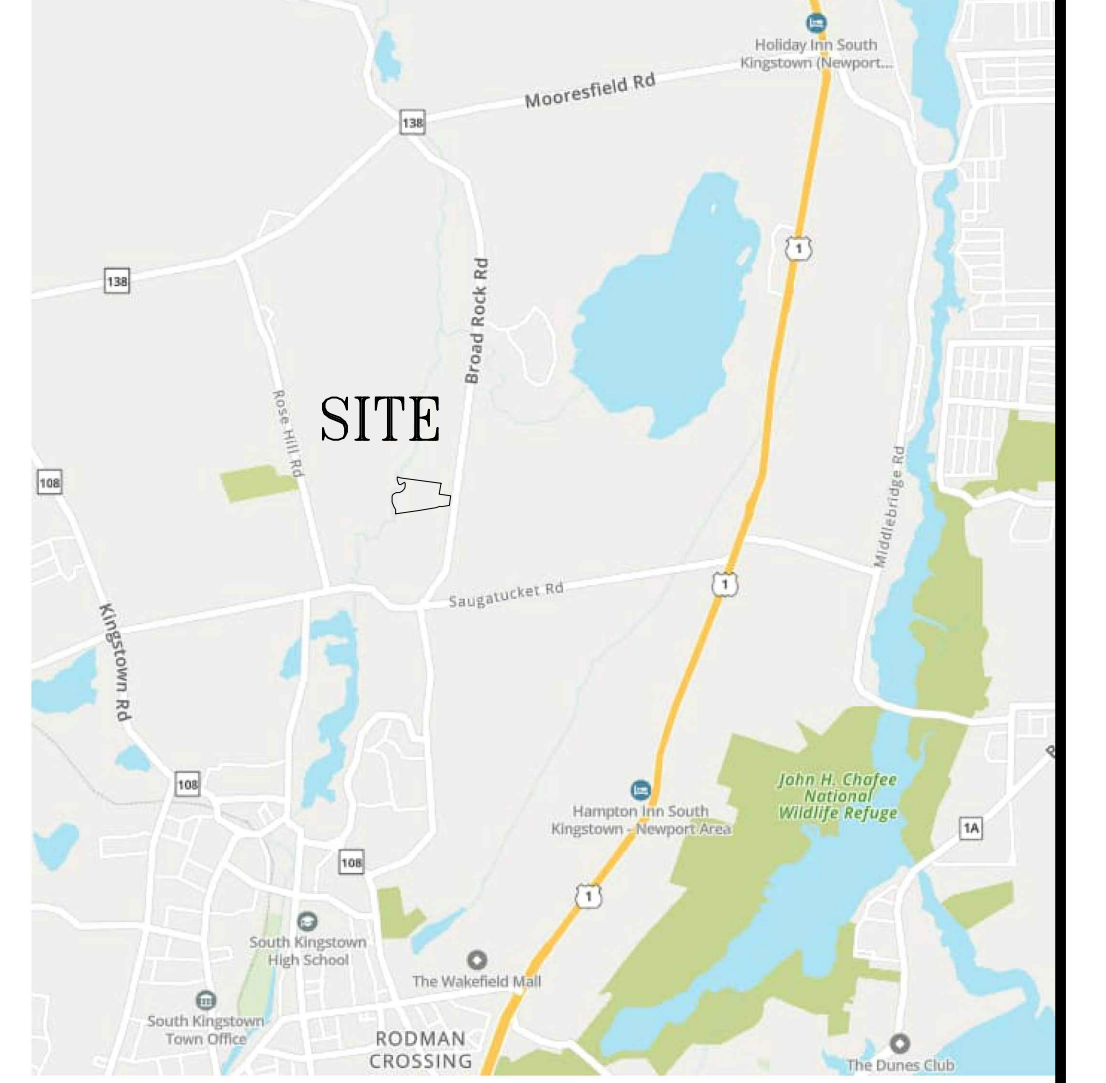
960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD



ZONING TABLE:

ZONE:	R-40
A.P./LOT	33/24
LOT AREA	16.50 AC.
R-40 ZONING REGULATIONS:	
AREA	40,000 SQ. FT.
FRONTAGE	150 FT.
WIDTH	150 FT.
BLDG. COVERAGE	20%
HEIGHT (PRINC.)	35 FT.
HEIGHT (ACCESS.)	20 FT.
FRONT YARD	40 FT.
CORNER SIDE	30 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
ACCESS. BLDG. SIDE	15 FT.
ACCESS. BLDG. REAR	10 FT.
OWTS TO WETLAND	150 FT.



LOCUS MAP
NOT TO SCALE

- NOTES:**
1. WETLAND FLAGS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. 2022.
 2. OFF SITE BUILDING LOCATIONS ARE APPROXIMATE AND HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY.
 3. ELEVATIONS BASED ON NAVD88 VERTICAL DATUM.
 4. A SMALL PORTION OF SUBJECT SITE IS SITUATED IN FEMA 100-YR FLOOD ZONE 'A' AS DEPICTED ON MAP 44009C0201J, EFFECTIVE 4/3/2020. THE REMAINING PORTION OF THE SITE IS SITUATED IN ZONE 'X' WHICH IS AREA OF MINIMAL FLOOD HAZARD.

LAND UNSUITABLE FOR DEVELOPMENT:

WETLANDS	1.17 AC.
COASTAL WETLANDS	0.00 AC.
HIGH FLOOD DANGER ZONE	0.45 AC.
EASEMENTS (ABOVE GRND. UTILITY)	0.00 AC.

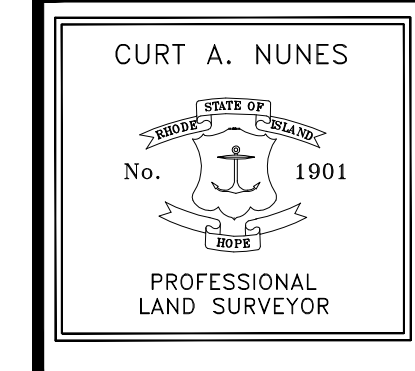
SURVEY CERTIFICATION:

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 MARCH 16, 2020 AS FOLLOWS:

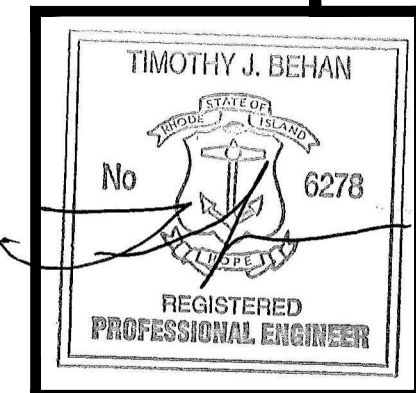
LIMITED CONTENT BOUNDARY SURVEY: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH AND SET BOUNDARY LINES WITH TOPOGRAPHIC INFORMATION FOR FUTURE DEVELOPMENT.

Curt A. Nunes
REGISTERED LAND SURVEYOR
02/16/2023
DATE



COMMONWEALTH LAND SURVEYORS, INC.
4 PATRIOT STREET
ATTLEBORO, MASSACHUSETTS 02703
(508) 455-2634
C.O.A. # LS-A395



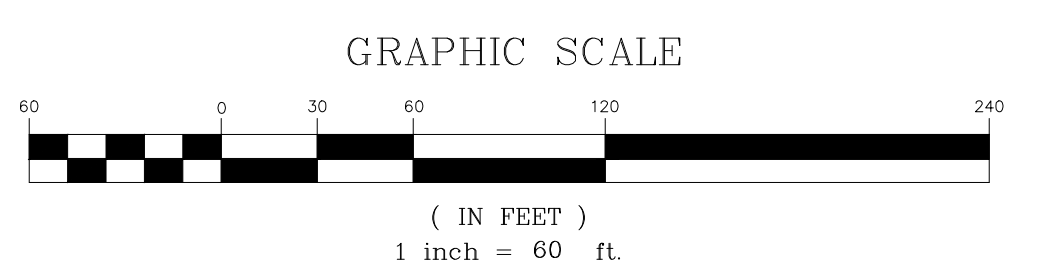
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

EXISTING CONDITIONS
for
PLAT 33, LOT 24
in
SOUTH KINGSTOWN, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1"=60'	SHEET NO: 1 of 1
DRAWN BY: TB	DESIGN BY: TB
DATE: 02/16/23	CHECKED BY: TB
PROJECT NO.: P22001.00	

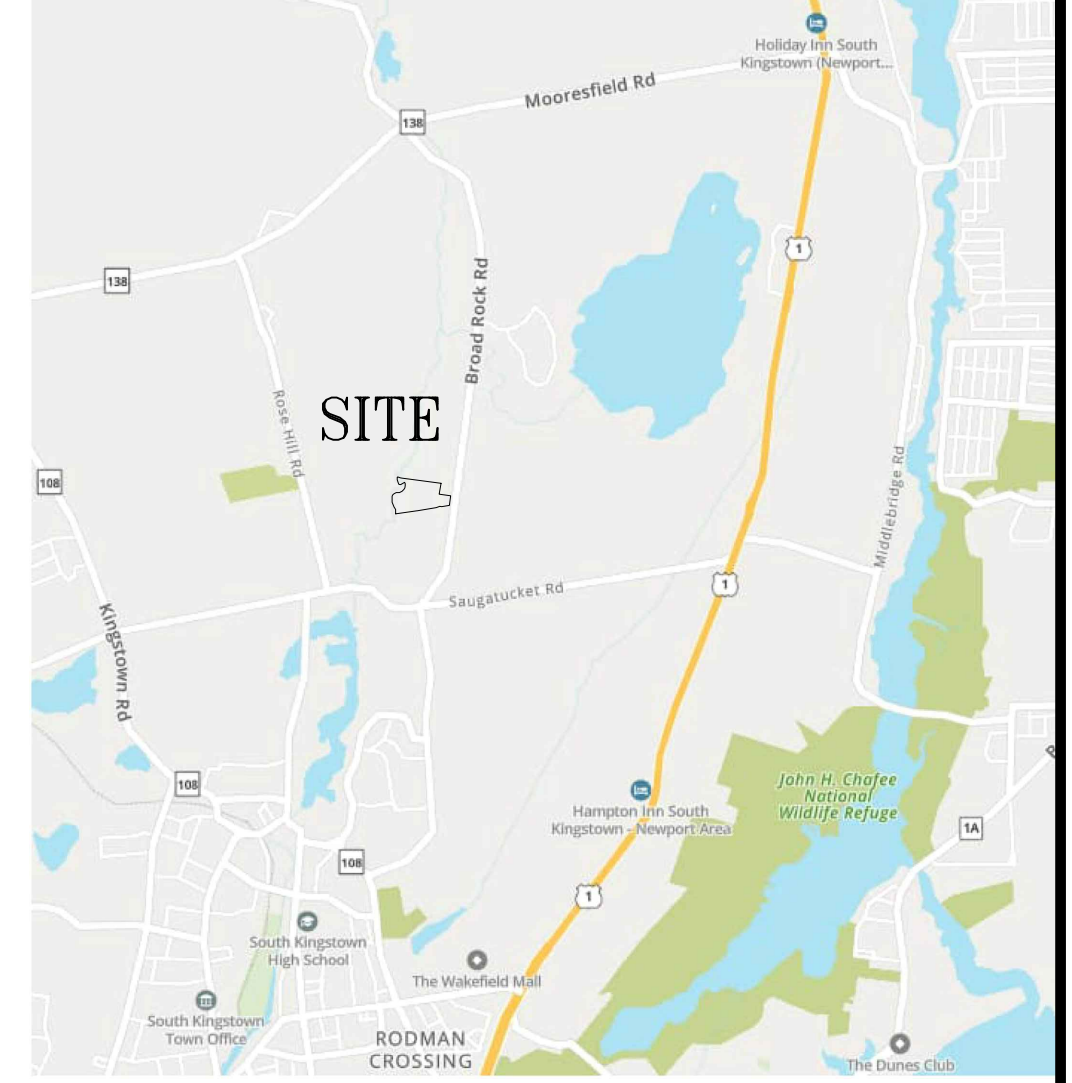
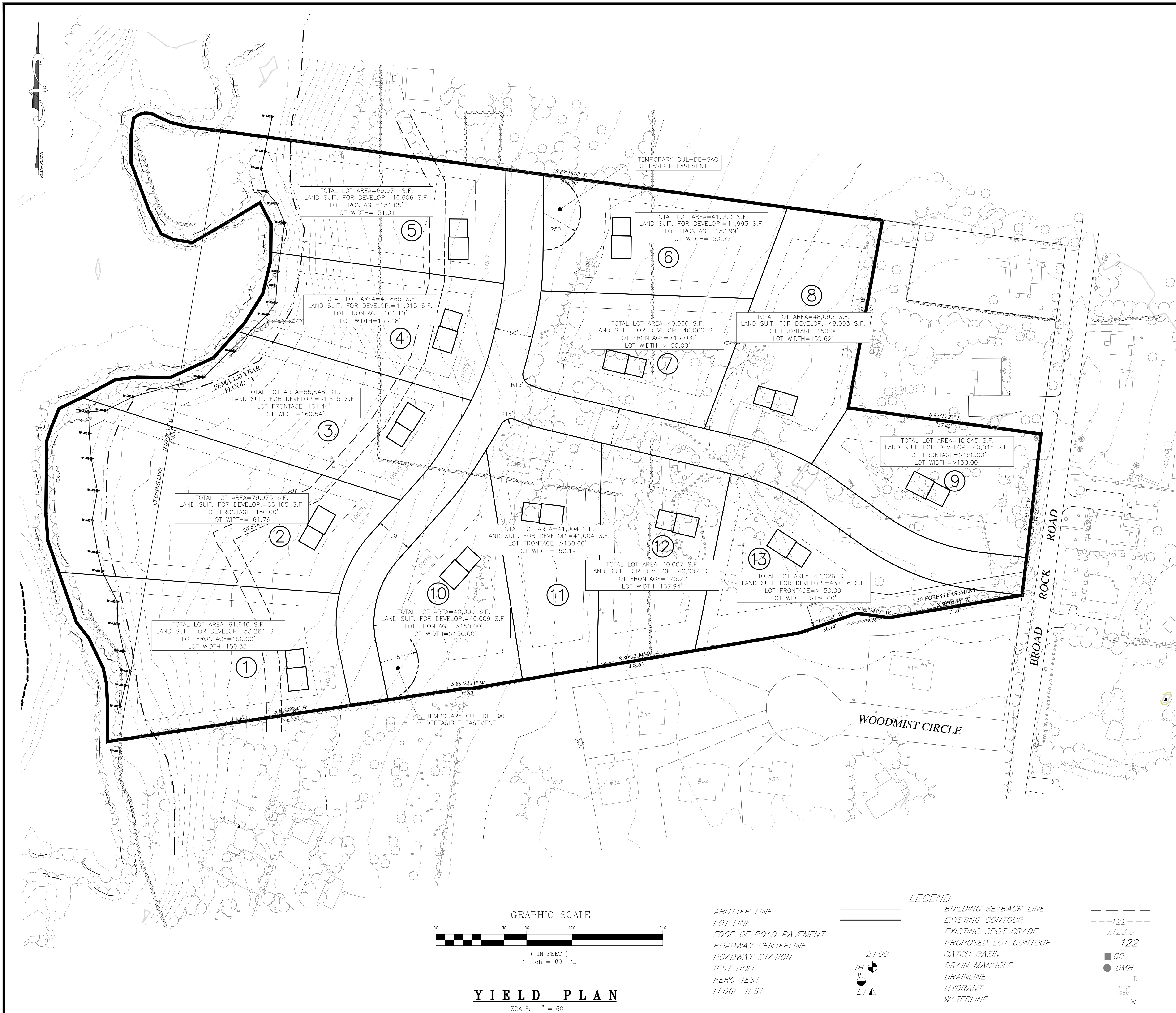


EXISTING CONDITIONS PLAN
SCALE: 1" = 60'

LEGEND

ABUTTER LINE	---	BUILDING SETBACK LINE	---
LOT LINE	---	EXISTING CONTOUR	- - - -
EDGE OF ROAD PAVEMENT	---	EXISTING SPOT GRADE	---
ROADWAY CENTERLINE	---	PROPOSED LOT CONTOUR	---
ROADWAY STATION	2+00	CATCH BASIN	CB
TEST HOLE	TH	DRAIN MANHOLE	DMH
PERC TEST	PT	DRAINLINE	D
LEDGE TEST	LT	HYDRANT	H
		WATERLINE	W

OWNER:
SHELEEN CLARKE
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852



LOCUS MAP
NOT TO SCALE

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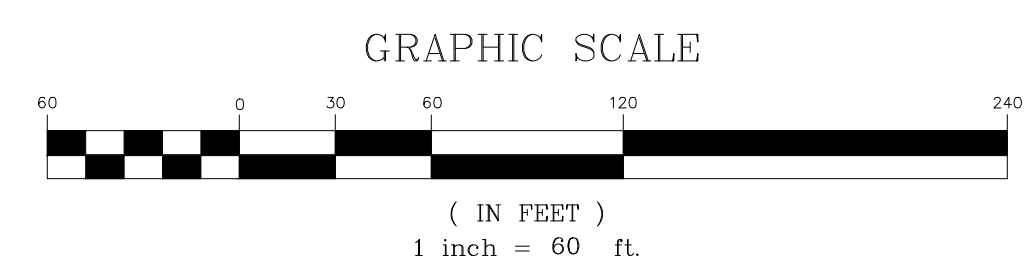
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OWNER:
SHELEEN CLARKE
96 DUCK COVE ROAD
NORTH KINGSTOWN, RI 02852



YIELD PLAN
SCALE: 1" = 60'

- LEGEND**
- ABUTTER LINE
 - LOT LINE
 - EDGE OF ROAD PAVEMENT
 - ROADWAY CENTERLINE
 - ROADWAY STATION
 - 2+00
 - TH
 - PT
 - PERC TEST
 - LEDGE TEST

- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED LOT CONTOUR
- CATCH BASIN
- DRAIN MANHOLE
- DRAINLINE
- HYDRANT
- WATERLINE

- 122-
- x123.0
- 122
- CB
- DMH
- D
- W

TIMOTHY J. BEHAN
No. 6278
REGISTERED PROFESSIONAL ENGINEER

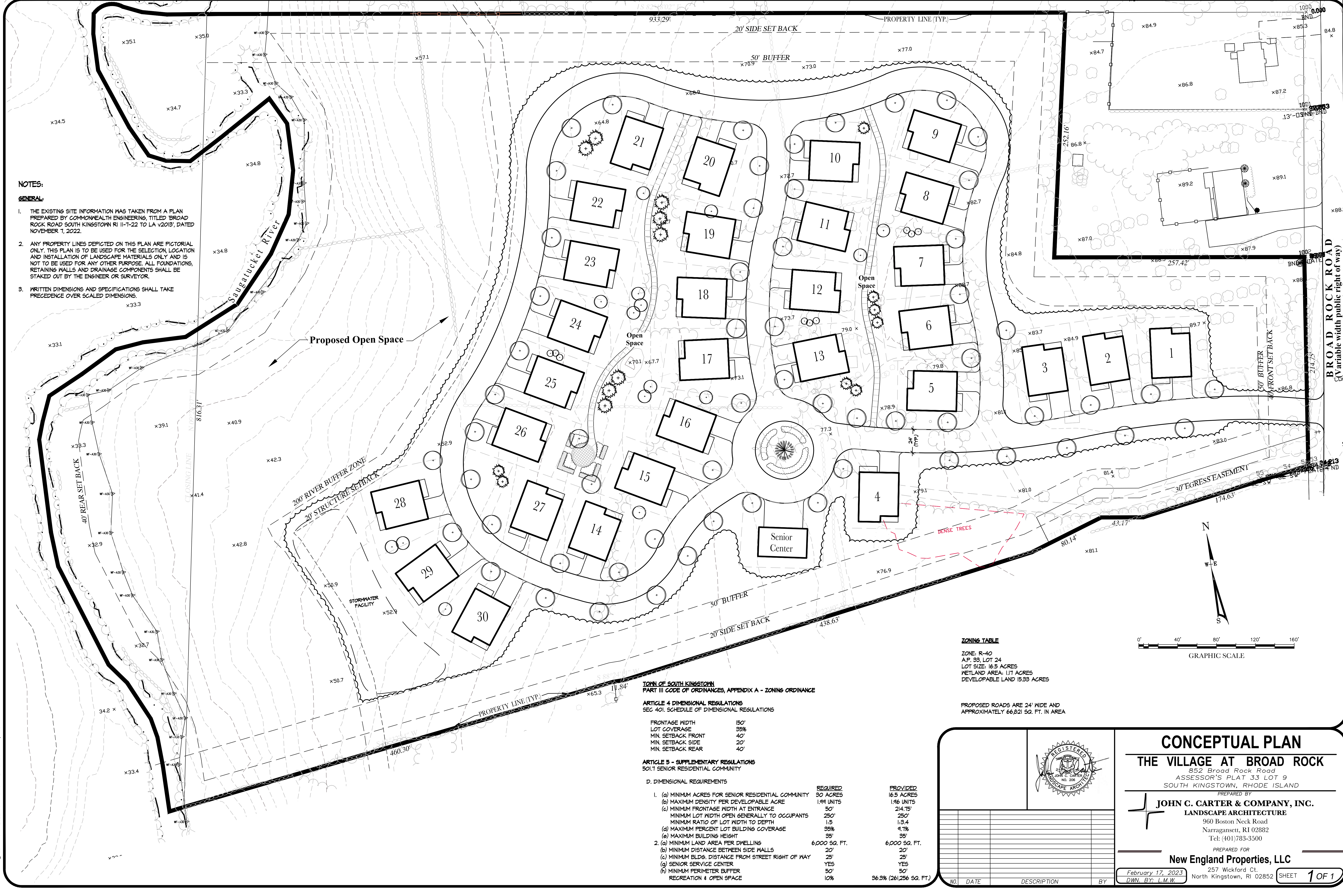
REVISIONS

No.	DATE	DRWN	CHKD

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

YIELD PLAN
for
PLAT 33, LOT 24
in
SOUTH KINGSTOWN, RHODE ISLAND
YIELD PLAN

SCALE: 1"=60'	SHEET NO.: 1 of 1
DRAWN BY: TB	DESIGN BY: TB
DATE: 01/12/23	CHECKED BY: TB
PROJECT NO.: P22001.00	



NOTES:
GENERAL:
 1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY COMMONWEALTH ENGINEERS, TITLED 'BROAD ROCK ROAD SOUTH KINGSTOWN RI 02882 TO LA V2018', DATED NOVEMBER 7, 2022.
 2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
 3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

Proposed Open Space

TOWN OF SOUTH KINGSTOWN
 PART III CODE OF ORDINANCES, APPENDIX A - ZONING ORDINANCE

ARTICLE 4 DIMENSIONAL REGULATIONS
 SEC 401. SCHEDULE OF DIMENSIONAL REGULATIONS

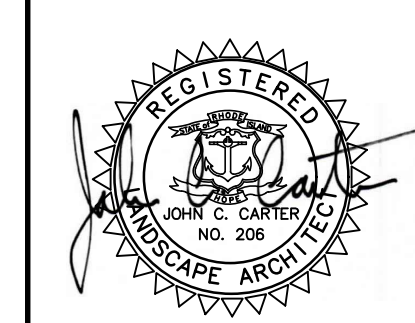
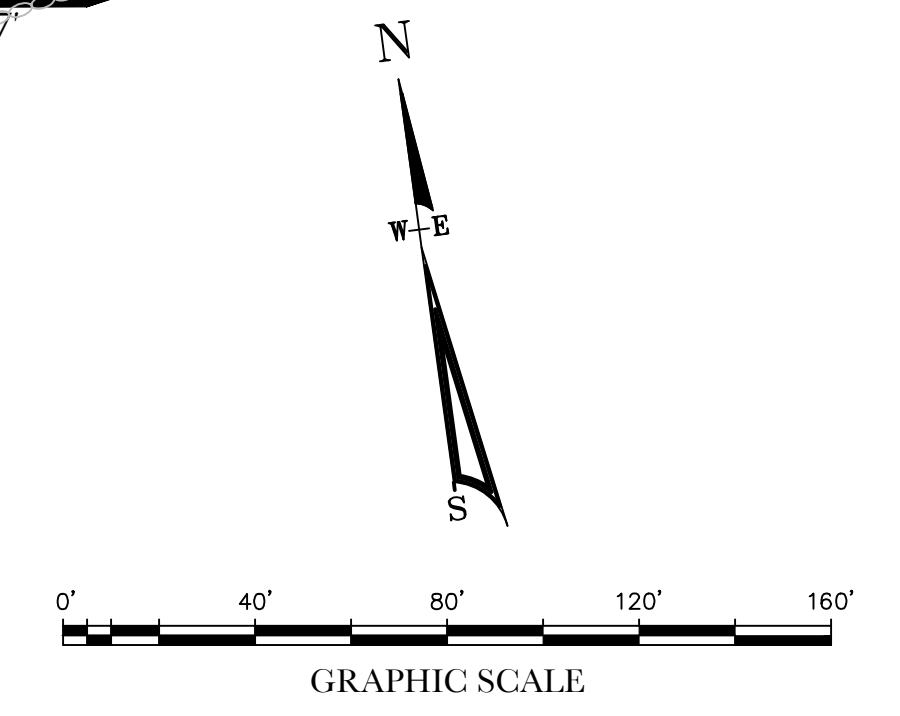
FRONTAGE WIDTH	150'
LOT COVERAGE	35%
MIN. SETBACK FRONT	40'
MIN. SETBACK SIDE	20'
MIN. SETBACK REAR	40'

ARTICLE 5 - SUPPLEMENTARY REGULATIONS
 501.1 SENIOR RESIDENTIAL COMMUNITY

D. DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
1. (a) MINIMUM ACRES FOR SENIOR RESIDENTIAL COMMUNITY	30 ACRES	16.5 ACRES
(b) MAXIMUM DENSITY PER DEVELOPABLE ACRE	1.94 UNITS	1.96 UNITS
(c) MINIMUM FRONTAGE WIDTH AT ENTRANCE	50'	214.75'
MINIMUM LOT WIDTH OPEN GENERALLY TO OCCUPANTS	250'	250'
MINIMUM RATIO OF LOT WIDTH TO DEPTH	1:5	1:3.4
(d) MAXIMUM PERCENT LOT BUILDING COVERAGE	35%	4.7%
(e) MAXIMUM BUILDING HEIGHT	35'	35'
2. (a) MINIMUM LAND AREA PER DWELLING	6,000 SQ. FT.	6,000 SQ. FT.
(b) MINIMUM DISTANCE BETWEEN SIDE WALLS	20'	20'
(c) MINIMUM BLDG. DISTANCE FROM STREET RIGHT OF WAY	25'	25'
(d) SENIOR SERVICE CENTER	YES	YES
(e) MINIMUM PERIMETER BUFFER	50'	50'
RECREATION & OPEN SPACE	10%	36.3% (261,256 SQ. FT.)

ZONING TABLE
 ZONE: R-40
 A.P. 33, LOT 24
 LOT SIZE: 16.5 ACRES
 WETLAND AREA: 1.17 ACRES
 DEVELOPABLE LAND 15.33 ACRES

PROPOSED ROADS ARE 24' WIDE AND APPROXIMATELY 66,821 SQ. FT. IN AREA



CONCEPTUAL PLAN
THE VILLAGE AT BROAD ROCK
 852 Broad Rock Road
 ASSESSOR'S PLAT 33 LOT 9
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED BY
JOHN C. CARTER & COMPANY, INC.
 LANDSCAPE ARCHITECTURE
 960 Boston Neck Road
 Narragansett, RI 02882
 Tel: (401)783-3500

PREPARED FOR
New England Properties, LLC
 257 Wickford Ct.
 North Kingstown, RI 02852