





- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

**CROSSMAN ENGINEERING**

Rhode Island      Massachusetts  
 151 Centerville Road      103 Commonwealth Avenue  
 Warwick, RI 02886      North Attleboro, MA 02763  
 Phone: (401) 738-5660      Phone: (508) 695-1700  
 Email: cel@crossmaneng.com

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KEY PLAN

PROJECT TITLE:  
**TOWER HILL LANDINGS ANNEX LLC**

PLAT MAP 32-4, LOT 32  
 ZONING DISTRICT: CN and R-10  
 COMMERCIAL NEIGHBORHOOD and  
 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT  
 and KINGSTOWN ROAD  
 SPECIAL MANAGEMENT DISTRICT  
 2095 KINGSTOWN ROAD (ROUTE 108)  
 SOUTH KINGSTOWN, R.I.

PREPARED FOR:  
**LANDINGS CAPITAL and DEVELOPMENT LLC**

543 THAMES STREET  
 NEWPORT, RHODE ISLAND  
 02840

DRAWING TITLE:  
**EXISTING AERIAL VIEW**

DATE: FEBRUARY 20, 2020      SCALE: 1"=20'  
 DWG. NAME: 2449-02-EX-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

DRAWING NUMBER  
**C1**  
 SHEET: 2 OF 6



**CROSSMAN ENGINEERING**  
 Rhode Island: 151 Centerville Road, Warwick, RI 02886  
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02783  
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 2095 KINGSTOWN ROAD (ROUTE 108) SOUTH KINGSTOWN, R.I.

PREPARED FOR:  
**LANDINGS CAPITAL and DEVELOPMENT LLC**

543 THAMES STREET  
 NEWPORT, RHODE ISLAND 02840

DRAWING TITLE:  
**PROPOSED AERIAL VIEW**

DATE: FEBRUARY 20, 2020      SCALE: 1"=20'  
 DWG. NAME: 2449-03-PR-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

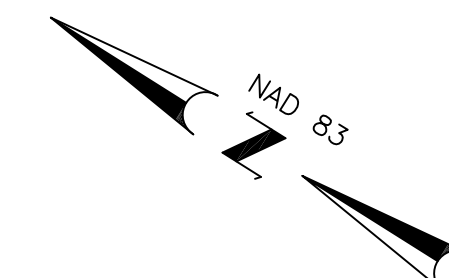
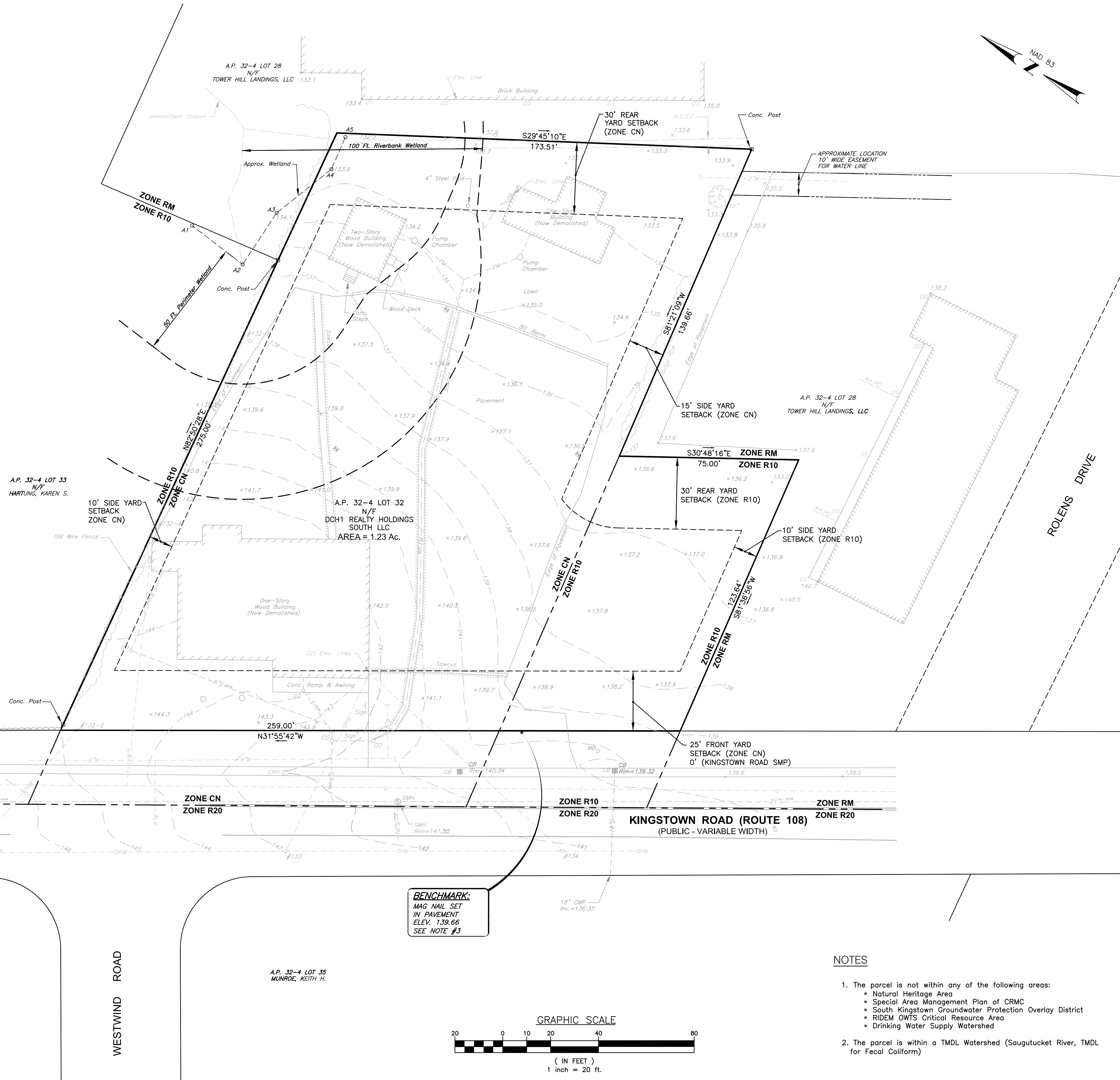
DRAWING NUMBER  
**C2**  
 SHEET: 3 OF 6

**NOTES**

1. FIELD SURVEY WORK FOR EXISTING CONDITIONS PERFORMED BY CROSSMAN ENGINEERING IN FEBRUARY AND MARCH OF 2015.
2. UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES AND AVAILABLE RESEARCH OF PLANS AND OTHER INFORMATION. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
3. THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83) AND THE VERTICAL DATUM IS NAVD 88 UTILIZING GPS RTK NETWORK CONTROL.
4. OWNERS AND ABUTTERS INFORMATION TAKEN FROM THE TOWN OF SOUTH KINGSTOWN TAX ASSESSORS RECORDS IN JANUARY OF 2015. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION OF TITLE OR OWNERSHIP FOR THE PROPERTIES SHOWN. NO TITLE RESEARCH OR REPORTS HAVE BEEN PROVIDED. PARCELS ARE SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITIONS OF RECORD.
5. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR ENGINEERING DESIGN BY CROSSMAN ENGINEERING.
6. WETLAND FLAGS DELINEATED BY NATURAL RESOURCE SERVICES, INC. AND LOCATED BY CROSSMAN ENGINEERING.
7. NO TITLE RESEARCH HAS BEEN PERFORMED OR PROVIDED AND THESE PARCELS ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND FENCE AGREEMENTS OF RECORD.
8. KINGSTOWN ROAD (ROUTE 108) IS ASSUMED TO BE A STATE HIGHWAY BASED ON PLAN REFERENCE NO. 3. APPROXIMATE BASELINE SCALED FROM SAID PLAN. NO PLAT OR OTHER INFORMATION WAS FOUND OR PROVIDED IN THE RIDOT PLAN ROOM OR TOWN OF SOUTH KINGSTOWN.

**PLAN REFERENCES**

1. "MAP OF LAND IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, STATE OF RHODE ISLAND, DATE FEBRUARY 7, 1968 BY RAYMOND W. SCHWAB ASSOCIATES, PREPARED FOR LEONARD PAUL ET. ALS, KINGSTON, RHODE ISLAND."
2. "TRACT OF LAND IN THE TOWN OF SOUTH KINGSTOWN, RI TO BE CONVEYED BY FRANK & SADIE JACOBK TO NATIONAL PROPANE CORP. SURVEYED AND PLATTED FEBRUARY, 1956 BY W.R. EASTER BROOKS, CIVIL ENGINEER, SCALE 1"=50'."
3. "STATE OF RHODE ISLAND STATE BOARD OF PUBLIC ROADS PLAN, PROFILE AND SECTIONS OF PROPOSED STATE HIGHWAY KINGSTOWN ROAD SOUTH KINGSTOWN FROM WEST KINGSTON DEPOT TO ROCKY BROOK." (NO DATE FOUND)



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**KEY PLAN**

**PROJECT TITLE:**  
**TOWER HILL LANDINGS ANNEX LLC**

PLAT MAP 32-4, LOT 32  
 ZONING DISTRICT: CN and R-10  
 COMMERCIAL NEIGHBORHOOD and  
 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT  
 and KINGSTOWN ROAD  
 SPECIAL MANAGEMENT DISTRICT  
 2095 KINGSTOWN ROAD (ROUTE 108)  
 SOUTH KINGSTOWN, R.I.

**PREPARED FOR:**  
**LANDINGS CAPITAL and DEVELOPMENT LLC**

543 THAMES STREET  
 NEWPORT, RHODE ISLAND  
 02840

**DRAWING TITLE:**  
**EXISTING CONDITIONS PLAN**

**DATE:** FEBRUARY 20, 2020 **SCALE:** 1"=20'  
**DWG. NAME:** 2449-04-EXCN.dwg

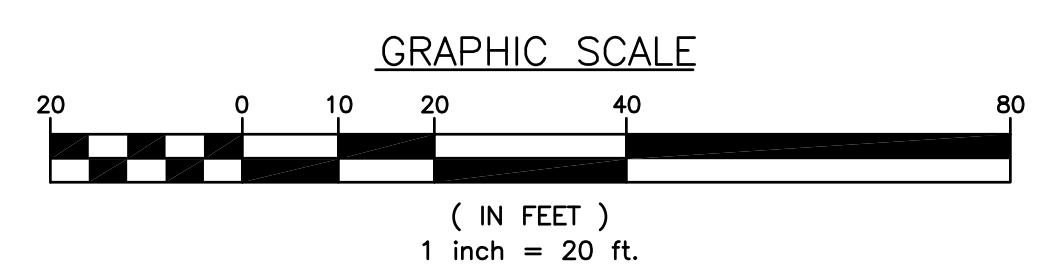
**REVISIONS**

NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

**DRAWING NUMBER**  
**C3**  
 SHEET: 4 OF 6

**NOTES**

1. The parcel is not within any of the following areas:
  - Natural Heritage Area
  - Special Area Management Plan of CRMC
  - South Kingstown Groundwater Protection Overlay District
  - RIDEM OWTS Critical Resource Area
  - Drinking Water Supply Watershed
2. The parcel is within a TMDL Watershed (Saugutucket River, TMDL for Fecal Coliform)





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SOUTH KINGSTOWN, R.I.

PREPARED FOR:

**LANDINGS CAPITAL and DEVELOPMENT LLC**

543 THAMES STREET  
NEWPORT, RHODE ISLAND  
02840

DRAWING TITLE:

**SITE LAYOUT PLAN**

DATE: APRIL 2020 SCALE: 1"=20'

DWG. NAME: 2449-05-SITE.dwg

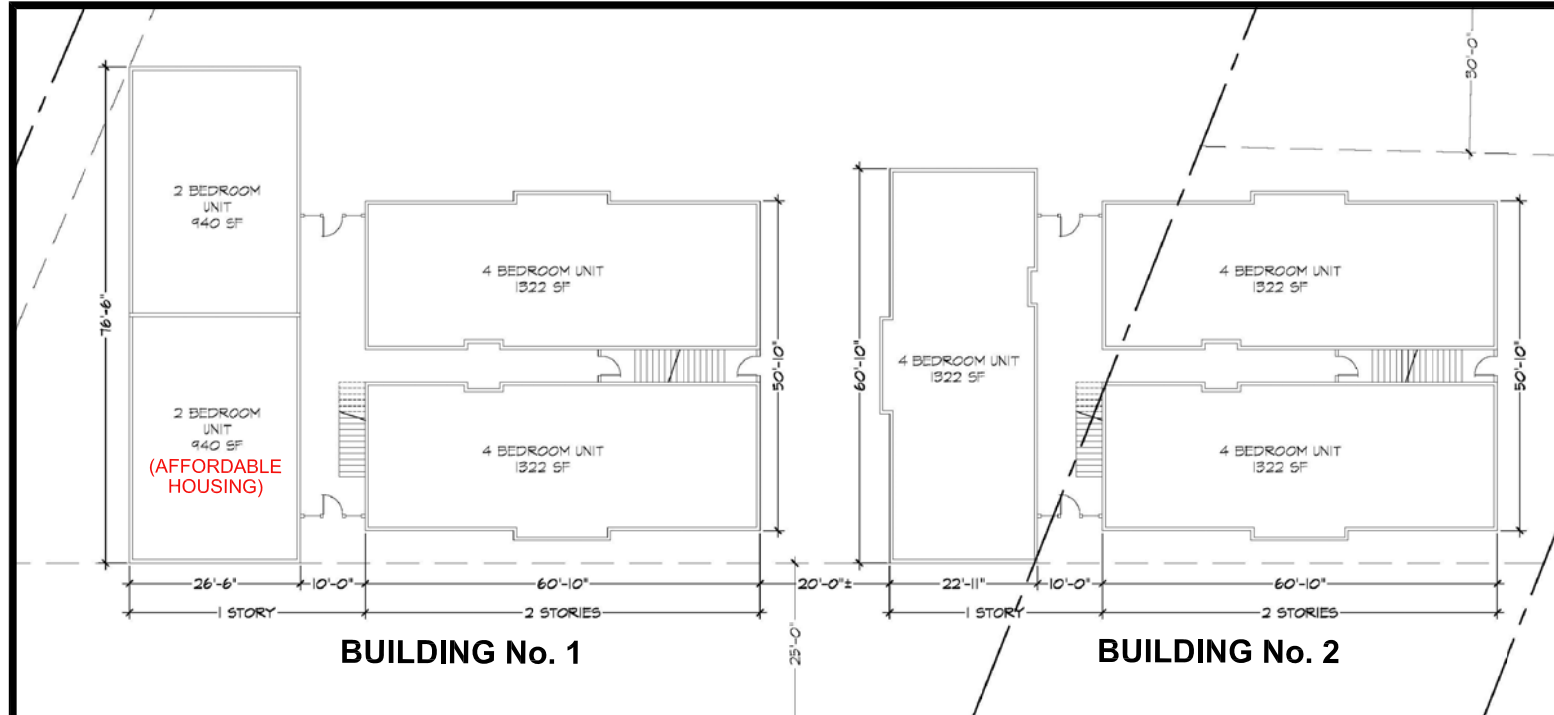
REVISIONS

NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

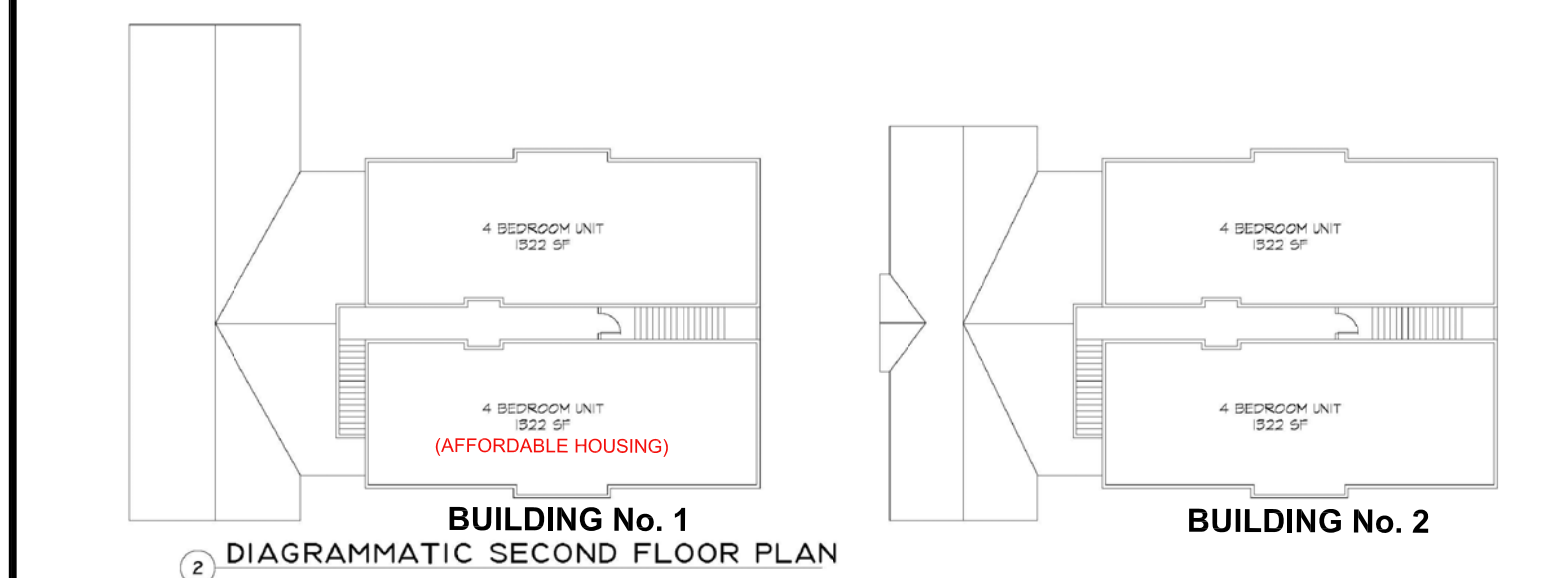
DRAWING NUMBER

**C4**

SHEET: 5 OF 6



1 DIAGRAMMATIC FIRST FLOOR PLAN

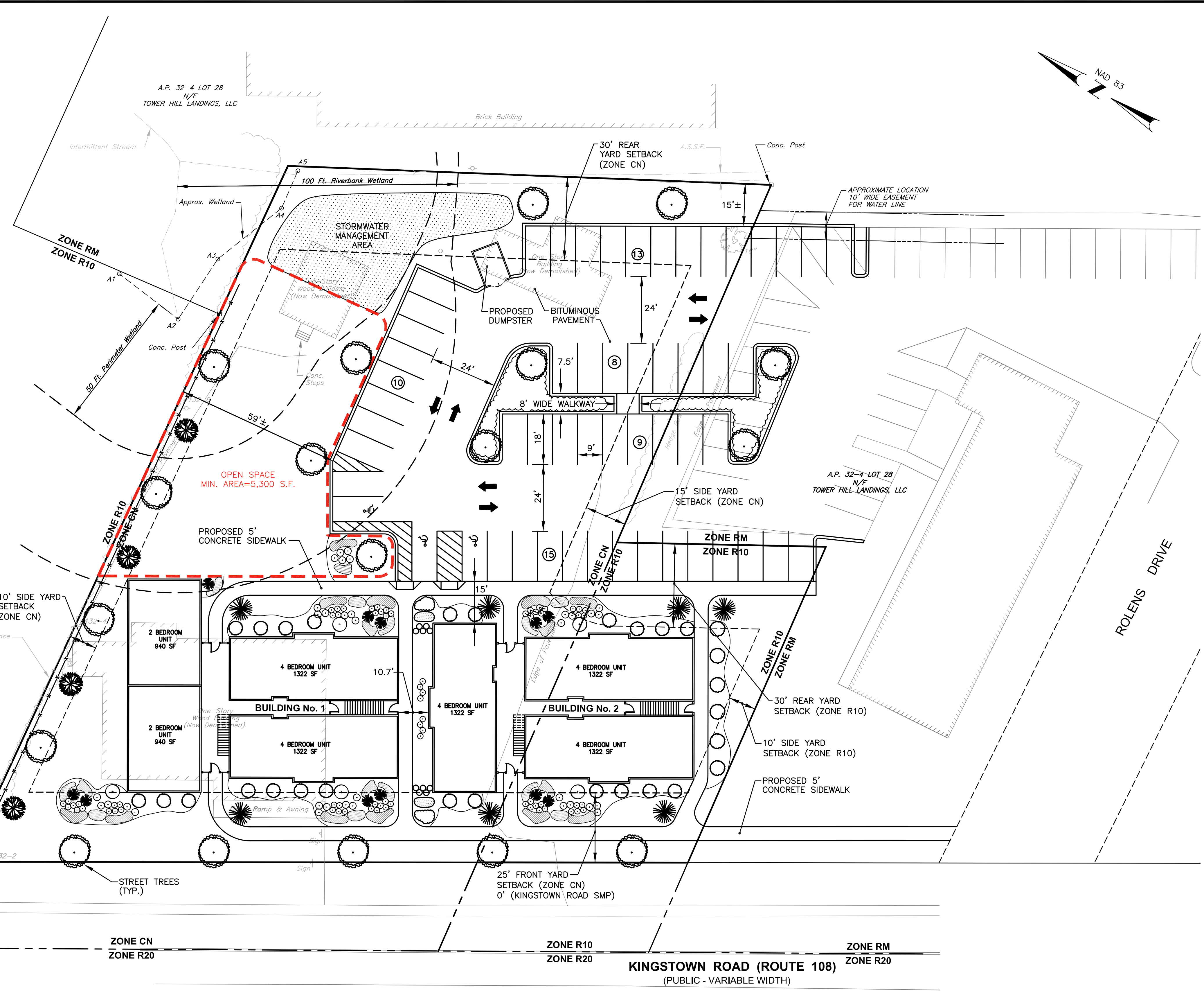


2 DIAGRAMMATIC SECOND FLOOR PLAN

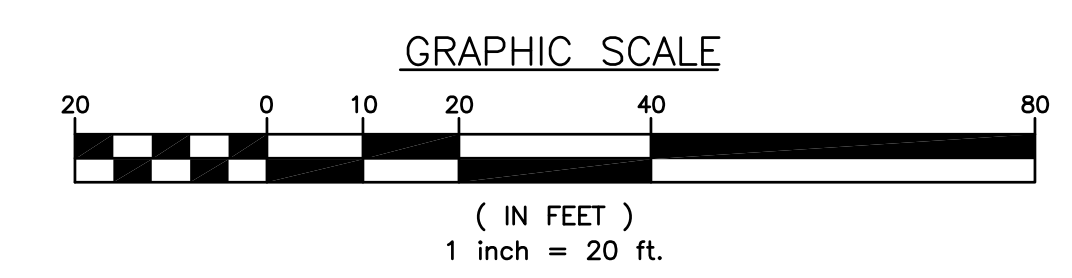
**FLOOR PLANS**  
NOT TO SCALE

**BUILDING NOTES:**

EACH BUILDING HAS 2 STORIES.  
NET UNIT AREA (EXCLUDING COMMON HALLS):  
BUILDING 1 = 7,168 S.F.  
BUILDING 2 = 6,610 S.F.



ZONE R10 ZONE R20 ZONE CN ZONE R20 ZONE R10 ZONE R20 ZONE RM ZONE R20  
KINGSTOWN ROAD (ROUTE 108)  
(PUBLIC - VARIABLE WIDTH)



WESTWIND ROAD

A.P. 32-4 LOT 35  
MUNROE, KEITH H.

**SUBDIVISION AND LAND DEVELOPMENT REGULATIONS  
REQUIRED WAIVERS**

- G.3: No less than 10' perimeter landscaping shall be provided when parking area contains five (5) or more spaces. (0' Provided)
- H.7: Multi-household development projects when located along any public street, shall provide a setback of 100 feet along said street. (25' Provided)  
In addition, a 50' width landscaped buffer shall be maintained along the street. (25' Provided)
- H.9: Distance between buildings on same lot along the same plane shall be 25 feet if abutting ends contain no windows. If walls contain windows, the separation shall be 50 feet. (10' Provided)

**ZONING REQUIREMENTS**

**ZONING DISTRICT: R10 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT  
CN COMMERCIAL NEIGHBORHOOD  
KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT**

**USE: MULTI-HOUSEHOLD LAND DEVELOPMENT, USE CODE 12.1**

LOT REQUIREMENT	REQUIRED-ZONE R10	REQUIRED-ZONE CN	KINGSTOWN RD SMD	PROPOSED
MINIMUM LOT AREA	15,000 S.F. +5,000 S.F./UNIT MORE THAN 2	15,000 S.F. +5,000 S.F./UNIT MORE THAN 2	---	52,985 S.F.
LOT WIDTH AT FRONT YARD SETBACK LINE	150'	150'	---	230'
<b>YARD DIMENSIONS</b>				
FRONT YARD SETBACK	25'	25'	0*	25'
REAR YARD SETBACK	30'	30'	---	149'
SIDE YARD SETBACK	10'	10'	---	10'
MAXIMUM LOT BUILDING COVERAGE	30%	30%	---	20%
MAXIMUM BUILDING SIZE	---	---	7,500 GLFA/BUILDING	<7,500 GLFA/BUILDING
BUILDING HEIGHT-PRINCIPLE	35'	35'	---	<35'
BUILDING HEIGHT-ACCESSORY	15'	---	---	---
PARKING REQUIRED 2 SPACES/UNIT X 11 UNITS = 22 REQUIRED, NET GAIN 45 SPACES				

\* SUBJECT TO DEVELOPMENT PLAN REVIEW



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SOUTH KINGSTOWN, R.I.

PREPARED FOR:

**LANDINGS CAPITAL and DEVELOPMENT LLC**

543 THAMES STREET  
NEWPORT, RHODE ISLAND  
02840

DRAWING TITLE:

**SCHEMATIC UTILITY PLAN**

DATE: APRIL 2020 SCALE: 1"=20'

DWG. NAME: 2449-06-UTIL.dwg

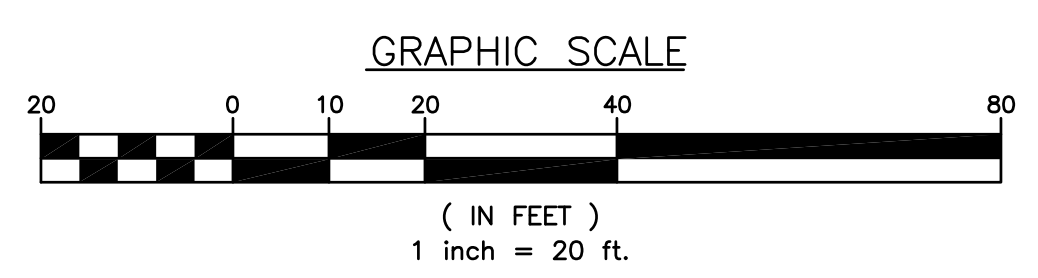
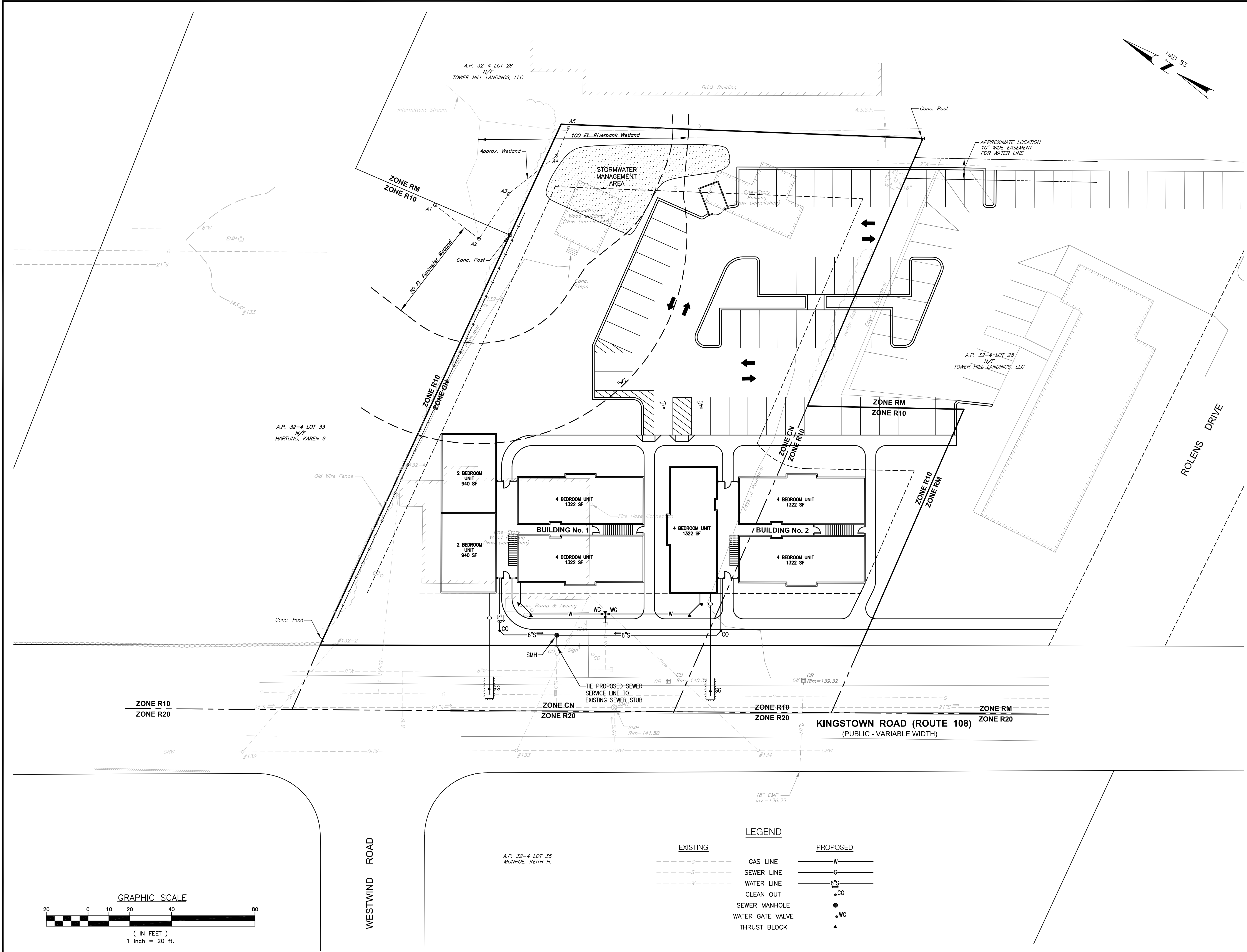
REVISIONS

NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

DRAWING NUMBER

**C5**

SHEET: 6 OF 6



**LEGEND**

<b>EXISTING</b>	<b>PROPOSED</b>
--- G ---	— W —
--- S ---	— C —
--- W ---	— 6" S —
	● CO
	● WG
	▲

WESTWIND ROAD

ROLENS DRIVE

KINGSTOWN ROAD (ROUTE 108)  
(PUBLIC - VARIABLE WIDTH)

A.P. 32-4 LOT 35  
MUNROE, KEITH H.

A.P. 32-4 LOT 33  
N/F  
HARTUNG, KAREN S.

A.P. 32-4 LOT 28  
N/F  
TOWER HILL LANDINGS, LLC

A.P. 32-4 LOT 28  
N/F  
TOWER HILL LANDINGS, LLC



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DRAWING TITLE:

**SITE LAYOUT PLAN**

DATE: APRIL 2020 SCALE: 1"=20'

DWG. NAME: 2449-05-SITE.dwg

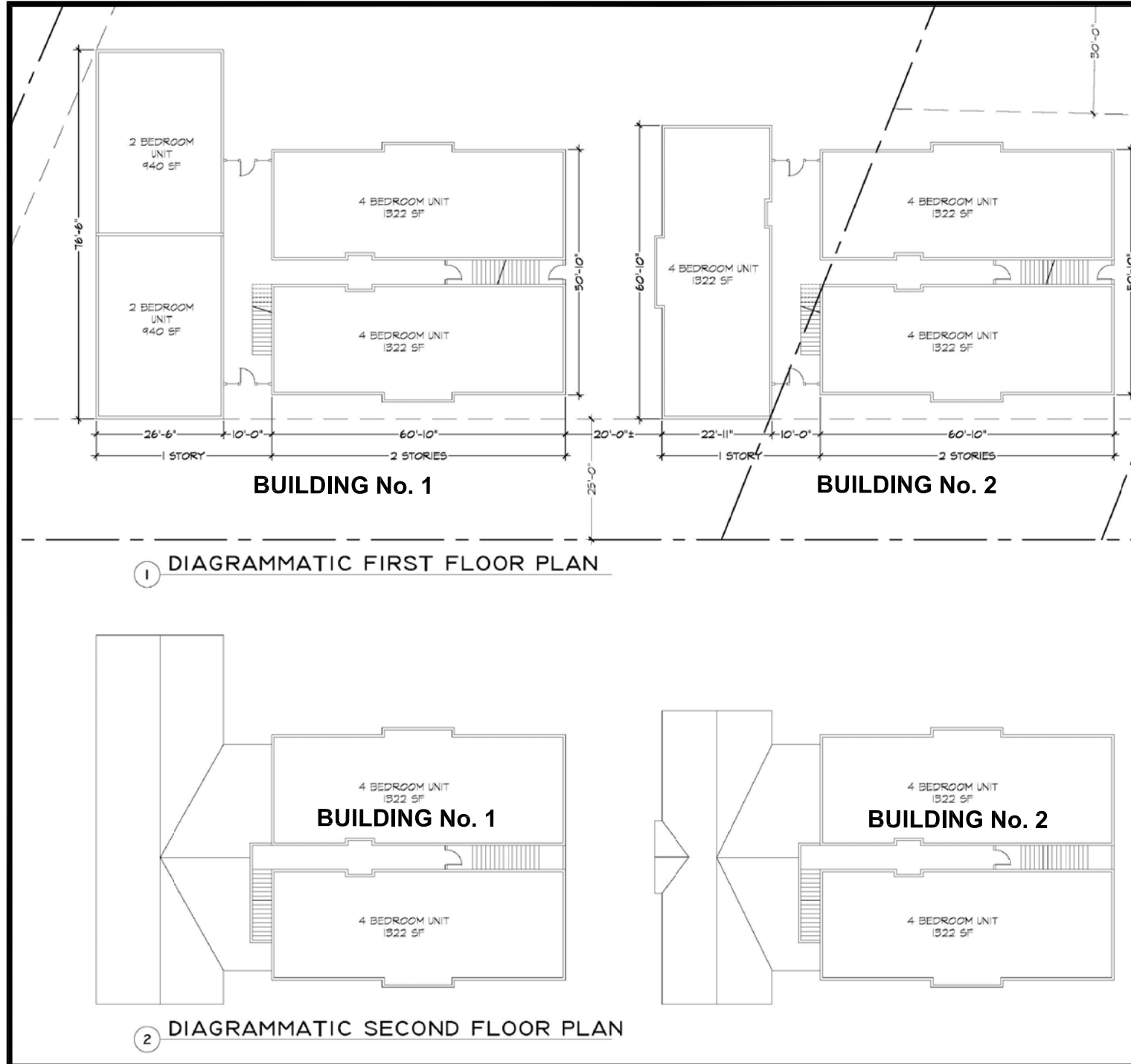
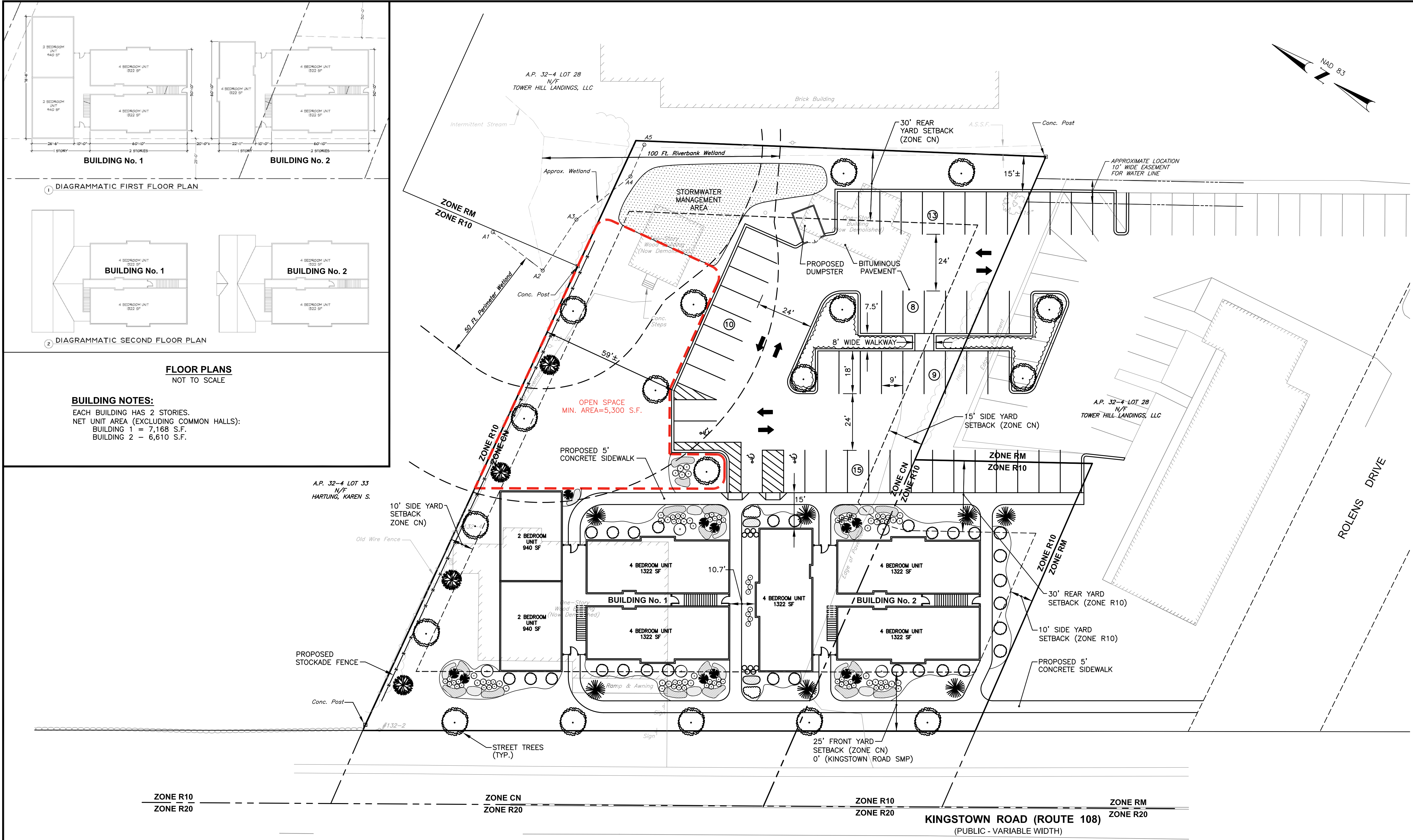
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NUMBER	REMARKS	DATE
1	SITE LAYOUT	04/07/20

DRAWING NUMBER

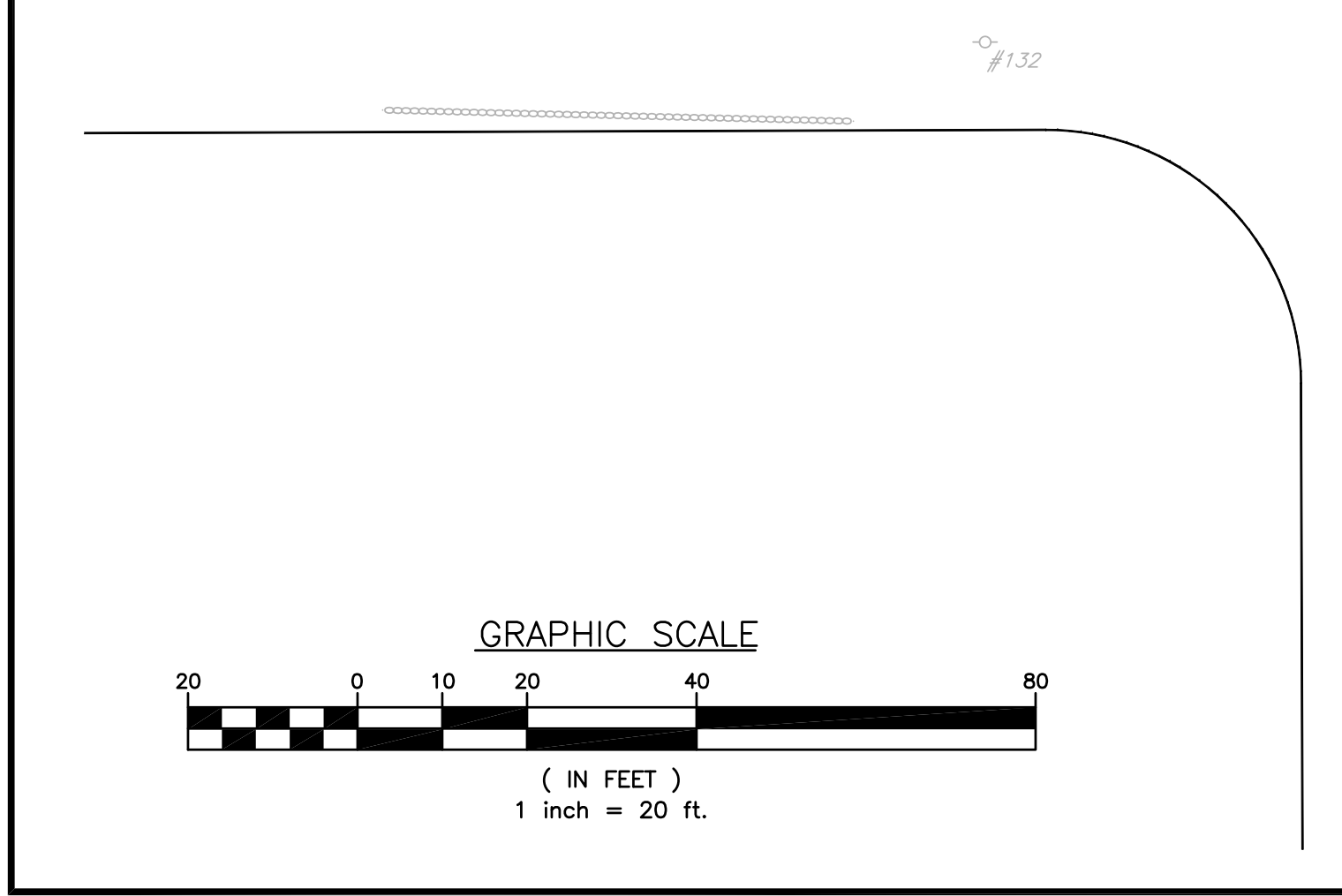
**C4**

SHEET: 5 OF 5



**FLOOR PLANS**  
NOT TO SCALE

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**WESTWIND ROAD**

A.P. 32-4 LOT 35  
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