

ZONING BOARD OF REVIEW FILING

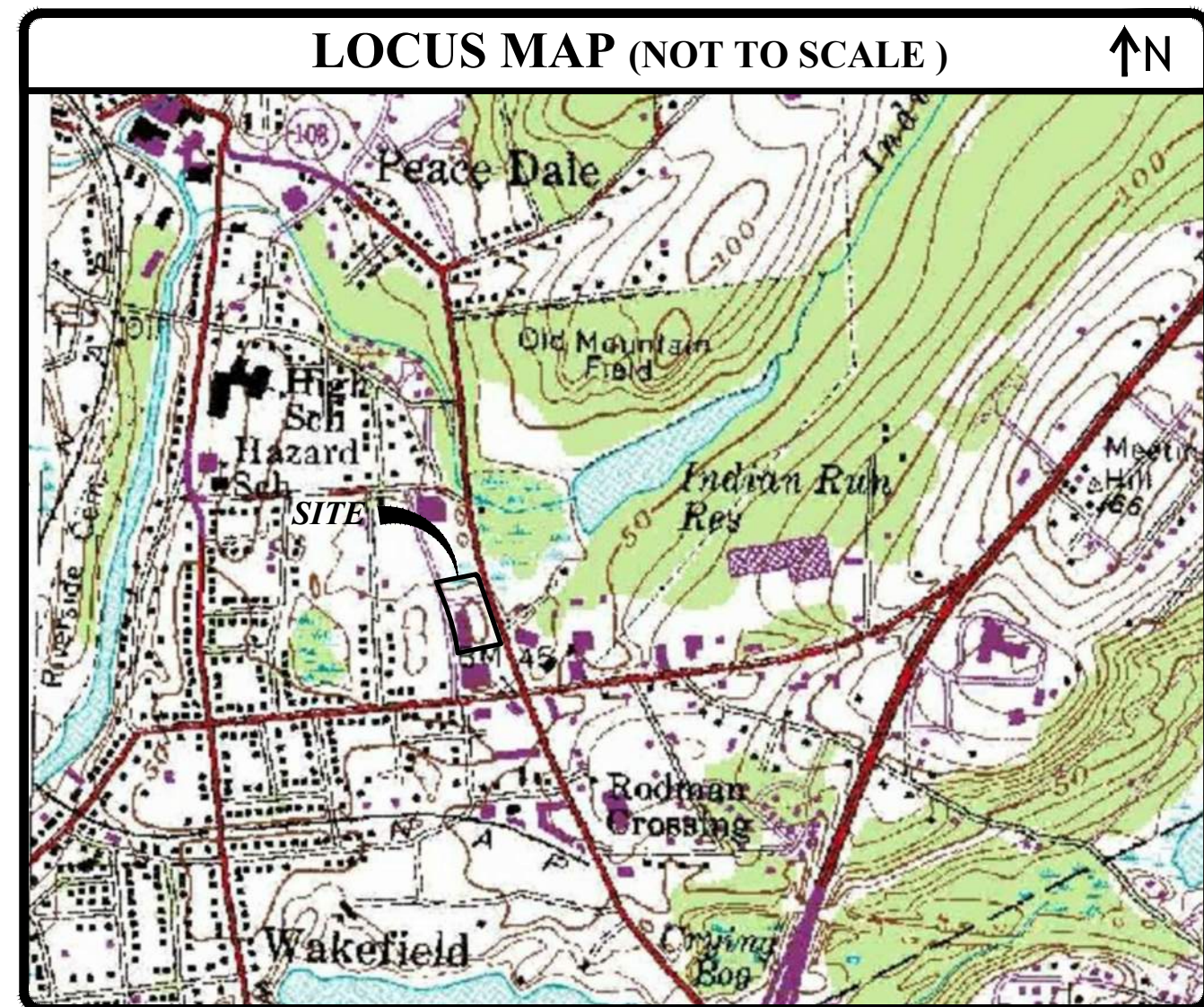
THE WINDING RHODE COMPASSION CENTER

682 KINGSTOWN ROAD, UNIT #1

SOUTH KINGSTOWN, RHODE ISLAND

AP 57-1, LOT 96-0

ZONING DISTRICT: COMMERCIAL-HIGHWAY (CH)



OWNER	APPLICANT	CIVIL ENGINEER
SCOT V. HALLBERG 17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879	WINDING RHODE COMPASSION CENTER, INC. MR. PATRICK CASEY, III - DIRECTOR 72 PINE STREET, 1ST FLOOR PROVIDENCE, RI 02903	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313

GENERAL NOTES:

- THIS PLAN IS BASED ON TOWN OF SOUTH KINGSTOWN GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE DATA AND RHODE ISLAND GIS DATABASE DATA. A CLASS I PROPERTY LINE SURVEY AND CLASS III TOPOGRAPHIC SURVEY MAY BE REQUIRED FOR FUTURE STAGES OF DESIGN.
- THE PROJECT SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, RI, COMMUNITY PANEL NO. 44009C0203K, EFFECTIVE DATE APRIL 3, 2020.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- SOILS ON THE SITE CONSIST ENTIRELY OF URBAN LAND (UR). THERE ARE NO PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE.
- THE PROJECT SITE IS LOCATED WITHIN THE SAUGATUCKET RIVER WATERSHED AREA. STORMWATER RUNOFF FROM THE SITE IS ULTIMATELY CONVEYED TO THE INDIAN RUN BROOK (WBIID#RI0010045R-02), WHICH HAS A TMDL FOR FECAL COLIFORM (7/31/2003) AND FOR COPPER AND ZINC (6/2/2008). THERE ARE NO KNOWN WETLANDS OR COASTAL FEATURES ON OR IMMEDIATELY ADJACENT TO THE SITE.
- PER RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) ENVIRONMENTAL RESOURCE MAPPING (ERM) DATABASE, THE PROJECT SITE IS NOT LOCATED WITHIN A KNOWN NATURAL HERITAGE AREA, IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA, AND IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM.
- THE PROJECT SITE IS NOT UNDER THE JURISDICTION OF THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN, OR THE SALT PONDS REGION SPECIAL AREA MANAGEMENT PLAN, AS DEFINED BY THE RICRMC.
- BASED ON THE SOUTH KINGSTOWN GEOGRAPHIC INFORMATION SYSTEM DATABASE, THE PROJECT SITE IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THE PROJECT SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THERE ARE NO HISTORIC CEMETERIES OR HISTORIC FEATURES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT PARCEL.
- BASED ON THE DECLARATION OF CONDOMINIUM OF OLD COLONY CONDOMINIUM, RECORDED JULY 19, 1985, THE OVERALL PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION DIVISION OF PUBLIC WORKS (WHICH HAS PRESUMABLY EXPIRED). THE PROPERTY IS ALSO SUBJECT TO AN AERIAL EASEMENT AS SHOWN ON THE RHODE ISLAND HIGHWAY PLAT #2007 AND A SEWER EASEMENT OVER THE EASTERLY PORTION OF SAID PARCEL.
- TELEPHONE, ELECTRIC, SEWER, GAS, AND WATER SERVICES ARE ALL AVAILABLE FROM KINGSTOWN ROAD.

INDEX OF DRAWINGS

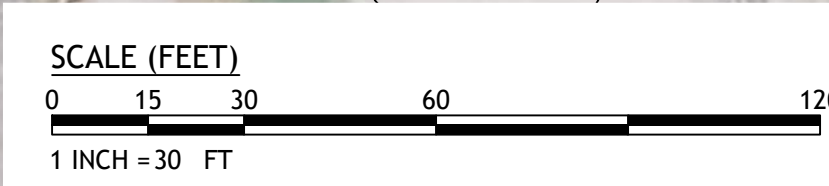
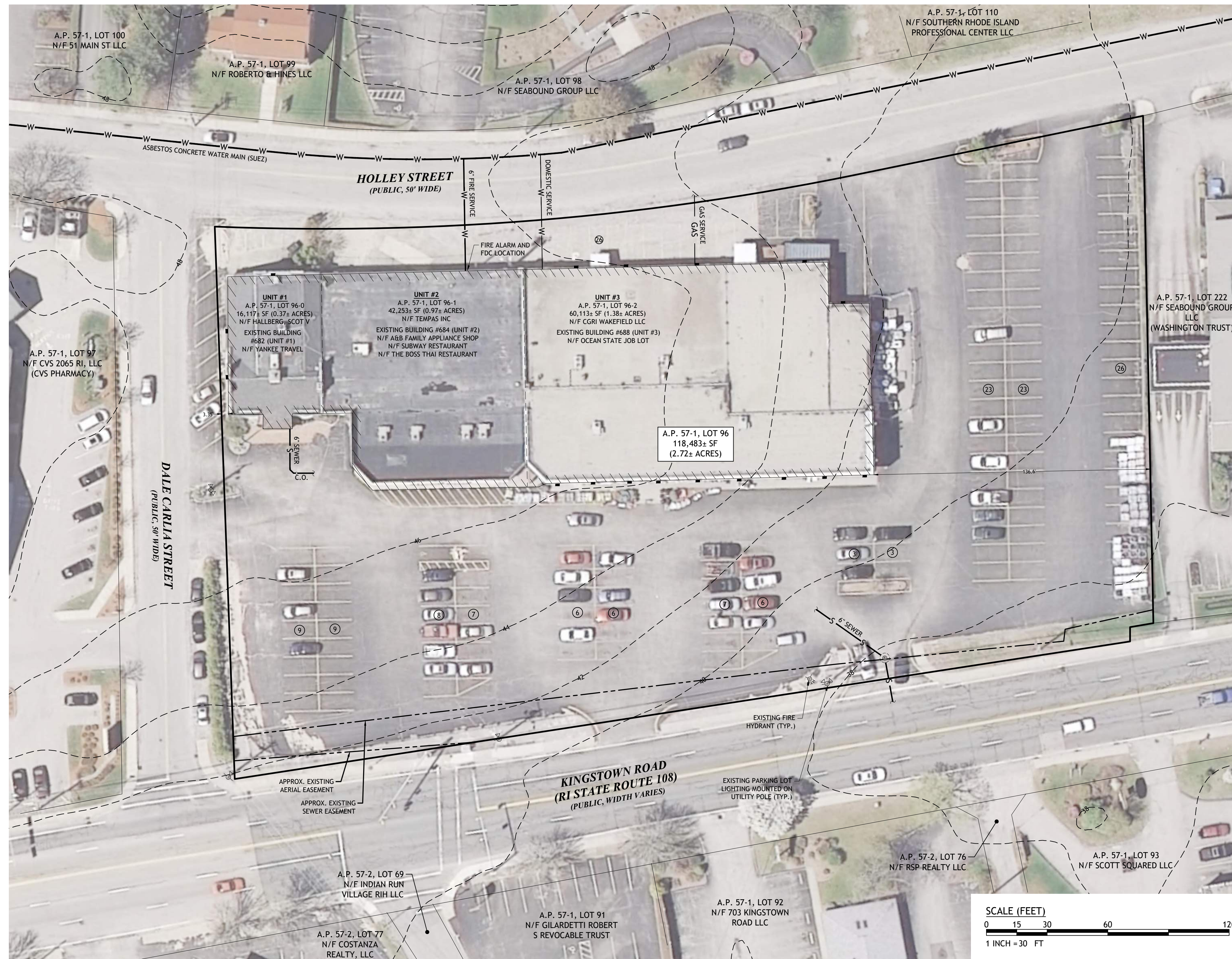
SHEET	PLAN
C1.0	EXISTING CONDITIONS and AERIAL PLAN
C2.0	SITE PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN, prepared by DIANE SOULE & ASSOCIATES, INC.
A1.0	PRELIMINARY FLOOR PLANS, prepared by DENNIS COLWELL ARCHITECTS, INC.
A2.0	BUILDING ELEVATIONS, prepared by DENNIS COLWELL ARCHITECTS, INC.

LEGEND:

---	EXISTING PROPERTY LINE	---	EXISTING TELECOM DUCTBANK
---	ABUTTING PROPERTY LINE	---	EXISTING ELECTRIC DUCTBANK
---	BUILDING SETBACK LINE	---	RELOCATED ELECTRIC DUCTBANK
---	EXISTING SPOT ELEVATION	---	EXISTING GAS LINE
---	100	---	PROPOSED GAS LINE
---	EXISTING CONTOUR	---	EXISTING WATER LINE
---	PROPOSED CONTOUR	---	PROPOSED WATER LINE
---	EXISTING STONE WALL	---	EXISTING SEWER LINE
---	EXISTING CURB	---	PROPOSED SEWER LINE
---	PROPOSED CURB	---	EXISTING SEWER MANHOLE
---	EXISTING FENCE	---	PROPOSED SEWER MANHOLE
---	PROPOSED FENCE	---	NOW OR FORMERLY
---	EXISTING DRAIN LINE	---	TREELINE
---	PROPOSED DRAIN LINE	---	SILT FENCE
---	EXISTING DRAINAGE MANHOLE	---	LOD
---	PROPOSED DRAINAGE MANHOLE	---	LIMIT OF DISTURBANCE
---	EXISTING CATCH BASIN	---	TEST HOLE
---	PROPOSED CATCH BASIN	---	HYDRANT
---	EXISTING UTILITY POLE	---	PROPOSED HANDICAP
---	PROPOSED UTILITY POLE		

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	CH	CH
MINIMUM LOT SIZE	20,000 SF	118,483 SF
MINIMUM LOT WIDTH	100 FT	345 FT
MINIMUM LOT FRONTAGE	100 FT	273.2 FT
MINIMUM FRONT YARD SETBACK	40 FT	3.35 FT*
MINIMUM SIDE YARD SETBACK	30 FT	136.6 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MAXIMUM BUILDING COVERAGE	30%	26.3%

*PRE-EXISTING NON-CONFORMING CONDITION



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JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

**THE WINDING RHODE
 COMPASSION CENTER
 682 KINGSTOWN ROAD, UNIT #1
 SOUTH KINGSTOWN, RHODE ISLAND
 AP 57-1, LOT 96-0**

REVISIONS:

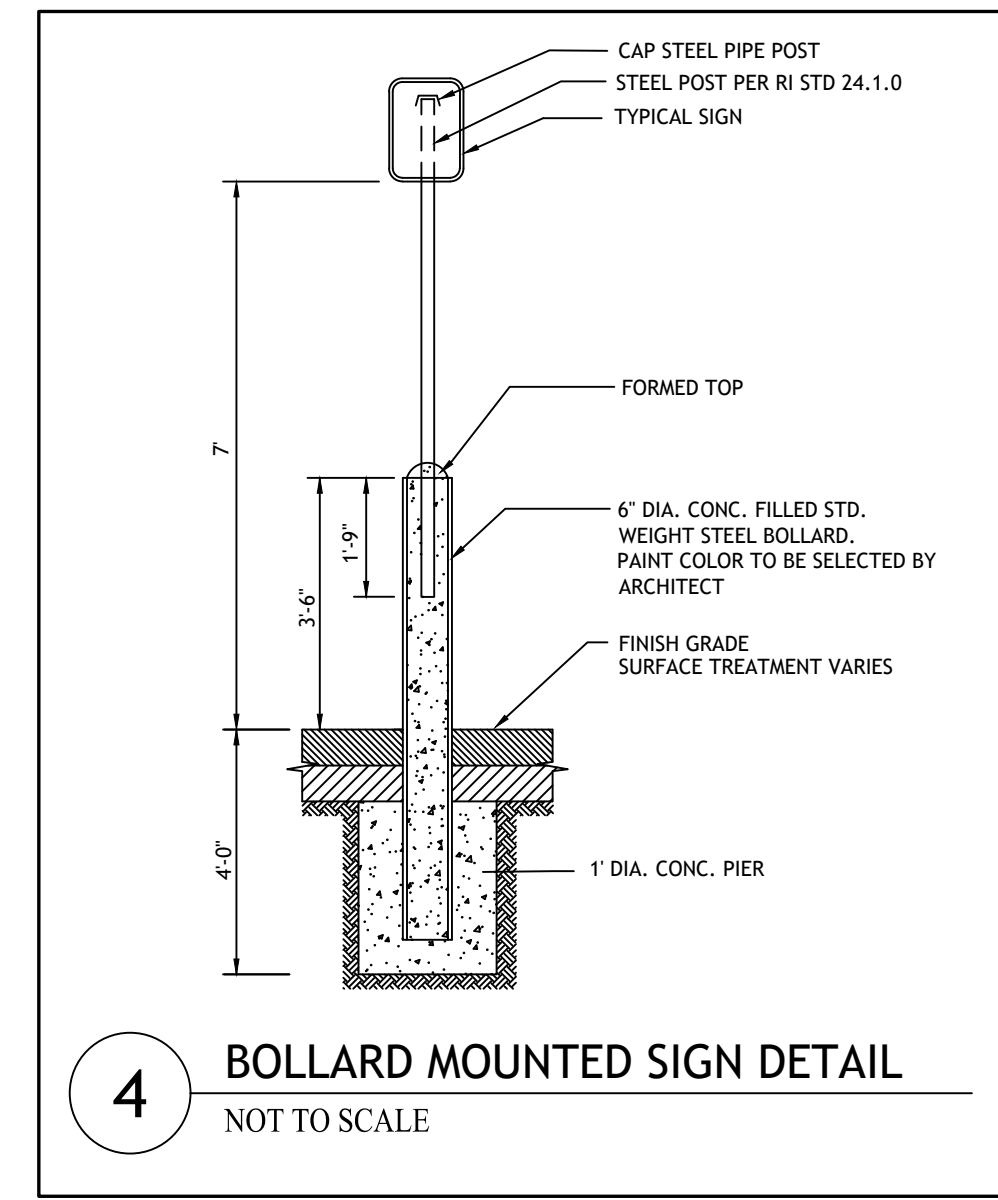
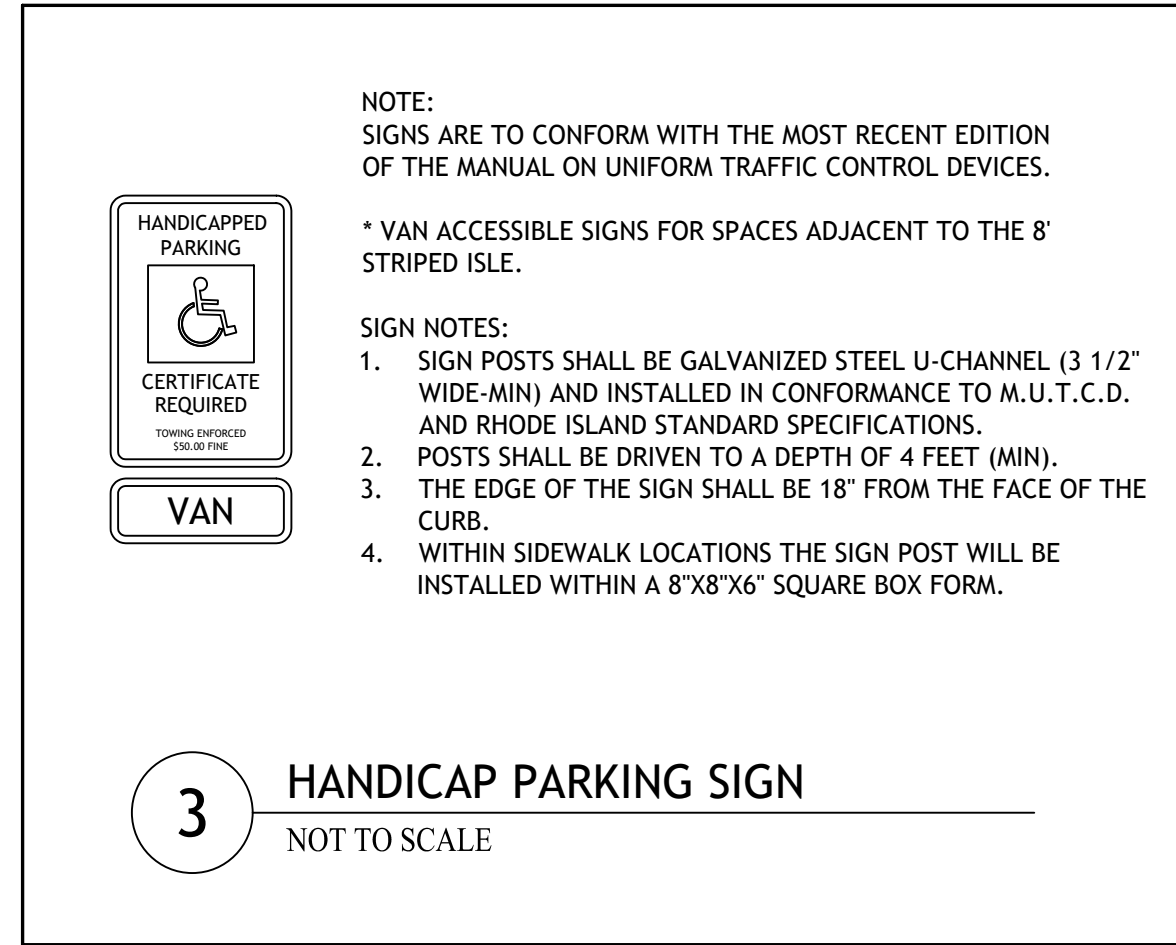
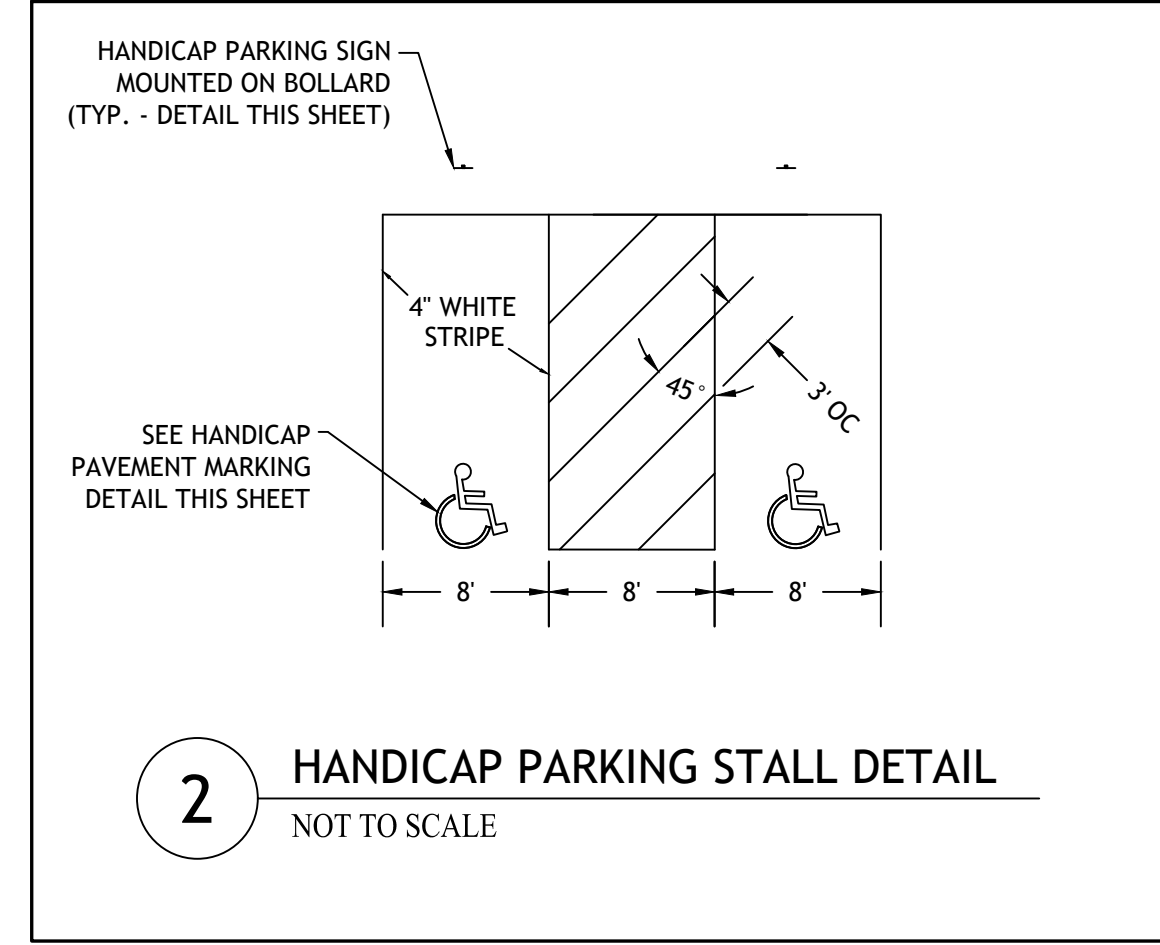
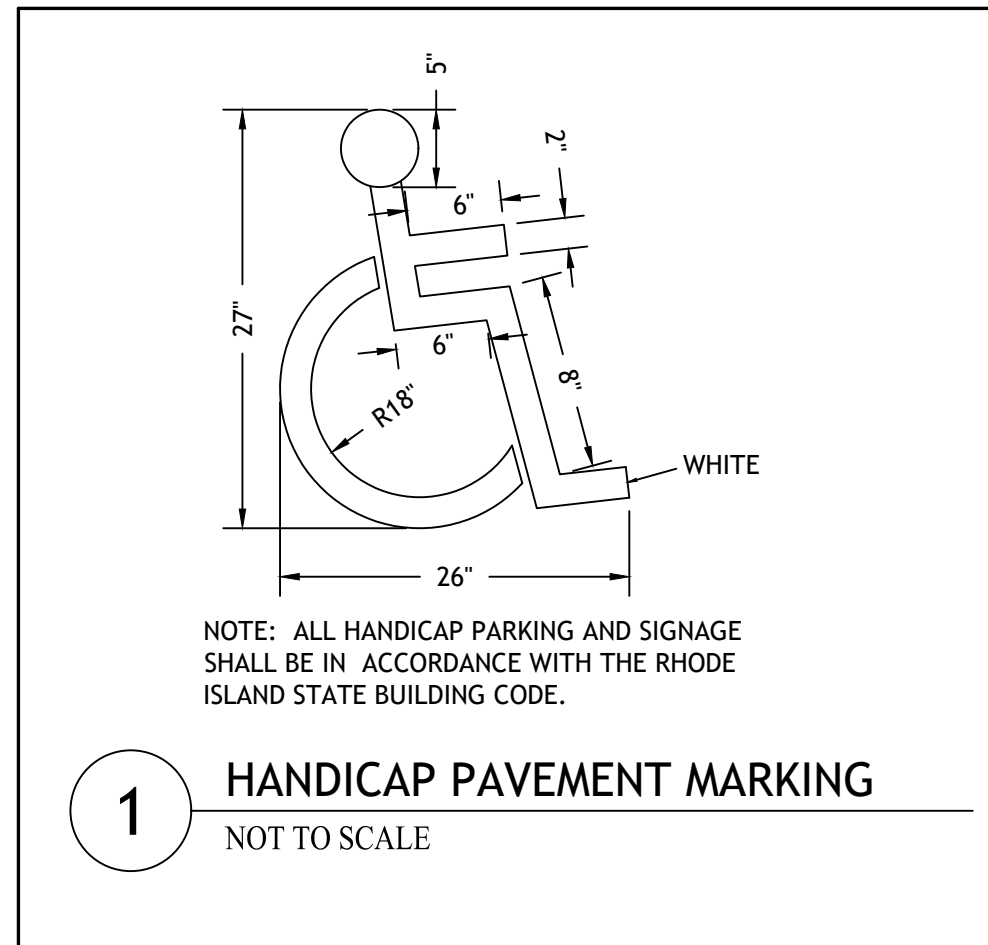
NO.	DATE	DESCRIPTION

DESIGNED BY: DRD
 DRAWN BY: SEP
 CHECKED BY: JAC
 DATE: NOV. 2020
 PROJECT NO: 20-346

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND AERIAL PLAN

SHEET C1.0



ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	CH	CH	CH
MINIMUM LOT SIZE	20,000 SF	118,483 SF	118,483 SF
MINIMUM LOT WIDTH	100 FT	345 FT	345 FT
MINIMUM LOT FRONTAGE	100 FT	273.2 FT	273.2 FT
MINIMUM FRONT YARD SETBACK	40 FT	3.35 FT*	3.35 FT*
MINIMUM SIDE YARD SETBACK	30 FT	136.6 FT	136.6 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM BUILDING COVERAGE	30%	26.3%	26.3%

*PRE-EXISTING NON-CONFORMING CONDITION

SPECIAL USE PERMIT REQUESTED:
PER SECTION 301 OF THE ZONING ORDINANCE: A MEDICAL MARIJUANA DISPENSARY ("COMPASSION CENTER") IS PERMITTED, AS A MARIJUANA RETAIL FACILITY, VIA A SPECIAL USE PERMIT WITHIN THE COMMERCIAL HIGHWAY (CH) ZONE.

OFF-STREET PARKING SPACE REQUIREMENTS:
TOWN OF SOUTH KINGSTOWN ZONING ORDINANCE SEC. 711.1:

- B. RETAIL STORES, SHOPPING CENTERS AND OTHER TYPES OF PERMITTED BUSINESS OR COMMERCIAL USES: 1 SPACE FOR EACH 350 SF OF GROSS LEASABLE FLOOR AREA (GLFA) (MINIMUM OF 3 SPACES)
- B. FAST FOOD ESTABLISHMENTS: 1 SPACE FOR EACH 90 SQ. FT. FLOOR AREA, OR A MINIMUM OF 10 SPACES, WHICHEVER IS GREATER
- B. LUNCHROOMS, RESTAURANTS, TAVERNS, ETC.: 1 SPACE FOR EACH 3 PERSONS OF TOTAL CAPACITY EXCEPT COMMERCIAL HIGHWAY (CH), WHERE IT SHALL BE 1 SPACE FOR EACH 4 PERSONS OF TOTAL CAPACITY

UNIT 1 (PROPOSED COMPASSION CENTER); RETAIL STORE:
PROPOSED GLFA: 6,095 SF
6,095 SF / 350 SF = 17.4 OR 18 SPACES

UNIT 2 (TEMPAS):
TENANT: SUBWAY RESTAURANT; FAST FOOD
EXISTING FLOOR AREA: 900 SF (EST.)
900 SF / 90 SF = 10 SPACES

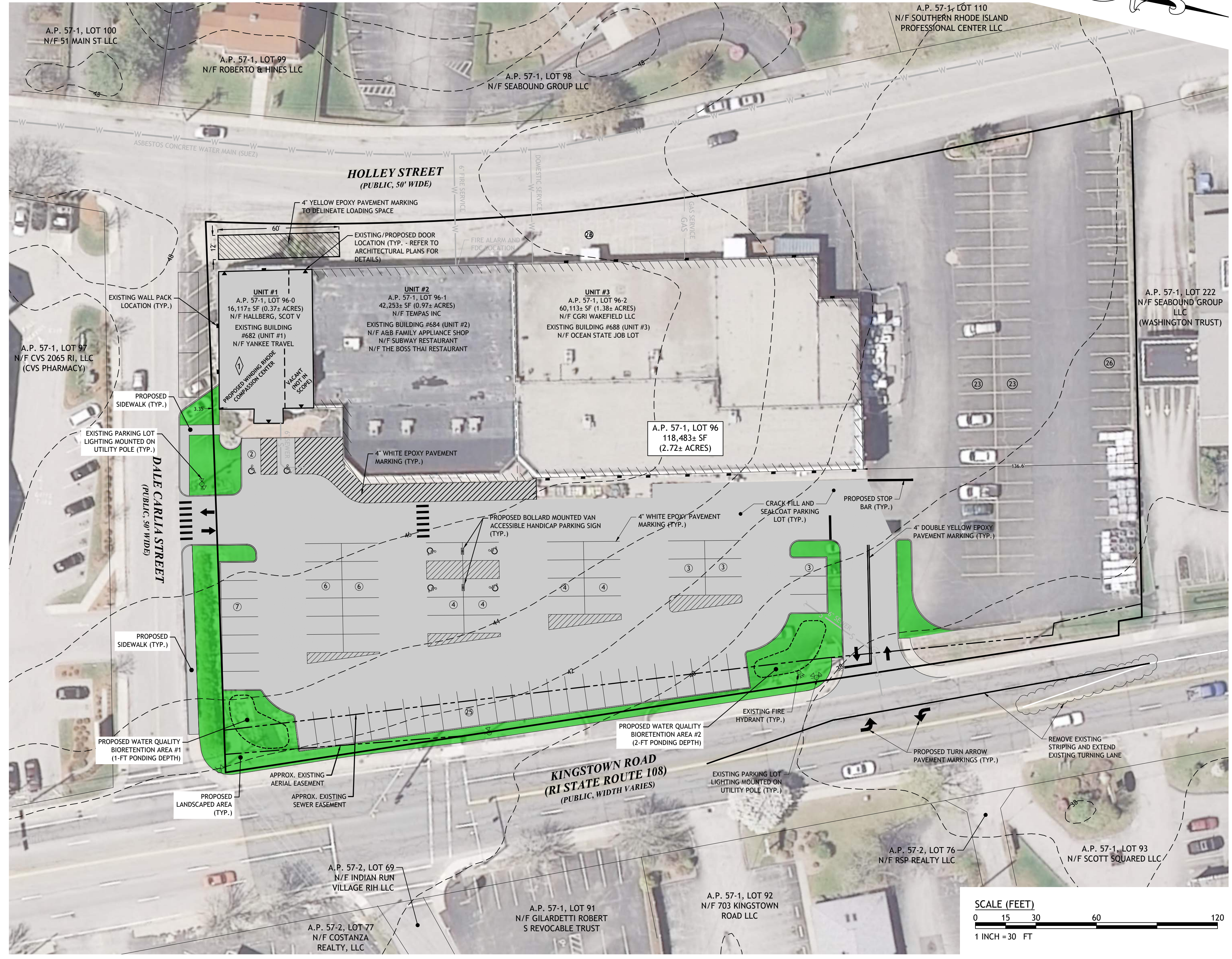
TENANT: BOSS RESTAURANT; RESTAURANT
EXISTING CAPACITY: 50 (EST.)
50 CUSTOMERS / 4 PER SPACE = 12.5 OR 13 SPACES

TENANT: A&B FAMILY APPLIANCES
EXISTING GLFA: 9,215 SF (EST.)
9,215 SF / 350 SF = 26.3 OR 26 SPACES

UNIT 3 (OCEAN STATE JOB LOT):
EXISTING GLFA: 27,632 SF
27,632 SF / 350 SF = 78.9 OR 79 SPACES

REQUIRED: 146 SPACES (5 ADA)
OVERALL EXISTING: 162 SPACES (2 ADA)
OVERALL PROPOSED: 165 SPACES (6 ADA)

NOTE: PARKING CALCULATION EXCLUDES PARKING ON DALE CARLIA STREET



JCE
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JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-2-2020

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COMPASSION CENTER
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AP 57-1, LOT 96-0**

REVISIONS:

NO.	DATE	DESCRIPTION

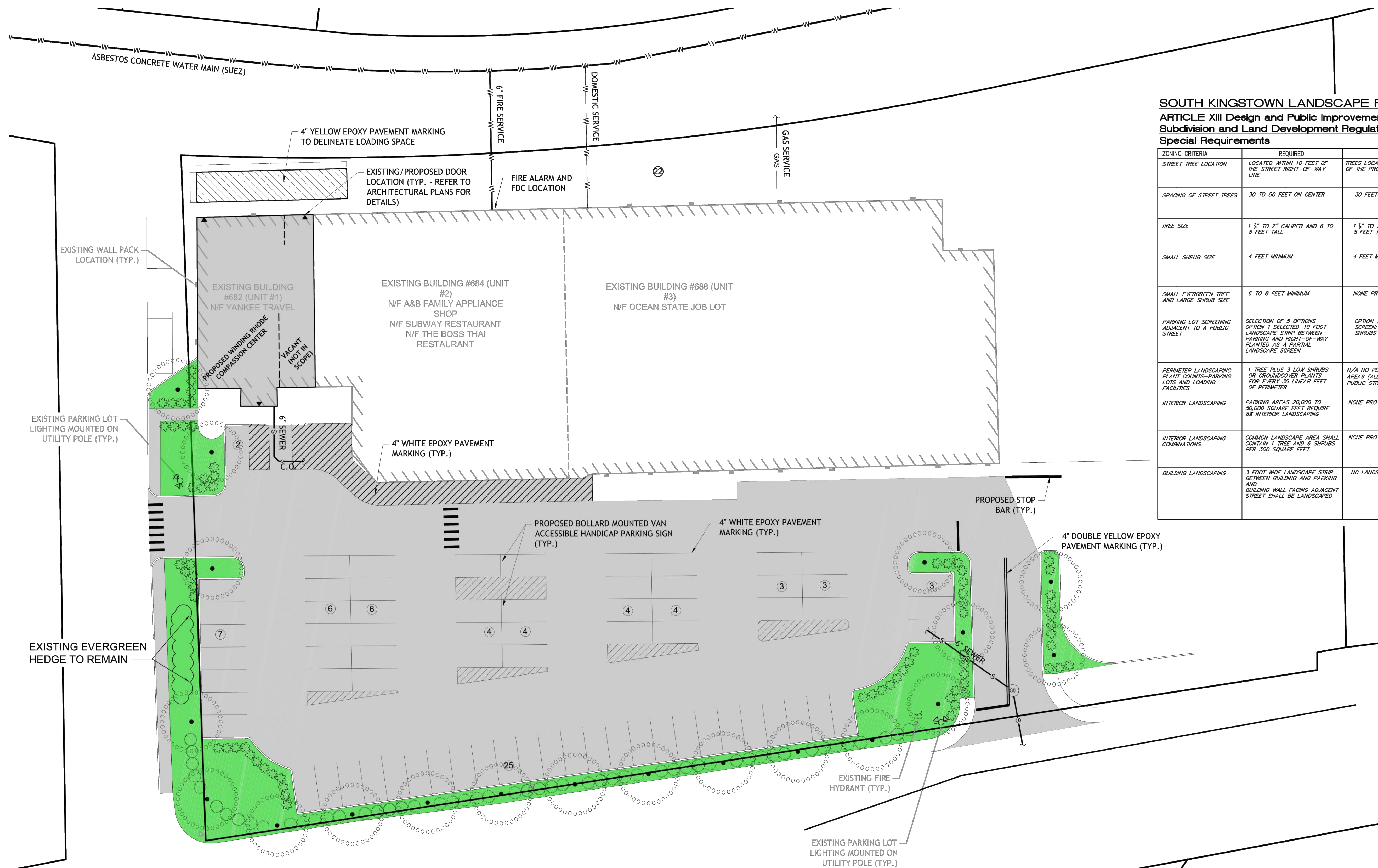
DESIGNED BY: DRD
DRAWN BY: SEP
CHECKED BY: JAC
DATE: NOV. 2020
PROJECT NO: 20-346

PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET C2.0

D:\ALL MASTER FILES\DRAWINGS\JCE\Winding Rhode Compassion Center Landscape Plan-12.02.20 Winding Rhode_C_Center.dwg, Dec. 02, 2020 7:37am

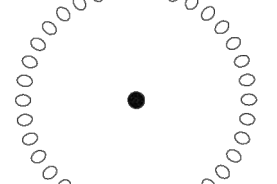
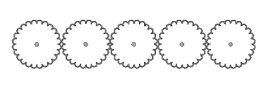


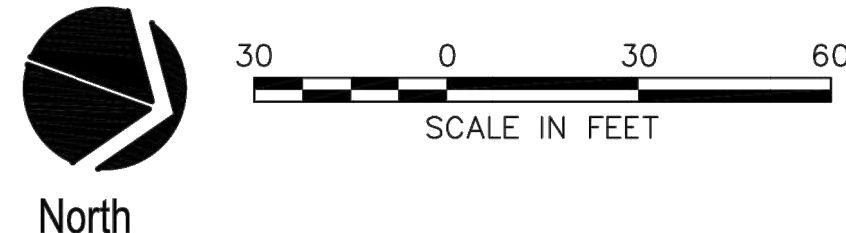
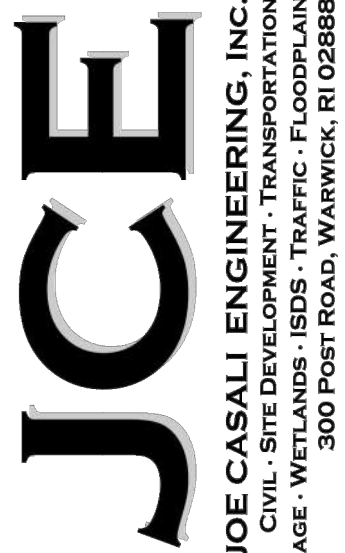
SOUTH KINGSTOWN LANDSCAPE PLANNING DATA
ARTICLE XIII Design and Public Improvement Standards
Subdivision and Land Development Regulations - ARTICLE IV
Special Requirements

ZONING CRITERIA	REQUIRED	PROPOSED	REGULATION 16
STREET TREE LOCATION	LOCATED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY LINE	TREES LOCATED ON OR OUTSIDE OF THE PROPERTY LINE	ARTICLE XIII 13.a
SPACING OF STREET TREES	30 TO 50 FEET ON CENTER	30 FEET ON CENTER	ARTICLE XIII 13.a
TREE SIZE	1 1/2" TO 2" CALIPER AND 6 TO 8 FEET TALL	1 1/2" TO 2" CALIPER AND 6 TO 8 FEET TALL	ARTICLE XIII 13.c
SMALL SHRUB SIZE	4 FEET MINIMUM	4 FEET MINIMUM	ARTICLE IV G.1.c
SMALL EVERGREEN TREE AND LARGE SHRUB SIZE	6 TO 8 FEET MINIMUM	NONE PROPOSED	ARTICLE IV G.1.b
PARKING LOT SCREENING ADJACENT TO A PUBLIC STREET	SELECTION OF 5 OPTIONS OPTION 1 SELECTED-10 FOOT LANDSCAPE STRIP BETWEEN PARKING AND RIGHT-OF-WAY PLANTED AS A PARTIAL LANDSCAPE SCREEN	OPTION 1-PARTIAL LANDSCAPE SCREEN: 1 TREE AND 5 SHRUBS EVERY 30 LINEAR FEET	ARTICLE IV G.3
PERIMETER LANDSCAPING PLANT COUNTS-PARKING LOTS AND LOADING FACILITIES	1 TREE PLUS 3 LOW SHRUBS OR GROUNDCOVER PLANTS FOR EVERY 35 LINEAR FEET OF PERIMETER	N/A NO PERIMETER LANDSCAPE AREAS (ALL PARKING ADJUTS PUBLIC STREETS)	ARTICLE IV G.3
INTERIOR LANDSCAPING	PARKING AREAS 20,000 TO 50,000 SQUARE FEET REQUIRE 2% INTERIOR LANDSCAPING	NONE PROVIDED	ARTICLE IV G.4
INTERIOR LANDSCAPING COMBINATIONS	COMMON LANDSCAPE AREA SHALL CONTAIN 1 TREE AND 6 SHRUBS PER 300 SQUARE FEET	NONE PROVIDED	ARTICLE IV G.4.f
BUILDING LANDSCAPING	3 FOOT WIDE LANDSCAPE STRIP BETWEEN BUILDING AND PARKING AND BUILDING WALL FACING ADJACENT STREET SHALL BE LANDSCAPED	NO LANDSCAPE STRIP PROVIDED	ARTICLE IV G.5

CONCEPTUAL LANDSCAPE PLAN
no scale

CONCEPTUAL LANDSCAPE LEGEND

-  LARGE DECIDUOUS TREE (2" CALIPER)
Oak
Maple
Linden
-  SMALL SHRUBS (4 FEET)
Hibiscus
Yew
Hydrangea

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 SOUTH KINGSTOWN, RHODE ISLAND
 AP 5-1, LOT 96-0**

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DCS
 DRAWN BY: DCS
 CHECKED BY: DCS
 DATE: OCTOBER 2020
 PROJECT NO: 20-34b

PRELIMINARY, NOT FOR CONSTRUCTION

LANDSCAPE PLAN

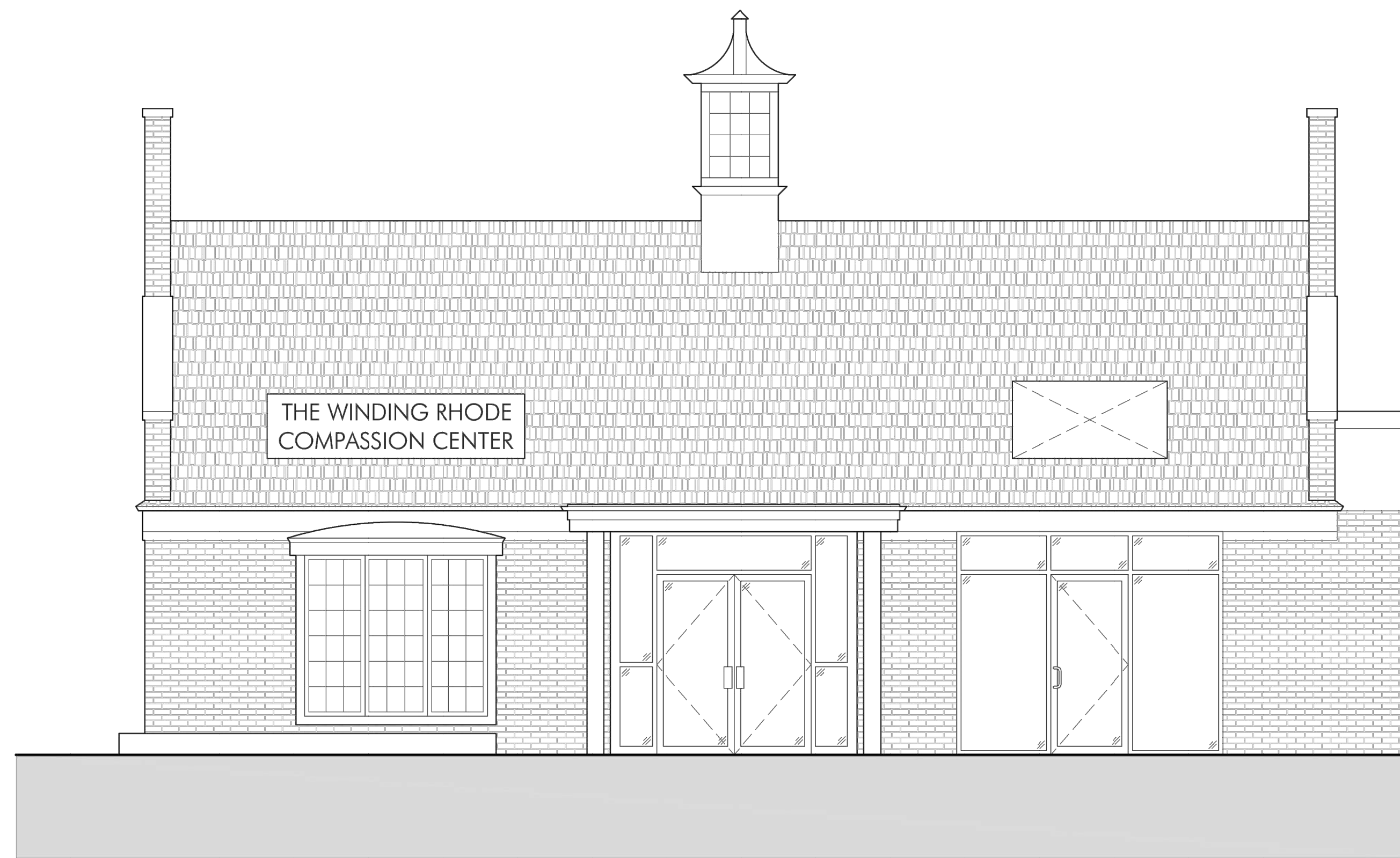
SHEET L1.0



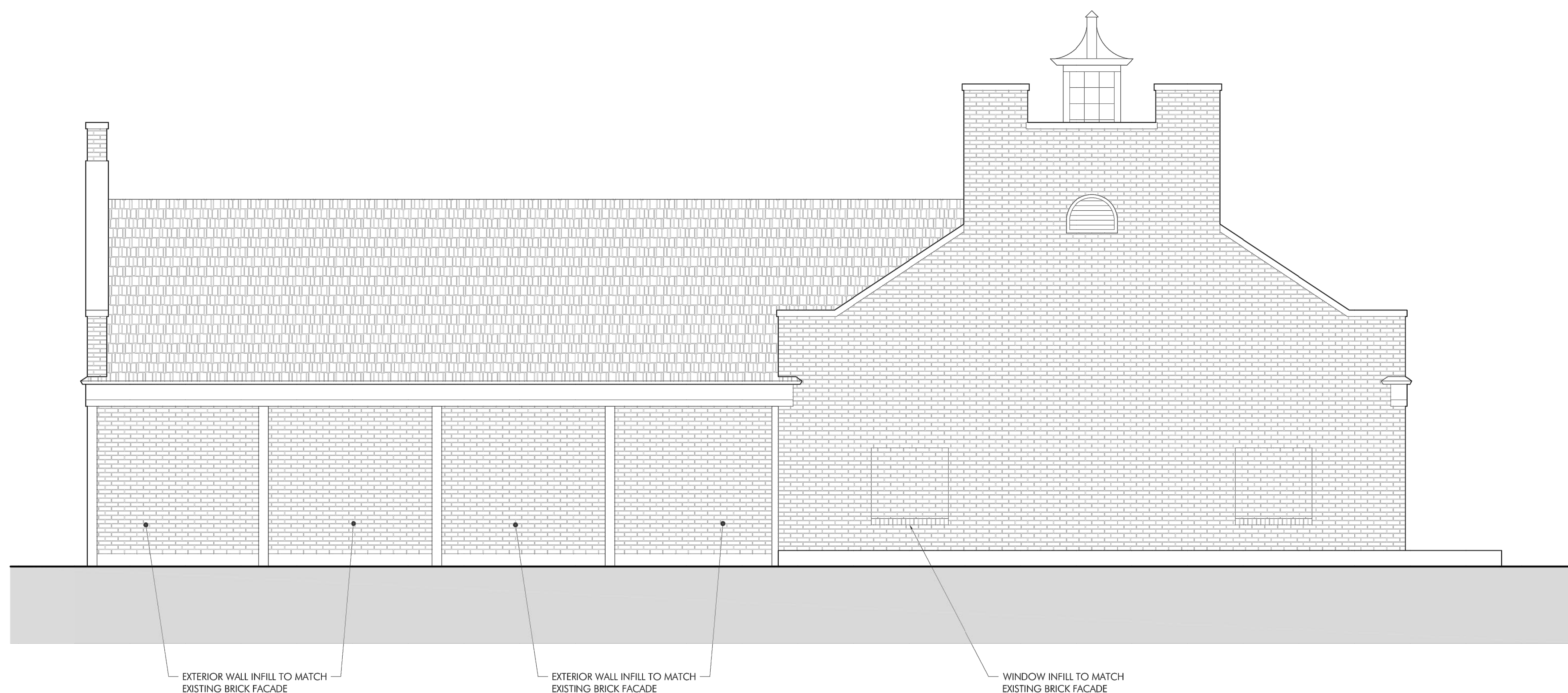
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 email: diane@dcsa.ws

PROJECT:
 THE WINDING RHODE
 COMPASSION CENTER
 682 KINGSTOWN ROAD
 WAKEFIELD, RI 02879

PROJECT NUMBER: 20186



1 FRONT EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

STAMP:

ISSUE:	DATE:
PRELIMINARY	09.24.2020

DRAWING SCALE:	1/4" = 1'-0"
DRAWN BY:	CJG
CHECKED BY:	DMC

DRAWING TITLE:
 BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0