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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
MINIMUM FRONTAGE AND LOT WIDTH:	2,500 SF
MINIMUM LOT DEPTH:	25'-80'
MINIMUM FRONT YARD:	10'
MINIMUM 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%

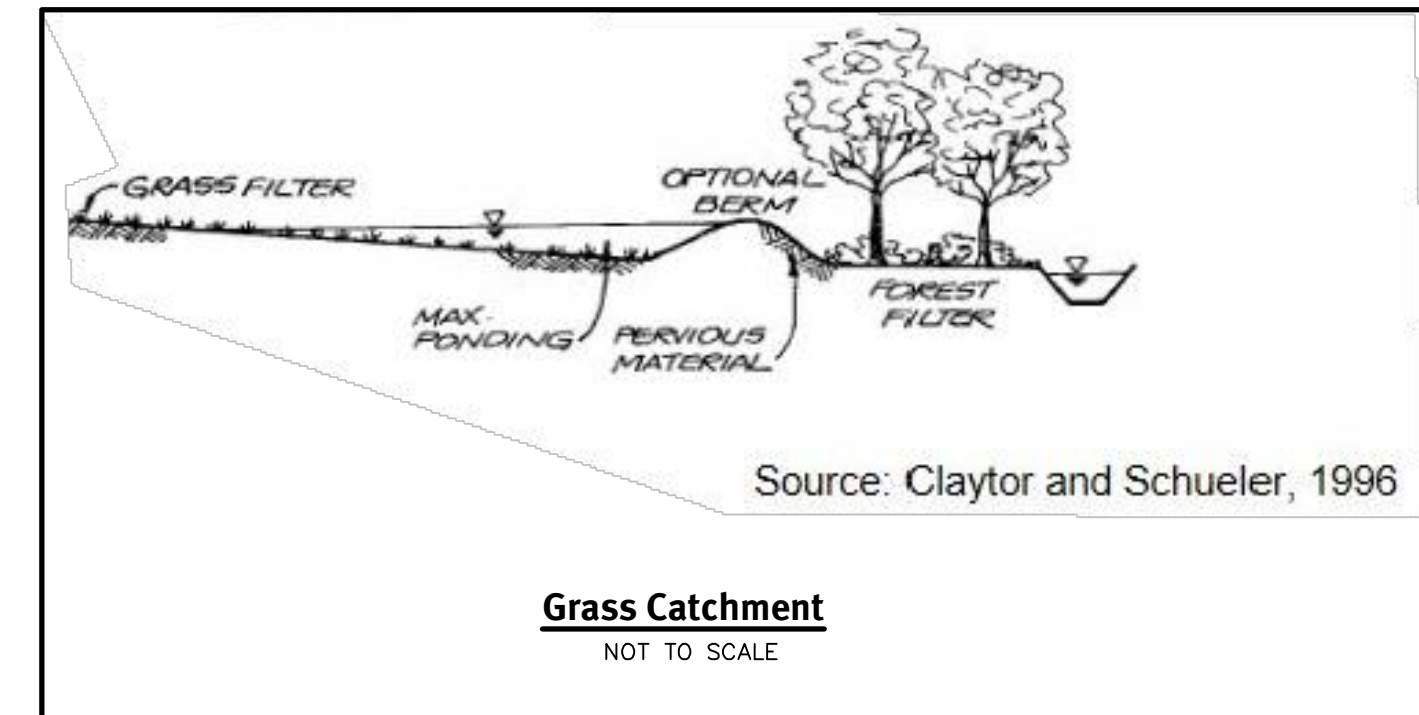
Proposed Program:

- 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:

NOT ALL ITEMS WILL APPEAR ON PLANS

- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INLET SEDIMENT CONTROL
- GRASS CATCHMENT

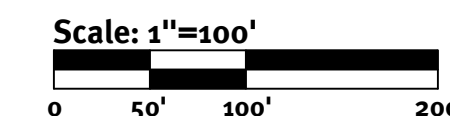


This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer at DiPrete Engineering.

DiPrete Engineering only warrants plans on a DiPrete Engineering Professional Engineer's seal. 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 preparation 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.

Rev.	Date	Description	By
1	6/12/20	CHAK Preliminary Determination	K.M.R.
2	6/22/20	Final Plan Submission	K.M.R.
3	5/29/20	Revised Plan Submission	K.M.R.

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



Parking & Sign Exhibit
Shepherd's Run
 South Kingstown, Rhode Island

Owner: Morgan + Schoen Hospitality
Project: Ocean Pastoral Center, Inc.
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