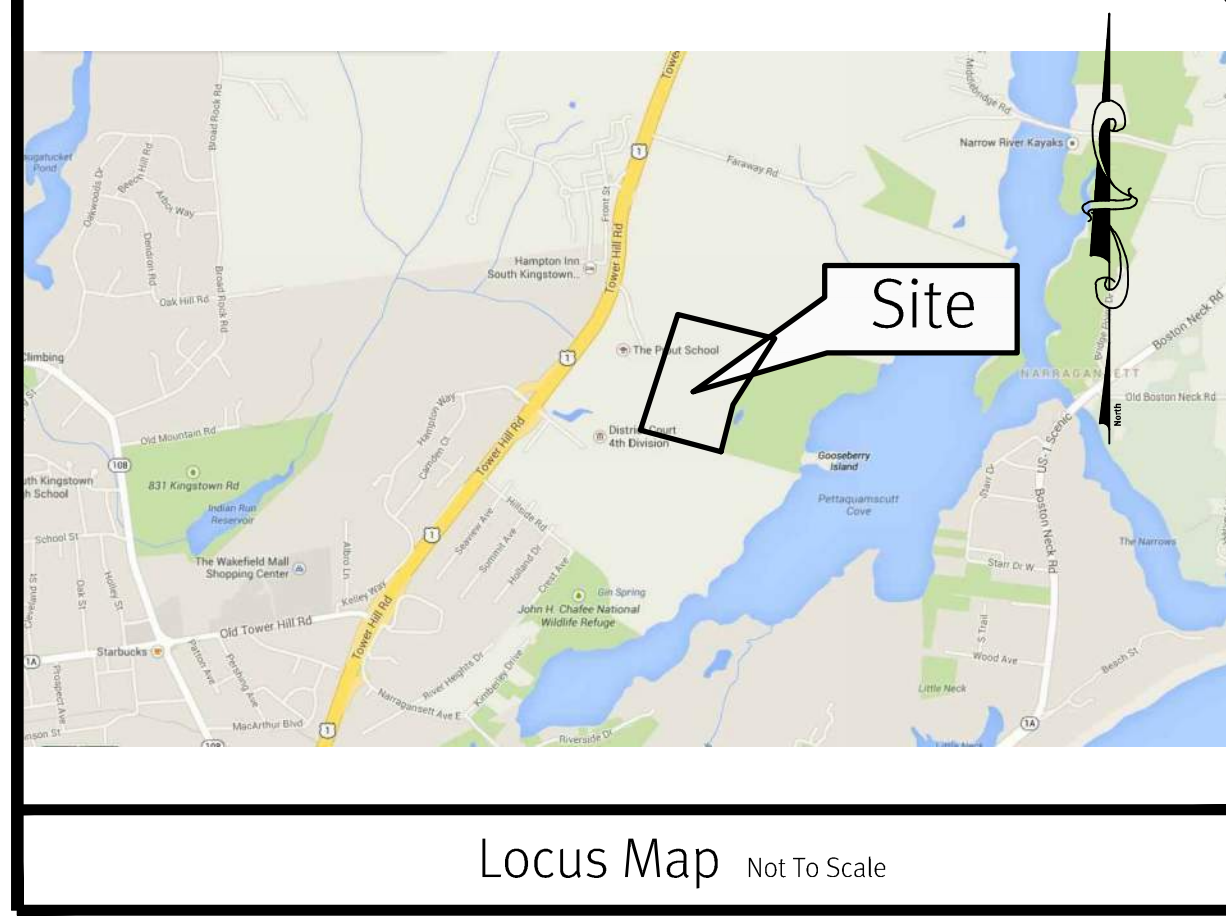


Notes Corresponding to Schedule B Exceptions:
SEE GENERAL NOTE 8 FOR TITLE COMMITMENT INFORMATION.

- ⑦ EASEMENT TO THE WAKEFIELD WATER COMPANY RECORDED IN VOLUME 107 AT PAGES 439-442, AS AMENDED IN BOOK 787, PAGE 252.
RESPONSE: AFFECTS LOT 12; EASEMENT DESCRIPTION IS UNCLEAR AND REFERENCED PLAN NOT PROVIDED FOR REVIEW. WATER FACILITY AREA SHOWN ON PLAN.
- ⑧ PROVISIONS OF AN AGREEMENT BETWEEN SISTERS OF THE HOLY CROSS AND PASSION AND RHODE ISLAND PUBLIC BUILDING AUTHORITY DATED NOVEMBER 6, 1980, RECORDED IN VOLUME 142 AT PAGE 124.
RESPONSE: AFFECTS LOT 12; SEWER USE AGREEMENT EXPIRED IN 1990. ACCESS EASEMENT IS SHOWN ON SURVEY.
- ⑨ RIGHTS TO USE A PORTION OF THE DESCRIBED LAND FOR THE NEEDS AND DEVELOPMENT OF PROUT MEMORIAL HIGH SCHOOL AS MORE SPECIFICALLY REFERRED TO IN DEED RECORDED IN VOLUME 145 AT PAGE 48.
RESPONSE: AFFECTS LOT 12; RIGHT OF INGRESS AND EGRESS SHOWN ON SURVEY. BLANKET TELEPHONE AND ELECTRIC LINE EASEMENT ACROSS LOT 12.
- ⑩ EASEMENT AND RIGHT OF WAY CONTAINED IN THAT WARRANTY DEED RECORDED IN BOOK 287, PAGE 164, BOOK 398, PAGE 121, AND BOOK 604, PAGE 368.
RESPONSE: AFFECTS LOT 12; EASEMENT SHOWN ON SURVEY.
- ⑪ TOWN OF SOUTH KINGSTOWN ZONING BOARD OF REVIEW DECISION DATED MARCH 24, 1992 AND RECORDED IN BOOK 452, PAGE 184.
RESPONSE: AFFECTS LOT 12; UNCLEAR WHICH BUILDING IS DESCRIBED IN THIS DOCUMENT.

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	ASSESSOR'S PLAT		IRON ROD/PIPE FOUND/SET
	NOW OR FORMERLY		BOUND FOUND/SET
	DEED		SIGN
	MEASURED		BOLLARD
	CALCULATED		SOIL EVALUATION
	CHORD ANGLE		CATCH BASIN
	HANDICAPPED		DOUBLE CATCH BASIN
	PROPERTY LINE		DRAINAGE MANHOLE
	ASSESSORS LINE		FLARED END SECTION
	TREELINE		GUY POLE
	GUARDRAIL		ELECTRIC MANHOLE/HANDHOLE
	FENCE		UTILITY/POWER POLE
	RETAINING WALL		LIGHTPOST
	STONE WALL		SEWER/SEPTIC MANHOLE
	MINOR CONTOUR LINE		SEWER VALVE
	MAJOR CONTOUR LINE		CLEANOUT
	WATER LINE		HYDRANT
	SEWER LINE		IRRIGATION VALVE
	SEWER FORCE MAIN		WATER VALVE
	GAS LINE		WELL
	ELECTRIC LINE		MONITORING WELL
	OVERHEAD WIRES		UNKNOWN MANHOLE
	DRAINAGE LINE		GAS VALVE
			WETLAND FLAG
			BENCH MARK
			TREE



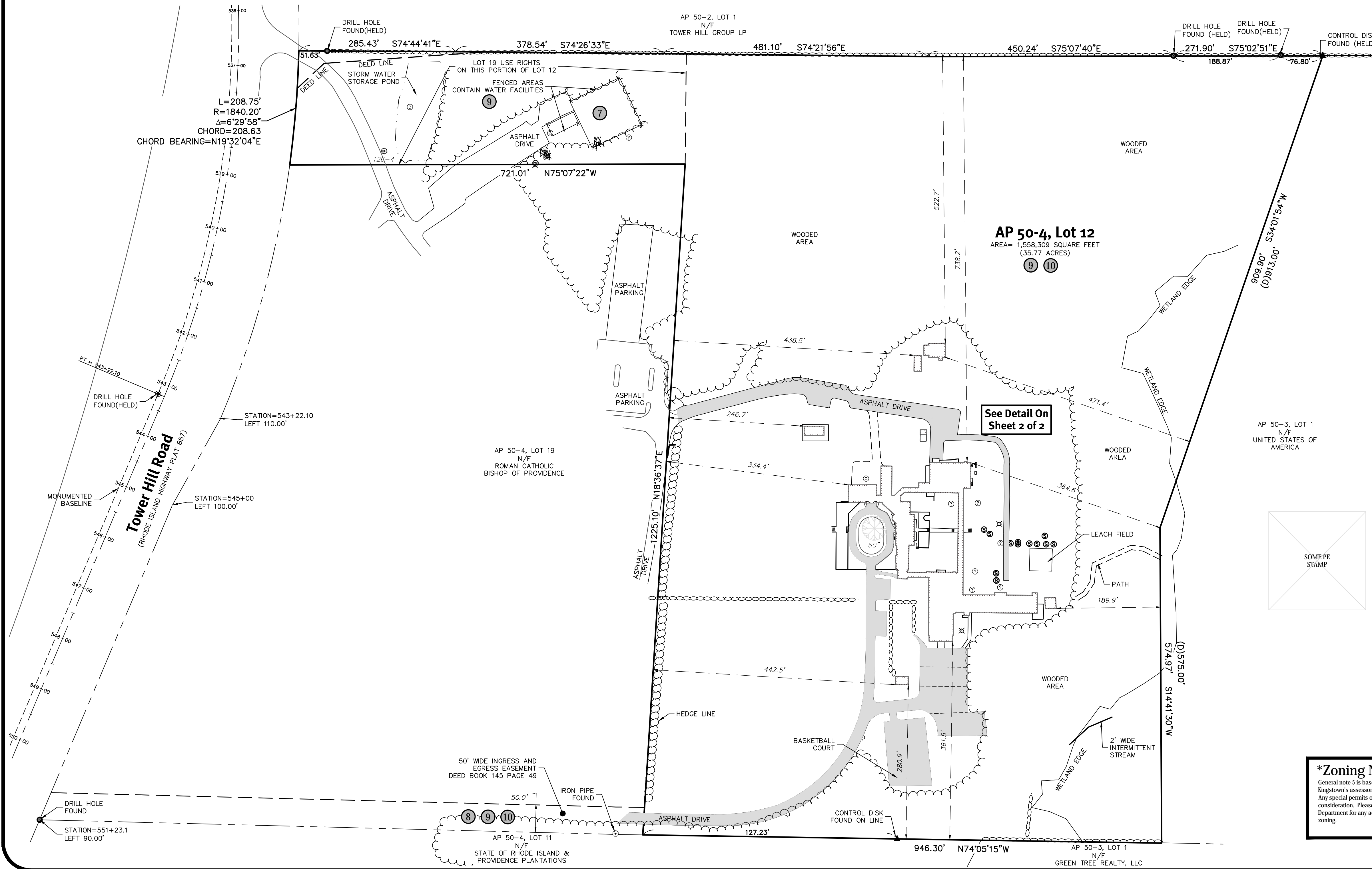
General Notes

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 50-4, LOT 12 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 604, PAGE 368 IS LEGION OF CHRIST (RI) INC.
- THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0203J & 44009C0204J, DATED OCTOBER 16, 2013.
- THE PARCEL IS ZONED R80 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 20, 23, 24, 27, 30 & JULY 7 2014. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT. TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 8, 2014 AT 8:30 A.M. COMMITMENT NUMBER: NCS-679412-MAD.

ALTA/ACSM Land Title Survey Notes

- THE ADDRESS OF PARCEL IS 4780A TOWER HILL ROAD, SOUTH KINGSTOWN, R.I.
- THERE WERE 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 0 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
- THE PARCEL HAS ACCESS TO TOWER HILL ROAD, A PUBLIC RIGHT OF WAY VIA ACCESS EASEMENTS.
- THERE ARE NO DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE. AT THE TIME OF THE FIELD SURVEY, DIPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
- RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.

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 I/A
TOPOGRAPHIC SURVEY: CLASS N/A

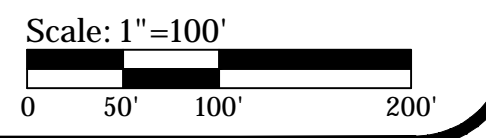


DRAFT

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.
DATE OF PLAT OR MAP: XXXXXXXXXXXXXXXX
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 5 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



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

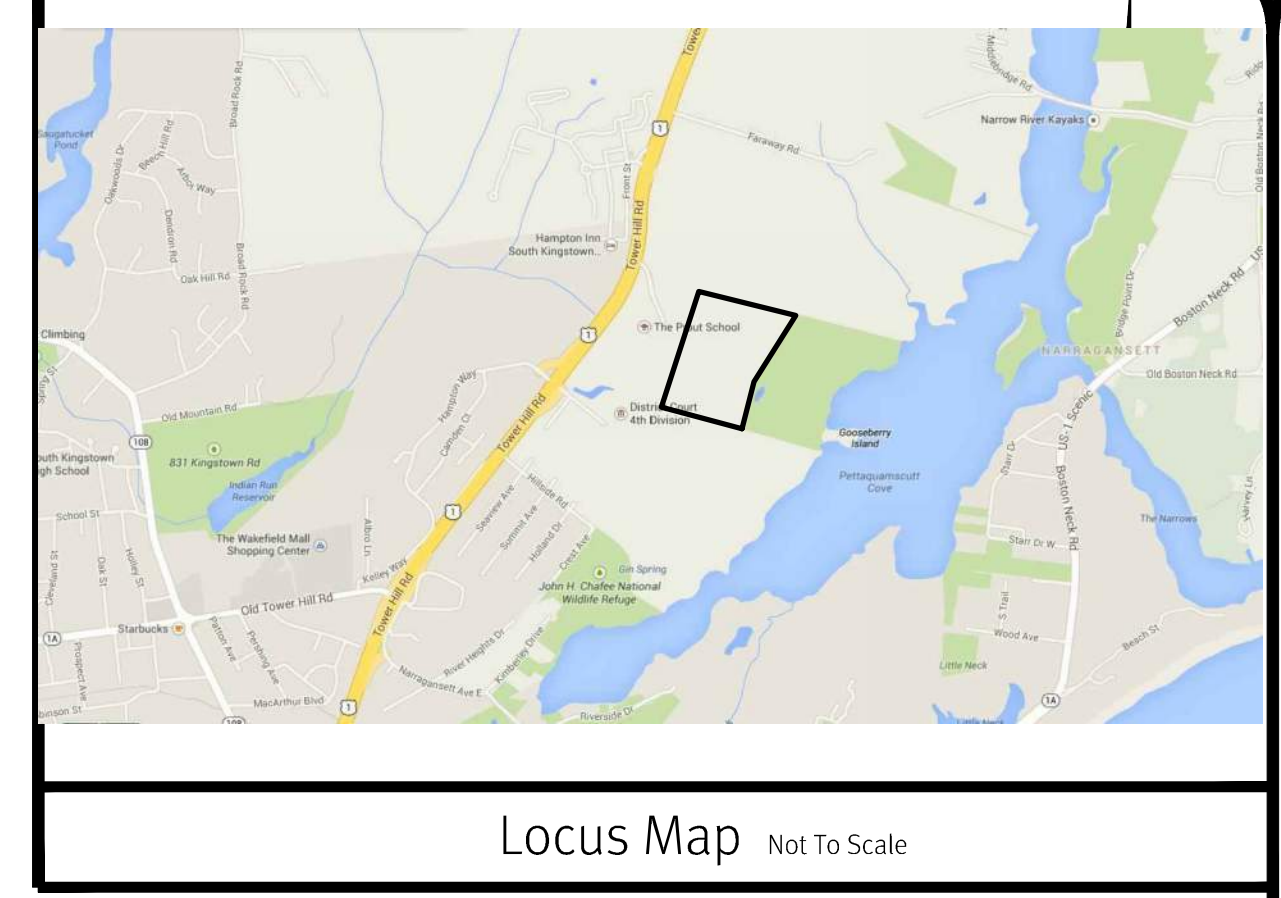
ALTA/ACSM Land Title Survey
#4780 Tower Hill Road
Assessor's Plat 54-4, Lot 12
South Kingstown, Rhode Island

ECO USA
Client
1 North Lexington Avenue, Mezzanine-Suite 205, White Plains, New York 10601
Tel: 914-905-9118

Drawn By: E.L.T.
By: _____

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

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

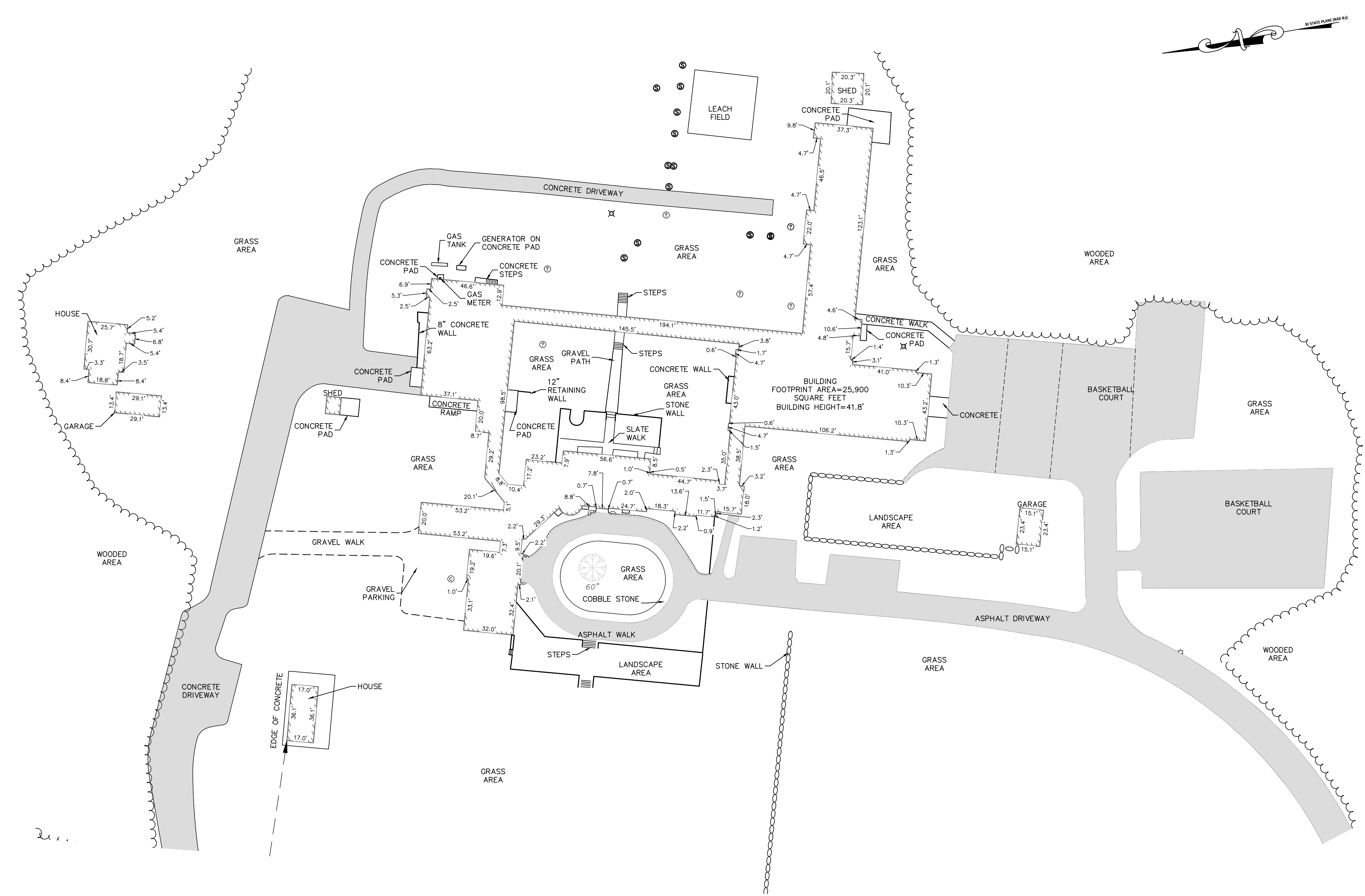


Legal Description of Record
SEE GENERAL NOTES FOR TITLE COMMITMENT INFORMATION

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

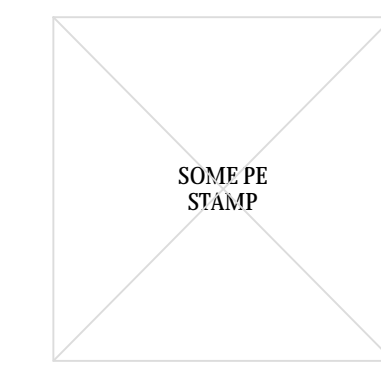
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF OLD POST ROAD, NOW CALLED TOWER HILL ROAD, AT THE SOUTHWESTERLY CORNER OF THE LAND NOW OR FORMERLY OF MELVIN SAVIN ET AL, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE RUNNING WESTERLY IN AND ALONG THE LINE OF OLD POST 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 SEVENTY-SEVEN AND 57/100 (77.57) 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 180° 45' 44" AND RUNNING NORTHWESTERLY BOUNDING NORTHEASTERLY ON SAID SAVIN LAND A DISTANCE OF FOUR HUNDRED EIGHTY AND 10/100 (480.10) 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.

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



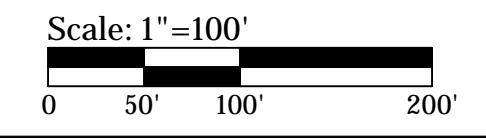
DRAFT

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.
DATE OF PLAT OR MAP: XXXXXXXXXXXXXXXX
THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 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



Diprete Engineering
Two Stafford Court, Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-644-6606 www.diprete-eng.com

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.

z:\demain\projects\2193-001 tower hill road 4760\autocad drawings\2193-001 covar.dwg Plotted: 12/2/2020

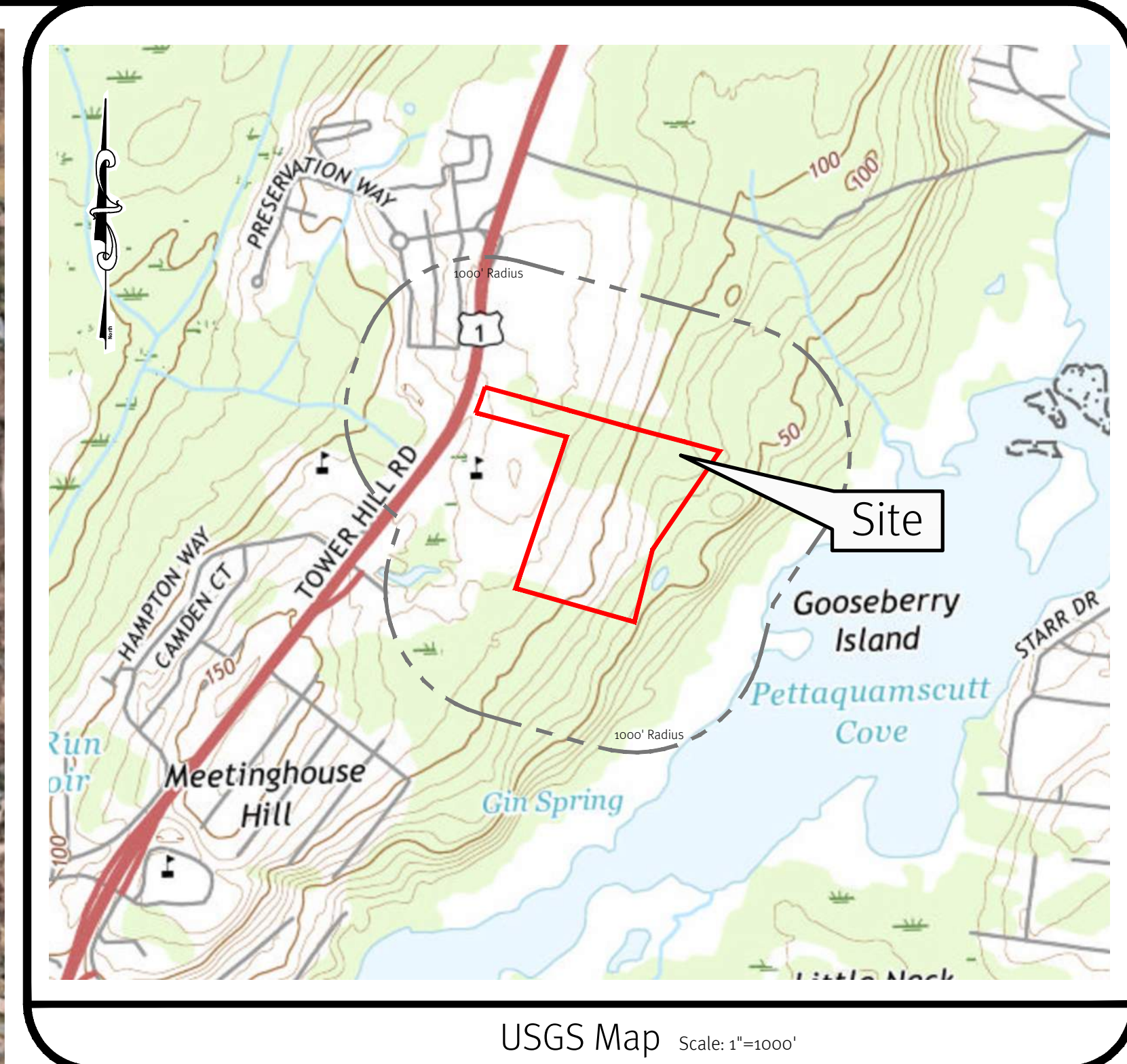
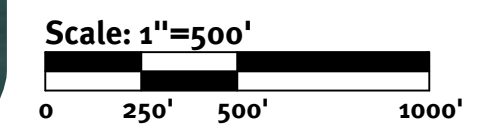


Photo Obtained from Nearthmap. Date of Photography 03/14/2020.



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer at DiPrete Engineering.
 DiPrete Engineering only warrants plans on a DiPrete Engineering prepared and requirements, and OSHA compliance in the preparation of this plan and design.
 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the execution of this plan and design.
 Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 4.

2	12/02/20	Preliminary Plan Submission	B.E.G.	Design By: E.M.P.
1	6/12/20	CMR Preliminary Determination	K.M.R.	
0	5/29/20	CMR Plan Submission	K.M.R.	
1/2		Description	D.P.	
Drawn By: K.M.R.				

Aerial Half Mile Radius
Shepherd's Run
 Accession: 1987-501, Lot 13
 South Kingstown, Rhode Island
Morgan + Schoen Hospitality Ocean Pastoral Center, Inc.
 12 Grand Street, Stonington, CT 06378 • 275 Mechanic Street, N. Smithfield, RI 02896
 tel 415-717-2702

DE JOB No: 2193-001 Copyright: 2020 by DiPrete Engineering Associates, Inc.

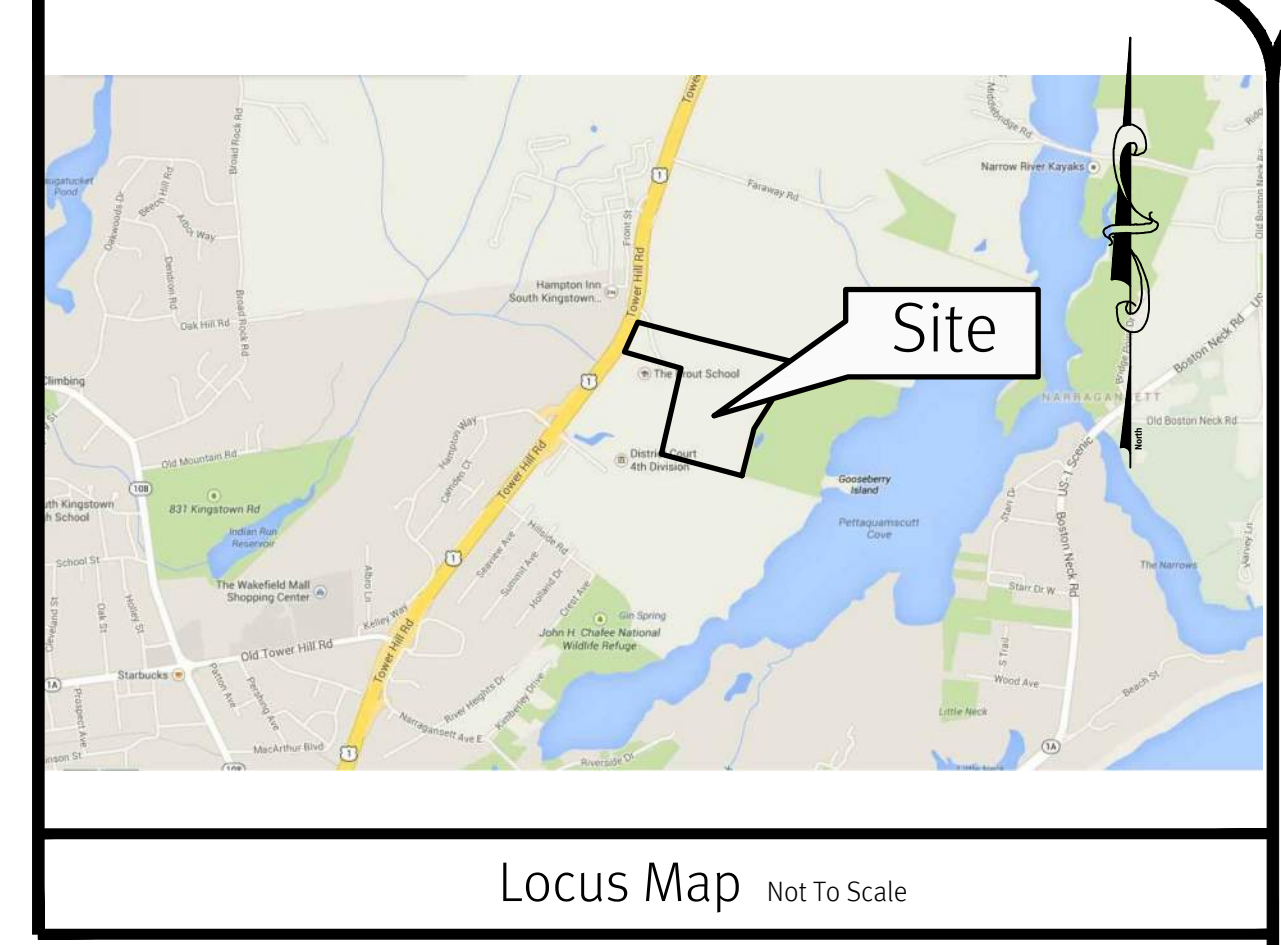
z:\main\projects\2193-001 tower hill road 4780\autocad drawing\2193-001-exco.dwg Plotted: 12/19/2020



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
	NOW OR FORMERLY		BOUND FOUND/SET
	DEED		SIGN
	MEASURED		BOLLARD
	CALCULATED		SOIL EVALUATION
	CHORD ANGLE		CATCH BASIN
	HANDICAPPED		DOUBLE CATCH BASIN
	PROPERTY LINE		DRAINAGE MANHOLE
	ASSESSORS LINE		FLARED END SECTION
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	MAJOR CONTOUR LINE		CLEANOUT
	WATER LINE		IRRIGATION VALVE
	SEWER LINE		WATER VALVE
	SEWER FORCE MAIN		WELL
	GAS LINE		MONITORING WELL
	ELECTRIC LINE		UNKNOWN MANHOLE
	OVERHEAD WIRES		GAS VALVE
	DRAINAGE LINE		WETLAND FLAG
			BENCH MARK
			TREE



- ### General Notes
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 50-4 LOT 12 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 1421, PAGE 208 IS OCEAN PASTORAL CENTER, INC.
 - THE PARCEL IS LOCATED IN ZONE X PER OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0203J & 44009C0204J, DATED OCTOBER 16, 2013.
 - TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
 - THE PARCEL IS ZONED ROUTE 1 SMD PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 20, 23, 24, 27, 30 & JULY 7 2014 AND UPDATED ON NOVEMBER 12, 2014. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT. TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 27, 2014 AT 8:30 A.M. COMMITMENT NUMBER: NCS-687536-B051.
 - THE SITE IS NOT LOCATED WITHIN:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - DRINKING WATER SUPPLY (RIDEM)
 - AREA WITHIN A TMDL WATERSHED (RIDEM & TOWN)
 - THE SITE IS LOCATED WITHIN:
 - NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - OWTS CRITICAL RESOURCE AREA (RIDEM)
 - THERE ARE NO AREAS OF EXISTING OR ACTIVE AGRICULTURAL USE ON THE SITE.
 - THERE ARE NO UNIQUE HISTORIC FEATURES ON THE SITE.
 - THE DEVELOPMENT PARCEL OR ANY BUILDINGS WITHIN THE PARCEL ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

Dimensional Regulations:

CURRENT ZONING:	ROUTE 1-SMD
MINIMUM LOT AREA:	MIXED USE BUILDING
MINIMUM FRONTAGE AND LOT WIDTH:	2,500 SF
MINIMUM LOT DEPTH:	100'
MINIMUM FRONT YARD:	0'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	0-5'
MINIMUM STRUCTURE HEIGHT (PRIMARY):	25'
MINIMUM SEPARATION BETWEEN BUILDINGS ON SAME LOT:	40'
MAXIMUM BUILDING SIZE:	15'
MAXIMUM LOT BUILDING COVERAGE:	70%
MINIMUM PERVIOUS AREA:	20%

Soil Information:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME	DESCRIPTION
BvB*	BROADBROOK SILT LOAM, 3 TO 8 PERCENT SLOPES
CcC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
RaA*	RAINBOW SILT LOAM, 0 TO 3 PERCENT SLOPES
RaB*	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
Rp	ROCK OUTCROP-CANTON COMPLEX
Se	STISSING SILT LOAM**
UD	UDORHTHENS-URBAN LAND COMPLEX
Ur	URBAN LAND
WbA*	WAPPING SILT LOAM, 0 TO 3 PERCENT SLOPES
WbB*	WAPPING SILT LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**STATEWIDE IMPORTANCE

Diprete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-664-6606 www.diprete-eng.com

Boston • Providence • Newport

ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan was prepared by Diprete Engineering, Inc. under contract with the client. The client is responsible for the accuracy of the information provided. Diprete Engineering, Inc. is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided. Diprete Engineering, Inc. is not responsible for the accuracy of the information provided by the client.

NO.	DATE	DESCRIPTION	BY
1	12/19/20	PROVISIONAL PLANS SUBMISSION	B.L.G.
2	12/19/20	FINAL PLANS SUBMISSION	K.M.R.
3	5/29/20	MASTER PLANS SUBMISSION	K.M.R.

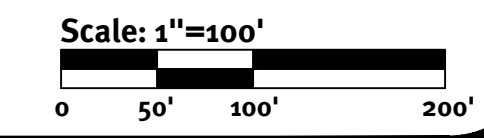
Drawn By: K.M.R. Design By: E.M.P.

Existing Conditions Plan
Shepherd's Run
 Assessor's Plat 50-4, Lot 12
 South Kingstown, Rhode Island

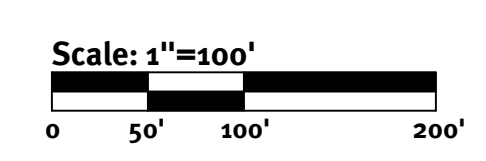
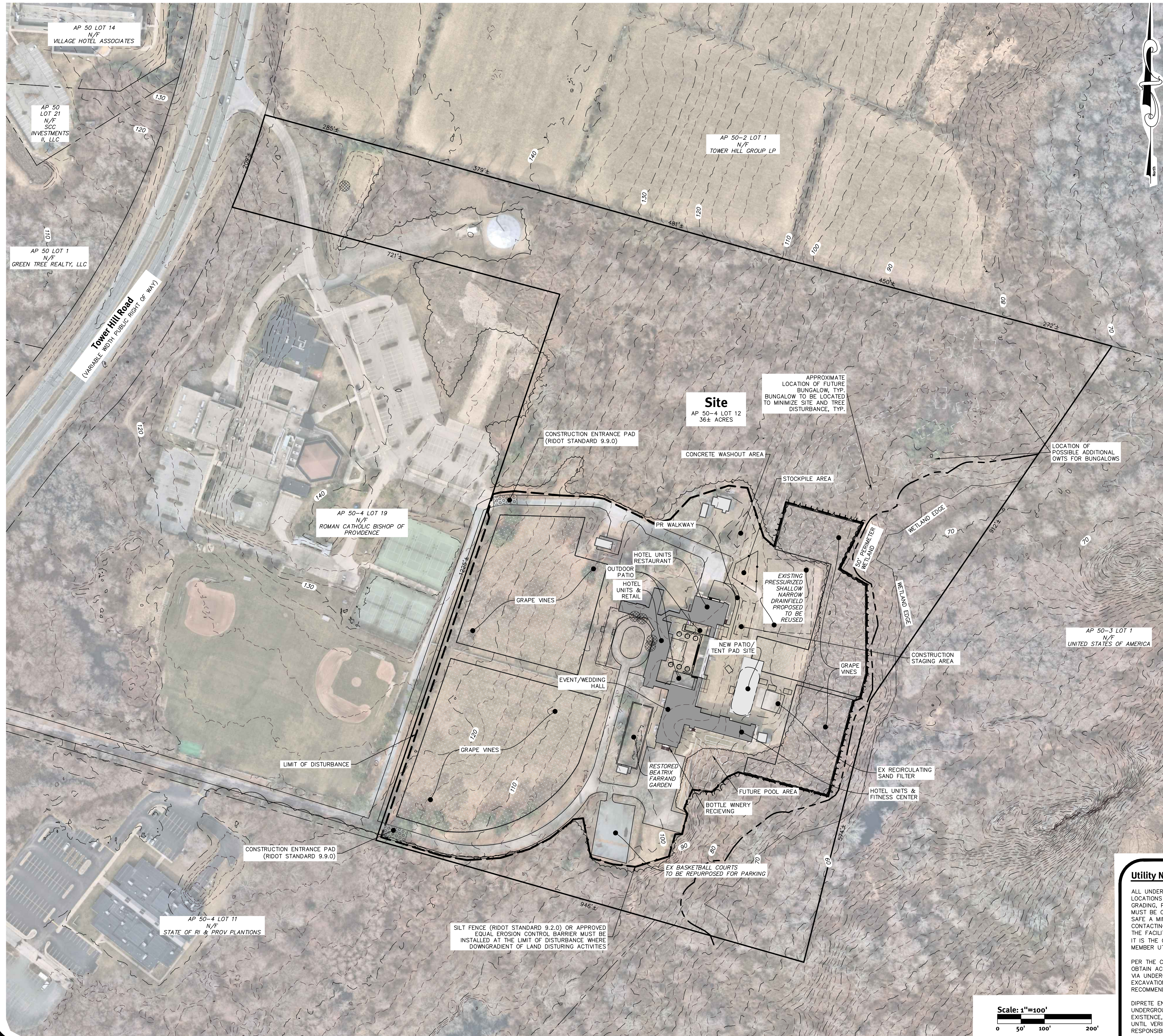
Morgan + Schoen Hospitality Ocean Pastoral Center, Inc.
 12 Grand Street, Stonington, CT 06378
 275 Mechanic Street, N. Smithfield, RI 02896
 Tel: 415-717-9702

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SHEET **3** OF 5



z:\mechanical\projects\2193-001 tower hill road 4760\autocad drawings\2193-001-plan.dwg Plotted: 12/2/2020



General Notes:

- ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://www.dot.ri.gov/business/contractorsandconsultants.php).
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PRIVATE OWTS. EXISTING WATER AND PRIVATE OWTS TO REMAIN.
- THERE ARE NO PROPOSED GRADE CHANGES FROM EXISTING CONDITIONS
- EXISTING BASKETBALL COURT TO BE STRIPED FOR PARKING AREA
- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE.

Dimensional Regulations:

CURRENT ZONING:	ROUTE 1-SMD
MINIMUM LOT AREA:	MIKED USE BUILDING 2,500 SF
MINIMUM FRONTAGE AND LOT WIDTH:	25-80'
MINIMUM LOT DEPTH:	100'
MINIMUM FRONT YARD:	0'
MAXIMUM FRONT YARD:	10'
MINIMUM SIDE YARD:	0-5'
MINIMUM REAR YARD:	25'
MAXIMUM STRUCTURE HEIGHT (PRIMARY):	40'
MINIMUM SEPARATION BETWEEN BUILDINGS ON SAME LOT:	15'
MAXIMUM BUILDING SIZE:	100'
MAXIMUM LOT BUILDING COVERAGE:	70%
MINIMUM PERVIOUS AREA:	20%

Proposed Program:

- 33 CONTEMPORARY BOUTIQUE HOTEL UNITS
- ~35,000 S.F. BOTTLE WINERY AND VINEYARD
- ~3,500 S.F. RESTAURANT
- OUTDOOR EVENT LAWN (WITH CAPACITY FOR 400+ PEOPLE)
- INDOOR EVENT AND WEDDING HALL
- CONFERENCE AND MEETING FACILITIES
- SPA AND FITNESS CENTER
- 12 EXTENDED STAY BUNGALOWS (FUTURE - NOT PART OF THIS SUBMISSION)

Soil Erosion Control Legend:

- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL) [Symbol: Dashed line]
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL) [Symbol: Dashed line with dots]
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0) [Symbol: Stippled area]
- INLET SEDIMENT CONTROL [Symbol: Circle with crosshairs]

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer at Diprete Engineering.
 Diprete Engineering only warrants plans on a Diprete Engineering seal prepared in accordance with the Professional Engineer Act of 1951, R.I. Chapter 52-21. Diprete Engineering does not warrant plans by any other party.
 The contractor is responsible for all of the means, methods, safety preparations and requirements, and OSHA compliance in the execution of this plan and design.
 Diprete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 4.

2	12/02/20	Preliminary Plan Submission	B.E.G.
1	6/12/20	CHK. Preliminary Determination	K.M.R.
0	5/29/20	02/20/20 Plan Submission	K.M.R.
1/2	Date	Description	By:
Drawn By: K.M.R.			Design By: E.M.P.

Site Plan Overall

Shepherd's Run
 Assessors' Plot 504, Lot 19
 South Kingstown, Rhode Island

Morgan Schoon Hospitality Ocean Pastoral Center, Inc.
 12 Grand Street, Stonington, CT 06378 275 Mechanic Street, N. Smithfield, RI 02896
 tel 415-717-9702

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Maintenance: Short Term

- THE STONE STABILIZATION PADS AT THE SITE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING BY ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- ALL HAY BALES/SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. HAY BALES/SILT FENCE SHALL BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE HAY BALES/SILT FENCE SHALL BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY BALES/SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE HAY BALES/SILT FENCE SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED THE HAY BALES/SILT FENCE SHALL BE REMOVED.
- ALL STORM DRAIN INLETS TO BE PROTECTED WITH SILT SACK OR EQUAL UNTIL FINAL SITE STABILIZATION IS ATTAINED.
- SPILLS AND LEAKS SHALL BE AVOIDED THROUGH FREQUENT INSPECTION OF EQUIPMENT AND MATERIAL STORAGE AREAS. HEAVY EQUIPMENT AND OTHER VEHICLES SHALL BE ROUTINELY INSPECTED FOR LEAKS AND REPAIRED AS NECESSARY. MATERIAL STORAGE AREAS SHALL BE ROUTINELY INSPECTED FOR LEAKY CONTAINERS, OPEN CONTAINERS, OR IMPROPER STORAGE TECHNIQUES THAT MAY LEAD TO SPILLS OR LEAKS. APPROPRIATE CLEANUP PROCEDURES AND SUPPLIES SHALL BE AVAILABLE ON-SITE AND SHOULD BE CLEARLY MARKED SO THAT ALL PERSONNEL CAN LOCATE AND ACCESS THESE SUPPLIES QUICKLY. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND FOLLOWING PROPER RESPONSE PROCEDURES AND IN ACCORDANCE WITH ANY APPLICABLE REGULATORY REQUIREMENTS. AT NO TIME SHALL SPILLS BE CLEANED AND FLUSHED DOWN STORM DRAINS OR IN TO ANY ENVIRONMENTALLY SENSITIVE AREA (I.E. STREAM, POND, WETLAND).
- VEHICLE MAINTENANCE, FUELING AND WASHING SHALL OCCUR OFF-SITE, OR IN DESIGNATED AREAS DEPICTED ON THE APPROVED PLANS OR APPROVED OF BY THE SITE OWNER. MAINTENANCE OR WASHING AREAS SHALL NOT BE WITHIN 50'-FEET OF THE STORM DRAIN SYSTEM. MAINTENANCE AREAS SHALL BE CLEARLY DESIGNATED, AND BERMS, SANDBAGS, OR OTHER BARRIERS SHALL BE USED AROUND THE PERIMETER OF THE MAINTENANCE AREA TO PREVENT STORMWATER CONTAMINATION. CONSTRUCTION VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS. REPAIRS SHALL TAKE PLACE IMMEDIATELY. DISPOSAL OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS SHALL BE ACCORDING TO APPLICABLE REGULATIONS; AT NO TIME SHALL ANY MATERIAL BE WASHED DOWN THE STORM DRAIN OR IN TO ANY ENVIRONMENTALLY SENSITIVE AREA.
- THE DEWATERING OF CONTAMINATED NON-STORMWATER CANNOT BE DISCHARGED WITHOUT OBTAINING A RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RIDGES DISCHARGE PERMIT TO DO SO. IF DEWATERING OF CONTAMINATED WATER IS ANTICIPATED AT THE SITE, APPROPRIATE PERMITS MUST BE OBTAINED IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. HAY BALES OR SILT FENCE SHALL BE STAKED AROUND THE STOCKPILES.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL CHECK ALL SEEDED AREAS REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
- VEHICLE MAINTENANCE AND WASHING SHALL OCCUR OFF-SITE, OR IN DESIGNATED AREAS DEPICTED ON THE APPROVED PLANS OR APPROVED OF BY THE SITE OWNER.
- DUST CONTROL PROCEDURES AND PRACTICES SHALL BE USED TO SUPPRESS DUST ON A CONSTRUCTION SITE DURING THE CONSTRUCTION PROCESS, AS APPLICABLE. DUST CONTROL MEASURES OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (AS AMENDED) OR THE RI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (AS AMENDED) SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL MAINTAIN THE DRAINAGE NETWORK DURING CONSTRUCTION. THE ACCUMULATED SEDIMENTS IN THE CATCH BASINS SHALL BE REMOVED AND DRAINAGE PIPES FLUSHED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION, THE CATCH BASIN SUMPS SHALL BE CHECKED WEEKLY AND SEDIMENTS SHALL BE REMOVED IF THEY EXCEED 6" DEPTH.
- DURING THE FIRST SIX (6) MONTHS OF OPERATIONS, INSPECTIONS SHALL BE ACCOMPLISHED EACH DRAINAGE BMP AFTER EVERY RAINFALL EVENT, TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID A STORMWATER RELEASE. FOLLOWING THE SIX (6) MONTHS, INSPECTIONS SHALL BE CONDUCTED, AT A MINIMUM, ANNUALLY.
- IF STANDING WATER IS OBSERVED WITHIN THE DRAINAGE BMPs FOR MORE THAN THREE (3) DAYS AFTER A RAINFALL, THEN FAILURE OF THE SYSTEM MAY HAVE OCCURRED AND SHALL BE ADDRESSED THROUGH REPAIR OR REPLACEMENT.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM DURING THE CONSTRUCTION PHASE AND FOR A PERIOD OF ONE YEAR AFTER CONSTRUCTION. THE SUPERINTENDENT SHALL SEE THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
- AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM FOR THE STORMWATER MANAGEMENT PLAN.

Establishment Of Vegetative Cover

- SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDDED OR PROTECTED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M.20.
- THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYEGRASS	40
PERENNIAL RYEGRASS	60
- THE NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
UPLAND BENTGRASS	1.0
CREeping BENTGRASS	8.0
LITTLE BLUESTEM	1.0
NEW ENGLAND ASTER	8.0
FOX SEDGE	1.0
VIRGINIA WILD RYE	28.0
BONASET	1.0
GRASS LEAVED GOLDENROD	1.0
CREeping RED FESCUE	24.0
SOFT RUSH	0.5
SENSITIVE FERN	1.0
SWITCH GRASS	8.0
LITTLE BLUESTEM	15.0
GREEN BULLRUSH	1.0
WOOL GRASS	0.5
BLUE YERVAIN	1.0
- THE GENERAL PURPOSE SEED MIX SHALL BE URI #2 AND COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	40
IMPROVED PERENNIAL RYE GRASS	20
IMPROVED KENTUCKY BLUEGRASS	30
KENTUCKY BLUEGRASS	10

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE SHOULD CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, L.02.03.1 SEEDING DATES. PERMANENT SEEDING SHALL BE DURING THE APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS PERMITTED BY SOIL TESTING TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.
- TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING. TEMPORARY HAY MULCH TO BE TACKLED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS SHALL BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS SUCH AS SIS5 OR APPROVED EQUAL. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 2 TONS/ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 202.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDDED AND/OR STABILIZED.
- ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDDED AREAS MUST BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION SHALL BE MAINTAINED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEDED BY THE CONTRACTOR. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
- MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
- REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989 AS A GUIDE.

Soil Erosion and Sedimentation Control Notes:

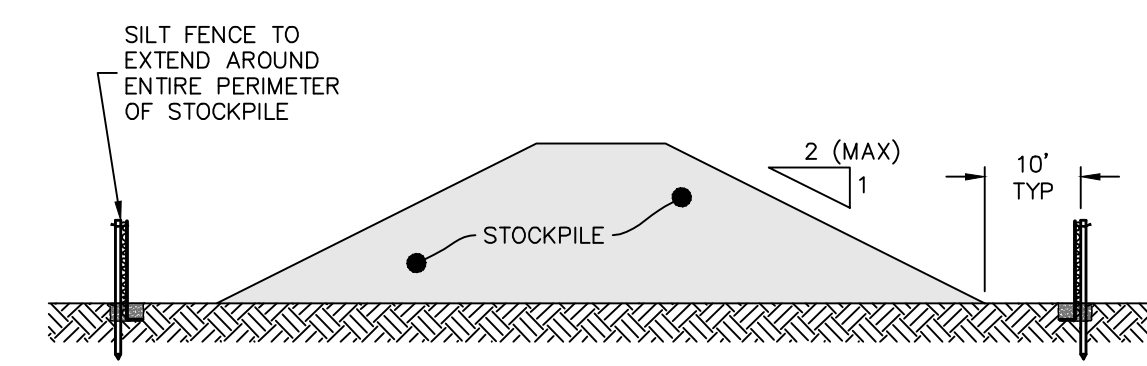
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/ TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SITE PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Grading and Utility Notes:

- CONSTRUCTION TO COMMENCE SPRING 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURE.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
- ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ON SITE.
- ALL EXCESS SOIL, TREES, ROCKS, BouldERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GRIND OR SITE OR REMOVED.
- THE SITE WILL HAVE 3" BITUMINOUS BERM AND/OR 6" CONCRETE/GRANITE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING REVEAL. CONTRACTOR TO INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
- NO STUMP DUMPS ARE PROPOSED ON SITE.

Demolition Notes:

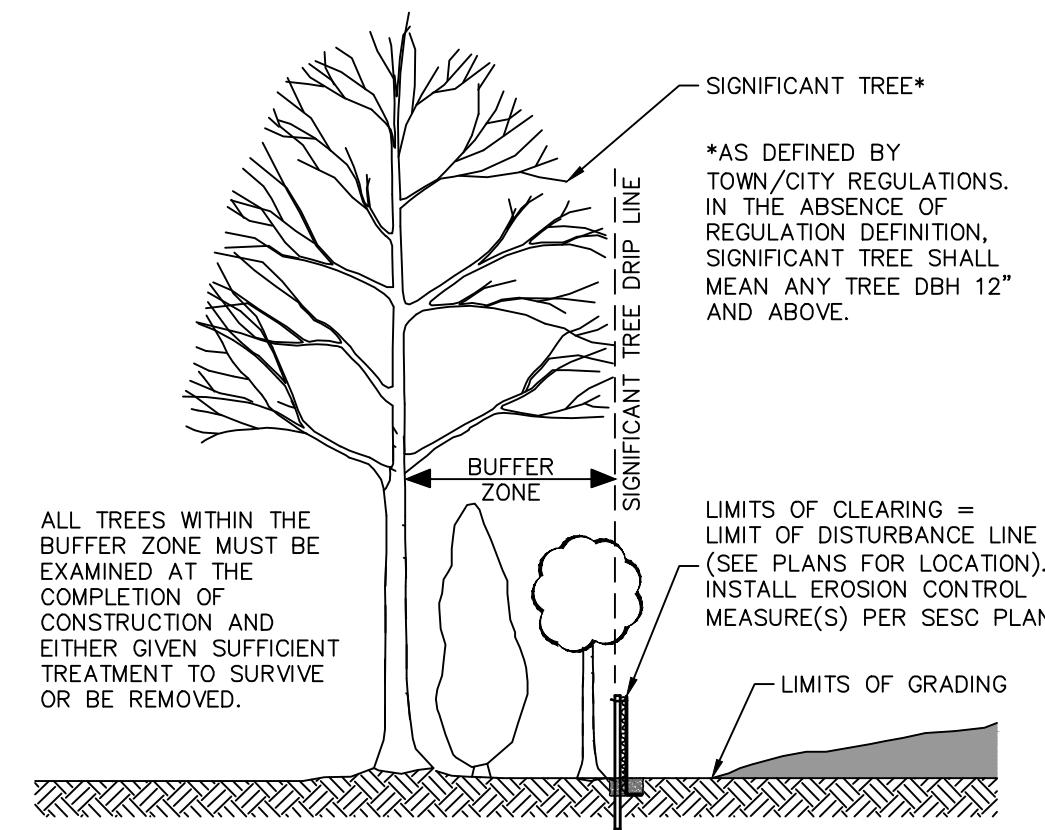
- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
- ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
- IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
- CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.



- NOTES:**
- ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 - DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 - SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 - STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
 - SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

Stockpile Protection

NOT TO SCALE



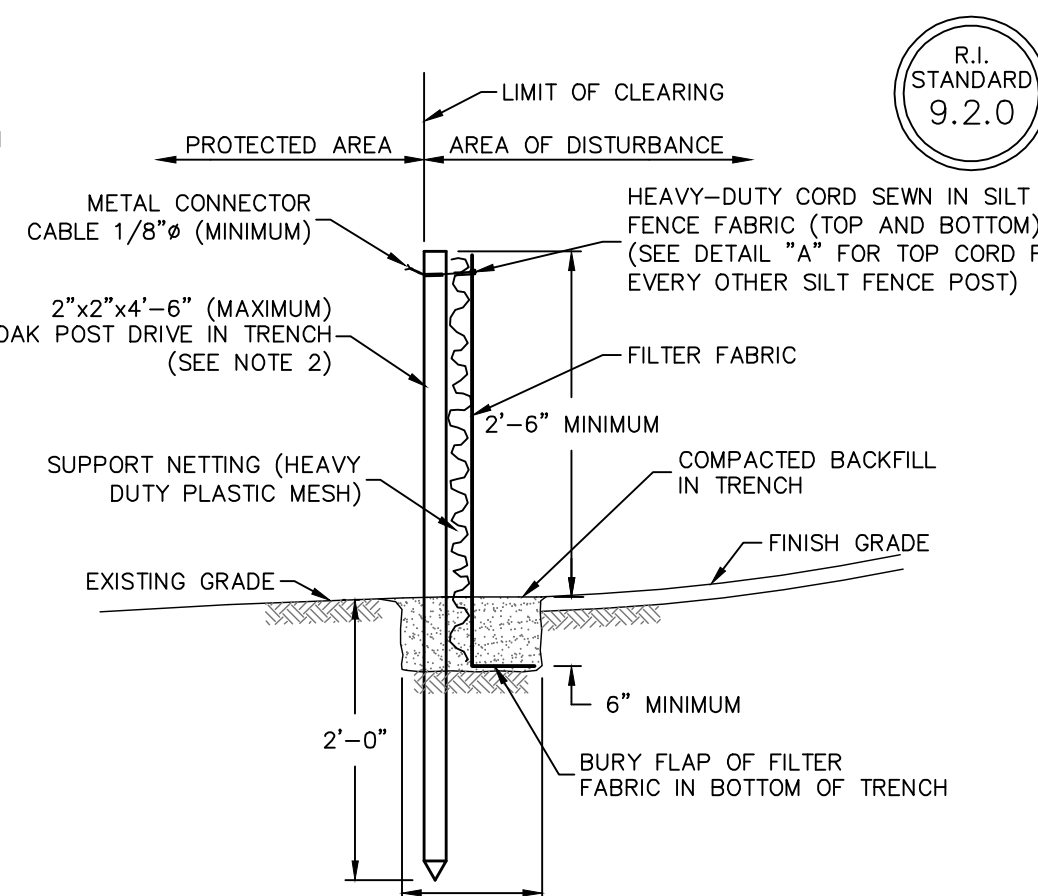
Limit of Disturbance at Vegetation

NOT TO SCALE

- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 - 2'-27/4"-6" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 - 1"x1"x4"-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

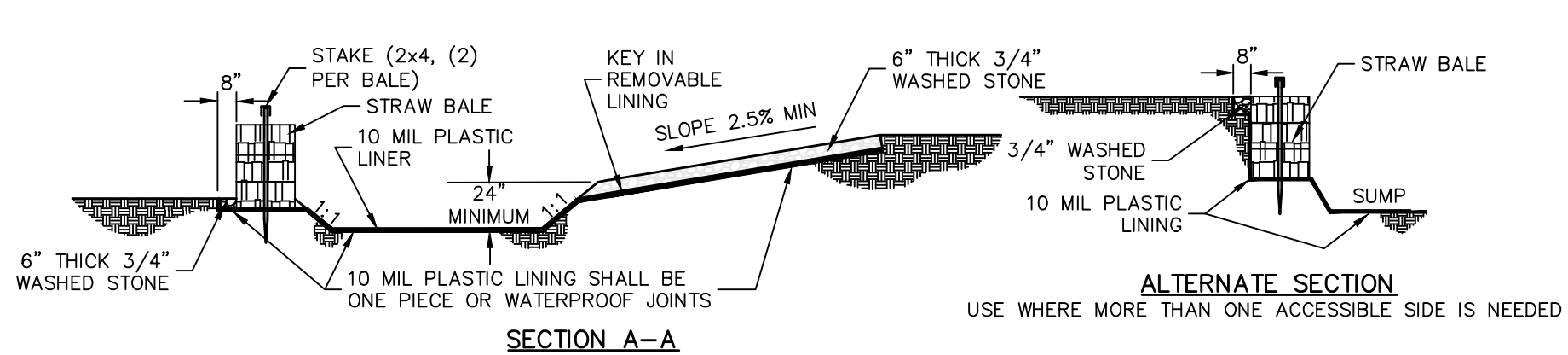
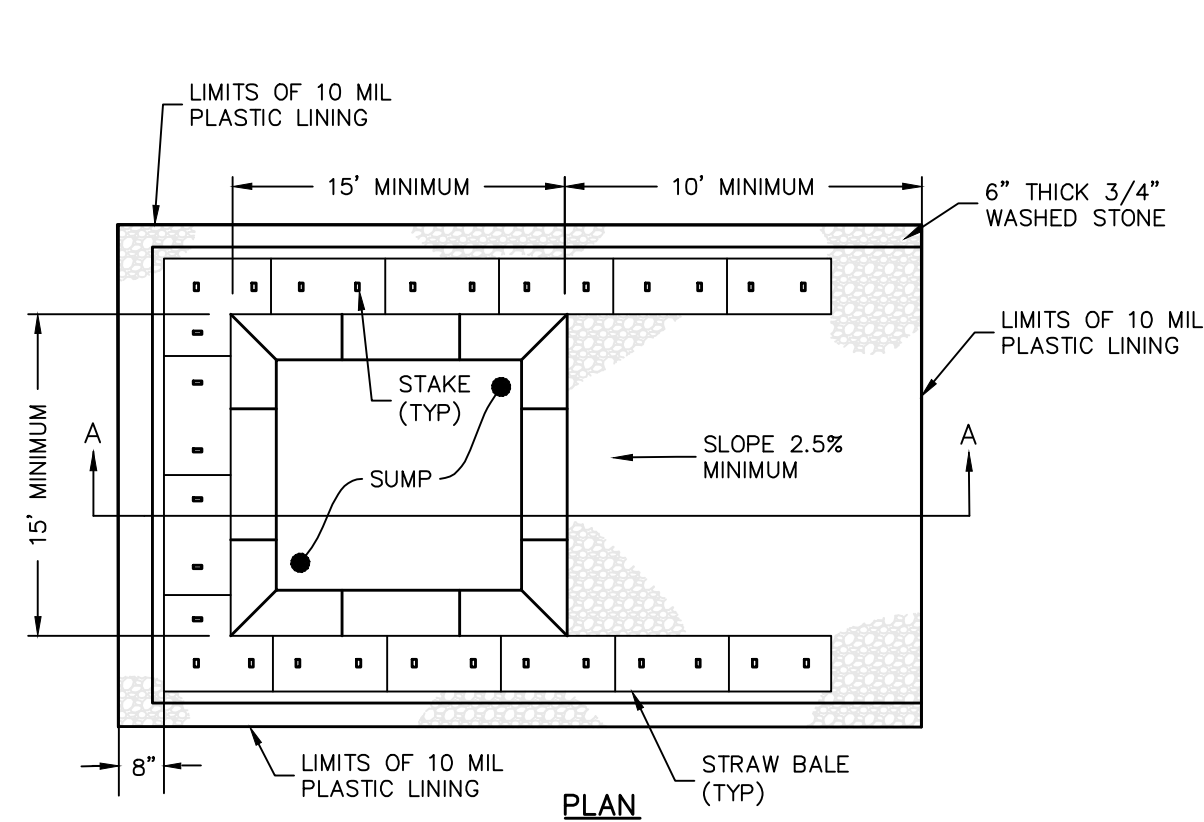
Construction Access

NOT TO SCALE



Silt Fence Detail

NOT TO SCALE

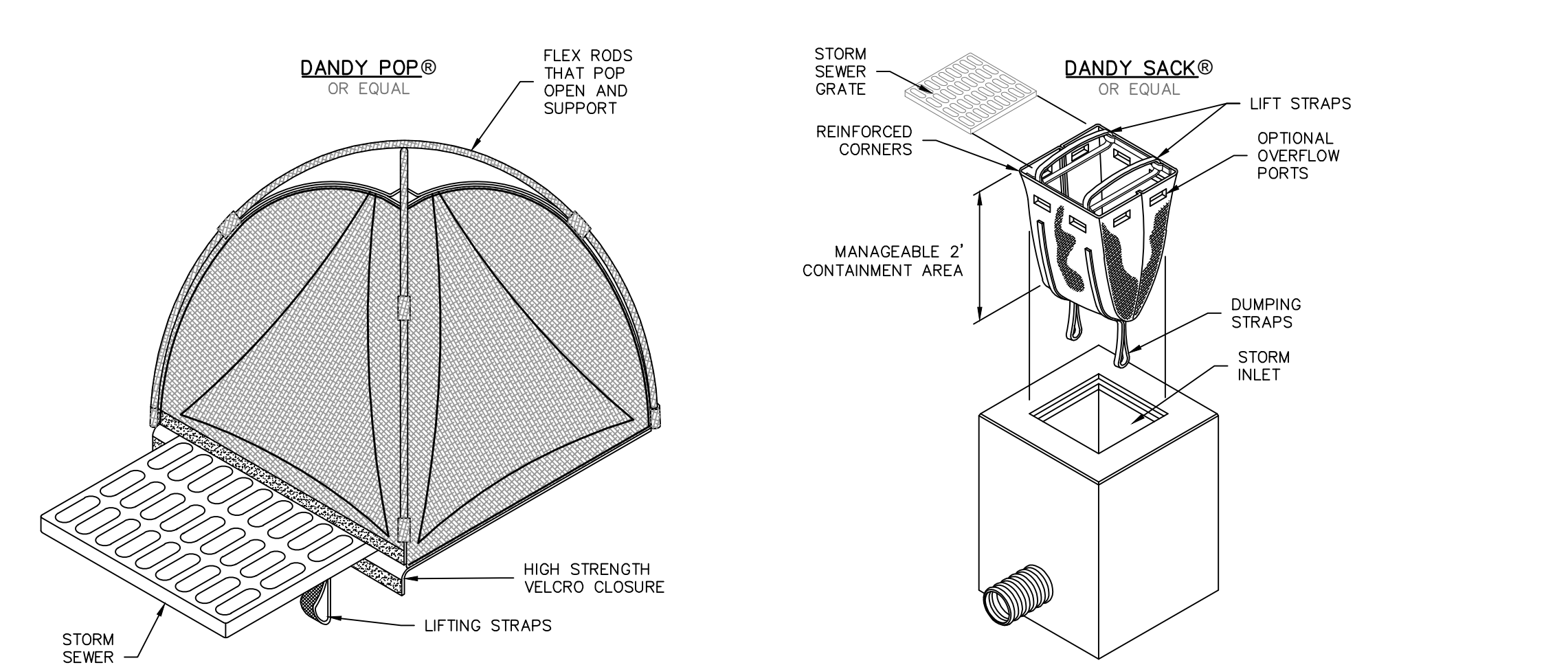


NOTES:

- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
- FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
- SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
- CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
- MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

Concrete Washout Area

NOT TO SCALE



Inlet Sediment Control Devices

NOT TO SCALE

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-644-6006 www.diprete-eng.com

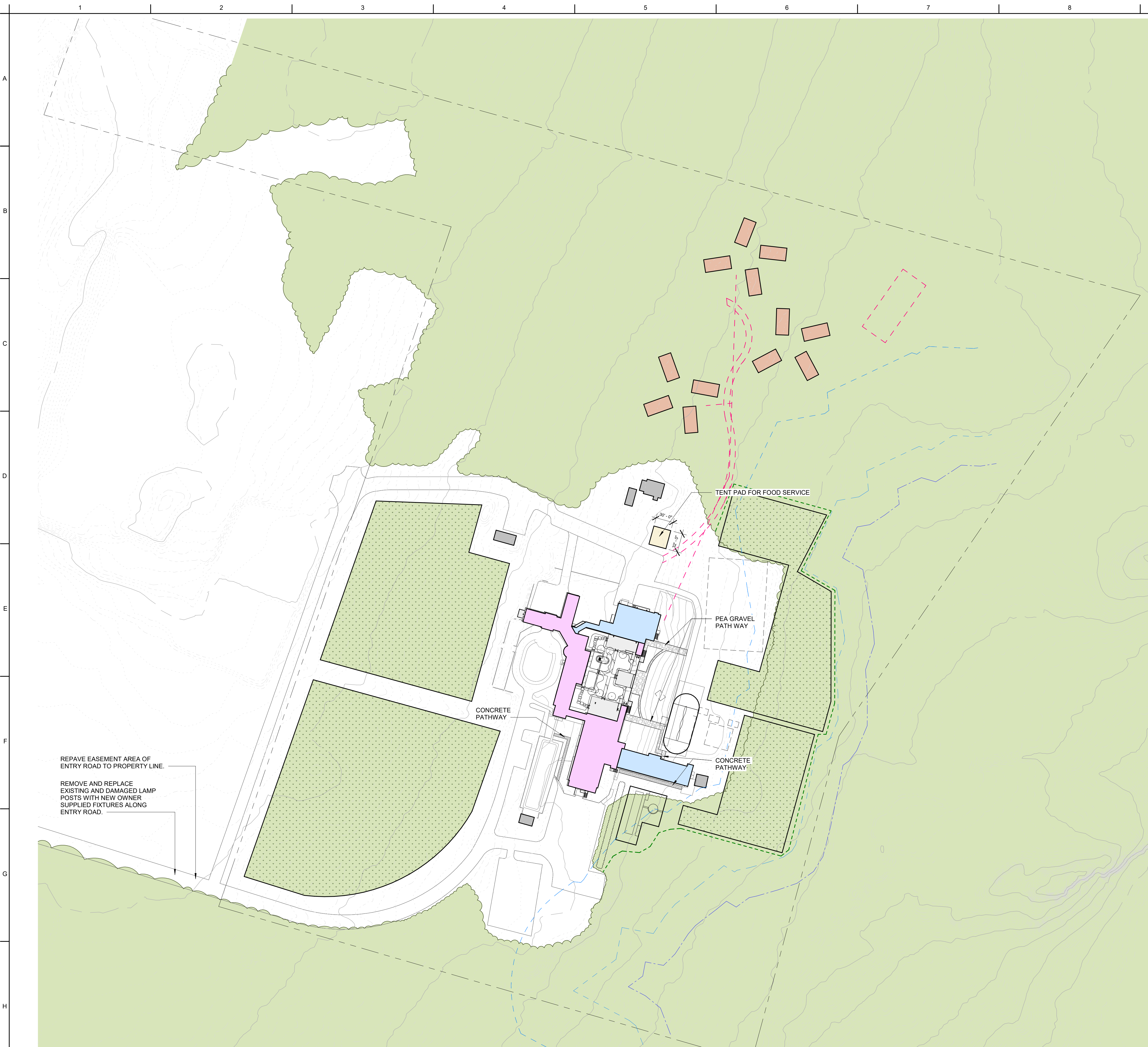
ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This plan set must not be used for construction purposes unless stamped "Issued for Construction" and stamped by a registered Professional Engineer or Diprete Engineering.
 Diprete Engineering only warrants plans on a Diprete Engineering seal and signature. Diprete Engineering does not warrant plans by any other party.
 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the execution of the work shown on these drawings. Diprete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 4.

Rev.	Date	Description	By:	Design By:
2	12/03/20	Preliminary Plan Submission	K.M.R.	E.M.P.
1	6/12/20	CM&M Preliminary Determination	K.M.R.	E.M.P.
0	5/29/20	Revised Plan Submission	K.M.R.	E.M.P.

Drawn By: K.M.R.

Detail Sheet
Shepherd's Run
 South Kingstown, Rhode Island
Morgan Schoen Hospitality Ocean Pastoral Center, Inc.
 12 Grand Street, Stonington, CT 06378
 Tel: 415-717-9702
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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.

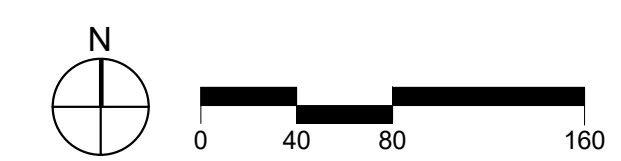
PROPOSED PROGRAM

- 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 1A - RENOVATION
- PHASE 1B - RENOVATION
- PHASE 2 - DASHED LINE INDICATING FUTURE ACCESS ROAD AND UTILITIES TO BUNGALOWS
- PHASE 3 - FUTURE BUNGALOW

REPAVE EASEMENT AREA OF ENTRY ROAD TO PROPERTY LINE.
REMOVE AND REPLACE EXISTING AND DAMAGED LAMP POSTS WITH NEW OWNER SUPPLIED FIXTURES ALONG ENTRY ROAD.



Owner / Applicant
Shepherd's Run Land Holding, LLC
4780A Tower Hill Rd
South Kingstown, RI 02879

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

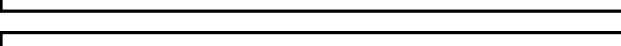
Mechanical, Electrical, & Plumbing Engineer
KOHLENER-RONAN
93 Lake Avenue
Danbury, CT 06810
Phone 203.778.1017 FAX 203.778.1018



Code Consultant
SPARC FIRE PROTECTION ENGINEERING
929 White Plains Road #416
Trumbull, CT 06611
Phone 203.391.6633

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



ISSUED:

No	Name	Date

PHASE:
PRELIMINARY PLAN / FINAL PLAN

DRAWING NAME:
SITE PLAN

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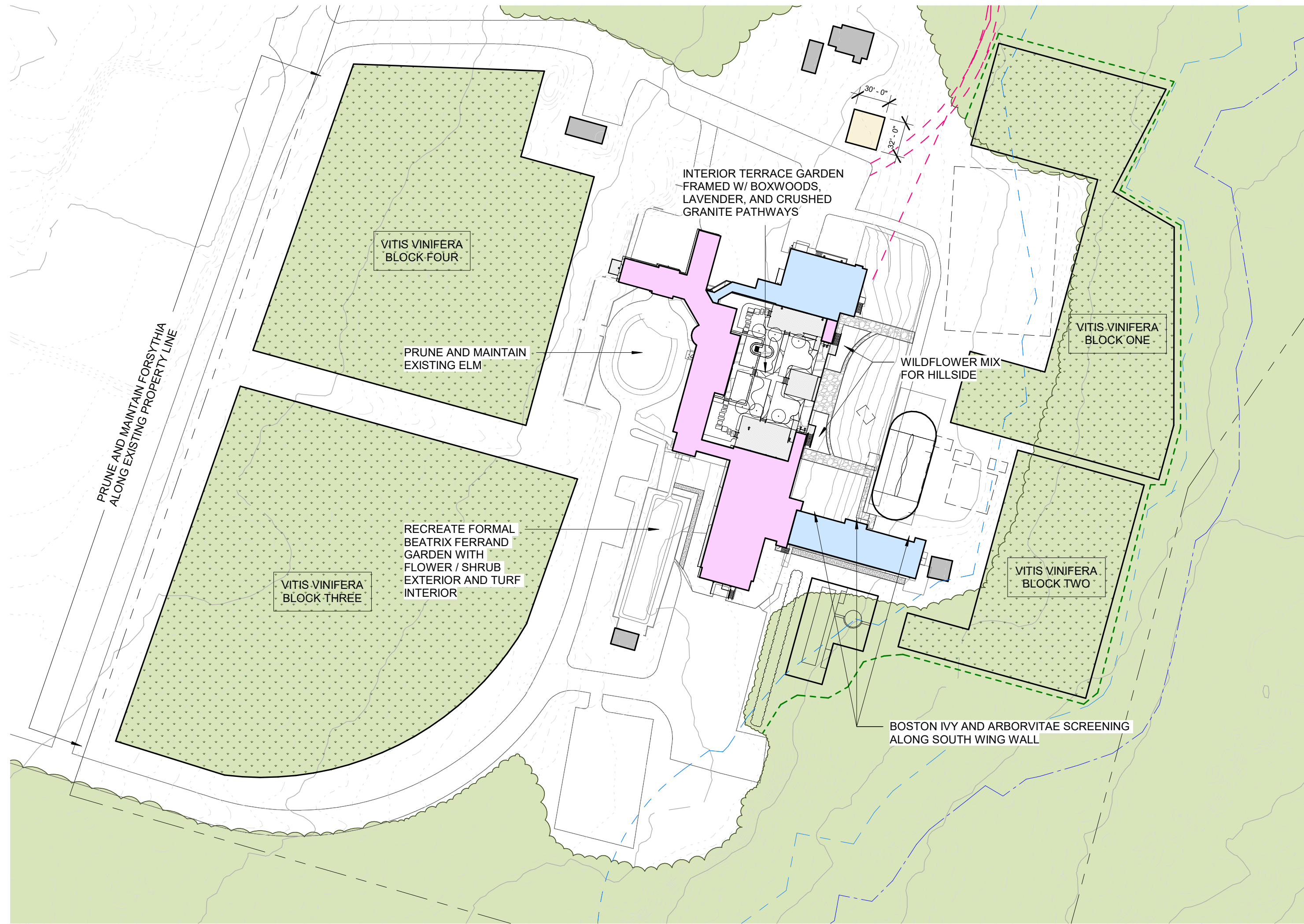
JOB #: 1749
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DRAWN BY: MS, EH DATE: 2021-01-08
CHECKED BY: JC, EH SCALE: As indicated

SHEET:
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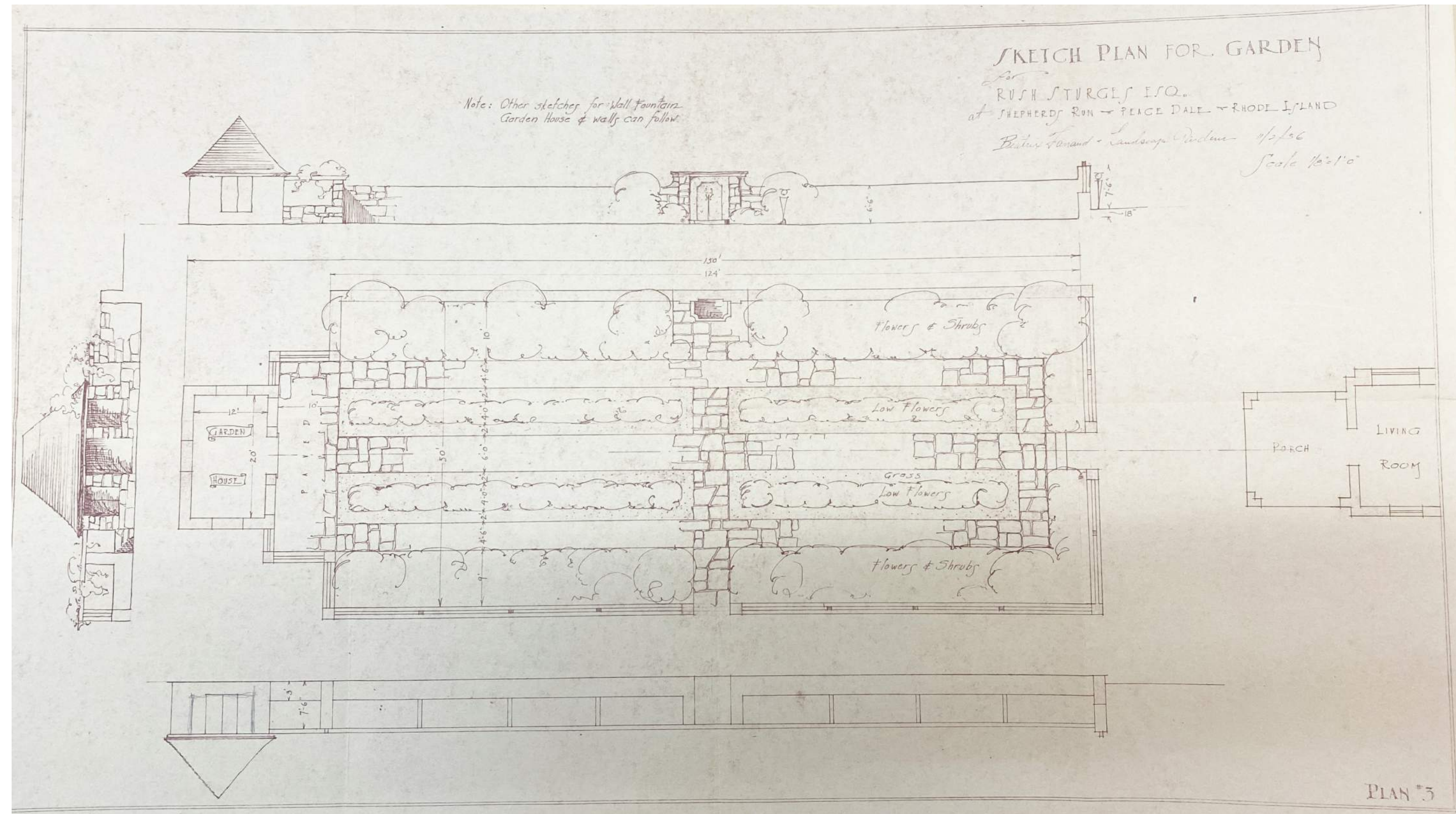
H1 PROPOSED SITE PLAN
1" = 80'-0"

1/8/2021 10:30:23 AM
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Center_brook\Centerbrook.com\rs



- EXISTING BUILDING
- OUTDOOR EVENT
- GRAPES
- PHASE 1A - RENOVATION
- PHASE 1B - RENOVATION
- PHASE 2 - DASHED LINE INDICATING FUTURE ACCESS ROAD AND UTILITIES TO BUNGALOWS
- PHASE 3 - FUTURE BUNGALOW

E1 ANNOTATED LANDSCAPE PLAN
1" = 80'-0"



H1 Original Beatrix Farrand Garden Plan
NOT TO SCALE

Landscape Planting List

Trees Apple Espallie Columnar Blue Atlas Cedar Cornelian cherry Dawk Purple Beech Dogwood (tree) Dragon Lady Holly Elm Emerald Green Arborvitae Genie Magnolia Green Arrow Weeping Alaskan Cedar Ivory Silk Lilac Tree Spruce Stewartia	Flowers Artemesia Asters Astilbe bluebells crocus Dianthus Digitalis Early Bulbs Fern Foxglove Geranium Grasses Hardy Hibiscus Heather & Heath Hostas Iris Lavender Lemon Balm Lemon Calendula Lemongrass Lillium Regale Mignotte Nosturtium Peony Petunias Rosemary Roses Scilla Siberica Sedum Snowdrops Spring bulbs (daffodils, tulips) Twinflower Violets Zinnias
Shrubs Azalea Boxwoods Dogwood (shrub) Forsythia Hydrangea Lilac Red Dragon Filbert Rhododendron Roses Tri-colored Dappled Willow Viburnum	Ground Cover Crushed Granite Stone Paver Ipe Decking Turf - RI Fairway Mix Creeping Thyme Wildflower Mix Pakasandra Phlox Sedum Sweet Woodruff
Climbers and Vines Boston Ivy Clematis Climbing Hydrangea Hops Rose - American Pillar Wysteria	

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Cransford, RI 02920
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KOHLER-RONAN
93 Lake Avenue
Danbury, CT 06810
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SPARC FIRE PROTECTION ENGINEERING
929 White Plains Road #416
Trumbull, CT 06611
Phone 203.391.6633

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

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PROPOSED ZONE: ROUTE 1 SMD



ISSUED:

No	Name	Date

PHASE:
PRELIMINARY PLAN / FINAL PLAN

DRAWING NAME:
LANDSCAPE PLAN

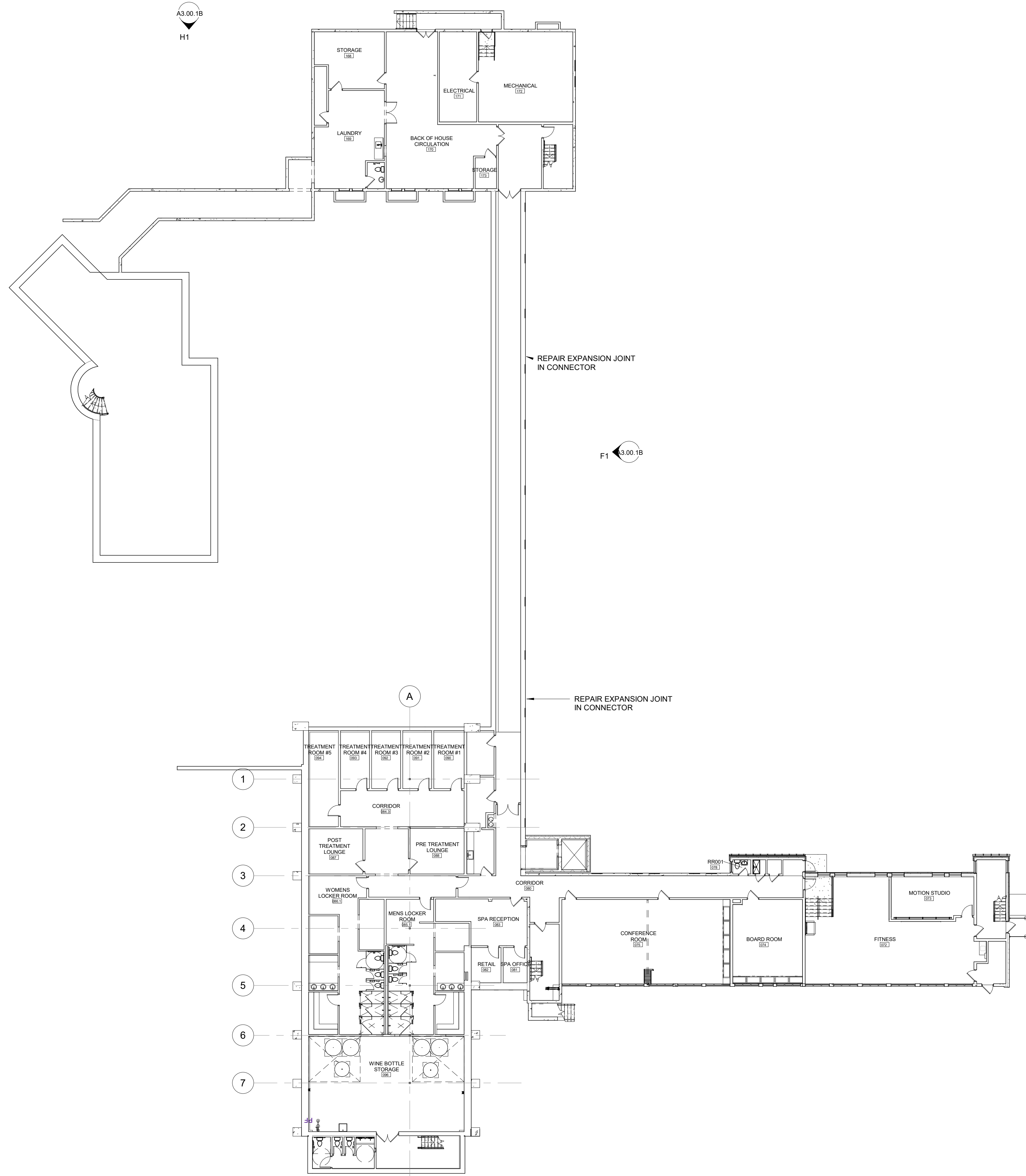
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DRAWN BY: Author DATE: 2021-01-08
CHECKED BY: Checker SCALE: As indicated

SHEET:
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GENERAL NOTES - FLOOR PLAN

- DIMENSIONS NOTED AS "EQUAL" OR "EQ" WITHIN A ROOM REFER TO A DISTANCE RELATIONSHIP CONTAINED ONLY IN THAT ROOM AT AN OPPOSING OR PARALLEL WALL UNLESS NOTED OTHERWISE.
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 Architects and Planners, LLP
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 CURRENT ZONE: R-80
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ISSUED:

No	Name	Date

PHASE:
PRELIMINARY PLAN / FINAL PLAN

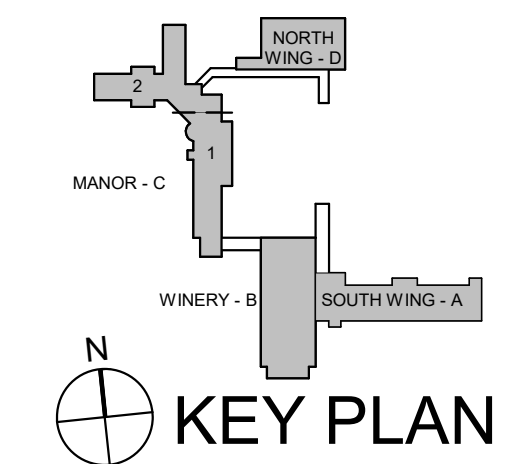
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OVERALL BASEMENT PLAN

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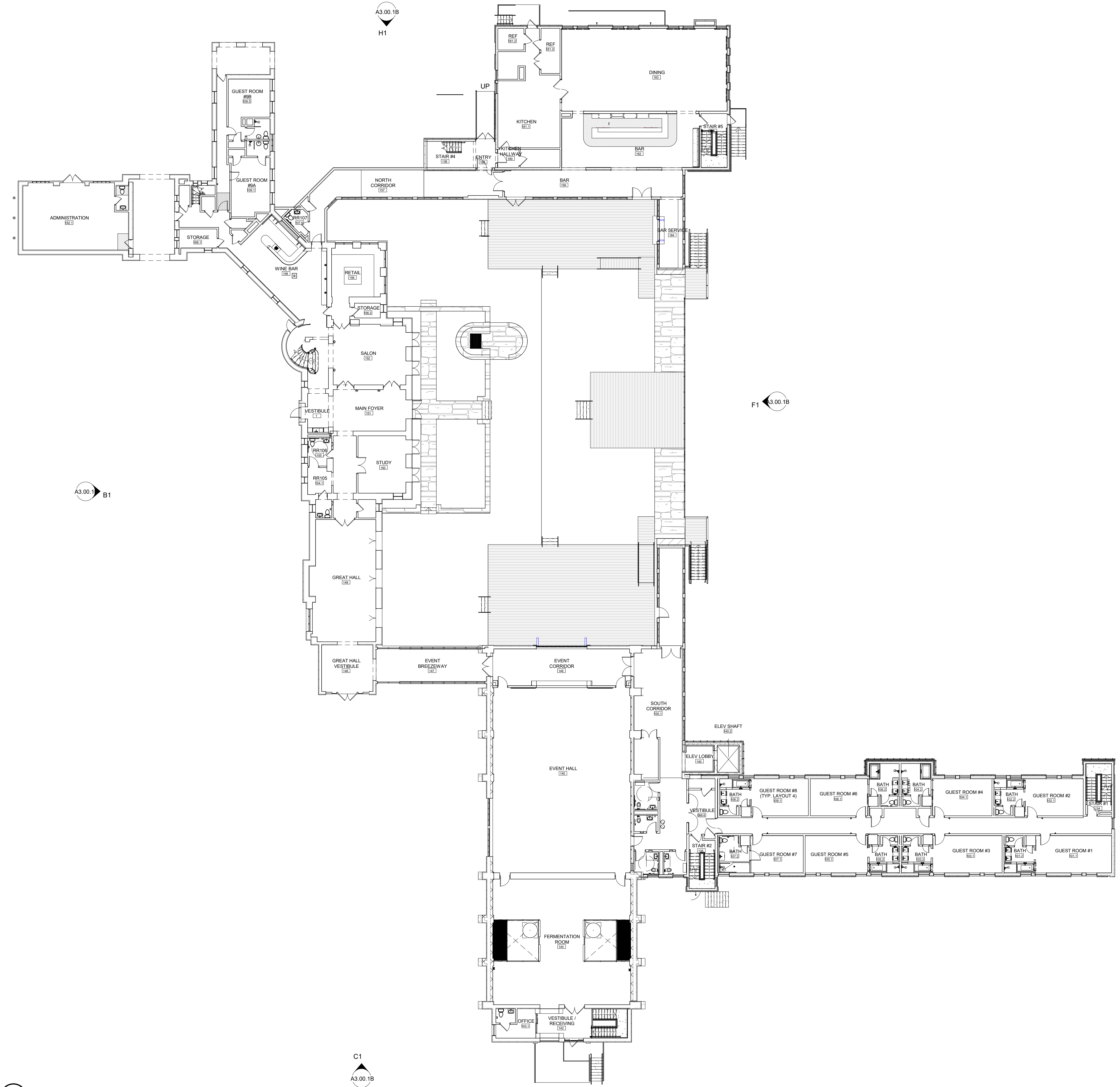
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H1 OVERALL BASEMENT PLAN
 1/16" = 1'-0"

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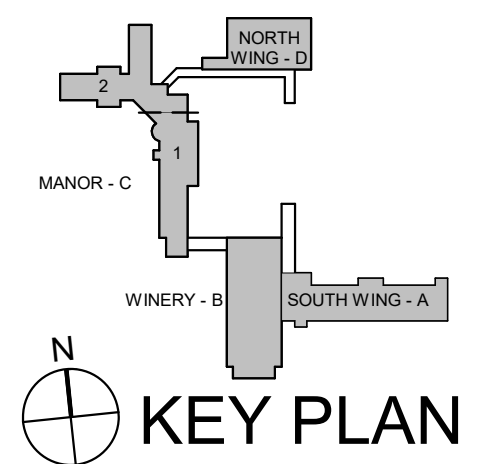
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GENERAL NOTES - FLOOR PLAN

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H1 OVERALL FIRST FLOOR
1/16" = 1'-0"



Owner / Applicant
Shepherd's Run Land Holding, LLC
4780A Tower Hill Rd
South Kingstown, RI 02879

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

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KOHLER-RONAN
93 Lake Avenue
Danbury, CT 06810
Phone 203.778.1017 FAX 203.778.1018



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SPARC FIRE PROTECTION ENGINEERING
929 White Plains Road #416
Trumbull, CT 06611
Phone 203.391.6633

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



ISSUED:

No	Name	Date

PHASE:
PRELIMINARY PLAN / FINAL PLAN

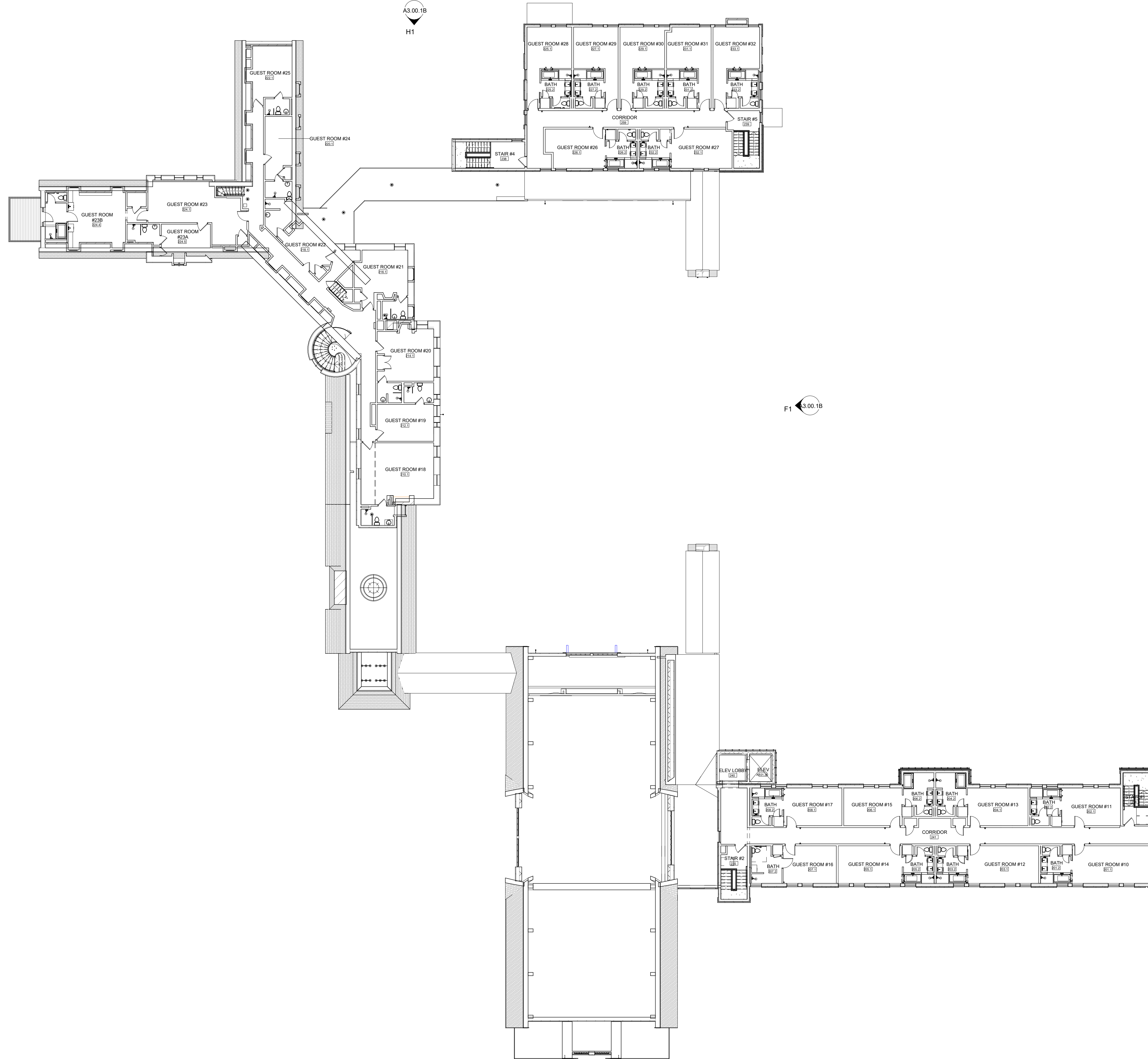
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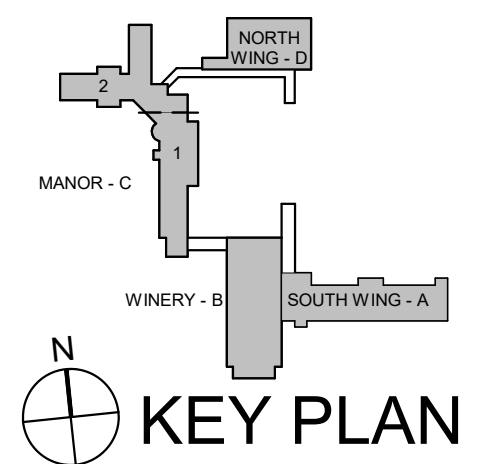
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OVERALL SECOND FLOOR PLAN

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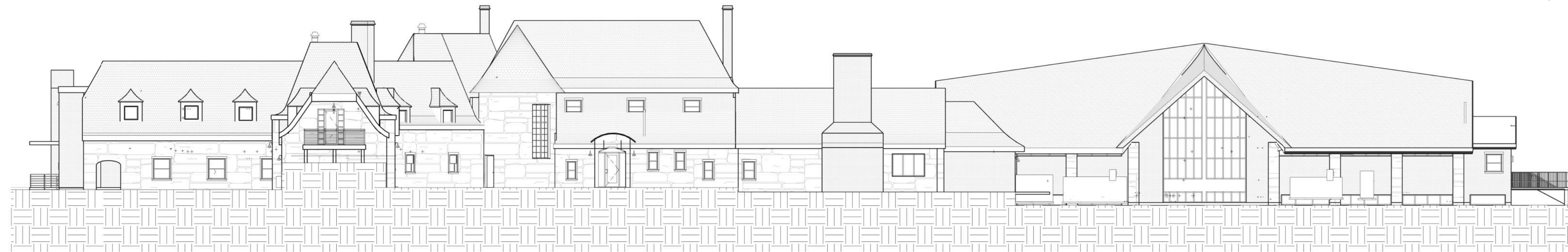
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CHECKED BY: JC, EH SCALE: 1/16" = 1'-0"

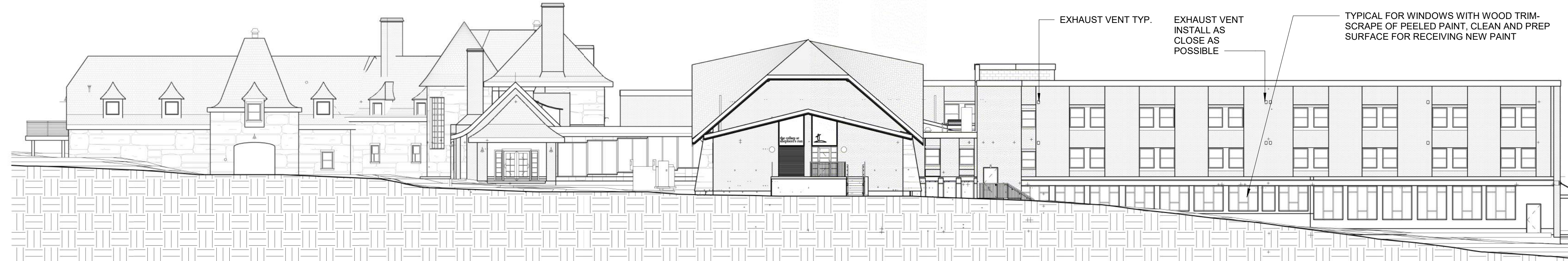
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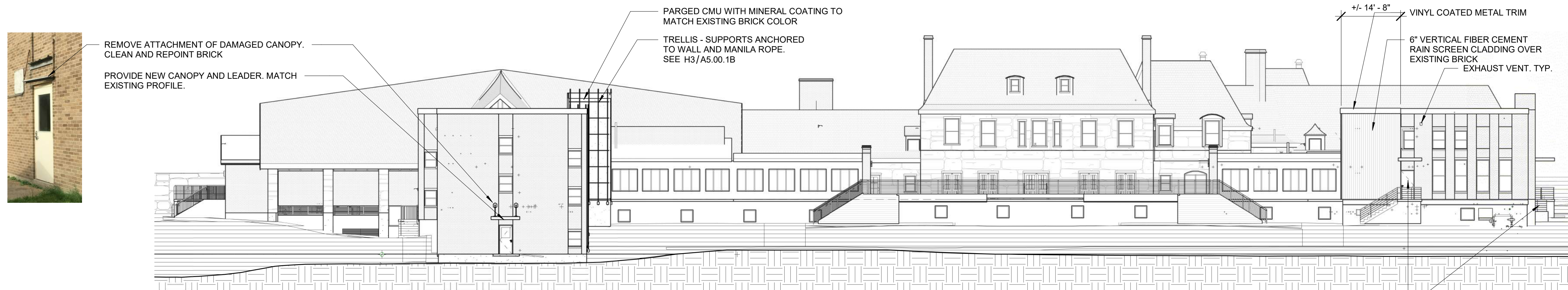
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1/16" = 1'-0"



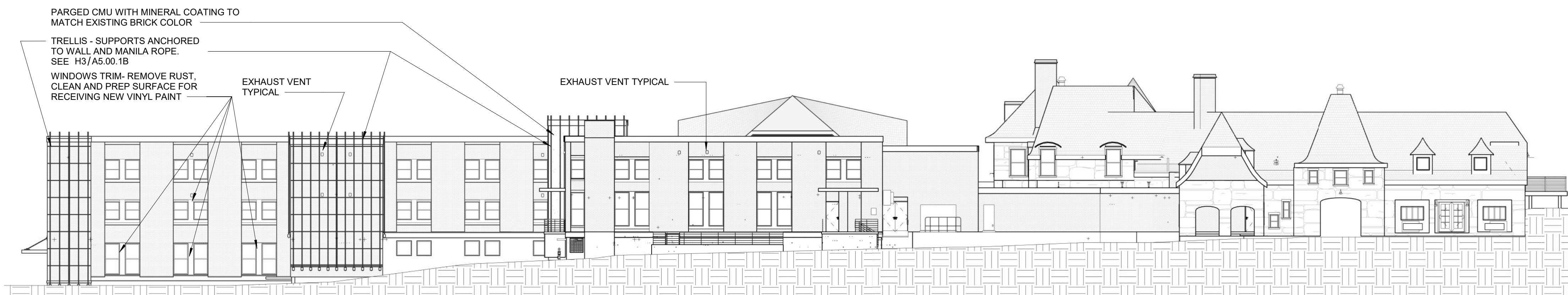
B1 WEST ELEVATION PHASE-1B
1/16" = 1'-0"



C1 SOUTH ELEVATION PHASE-1B
1/16" = 1'-0"



F1 EAST ELEVATION PHASE-1B
1/16" = 1'-0"



H1 NORTH ELEVATION PHASE-1B
1/16" = 1'-0"

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Danbury, CT 06810
Phone 203.778.1017 FAX 203.778.1018



Code Consultant
SPARC FIRE PROTECTION ENGINEERING
929 White Plains Road #416
Trumbull, CT 06611
Phone 203.391.6633

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:
PRELIMINARY PLAN / FINAL PLAN

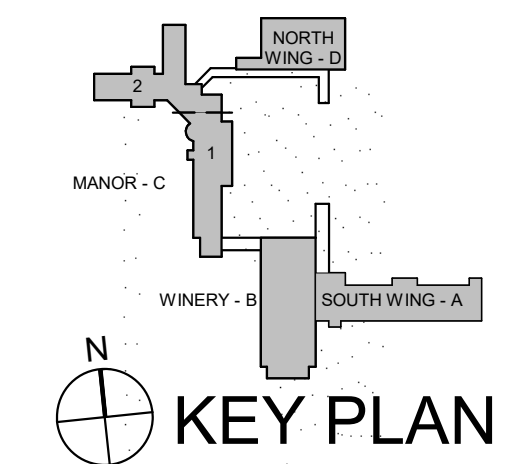
DRAWING NAME:
EXTERIOR ELEVATIONS PHASE 1B

PRELIMINARY NOT FOR CONSTRUCTION
THIS COMPUTER FILEDRAWING 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: 2021-01-08
CHECKED BY: JC, EH SCALE: As indicated

SHEET:
A3.00.1B



18/0201 10:30:13 AM
C:\Users\Local\Files\1749\Shepherd's Run A20
Center_brook@centerbrook.com