



DiPrete Engineering

May 16, 2014

Dennis Vinhateiro, Principal Planner
Town of South Kingstown Planning Department
180 High Street
South Kingstown, RI 02879

**RE: The Village at South County Commons
Major Subdivision Plan – Building #25
DE Project #: 0267-059-A02**

Dear Mr. Vinhateiro:

We respectfully attach the plan and supporting materials related to the Master Plan and Preliminary Plat applications for The Village at South County Commons (SCC) Building #25. These materials include:

- “Major Subdivision Plan” Sheet 1 of 1, prepared by DiPrete Engineering, dated 5/16/14 (10 full size copies and 20 reduced copies).
- Completed Master Plan and Preliminary Plat checklists (1 copy).
- Signed Owner Authorization Form for Subdivision (1 copy).
- Application Notification List (1 copy).
- 200’ Radius Map & Abutter’s List (1 copy).
- Application fee check for \$480 (Master Plan = \$240, Preliminary = \$240).

The purpose of this submission is to create new lots for the development and construction of SCC Building #25.

If you have any questions regarding the enclosed materials, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Kevin DeMers, PE
Senior Project Engineer

cc: Green Tree Realty, LLC

Town of South Kingstown

OWNER AUTHORIZATION FORM FOR SUBDIVISION

APPLICANTS FOR SUBDIVISION: Fill out only (1) below if property owner is same as applicant. Fill out (1) and (2) below if applicant is other than property owner.

(1) I, Green Tree Realty, LLC, hereby certify that I am the owner of property, designated as Plat 50, Lot(s) 15, as shown on the Town of South Kingstown Tax Assessor's Maps.

(2) I hereby authorize the application for subdivision by Jeffrey Saletin (name of applicant or agent) to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 16th day of May, 2014.

BY: [Signature] (Signature of Owner)

Hereto duly Authorized ITS Management Agent S management, Inc.

STATE OF RHODE ISLAND County of Providence

In Cranston on the 16th day of May, before me personally appeared Jeffrey Saletin (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his free act and deed, as

Green Tree Realty, LLC (Individual, Corporation, Trustee, Partnership, non-profit, etc.)

[Signature] (Notary Public)

My Commission Expires: 8-28-16

APPLICATION NOTIFICATION LIST

Please list the **Name, Address, Phone Number and Contact Person** of each of the following who represent your application and note with * whether notification of meetings/actions is required. The list is necessary to the Planning Department for proper notification of your application.

Project Name: SCC Building #25 Major Subdivision Date: 5/16/14

Applicant: Green Tree Realty, LLC c/o Jeffrey Saletin

50 South County Commons Way, South Kingstown, RI 02879 (401) 284-2951

Owner: Green Tree Realty, LLC c/o Jeffrey Saletin

50 South County Commons Way, South Kingstown, RI 02879 (401) 284-2951

Engineer: DiPrete Engineering (Contact: Kevin DeMers, P.E.)

Two Stafford Court, Cranston, RI 02920 (401) 943-1000

Land Surveyor: DiPrete Engineering (Contact: Kevin DeMers, P.E.)

Two Stafford Court, Cranston, RI 02920 (401) 943-1000

Architect: N/A

Landscape Architect: N/A

Attorney: N/A

Other Representatives Requiring Notification: N/A

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

South County Commons Management Group, LLC

50 South County Commons Way
Unit E4R
South Kingstown, RI 02879

Citizens Bank
Rhode Island

5180

57-12-115

05/16/14

\$*****240.00

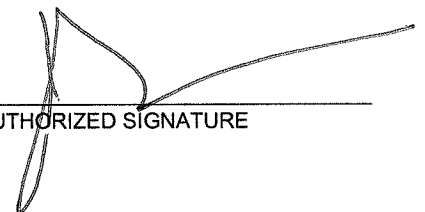
**** TWO HUNDRED FORTY AND 00/100 DOLLARS

TO THE
ORDER OF

Town of South Kingstown
PO Box 31
Wakefield, RI 02880-0031

BY:

AUTHORIZED SIGNATURE



⑈005180⑈ ⑆011500120⑆1110 990 4⑈

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

DATE:05/16/14 CK#:5180 TOTAL:\$*****240.00 BANK:mgntops - SCC Mgnt Citizens-Operating
PAYEE:Town of South Kingstown(townsk)

Property Account	Invoice	Description	Amount
mgnt 1470-0000	05-15-14a	Bld25 Prelim (\$240)	240.00
			<hr/>
			240.00



20 Town Report

20 South Kingstown

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

South County Commons Management Group, LLC

50 South County Commons Way
Unit E4R
South Kingstown, RI 02879

Citizens Bank
Rhode Island

5179

57-12-115

05/15/14

\$*****240.00

**** TWO HUNDRED FORTY AND 00/100 DOLLARS

TO THE
ORDER OF

Town of South Kingstown
PO Box 31
Wakefield, RI 02880-0031

BY: 
AUTHORIZED SIGNATURE

⑈005179⑈ ⑆011500120⑆1110 990 4⑈

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

DATE:05/15/14 CK#:5179 TOTAL:\$*****240.00 BANK:mgntops - SCC Mgnt Citizens-Operating
PAYEE:Town of South Kingstown(townsk)

Property Account	Invoice	Description	Amount
mgnt 1470-0000	05-15-14	Bld25 Master Plan (\$240) & Prelim (240.00
			<hr/>
			240.00



**CONCEPTUAL MASTER PLAN CHECKLIST
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISION**

The applicant shall submit to the Administrative Officer at least five (5) blue-line or photocopies of master plan maps required below. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the Administrative Officer. Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

At a minimum, the following information shall be provided:

1. Conceptual Master Plan Drawing(s) - A map or plan of the subdivision parcel showing the following information:

1. Name of the proposed subdivision
2. Name and address of property owner and applicant
3. Name, address and telephone number of person or firm preparing the conceptual master plan
4. Date of plan preparation, with revision date(s) (if any)
5. Graphic scale and true north arrow
6. Plat and lot number(s) of the land being subdivided
7. Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
8. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
9. Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements
10. Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
11. Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
12. Names of abutting property owners and property owners immediately across any adjacent streets

13. Location of wooded areas and notation of existing ground cover
14. Location of wetlands, watercourses or coastal features present on or within 200 feet of the property being subdivided
15. ~~N/A~~ Areas of agricultural use
16. Existing topography with minimum contour intervals of two feet
17. Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
18. ~~N/A~~ Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
19. ~~N/A~~ Provisions for collecting and discharging stormwater
20. ~~N/A~~ Location of historic cemeteries on or immediately adjacent to the subdivision (if any)
21. Location of any unique natural and/or historic features, including stone walls
22. ~~N/A~~ Notation on plan if the subdivision parcel(s) are located within any of the following areas:
 - ___ Natural Heritage Areas (RIDEM)
 - ___ Narrow River Special Area Management Plan (CRMC)
 - ___ Salt Ponds Special Area Management Plan (CRMC)
 - ___ Groundwater Protection Overlay District (Town)
23. ~~N/A~~ Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines
24. ~~N/A~~ Base flood elevation data
25. ~~N/A~~ Open space use plan (Flexible Design Residential Projects or residential compounds)
26. ~~N/A~~ Proposed construction access road(s) or route(s)

2. Supporting Materials - The applicant shall submit to the Administrative Officer up to forty (40) copies of a narrative report (actual number of copies to be determined by the Administrative Officer) providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above plus items 2-7, below:

1. Filing Fee: - \$200 plus \$20 per unit $\$200 + (\$20 \times 2 \text{ new units}) = \boxed{\$240}$
2. An aerial photograph or a blue line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
3. A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed. If any prime agricultural soils and/or hydric soils are within the subdivision parcel(s) the soils map shall be marked to show the location of said prime agricultural soils and/or hydric soils
4. An estimate of the approximate population of the proposed subdivision
5. An estimate of the number of school-aged children to be housed in the proposed subdivision
6. Fiscal impact statement
7. Proposed phasing, if any
8. Existing Resources and Site Analysis Map
9. A vicinity map, drawn to a scale of 1"=400' or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labelling the specific use.

10. TBD Initial written comments on the Conceptual Master Plan from the following agencies:
(Provided by the Administrative Officer)

Local Agencies

- | | | |
|----|----------------------------------|-------------|
| A. | _____ Planning Department | Date: _____ |
| B. | _____ Town Manager | Date: _____ |
| C. | _____ Public Services Department | Date: _____ |
| D. | _____ Zoning Enforcement Officer | Date: _____ |
| E. | _____ Fire Alarm | Date: _____ |
| F. | _____ Solicitor | Date: _____ |
| G. | _____ Conservation Commission | Date: _____ |
| H. | _____ Recreation Commission | Date: _____ |
| I. | _____ Police Dept. | Date: _____ |
| J. | _____ Fire District | Date: _____ |
| K. | _____ School Dept. | Date: _____ |
| L. | Other (specify) _____ | Date: _____ |

Adjacent communities (specify)

- A. _____ Date: _____
- B. _____ Date: _____
- C. _____ Date: _____
- D. _____ Date: _____
- E. _____ Date: _____

State agencies

- A. _____ Environmental Management Date: _____
- B. _____ Transportation Date: _____
- C. _____ Coastal Resources Date: _____
- D. _____ Other (specify) _____ Date: _____

Federal agencies

- A. _____ U.S. Army Corps Engineers Date: _____
- B. _____ FEMA Date: _____

11. N/A Written confirmation that the appropriate water company or district has reviewed the plan(s) and has determined it can/cannot provide water service

Water Company or District _____
 Date of Letter _____

- 12. The names and addresses of all property owners, agencies, or communities requiring notification as required by these Regulations *(200' radius abutters)*
- 13. Owner Authorization Form (See attached)
- 14. Subdivision Notification Form (See attached)

In addition to all applicable items required on the above checklists, an applicant for approval of development within the Route 1 Special Management District shall submit to the Administrative Officer copies of the information listed below. Information shall be conceptual in nature and provided in the form of plans, drawings or explanatory text in sufficient detail to indicate conformity with applicable provisions of zoning and the Comprehensive Plan. The Administrative Officer shall determine the actual number of copies of each document to be provided, up to a maximum of forty (40) copies.

- 1. N/A Description of existing uses, indicating proposed change of use, enlargement or modification, if any
- 2. N/A Description of proposed new uses, indicating size and extent of proposed buildings or other use areas
- 3. N/A Proposed vehicular access, indicating on and off-site streets, driveways, service roads, etc.

4. ~~N/A~~ Proposed parking plan, indicating number of spaces, landscaping and relation to proposed uses, including proposals for shared or on-street parking. For parking or access drives visible from US Route 1 or Kelley Way, plans or drawings must indicate view by motorists on such roads.
5. ~~N/A~~ Open space use plan indicating location, area and nature of proposed open space on the parcel(s) proposed for development, and relation to existing or proposed open space on adjacent parcels or in the entire District.
6. ~~N/A~~ Proposed buffering from US Route 1, Kelley Way and/or adjacent property, prepared by a registered Landscape Architect
7. ~~N/A~~ Proposed highway access and relation to on and off-site circulation patterns
8. ~~N/A~~ Schematic signage plan, indicating the general nature of all proposed exterior signage, with sketches and supporting explanatory information, if required by the Planning Board
9. ~~N/A~~ Schematic architectural drawings of proposed buildings, if required by the Planning Board
10. ~~N/A~~ Proposed lighting plan, including a description of proposed lighting fixtures, pole heights, type of illumination and anticipated lighting levels
11. ~~N/A~~ Pedestrian and bicycle circulation plan
12. ~~N/A~~ Location and nature of proposed outdoor refuse storage, collection and recycling areas
13. ~~N/A~~ Proposed construction schedule and proposed phasing of development

**PRELIMINARY PLAT CHECKLIST
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS**

1. Preliminary Plat Map(s) - The applicant shall submit to the Administrative Officer at least five (5) copies of the preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Administrative Officer. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.). Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

A. All maps required by this Checklist shall show the following information (if applicable):

1. Name of the proposed subdivision, including phase number
2. Name and address of property owner and applicant
3. Name, address and telephone number of engineer or land surveyor
4. Date of plan preparation, with revision date(s) (if any)
5. Graphic scale and true north arrow
6. Plat and lot number(s) of the parcel being subdivided
7. Zoning district(s) of the parcel being subdivided. If more than one district, zoning boundary lines must be shown
8. Perimeter boundary lines of the subdivision or phase, drawn so as to distinguish them from other property lines
9. Location and dimensions of existing property lines, easements and rights-of-way within or immediately adjacent to the parcel being subdivided
10. Location, width and names of existing streets within and immediately adjacent to the parcel being subdivided
11. Names of abutting property owners and property owners immediately across any adjacent streets

B. An Existing Conditions Map(s) to show the following:

1. Date of the existing conditions shown

2. Area of the parcel being subdivided
3. Location of wooded areas and notation of existing ground cover
4. N/A Areas of agricultural use (if any)
5. Location of any unique natural and/or historic features, including stone walls
6. Location of wetlands, watercourses or coastal features present on or within 200 feet of the property being subdivided
7. Existing topography with minimum contour intervals of two feet
8. Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
9. Location and dimension of all existing utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, stormwater drainage facilities or other existing above or underground utilities
10. N/A Location of historic cemeteries on or immediately adjacent to the subdivision (if any)
11. N/A Base flood elevation data
12. Certification by a Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and conforms to the survey requirements of these Regulations

C. A Proposed Conditions Map(s) to show the following:

1. N/A Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions shown. Proposed lot lines shall be drawn so as to distinguish them from existing lot lines
2. N/A Location and dimension of all proposed utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, stormwater drainage facilities or other proposed above or underground utilities
3. N/A Grading plan to show proposed contours at two-foot intervals for all grading proposed for on and off-site street construction, drainage facilities and upon individual lots if part of proposed subdivision improvements
4. N/A Landscaping plan to show all significant proposed clearing of land, removal of existing vegetation, revegetation and/or landscaping on street rights-of-way and upon individual lots if part of proposed subdivision improvements

5. ~~N/A~~ Soil erosion and sediment control plan
6. ~~N/A~~ Proposed street plan and profiles drawn at a scale of 1" = 40' horizontal and 1" = 4' vertical
7. ~~N/A~~ Street cross-sections
8. ~~N/A~~ Proposed street names
9. ~~N/A~~ Proposed sidewalks or bike paths
10. ~~N/A~~ Proposed street trees, if required by the Planning Board
11. ~~N/A~~ Proposed drainage plan and drainage calculations prepared by a Registered Professional Engineer
12. ~~N/A~~ Location, dimension and area of any land proposed to be set aside as open space
13. ~~N/A~~ Location of proposed stump dumps
14. ___ Twenty (20) copies of the proposed subdivision plan reduced to no larger than 11" x 17"
15. ~~N/A~~ Open space use plan (Flexible Design Residential Projects or residential compounds)
16. ~~N/A~~ Proposed construction access road(s) or route(s)

D. Supporting Materials

1. Filing Fee: - \$200 plus \$20 per unit plus required mailing and advertising expenses. $\$200 + (\$20 \times 2 \text{ new units}) = \boxed{\$240}$
2. ~~N/A~~ Written confirmation from the RI Department of Environmental Management pursuant to the RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration. - PP
3. ~~N/A~~ Written approval of the proposed subdivision, including any required off-site construction, from the RI Coastal Resources Management Council in the form of an Assent as provided in the Rhode Island Coastal Resources Management Program, or any applicable Special Area Management (SAM) Plans, or any subsequent amendments thereto.
4. ~~N/A~~ Written confirmation that the appropriate water company or district has reviewed the plan and is able to provide water service (if proposed) - PP

Water Company or District _____
 Date of Letter _____

5. ~~N/A~~ A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any

connection to or construction work within a State highway or other right-of-way (if necessary)

6. N/A Preliminary Subdivision Suitability Determination by the Department of Environmental Management for the use of individual sewage disposal systems (if proposed).
7. N/A Written confirmation that the Town Public Services Department has reviewed plans for proposed sewer service, and indicating whether sewer service is (is not) available and will (will not) be required.
↳ Sewer Flow update to be provided.
8. The names and addresses of owners of all properties, agencies or communities requiring notification as required by these Regulations

9. TBD Copies of return receipts for certified mail notices (above)

10. N/A Draft copies of all legal documents describing the property, proposed easements and rights-of-way, dedications, restrictions, or other required legal documents
Specify _____

11. N/A Either of the following:

- ___ a. A letter stating it is the intent of the applicant to complete the required improvements prior to the Planning Board's endorsement of the final plat; or,
- ___ b. A letter requesting that security sufficient to cover the cost of required improvements as provided in Article VII be set by the Planning Board

Initial amount set by Board _____
Date _____

12. TBD Final written comments on the Preliminary Plan by the Technical Review Committee, plus the following as required:
(Provided by the Administrative Officer)

- | | |
|-------------------------------------|-------------|
| A. _____ Planning Department | Date: _____ |
| B. _____ Public Services Dept. | Date: _____ |
| C. _____ Zoning Enforcement Officer | Date: _____ |
| D. _____ Fire Alarm | Date: _____ |
| E. _____ Solicitor | Date: _____ |
| F. _____ Conservation Commission | Date: _____ |
| G. _____ Other (specify) _____ | Date: _____ |
- _____

E. Supplementary Checklist for Special Management Districts

In addition to all applicable items required on the above checklists, an applicant for approval of development within the Route 1 Special Management District shall submit to the Administrative Officer copies of the information listed on the Conceptual Master Plan checklist for major land developments in the Route 1 Special Management District and be detailed in nature as required for Town review. Information shall be provided in the form of plans, drawings or explanatory text in sufficient detail to indicate conformity with applicable provisions of zoning and the Comprehensive Plan. The Administrative Officer shall determine the actual number of copies of each document to be provided, up to a maximum of forty (40) copies.