



- 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 200' SETBACK
- 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

RECEIVED IN PLANNING DEPARTMENT
JUL 14 2020
TOWN OF SOUTH KINGSTOWN, RI

KEY PLAN

0 40 80 160

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

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

Applicant
Morgan + Schoen Hospitality
12 Grand Street
Storington, 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
KOHLENER-RONAN
93 Lake Avenue
Danbury, CT 06810
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488 scituate avenue 466 summer street, suite 411 864-477-3229
new london, connecticut stamford, connecticut e2engineers.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:
PROPOSED CONDITIONS PLAN

PRELIMINARY NOT FOR CONSTRUCTION
THIS COMPUTER FILED DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1749
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DRAWN BY: MS	DATE: 2020-05-29
CHECKED BY: Checker	SCALE: As indicated

SHEET:
G3.00