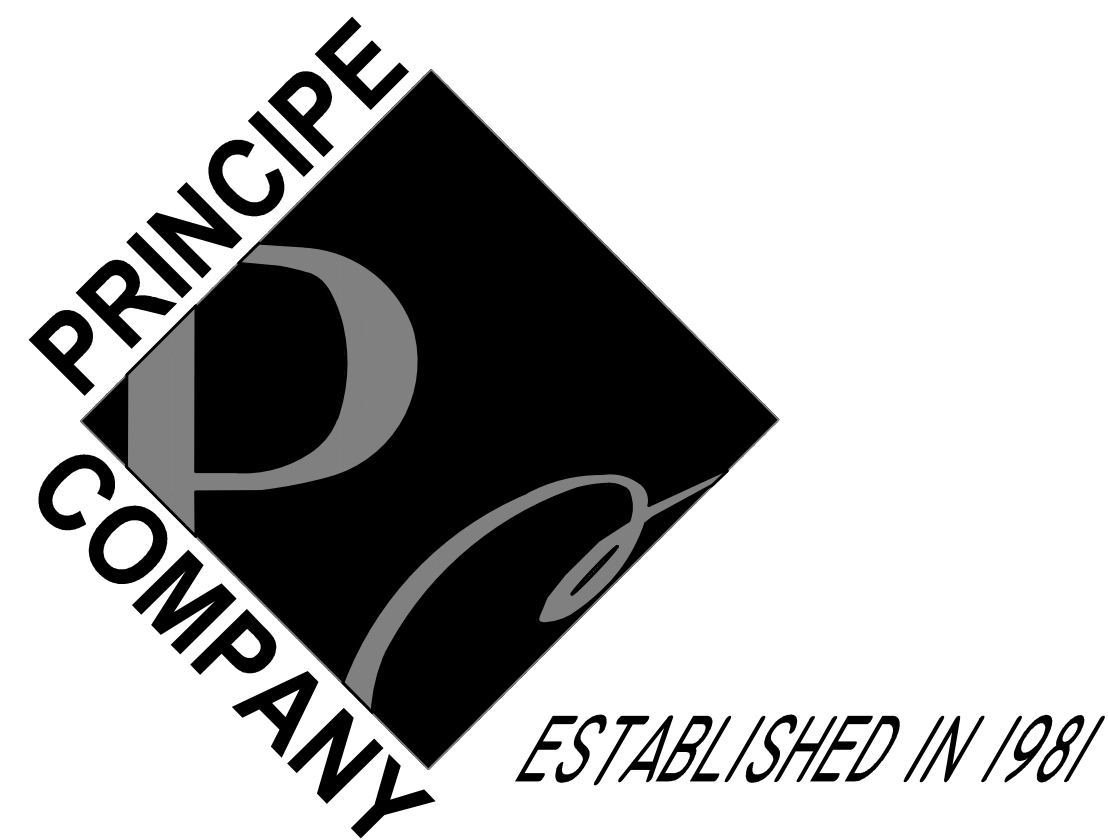


# PRE-APPLICATION PLAN SUBMISSION FOR HIGH STREET MULTI-FAMILY LAND DEVELOPMENT PROJECT

**A.P. 48-3 LOT 150  
507-509 HIGH STREET**

**IN  
SOUTH KINGSTOWN, RHODE ISLAND**

OWNER/APPLICANT:  
GLENN & GRETEL McCRORY  
200 LAVAN STREET  
WARWICK, RI 02888

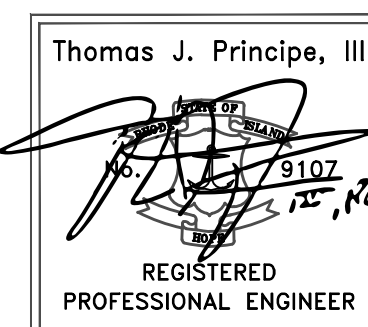


PREPARED BY:

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385

NOVEMBER 28, 2023



PLAN REFERENCES:

1) RIDEM FRESHWATER WETLANDS  
APPROVAL 19-0346 DATED  
FEBRUARY 22, 2021 AND PLANS  
BY GARY C. LAMOND, PE, LLC



AERIAL LOCUS MAP  
SCALE 1"=80'

PROJECT DATA:

EXISTING: PLAT: 48-3 LOT: 150  
LOT AREA : 15,678 SF (0.36 Ac.)

STREET INDEX  
HIGH STREET

PROPOSED:  
EIGHT (8) RESIDENTIAL UNITS:  
THREE (3) EXISTING + FIVE (5) PROPOSED

ZONING DESIGNATION: CD (Commercial Downtown)

PARKING (CD ZONE):  
8 UNITS/11 SPACES PROVIDED

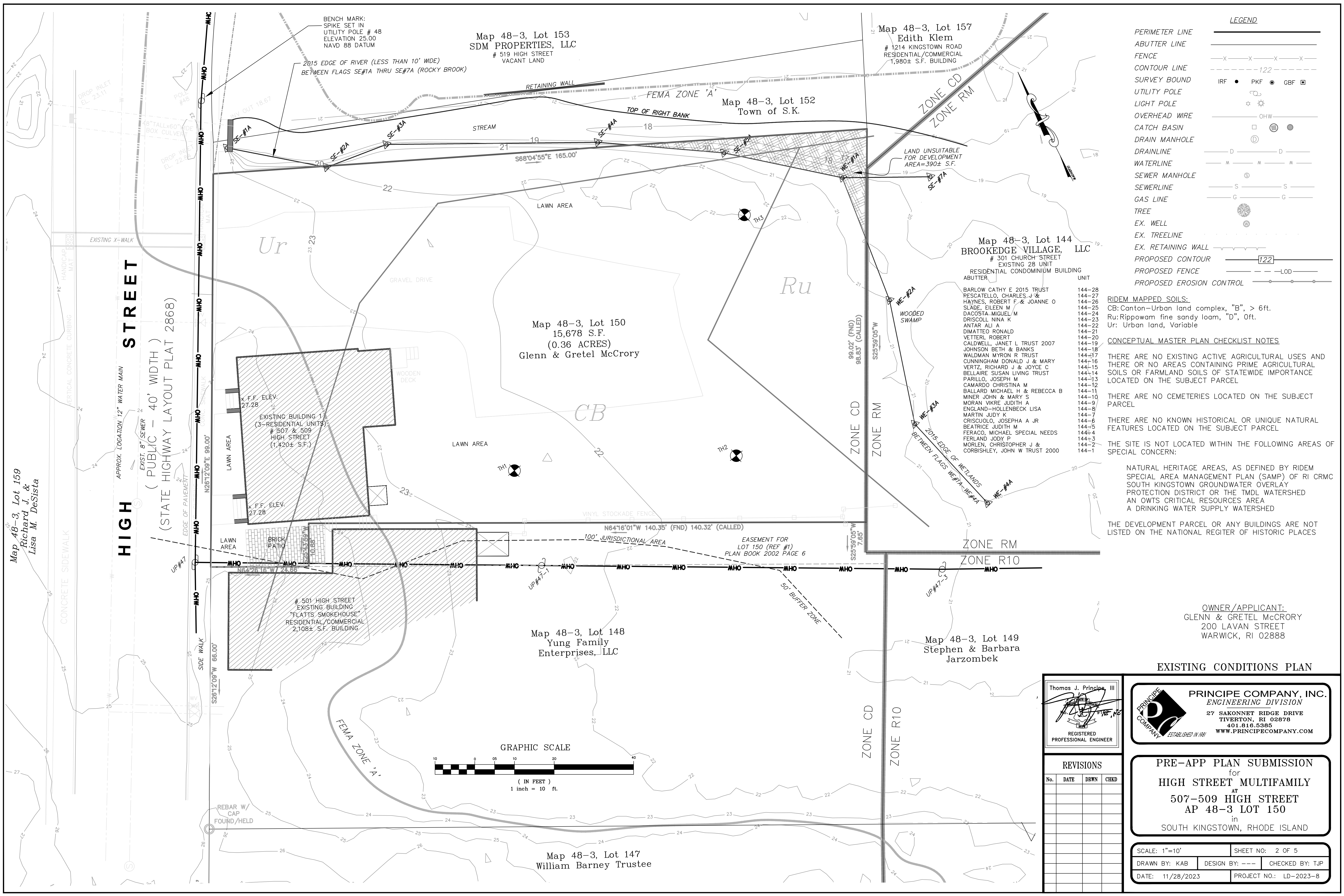
MIN. LOT AREA	17,200 SF
MIN. FRONTAGE/LOT WIDTH	50 FT
MIN. FRONT YARD	-0- FT
MIN. SIDE YARD	-0- FT
MIN. REAR YARD	-0- FT
MIN. CORNER SIDE YARD	-0- FT

WAIVERS REQUESTED:

1. PAVING (GRAVEL SURFACE)
2. REAR YARD TRANSITION
3. OPEN SPACE

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED CONDITIONS PLAN
- 4) DETAIL-1
- 5) DETAIL-2



Map 48-3, Lot 159  
Richard J. &  
Lisa M. DeSista

**HIGH STREET**  
(STATE HIGHWAY LAYOUT PLAT 2868)  
APPROX. LOCATION 12" WATER MAIN  
EXIST. 8" SEWER  
EDGE OF PAVEMENT

**STREET**  
(PUBLIC - 40' WIDTH)

Map 48-3, Lot 153  
SDM PROPERTIES, LLC  
# 519 HIGH STREET  
VACANT LAND

Map 48-3, Lot 152  
Town of S.K.

Map 48-3, Lot 157  
Edith Klem  
# 1214 KINGSTOWN ROAD  
RESIDENTIAL/COMMERCIAL  
1,980± S.F. BUILDING

Map 48-3, Lot 150  
15,678 S.F.  
(0.36 ACRES)  
Glenn & Gretel McCrory

Map 48-3, Lot 144  
BROOKEDGE VILLAGE, LLC  
# 301 CHURCH STREET  
EXISTING 28 UNIT  
RESIDENTIAL CONDOMINIUM BUILDING

Map 48-3, Lot 148  
Yung Family  
Enterprises, LLC

Map 48-3, Lot 149  
Stephen & Barbara  
Jarzombek

Map 48-3, Lot 147  
William Barney Trustee

**LEGEND**

PERIMETER LINE	—
ABUTTER LINE	—
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - -122-
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	○
LIGHT POLE	☆
OVERHEAD WIRE	— OHW —
CATCH BASIN	⊠
DRAIN MANHOLE	⊙
DRAINLINE	— D — D —
WATERLINE	— M — M — M —
SEWER MANHOLE	⊙
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
EX. WELL	⊙
EX. TREELINE	—
EX. RETAINING WALL	—
PROPOSED CONTOUR	— 122 —
PROPOSED FENCE	— LOD —
PROPOSED EROSION CONTROL	—

**RIDEM MAPPED SOILS:**  
CB: Canton-Urban land complex, "B", > 6ft.  
Ru: Rippowam fine sandy loam, "D", 0ft.  
Ur: Urban land, Variable

**CONCEPTUAL MASTER PLAN CHECKLIST NOTES**

THERE ARE NO EXISTING ACTIVE AGRICULTURAL USES AND THERE OR NO AREAS CONTAINING PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE LOCATED ON THE SUBJECT PARCEL

THERE ARE NO CEMETERIES LOCATED ON THE SUBJECT PARCEL

THERE ARE NO KNOWN HISTORICAL OR UNIQUE NATURAL FEATURES LOCATED ON THE SUBJECT PARCEL

THE SITE IS NOT LOCATED WITHIN THE FOLLOWING AREAS OF SPECIAL CONCERN:

NATURAL HERITAGE AREAS, AS DEFINED BY RIDEM SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CRMC  
SOUTH KINGSTOWN GROUNDWATER OVERLAY PROTECTION DISTRICT OR THE TMDL WATERSHED  
AN OWTS CRITICAL RESOURCES AREA  
A DRINKING WATER SUPPLY WATERSHED

THE DEVELOPMENT PARCEL OR ANY BUILDINGS ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

**OWNER/APPLICANT:**  
GLENN & GRETEL MCCRORY  
200 LAVAN STREET  
WARWICK, RI 02888

**EXISTING CONDITIONS PLAN**

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPESCOMPANY.COM

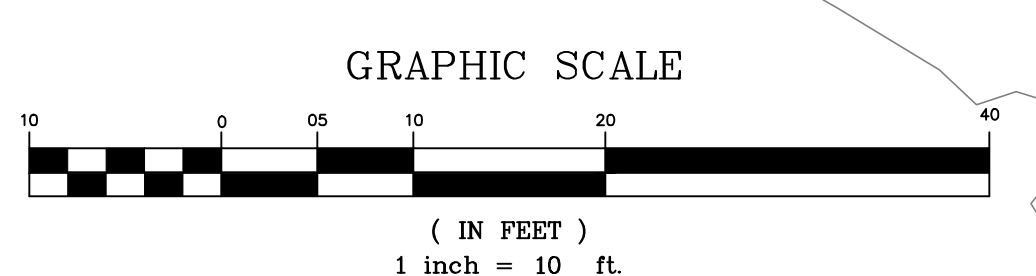
**REVISIONS**

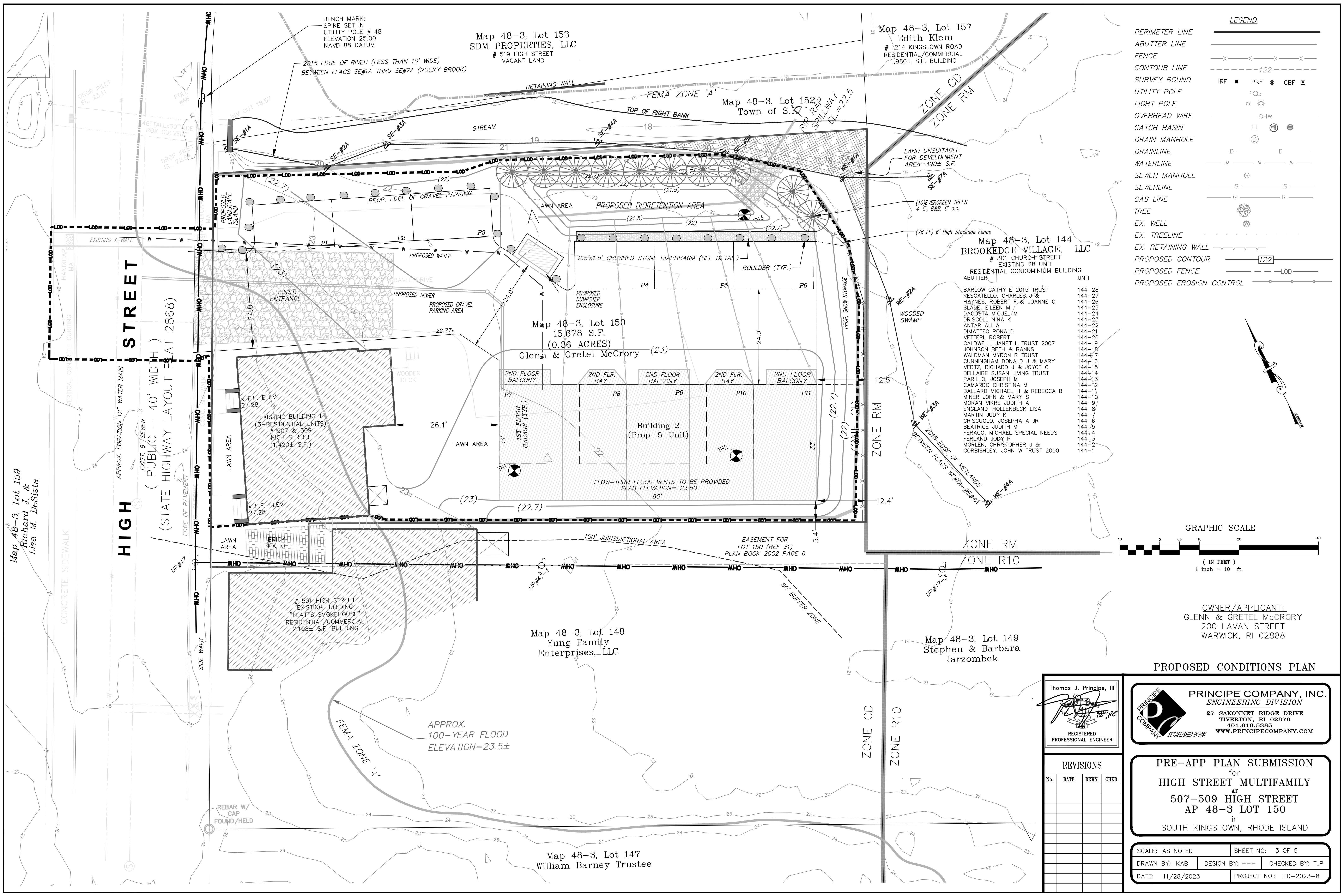
No.	DATE	DRWN	CHKD

**PRE-APP PLAN SUBMISSION**  
for  
**HIGH STREET MULTIFAMILY**  
AT  
**507-509 HIGH STREET**  
AP 48-3 LOT 150  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=10'  
DRAWN BY: KAB  
DATE: 11/28/2023

SHEET NO: 2 OF 5  
DESIGN BY: ---  
PROJECT NO.: LD-2023-8  
CHECKED BY: TJP





Map 48-3, Lot 159  
Richard J. &  
Lisa M. DeSista

**HIGH STREET**  
(PUBLIC WIDTH - 40' WIDTH)  
(STATE HIGHWAY LAYOUT PLAT 2868)

Map 48-3, Lot 153  
SDM PROPERTIES, LLC  
# 519 HIGH STREET  
VACANT LAND

Map 48-3, Lot 152  
Town of S.K.

Map 48-3, Lot 157  
Edith Klem  
# 1214 KINGSTOWN ROAD  
RESIDENTIAL/COMMERCIAL  
1,980± S.F. BUILDING

Map 48-3, Lot 150  
15,678 S.F.  
(0.36 ACRES)  
Glen & Gretel McCrory (23)

Map 48-3, Lot 144  
BROOKEDGE VILLAGE, LLC  
# 301 CHURCH STREET  
EXISTING 28 UNIT  
RESIDENTIAL CONDOMINIUM BUILDING

- | ABUTTER                        | UNIT   |
|--------------------------------|--------|
| BARLOW CATHY E 2015 TRUST      | 144-28 |
| PESCATELLO, CHARLES J &        | 144-27 |
| HAYNES, ROBERT F & JOANNE O    | 144-26 |
| SLADE, EILEEN M                | 144-25 |
| DACOSTA, MIGUEL M              | 144-24 |
| DRISCOLL NINA K                | 144-23 |
| ANTAR ALI A                    | 144-22 |
| DIMATTEO RONALD                | 144-21 |
| VETTERL ROBERT                 | 144-20 |
| CALDWELL, JANET L TRUST 2007   | 144-19 |
| JOHNSON BETH & BANKS           | 144-18 |
| WALDMAN MYRON R TRUST          | 144-17 |
| CUNNINGHAM DONALD J & MARY     | 144-16 |
| VERTZ, RICHARD J & JOYCE C     | 144-15 |
| BELLAIRE SUSAN LIVING TRUST    | 144-14 |
| PARILLO, JOSEPH M              | 144-13 |
| CAMARDO CHRISTINA M            | 144-12 |
| BALLARD MICHAEL H & REBECCA B  | 144-11 |
| MINER JOHN & MARY S            | 144-10 |
| MORAN VIKRE JUDITH A           | 144-9  |
| ENGLAND-HOLLENBECK LISA        | 144-8  |
| MARTIN JUDY K                  | 144-7  |
| CRISCIUOLO, JOSEPHA A JR       | 144-6  |
| BEATRICE JUDITH M              | 144-5  |
| FERRARO, MICHAEL SPECIAL NEEDS | 144-4  |
| FERLAND JODY P                 | 144-3  |
| MORLEN, CHRISTOPHER J &        | 144-2  |
| CORBISHLEY, JOHN W TRUST 2000  | 144-1  |

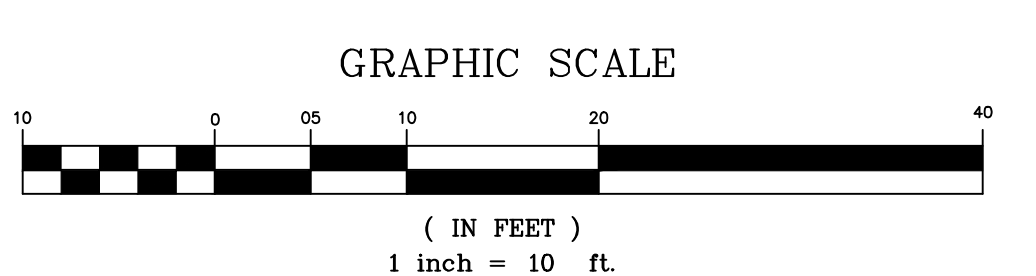
Map 48-3, Lot 148  
Yung Family  
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Map 48-3, Lot 147  
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**LEGEND**

- PERIMETER LINE
- ABUTTER LINE
- FENCE
- CONTOUR LINE
- SURVEY BOUND
- UTILITY POLE
- LIGHT POLE
- OVERHEAD WIRE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINLINE
- WATERLINE
- SEWER MANHOLE
- SEWERLINE
- GAS LINE
- TREE
- EX. WELL
- EX. TREELINE
- EX. RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EROSION CONTROL



OWNER/APPLICANT:  
GLENN & GRETEL McCRORY  
200 LAVAN STREET  
WARWICK, RI 02888

**PROPOSED CONDITIONS PLAN**

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
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REVISIONS			
No.	DATE	DRWN	CHKD

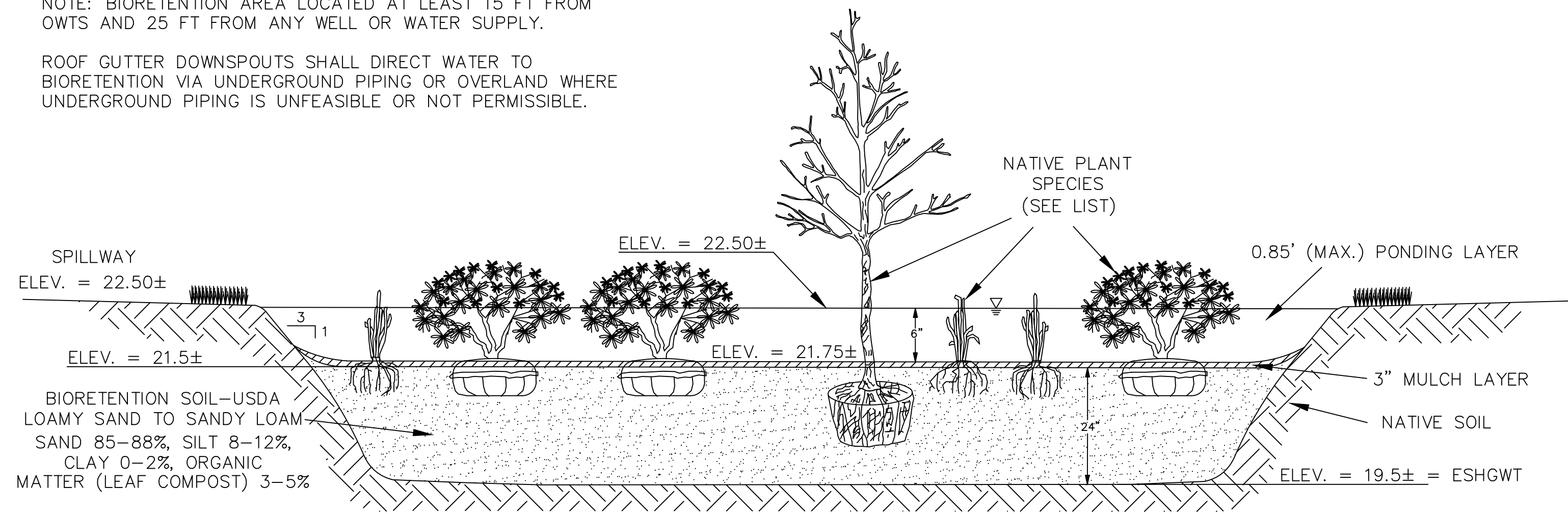
PRE-APP PLAN SUBMISSION  
for  
**HIGH STREET MULTIFAMILY**  
AT  
**507-509 HIGH STREET**  
AP 48-3 LOT 150  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: AS NOTED      SHEET NO: 3 OF 5  
DRAWN BY: KAB      DESIGN BY: ---      CHECKED BY: TJP  
DATE: 11/28/2023      PROJECT NO.: LD-2023-8



NOTE: BIORETENTION AREA LOCATED AT LEAST 15 FT FROM OWTS AND 25 FT FROM ANY WELL OR WATER SUPPLY.

ROOF GUTTER DOWNSPOUTS SHALL DIRECT WATER TO BIORETENTION VIA UNDERGROUND PIPING OR OVERLAND WHERE UNDERGROUND PIPING IS UNFEASIBLE OR NOT PERMISSIBLE.



### BIORETENTION AREA— TYPICAL CROSS-SECTION

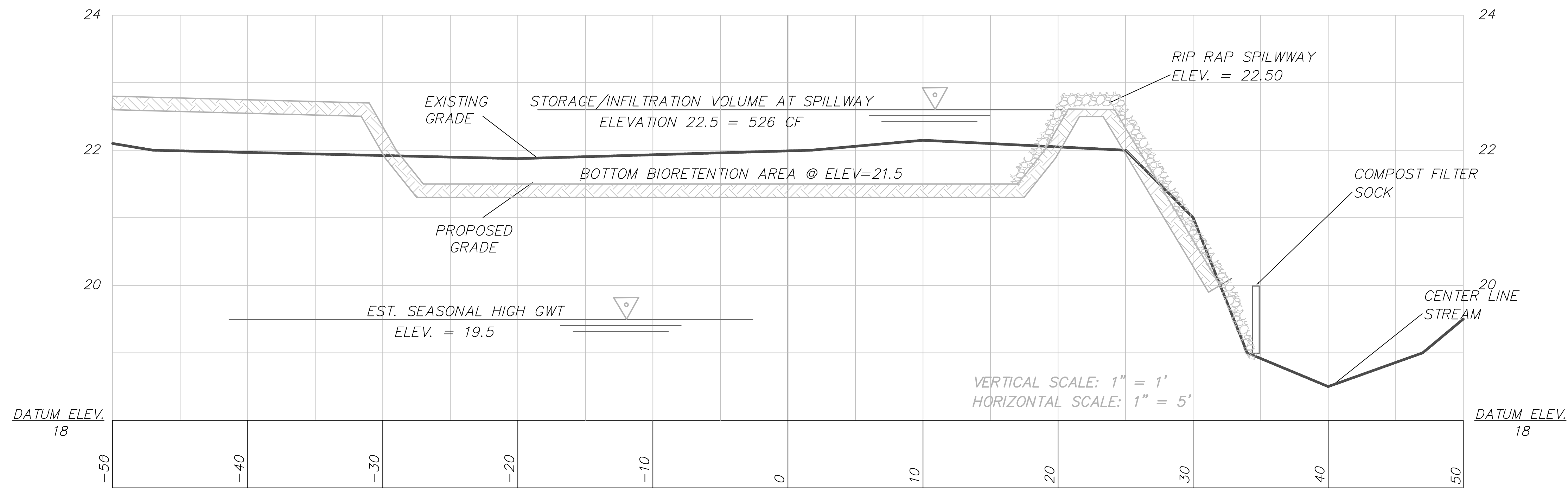
NOT TO SCALE

### SUGGESTED BIORETENTION AREA PLANT LIST

SPECIES	COMMON NAME	PLANT TYPE
Amelanchier arborea	SERVICEBERRY	TREE
Amelanchier canadensis	SHADBUSH	SHRUB
Amelanchier laevis	ALLEGHENY SERVICEBERRY	TREE
Arctostaphylos uva-ursi	BEARBERRY	SHRUB
Asclepias tuberosa	BUTTERFLY MILKWEED	PERENNIAL
Carex stricta	TUSSOCK SEDGE	GRASS
Clethra alnifolia	SWEET PEPPERBUSH	SHRUB
Comptonia peregrina	SWEET FERN	SHRUB
Cornus amomum	SILKY DOGWOOD	SHRUB
Cornus racemosa	GRAY DOGWOOD	SHRUB
Cornus sericea	REDSIER DOGWOOD	SHRUB
Eupatorium purpureum	JOE PYE WEED	PERENNIAL
Ilex glabra	INKBERRY HOLLY	SHRUB
Ilex opaca	AMERICAN HOLLY	TREE
Ilex verticillata	WINTERBERRY HOLLY	SHRUB
Morella (Myrica) pensylvanica	BAYBERRY	SHRUB
Panicum virgatum	SWITHGRASS	GRASS
Photinia melanocarpa	BLACK CHOKEBERRY	SHRUB
Photinia pyrifolia	RED CHOKEBERRY	SHRUB
Symphoricarpon novae-angliae	NEW ENGLAND ASTER	PERENNIAL
Vaccinium corymbosum	HIGHBUSH BLUEBERRY	SHRUB
Vernonia noveboracensis	NEW YORK IRONWEED	PERENNIAL
Viburnum dentatum	ARROWOOD	SHRUB

PLANT SPECIES WERE SELECTED FROM THE RHODE ISLAND COASTAL PLANT GUIDE PREPARED BY THE URI CELS AND RI CRMC. ONLY THOSE NATIVE PLANTS THAT ARE SUITABLE FOR RAIN GARDENS AND ARE TOLERANT OF FULL SUN AND DROUGHT ARE SHOWN HERE.

TREES SHALL BE PLANTED WITH A DENSITY OF NO MORE THAN ONE PER 250 SF, SPACED 15 FT ON CENTER. SHRUBS SHALL BE PLANTED 5-10 FT ON CENTER AND HERBACEOUS VEGETATION PLANTED 2.5 FT ON-CENTER.



### SECTION A-A

Type	Elevation 21.50 (CF)	Elevation 22.00 (CF)	Elevation 23.00 (CF)
In Cut:	339.00	354.00	362.00
In Fill:	-0-	6,533.00	3,481.00
Total/Elevation:	-339.00	+6,199.00	+3,119.00
Total:		+8,979.00	

OWNER/APPLICANT:  
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WARWICK, RI 02888

### DETAILS-2

		<b>PRINCIPLE COMPANY, INC.</b> ENGINEERING DIVISION 27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385 WWW.PRINCIPLECOMPANY.COM	
		<b>PRE-APP PLAN SUBMISSION</b> for <b>HIGH STREET MULTIFAMILY</b> AT <b>507-509 HIGH STREET</b> AP 48-3 LOT 150 in SOUTH KINGSTOWN, RHODE ISLAND	
<b>REVISIONS</b> No. DATE DRWN CHKD		SCALE: AS NOTED SHEET NO: 5 OF 5 DRAWN BY: KAB DESIGN BY: --- CHECKED BY: TJP DATE: 11/28/2023 PROJECT NO.: LD-2023-8	