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OWNER
 DCH1 REALTY HOLDINGS SOUTH, LLC
 880 VICTORY HIGHWAY
 WEST GREENWICH, RHODE ISLAND
 02817

APPLICANT
 LANDINGS CAPITAL and DEVELOPMENT LLC
 543 THAMES STREET
 NEWPORT, RHODE ISLAND
 02840

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

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
 SHEET: 2 OF 7

- PARCEL CHARACTERISTICS:**
- The site is within Zone X, Area of Minimal Flood Hazard. The flood map for the parcel is number 44009C0185J, effective on 04/03/2020.
 - The on-site soils are predominated "UD", urban land complex. The northwestern section is NaB, Narragansett Silt Loam.
 - There is no active agricultural use on site.
 - UD Soils are not prime farmland. NaB Soils are considered prime farmland but are not farmland soils of statewide importance.
 - There are no unique historic features present on the site.
 - There are no unique natural features present on the site.
 - The parcel is not within:
 - Natural Heritage Area
 - CRMC Special Area Management Plan
 - South Kingstown Groundwater Protection Overlay District
 - RIDEM OWTS Critical Resource Area
 - Drinking Water Supply Watershed
 - The parcel is within a TMDL Watershed (Saugutucket River, TMDL for Fecal Coliform)
 - A RIDEM regulated 50 ft Perimeter Wetland and 100 ft Riverbank Wetland extend into the site's northeastern corner.



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

CROSSMAN ENGINEERING

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone: (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02783
Phone: (508) 695-1700

Email: ce@crosmaneng.com

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LANDINGS CAPITAL and DEVELOPMENT LLC

543 THAMES STREET
NEWPORT, RHODE ISLAND
02840

DRAWING TITLE:

PROPOSED AERIAL VIEW

DATE: MAY 1, 2020 SCALE: 1"=20'

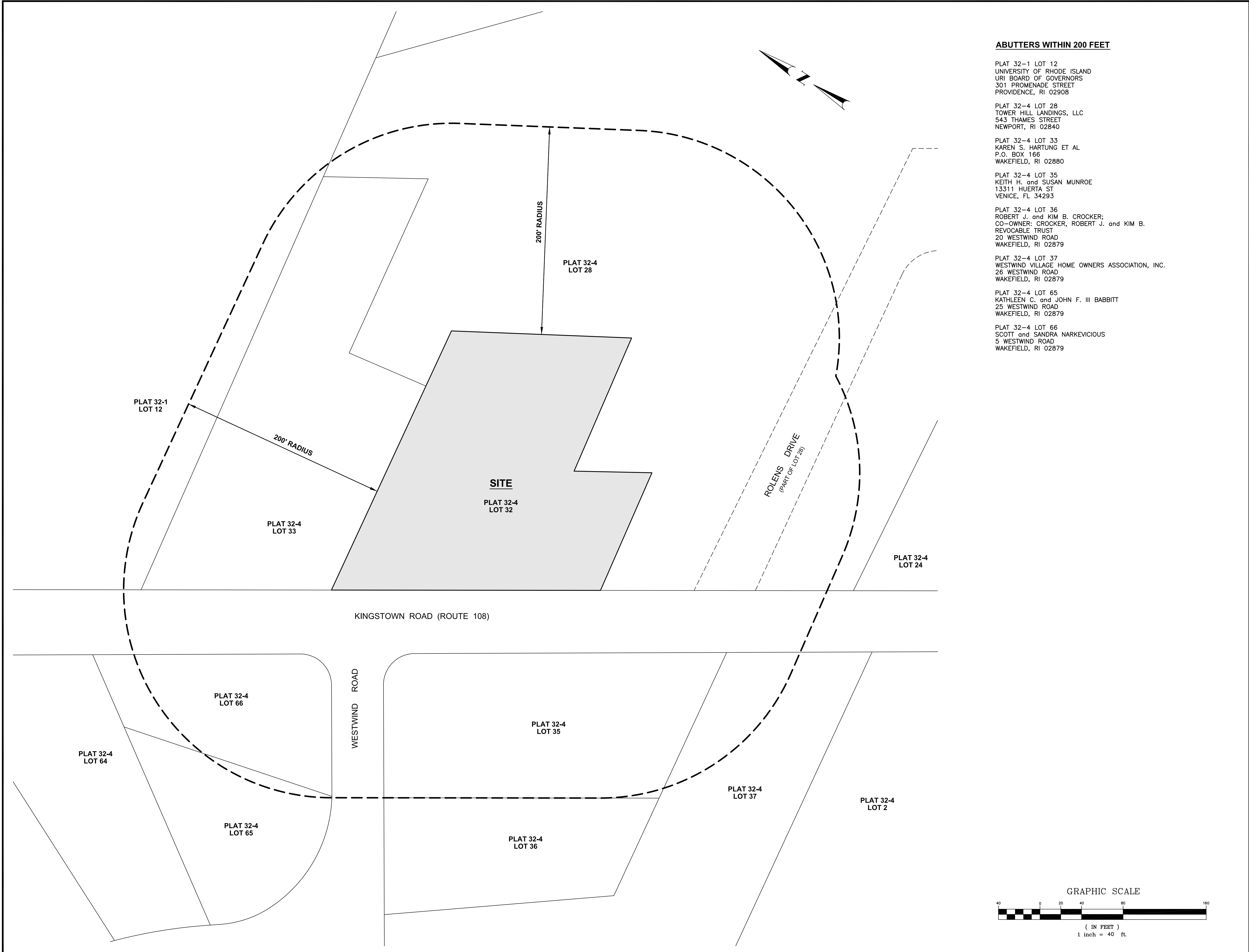
DWG. NAME: 2449-03-PR-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C2

SHEET: 3 OF 7



ABUTTERS WITHIN 200 FEET

PLAT 32-1 LOT 12
UNIVERSITY OF RHODE ISLAND
URI BOARD OF GOVERNORS
301 PROMENADE STREET
PROVIDENCE, RI 02908

PLAT 32-4 LOT 28
TOWER HILL LANDINGS, LLC
543 THAMES STREET
NEWPORT, RI 02840

PLAT 32-4 LOT 33
KAREN S. HARTUNG ET AL
P.O. BOX 166
WAKEFIELD, RI 02880

PLAT 32-4 LOT 35
KEITH H. and SUSAN MUNROE
13311 HUERTA ST
VENICE, FL 34293

PLAT 32-4 LOT 36
ROBERT J. and KIM B. CROCKER;
CO-OWNER: CROCKER, ROBERT J. and KIM B.
REVOCABLE TRUST
20 WESTWIND ROAD
WAKEFIELD, RI 02879

PLAT 32-4 LOT 37
WESTWIND VILLAGE HOME OWNERS ASSOCIATION, INC.
26 WESTWIND ROAD
WAKEFIELD, RI 02879

PLAT 32-4 LOT 65
KATHLEEN C. and JOHN F. III BABBITT
25 WESTWIND ROAD
WAKEFIELD, RI 02879

PLAT 32-4 LOT 66
SCOTT and SANDRA NARKEVICIOUS
5 WESTWIND ROAD
WAKEFIELD, RI 02879



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
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543 THAMES STREET
NEWPORT, RHODE ISLAND
02840

DRAWING TITLE:

200' RADIUS MAP

DATE: MAY 1, 2020 SCALE: 1"=20'

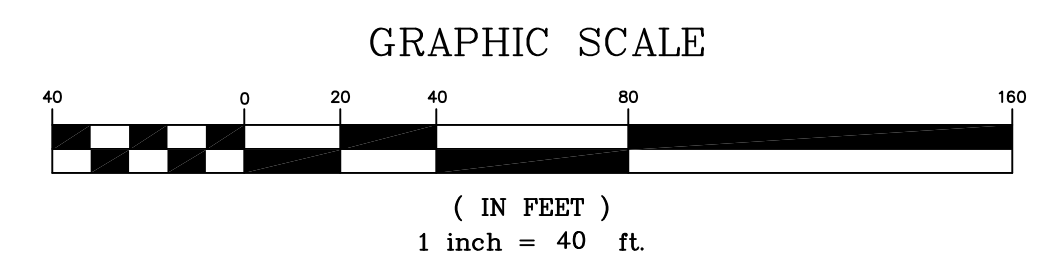
DWG. NAME: 2449-04-RADIUS.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C3

SHEET: 4 OF 7





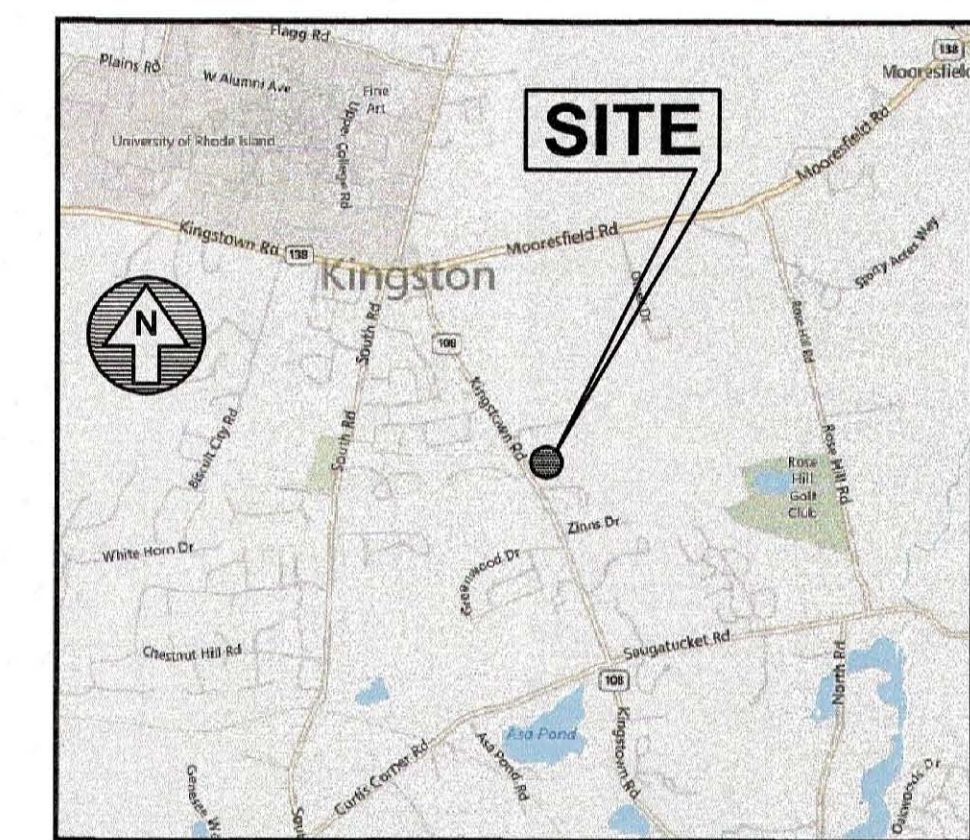
CROSSMAN ENGINEERING

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LOCUS MAP
NOT TO SCALE

NOTES

- FIELD SURVEY WORK FOR EXISTING CONDITIONS PERFORMED BY CROSSMAN ENGINEERING IN FEBRUARY AND MARCH OF 2015. THE BUILDINGS ON THE SITE HAVE BEEN DEMOLISHED/REMOVED BASED ON SKETCHES PROVIDED BY THE CONTRACTOR.
- UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES AND AVAILABLE RESEARCH OF PLANS AND SKETCHES ALONG WITH INFORMATION PROVIDED BY THE CONTRACTOR AND THE TOWN. 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.
- THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83) AND THE VERTICAL DATUM IS NAVD 88 UTILIZING GPS RTK NETWORK CONTROL.
- 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.
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR ENGINEERING DESIGN BY CROSSMAN ENGINEERING.
- WETLAND FLAGS, BUFFERS AND A REPORT OF FINDINGS HAVE BEEN PROVIDED BY NATURAL RESOURCE SERVICES, INC. AND LOCATED BY CROSSMAN ENGINEERING.
- 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.
- 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.
- THE APPROXIMATE LOCATION OF THE SEWER FORCE MAIN RUNNING THROUGH THE SITE IS ASSUMED TO BE IN THE SAWCUT PATCH.
- THE LOCATIONS AND INFORMATION REGARDING THE CUTTING AND CAPPING OF THE WATER, SEWER AND GAS LINES WAS PROVIDED BY SHORELINE CONSTRUCTION SERVICES IN FEBRUARY OF 2017 TO CROSSMAN ENGINEERING AND ALSO THE TOWN OF SOUTH KINGSTOWN IN MARCH OF 2017.
- A.P. 32-4 LOT 31 AND A.P. 32-4 LOT 32 HAVE BEEN MERGED INTO 1 PARCEL BY THE TOWN OF SOUTH KINGSTOWN, IDENTIFIED AS A.P. 32-4 LOT 32 ON THE TOWN OF SOUTH KINGSTOWN GIS MAPPING.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(a.) TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
-LIMITED CONTENT BOUNDARY SURVEY	CLASS 1
(b.) OTHER TYPE OF SURVEY	MEASUREMENT SPECIFICATION
-EXISTING CONDITIONS SURVEY	CLASS III
-TOPOGRAPHICAL SURVEY	CLASS III
-TOPOGRAPHIC SURVEY ACCURACY	CLASS T-1
-UTILITY COMPILATION	CLASS 4

(c.) STATEMENT OF PURPOSE
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAN IS FOR ENGINEERING DESIGN BY CROSSMAN ENGINEERING.

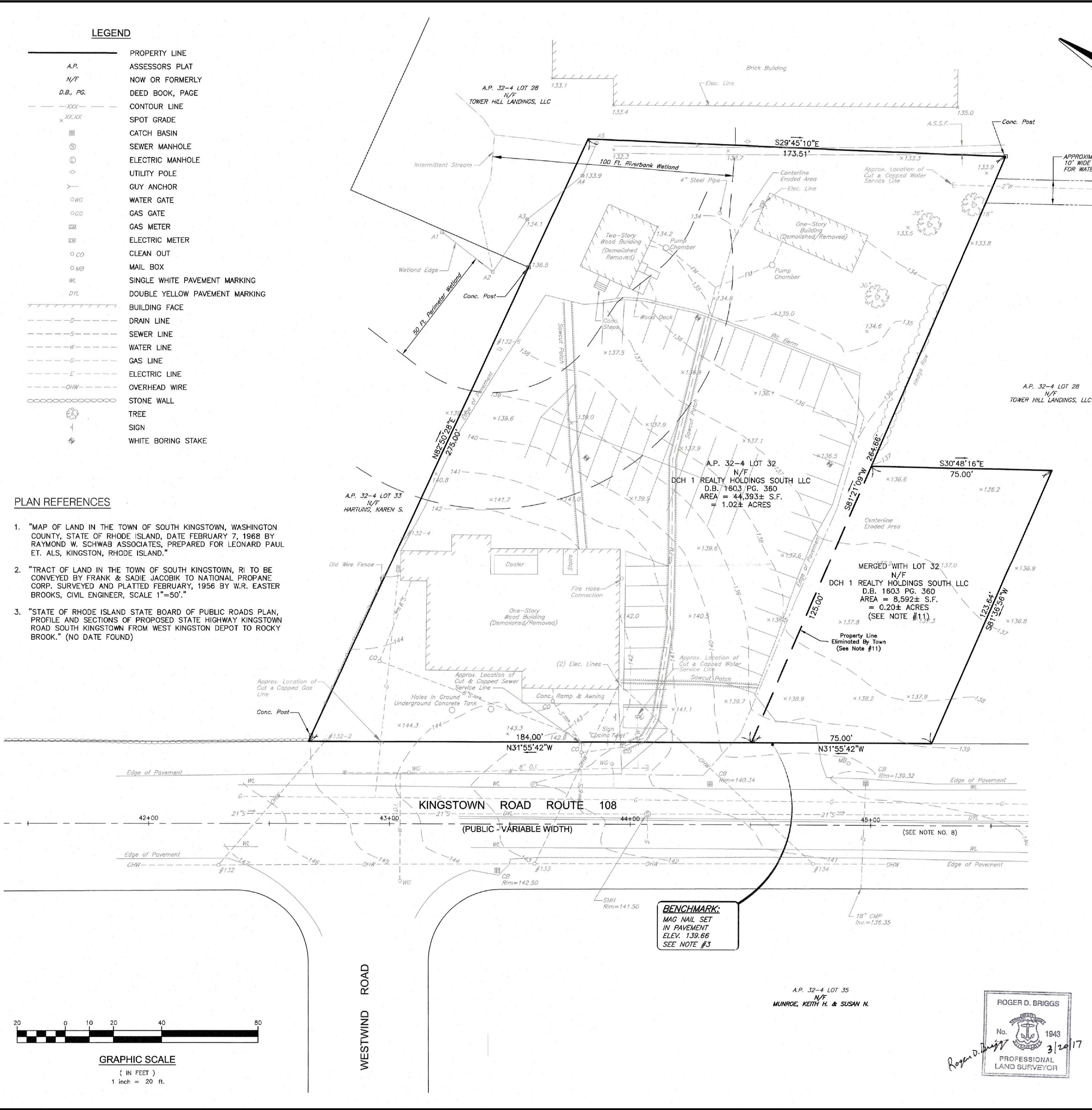
BY: Roger D. Briggs 3/20/17
PLS: CROSSMAN ENGINEERING ROGER D. BRIGGS #1943
COA: CROSSMAN ENGINEERING #A257

LEGEND

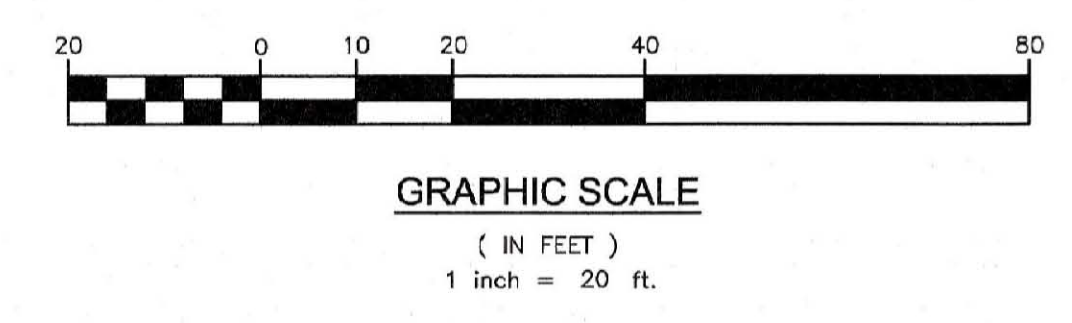
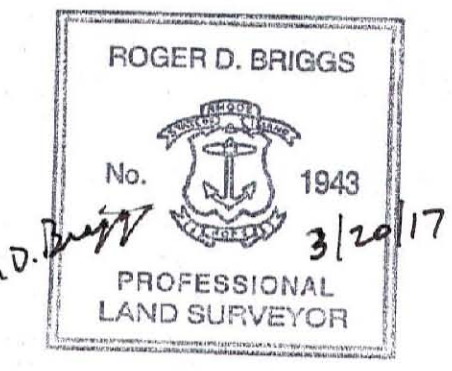
- A.P. PROPERTY LINE
- N/F ASSESSORS PLAT
- D.B., PG. NOW OR FORMERLY
- - - - - CONTOUR LINE
- XX.XX SPOT GRADE
- ▣ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ W/G WATER GATE
- ⊙ G/G GAS GATE
- ⊙ G/M GAS METER
- ⊙ E/M ELECTRIC METER
- ⊙ C/O CLEAN OUT
- ⊙ M/B MAIL BOX
- WL SINGLE WHITE PAVEMENT MARKING
- DYL DOUBLE YELLOW PAVEMENT MARKING
- B/F BUILDING FACE
- D/S DRAIN LINE
- S/S SEWER LINE
- W/W WATER LINE
- G/G GAS LINE
- E/E ELECTRIC LINE
- O/H/W OVERHEAD WIRE
- S/W STONE WALL
- ⊙ TREE
- ⊙ SIGN
- ⊙ WHITE BORING STAKE

PLAN REFERENCES

- "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."
- "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'."
- "STATE OF RHODE ISLAND STATE BOARD OF PUBLIC ROADS PLAN, PROFILE AND SECTIONS OF PROPOSED STATE HIGHWAY KINGSTOWN ROAD SOUTH KINGSTOWN FROM WEST KINGSTOWN DEPOT TO ROCKY BROOK." (NO DATE FOUND)



BENCHMARK:
MAG NAIL SET
IN PAVEMENT
ELEV. 139.66
SEE NOTE #3



OWNER
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880 VICTORY HIGHWAY
WEST GREENWICH, RHODE ISLAND
02817

APPLICANT
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543 THAMES STREET
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SOUTH KINGSTOWN, R.I.

DRAWING TITLE:
EXISTING CONDITIONS PLAN

543 THAMES STREET
NEWPORT, RHODE ISLAND
02840

DATE: MAY 1, 2020
SCALE: 1"=20'
DWG. NAME: 2449-05-EXCN.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
C4
SHEET: 5 OF 7



CROSSMAN ENGINEERING

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PREPARED FOR:

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543 THAMES STREET
NEWPORT, RHODE ISLAND
02840

DRAWING TITLE:

SITE LAYOUT PLAN

DATE: MAY 1, 2020 SCALE: 1"=20'

DWG. NAME: 2449-06-SITE.dwg

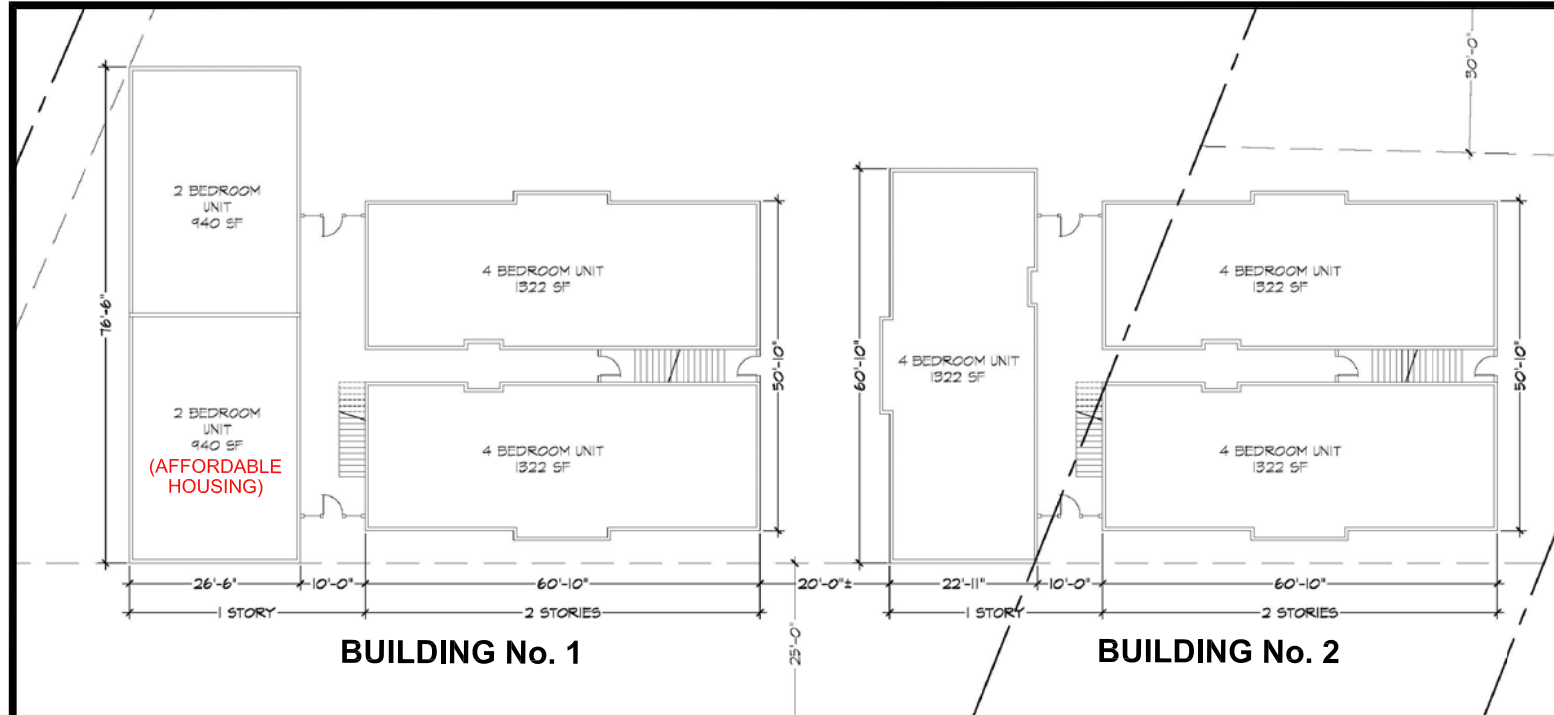
REVISIONS

NUMBER	REMARKS	DATE

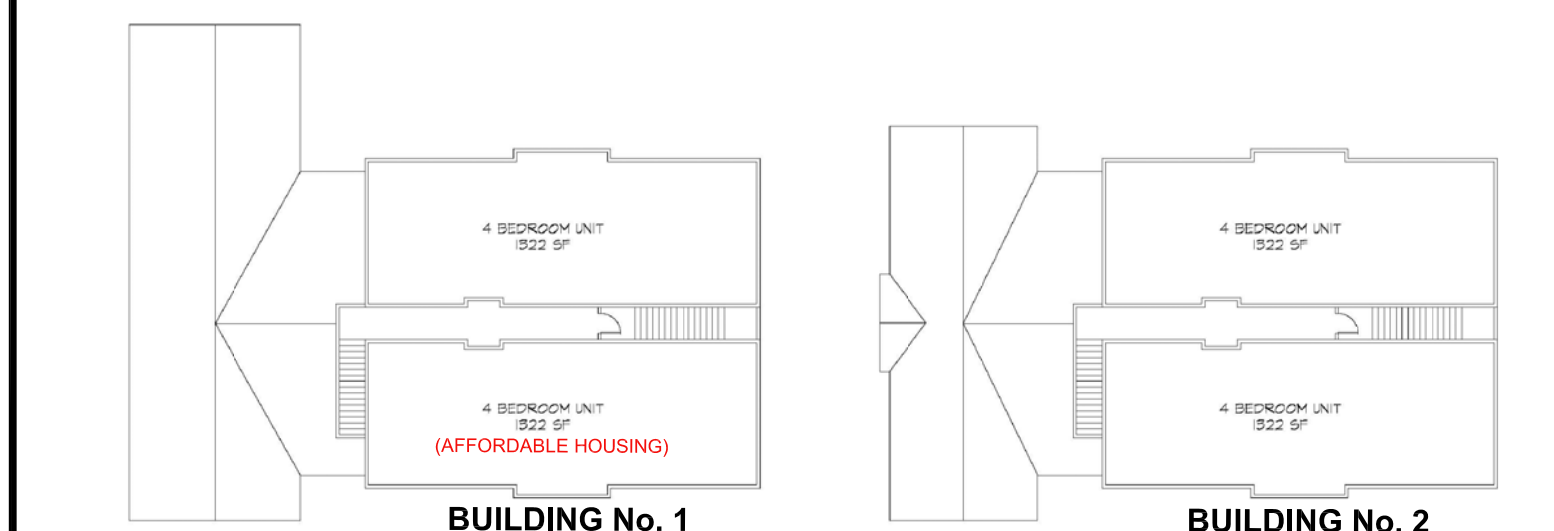
DRAWING NUMBER

C5

SHEET: 6 OF 7



DIAGRAMMATIC FIRST FLOOR PLAN



DIAGRAMMATIC SECOND FLOOR PLAN

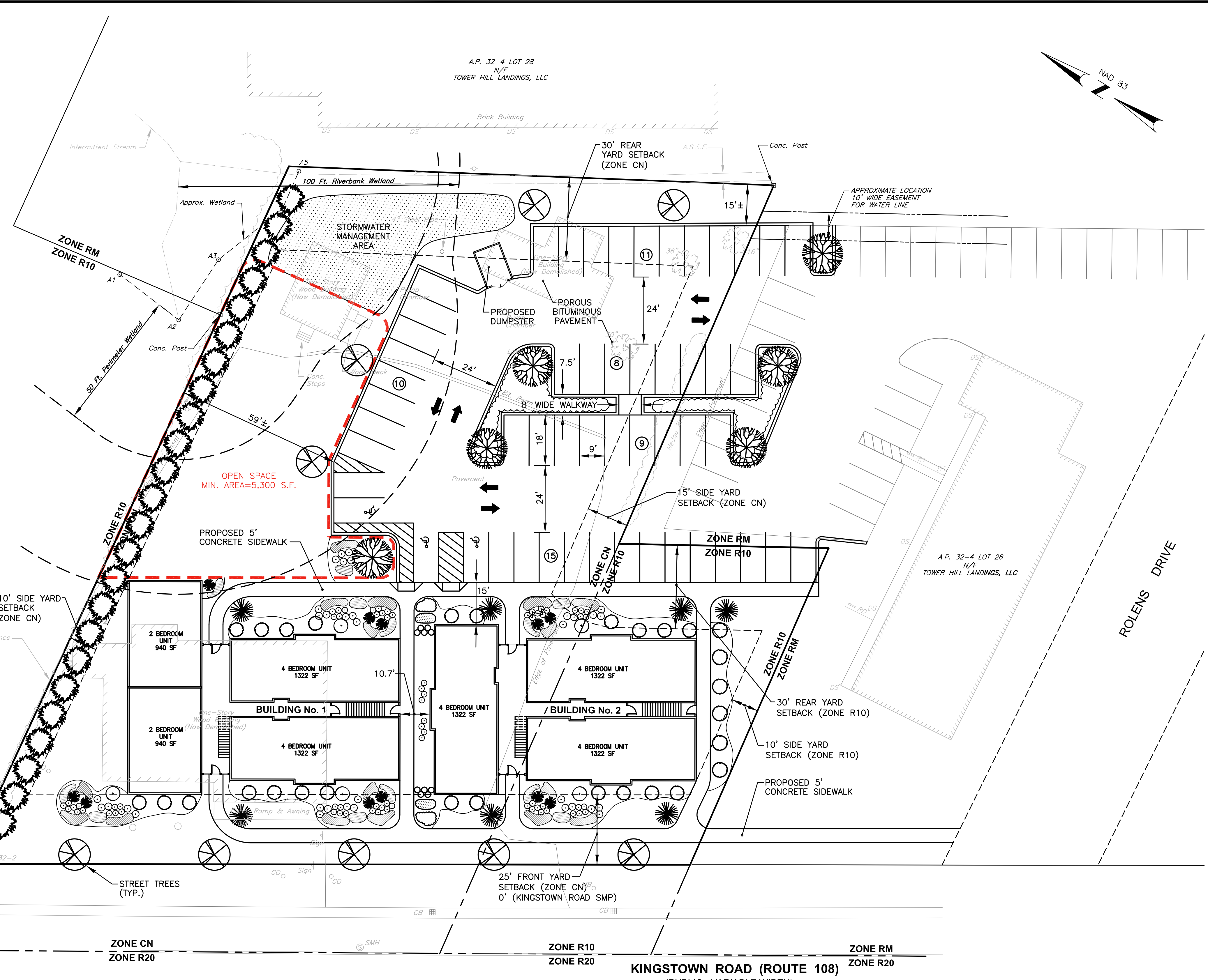
FLOOR PLANS
NOT TO SCALE

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.

PARKING REQUIREMENTS

ARTICLE 7, SECTION 7.111: 2 SPACES PER APARTMENT OR MULTI-HOUSEHOLD DWELLINGS
11 UNITS - 22 SPACES REQUIRED
ARTICLE 5, SECTION 504.14.B.4: 1 SPACE PER HOUSEHOLD OCCUPANCY BY >3 UNRELATED INDIVIDUALS
40 OCCUPANTS (MAX.) - 40 SPACES REQUIRED
ADDITIONAL SPACES PROVIDED = 44

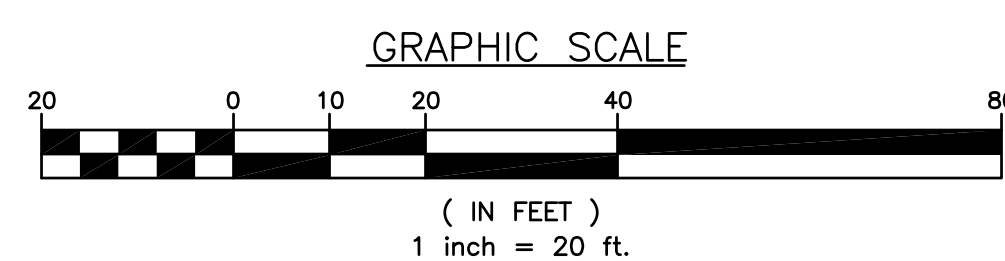


SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRED WAIVERS

- 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)

WESTWIND ROAD

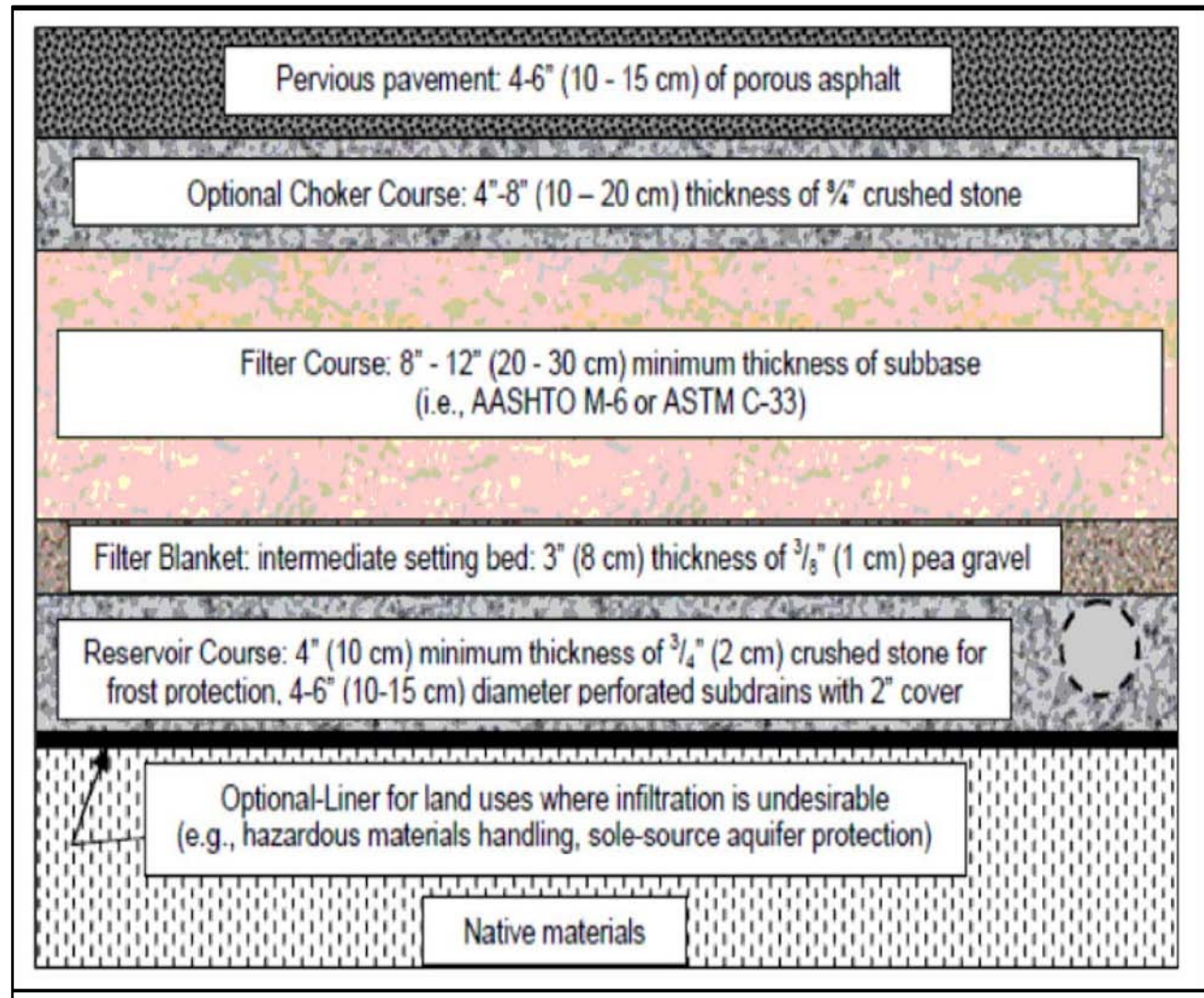
A.P. 32-4 LOT 35
N/F
MUNROE, KEITH H. & SUSAN N.



ZONING REQUIREMENTS

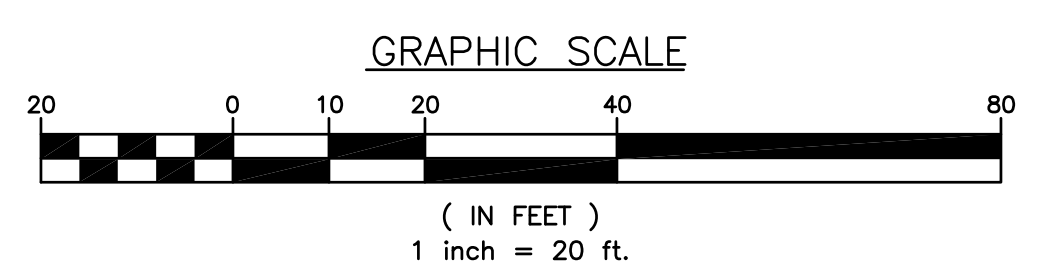
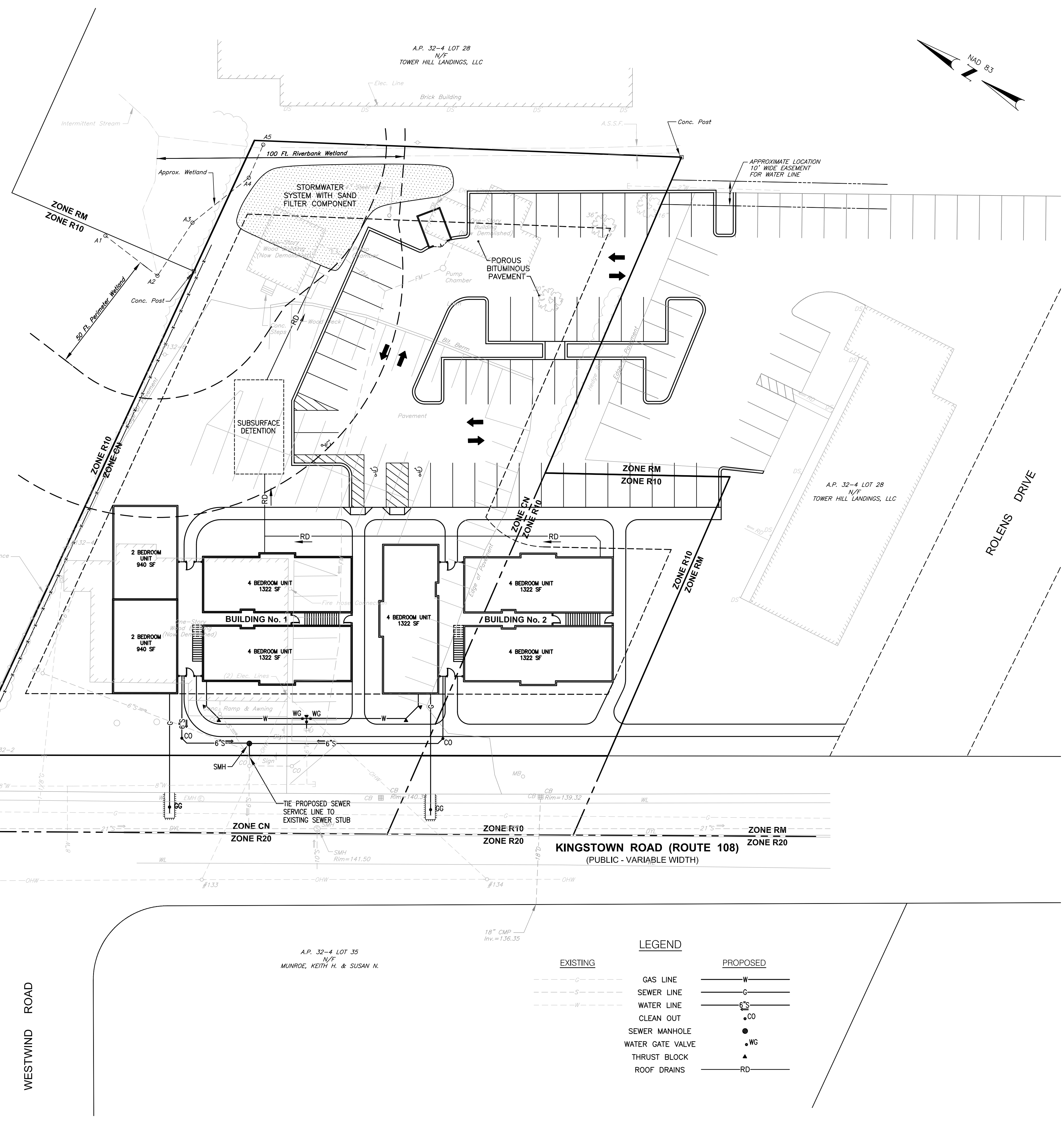
ZONING DISTRICT: R10 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT CN COMMERCIAL NEIGHBORHOOD KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT				
USE: MULTI-HOUSEHOLD LAND DEVELOPMENT, USE CODE 12.1				
LOT REQUIREMENT	REQUIRED-ZONE R10	REQUIRED-ZONE CN	KINGSTOWN RD SMD	PROPOSED
MINIMUM LOT AREA	15,000 S.F.+5,000 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'
YARD DIMENSIONS				
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'	---	---	---

* SUBJECT TO DEVELOPMENT PLAN REVIEW



NOTE:
ALL NEW BITUMINOUS PARKING AREAS SHALL BE POROUS PAVEMENT.

POROUS PAVEMENT DETAIL
NOT TO SCALE



EXISTING		PROPOSED	
---	GAS LINE	W	WATER LINE
---	SEWER LINE	C	CLEAN OUT
---	WATER LINE	6"S	SEWER MANHOLE
●	CLEAN OUT	●	WATER GATE VALVE
●	SEWER MANHOLE	●	THRUST BLOCK
▲	WATER GATE VALVE	▲	ROOF DRAINS
▲	THRUST BLOCK	RD	
RD	ROOF DRAINS		

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DRAWING TITLE:
DRAINAGE and UTILITY PLAN

DATE: MAY 1, 2020 SCALE: 1"=20'
DWG. NAME: 2449-07-UTIL.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
C6
SHEET: 7 OF 7