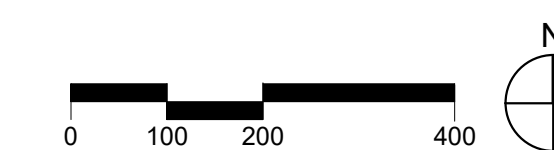


H2 AERIAL PHOTOGRAPH OF DEVELOPMENT PARCEL
1" = 400'-0"



Owner
Ocean Pastoral Center, Inc.
30 Mansell Court, Suite 103
Roswell, GA 30076-1580

Applicant
Morgan + Schoen Hospitality **MS**
12 Grand Street
Stonington, CT 06378
Phone 415.717.9702

Civil Engineer
DiPrete Engineering
Two Stafford Court
Cranston, RI 02920
Phone 401.943.1000 FAX 401.464.6006

Mechanical, Electrical, & Plumbing Engineer
KOHLER-RONAN
93 Lake Avenue
Danbury, CT 06810
Phone 203.778.1017 FAX 203.778.1018

ee structural engineers
488 montauk avenue 460 summer street, suite 411 860-437-3339
new london, connecticut stanford, connecticut eeengineers.com

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

Parcel Information
ASSESSOR'S PLAT 50 - 4, LOT 12
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND
CURRENT ZONE: R-80
PROPOSED ZONE: ROUTE 1 SMD

SHEPHERD'S RUN

ISSUED:

No	Name	Date

PHASE:
CONCEPTUAL MASTER PLAN

DRAWING NAME:
AERIAL MAP

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JOB #: 1749
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DRAWN BY: EH DATE: 2020-05-29
CHECKED BY: Checker SCALE: 1" = 400'-0"

SHEET:
G1.00

C:\Users\Local\Files\1749\Shepherds Run A20\Centr_aerial.ctb 5/29/2020 8:42:58 AM



- PROPOSED PHASING**
- PHASE 1 - THE REDEVELOPMENT AND RENOVATION OF THE EXISTING STRUCTURES ON THE PROPERTY.
 - PHASE 2 - CONSTRUCTION OF ACCESS ROAD AND ANY UTILITY SERVICE INFRASTRUCTURE REQUIRED FOR THE TWELVE EXTENDED STAY BUNGALOWS.
 - PHASE 3 - DESIGN AND CONSTRUCTION OF THE TWELVE EXTENDED STAY BUNGALOWS.

- PROPOSED PROGRAM**
- 33 CONTEMPORARY BOUTIQUE HOTEL UNITS
 - ~35,000 BOTTLE WINERY AND VINEYARD
 - ~3,500 SQUARE FOOT RESTAURANT
 - OUTDOOR EVENT LAWN (WITH CAPACITY FOR 400+ PPL)
 - INDOOR EVENT & WEDDING HALL
 - CONFERENCE AND MEETING FACILITIES
 - SPA & FITNESS CENTER
 - TWELVE EXTENDED STAY BUNGALOWS

- EXISTING TREE LINE
- PROPOSED TREE LINE
- WETLAND EDGE
- WETLAND 50' SETBACK
- EXISTING BUILDING
- OUTDOOR EVENT
- GRAPES ~ 6 ACRE
- PHASE 1 - RENOVATION
- PHASE 2 - DASHED LINE INDICATING FUTURE ACCESS ROAD AND UTILITIES TO BUNGALOWS
- PHASE 3 - FUTURE BUNGALOW

Owner
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Parcel Information
ASSESSOR'S PLAT 50 - 4, LOT 12
TOWN OF SOUTH KINGSTOWN
WASHINGTON COUNTY, RHODE ISLAND

CURRENT ZONE: R-80
PROPOSED ZONE: ROUTE 1 SMD

SHEPHERD'S RUN

ISSUED:

No	Name	Date

PHASE:
CONCEPTUAL MASTER PLAN

DRAWING NAME:
PROPOSED CONDITIONS PLAN

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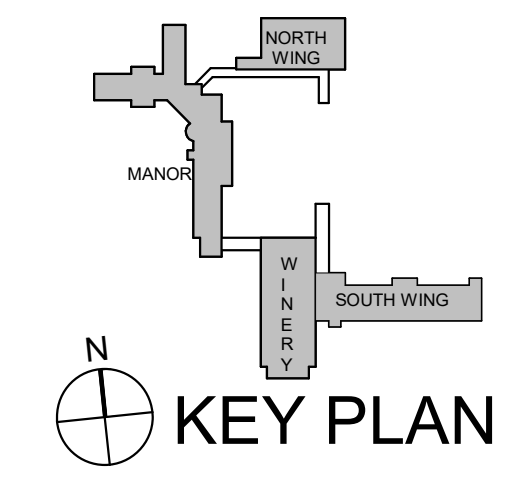
JOB #: 1749

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DRAWN BY: MS	DATE: 2020-05-29
CHECKED BY: Checker	SCALE: As indicated

SHEET:
G3.00

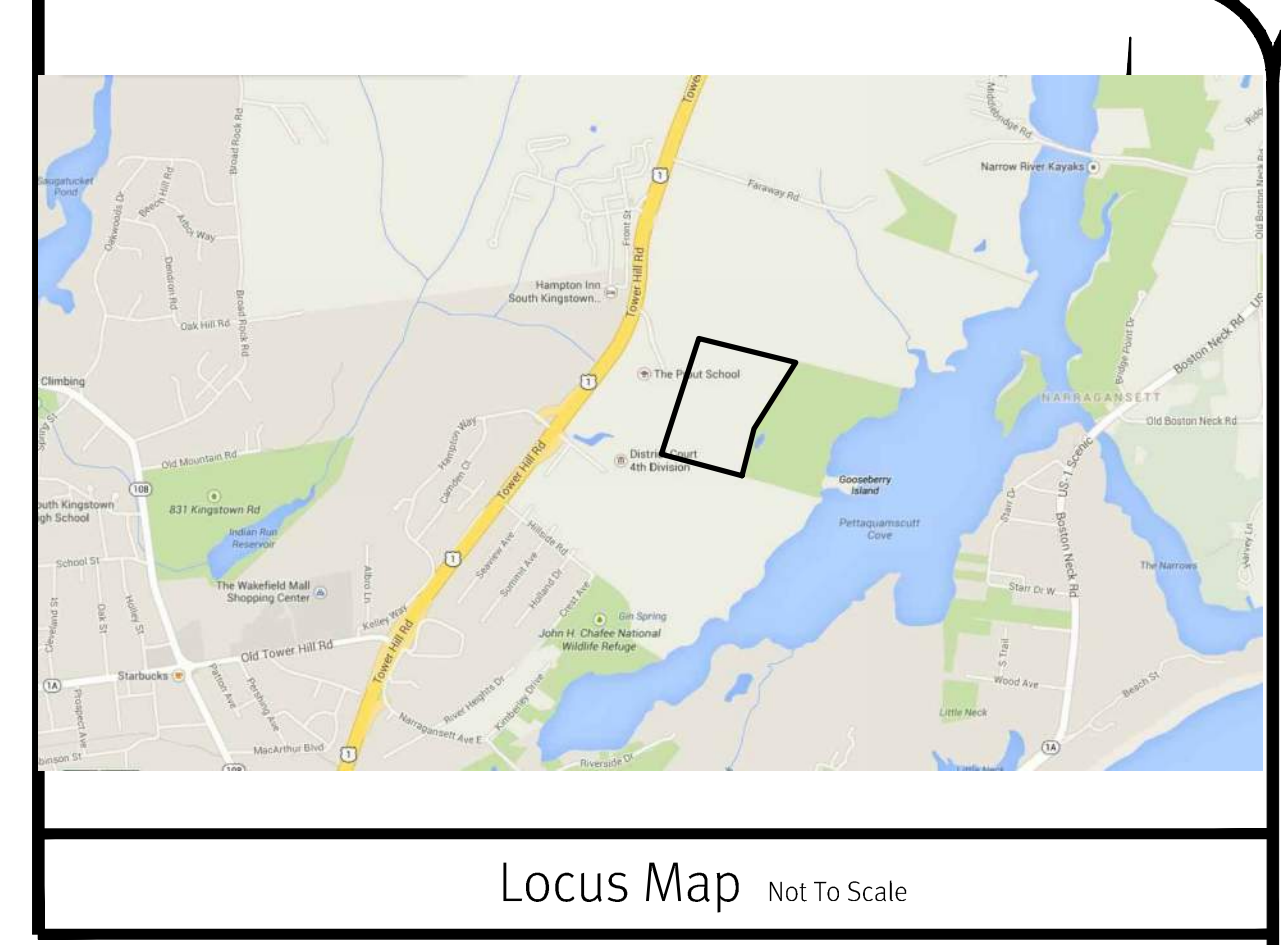
M1 PROPOSED SITE PLAN
1" = 80'-0"



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Centerbrook.ctb
5/29/2020 8:43:07 AM

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	AP		IRON ROD/PIPE FOUND/SET
	N/F		BOUND FOUND/SET
	(D)		SIGN
	(M)		BOLLARD
	(C)		SOIL EVALUATION
	(CA)		CATCH BASIN
	HC		DOUBLE CATCH BASIN
	PROPERTY LINE		DRAINAGE MANHOLE
	ASSESSOR'S LINE		FLARED END SECTION
	TREELINE		GUY POLE
	GUARDRAIL		ELECTRIC MANHOLE/HANDHOLE
	FENCE		UTILITY/POWER POLE
	RETAINING WALL		LIGHTPOST
	STONE WALL		SEWER/SEPTIC MANHOLE
	-2-		SEWER VALVE
	-10-		CLEANOUT
	W		IRRIGATION VALVE
	S		WATER VALVE
	SFM		WELL
	G		MONITORING WELL
	E		UNKNOWN MANHOLE
	OHW		GAS VALVE
	D		WETLAND FLAG
			BENCH MARK
			TREE



Legal Description of Record
SEE GENERAL NOTES FOR TITLE COMMITMENT INFORMATION

REAL PROPERTY IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON, STATE OF RHODE ISLAND, DESCRIBED AS FOLLOWS:

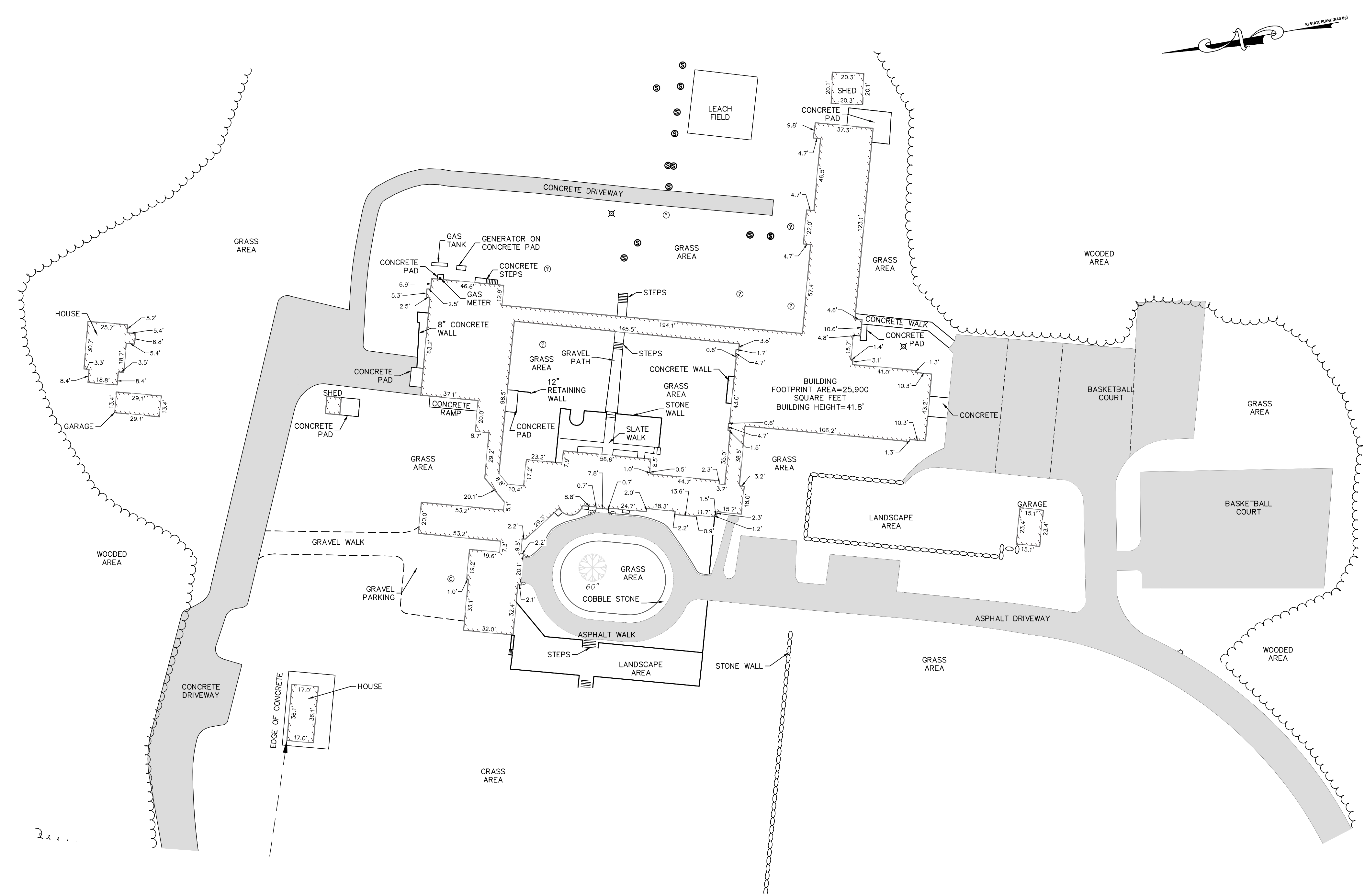
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF OLD POST ROAD, NOW CALLED TOWER HILL ROAD, AT THE SOUTHWESTERLY CORNER OF THE LAND NOW OR FORMERLY OF MELVIN SAVIN ET AL, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE RUNNING WESTERLY IN AND ALONG THE LINE OF OLD POST ROAD, SO CALLED, A DISTANCE OF EIGHTY-SEVEN AND 2/10 (87.2) FEET, MORE OR LESS, TO A STONE WALL ON THE STATE HIGHWAY LINE OF HIGHWAY PLAT NO. 857; THENCE SOUTHWESTERLY IN SAID HIGHWAY LINE IN THE ARC OF CURVE HAVING A RADIUS OF 1,839.01 FEET A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND 2/10 (125.2) FEET TO THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THE ROMAN CATHOLIC BISHOP OF PROVIDENCE; THENCE RUNNING SOUTHEASTERLY BOUNDING SOUTHWESTERLY ON LAND NOW OR FORMERLY OF THE ROMAN CATHOLIC BISHOP OF PROVIDENCE A DISTANCE OF SEVEN HUNDRED TWENTY-EIGHT AND 7/100 (728.07) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 273° 44' 32" AND RUNNING SOUTHWESTERLY BOUNDING NORTHWESTERLY ON LAND NOW OR FORMERLY OF THE ROMAN CATHOLIC BISHOP OF PROVIDENCE A DISTANCE OF ONE THOUSAND TWO HUNDRED TWENTY-FIVE AND 17/100 (1,225.17) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 87° 17' 36" AND RUNNING SOUTHEASTERLY BOUNDING SOUTHWESTERLY ON LAND NOW OR FORMERLY OF THE RHODE ISLAND PUBLIC BUILDING AUTHORITY A DISTANCE OF NINE HUNDRED FORTY-SIX AND 42/100 (946.42) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 88° 28' 49" AND RUNNING NORTHERLY BOUNDING EASTERLY ON LAND NOW OR FORMERLY OF S.P. ASSOCIATES INC. A DISTANCE OF FIVE HUNDRED SEVENTY-FIVE (575) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 199° 20' 26" AND RUNNING NORTHERLY BOUNDING EASTERLY ON LAND NOW OR FORMERLY OF S.P. ASSOCIATES INC. A DISTANCE OF NINE HUNDRED THIRTEEN (913) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 71° 32' 18" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON LAND NOW OR FORMERLY OF MELVIN SAVIN ET AL A DISTANCE OF FOUR HUNDRED FIFTY AND 21/100 (450.21) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 179° 01' 51" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON SAID SAVIN LAND A DISTANCE OF ONE HUNDRED NINETY-FIVE AND 19/100 (195.19) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 180° 15' 31" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON LAND NOW OR FORMERLY OF MELVIN SAVIN ET AL A DISTANCE OF FOUR HUNDRED FIFTY AND 21/100 (450.21) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 179° 55' 23" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON SAID SAVIN LAND A DISTANCE OF THREE HUNDRED SEVENTY-EIGHT AND 54/100 (378.54) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 175° 41' 52" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON SAVIN LAND A DISTANCE OF TWO HUNDRED THIRTY-THREE AND 66/100 (233.66) FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

Diprete Engineering
Two Stafford Court, Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-943-6606 www.diprete-eng.com

Boston • Providence • Newport

CERTIFICATION:
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY: CLASS 1
TOPOGRAPHIC SURVEY: CLASS N/A



DRAFT

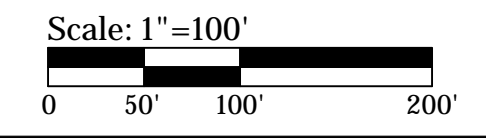
Surveyor's Certificate
TO: ECO USA; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON XXXXX XX, 201X.

THIS SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

***Zoning Note**
General note is based on information from the Town of South Kingstown's assessor's database and their zoning ordinance only. Any special permits or variances specific to this site are not taken into consideration. Please contact the town of South Kingstown's Zoning Department for any additional information or for a certificate of zoning.

This Plan Should Be Indexed By The Following Streets:
• Tower Hill Road



No.	Date	Description	E.L.T.	By:
0	7/22/24	ALTA/ACSM Land Title Survey		

Drawn By: E.L.T.

ALTA/ACSM Land Title Survey
#4780 Tower Hill Road
Assessor's Plat 54-4, Lot South Kingstown, Rhode Island

Client: **ECO USA**
1 North Lexington Avenue, Mezzanine-Suite 205, White Plains, New York 10601
tel 914-405-9118

DE-Plan No: 2183-001 Copyright 2014 by Diprete Engineering Associates, Inc.