

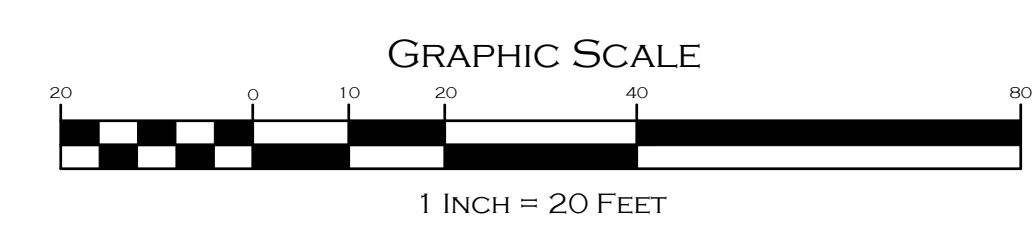
LOCATION (NOT TO SCALE) MAP

- GENERAL NOTES:**
- LOT SHOWN IS DESIGNATED AS LOT 20 ON SOUTH KINGSTOWN ASSESSORS MAP 57-2
 - ZONING DISTRICT: COMMERCIAL HIGHWAY (CH)
 - OWNER OF RECORD: - BRIAN J. MCLAUGHLIN
323 MANLEY STREET
WEST BRIDGEWATER, MA 02379
BOOK 1311 PAGE 0438
 - SITE IS LOCATED IN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 44009 C 0203 K EFFECTIVE ON APRIL 3, 2020
 - THERE IS NO AGRICULTURAL USE ON SITE.
 - THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON SITE.
 - THERE ARE NO PROPOSED CHANGES IN GRADING TO THE SITE EXCEPT FOR PROPOSED LIGHTING.
 - THIS LAND IS NOT UNDER THE JURISDICTION OF THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN.
 - THIS LAND IS NOT UNDER THE JURISDICTION OF THE SALT POND SPECIAL AREA MANAGEMENT PLAN.
 - THIS LAND IS NOT IN THE SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THIS LAND IS NOT IN THE TMDL WATERSHED.
 - THIS LAND IS NOT IN A OWTS CRITICAL RESOURCE AREA.
 - THIS PARCEL AND BUILDINGS ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORICAL PLACES.
 - THIS LAND IS IN THE SAUGATUCKET RIVER WATERSHED.
 - PROPOSED GENERATOR IS TO BE A GENERAC 6981 7.5 KW POWERPACT GENERATOR WITH A 50A 8 CIRCUIT TRANSFER SWITCH.
 - PROPOSED LIGHTING IS TO BE A PLT LED WALL PACK 75 WATT 9375 LUMENS - 4000 KELVIN

- PLAN REFERENCE:**
- R.I.D.O.T. IMPROVEMENTS TO OLD TOWER HILL ROAD, SOUTH KINGSTOWN, RI. DRAINAGE AND UTILITY PLAN NO. 2 SCALE: 1"=20'
 - R.O.D.O.T. SOUTH KINGSTOWN WAKEFIELD CUTOFF US ROUTE 1 PLAT NO. 2115 BY LEE PARE, P.P. SCALE: 1" = 40'
 - SPADEENA PARKWAY DEVELOPMENT O.W. GREENE WAKEFIELD, RI. 1" = 80'

DIMENSIONAL ZONING REQUIREMENTS:

COMMERCIAL HIGHWAY - (CH) - ZONING DISTRICT	
MINIMUM AREA	= 20,000 S.F.
MINIMUM FRONTAGE	= 100'
MINIMUM FRONT YARD SETBACK	= 40'
MINIMUM SIDE YARD SETBACK	= 30'
MINIMUM REAR YARD SETBACK	= 40'
MAXIMUM BUILDING HEIGHT	= 35'
MAXIMUM % BUILDING COVERAGE	= 30%

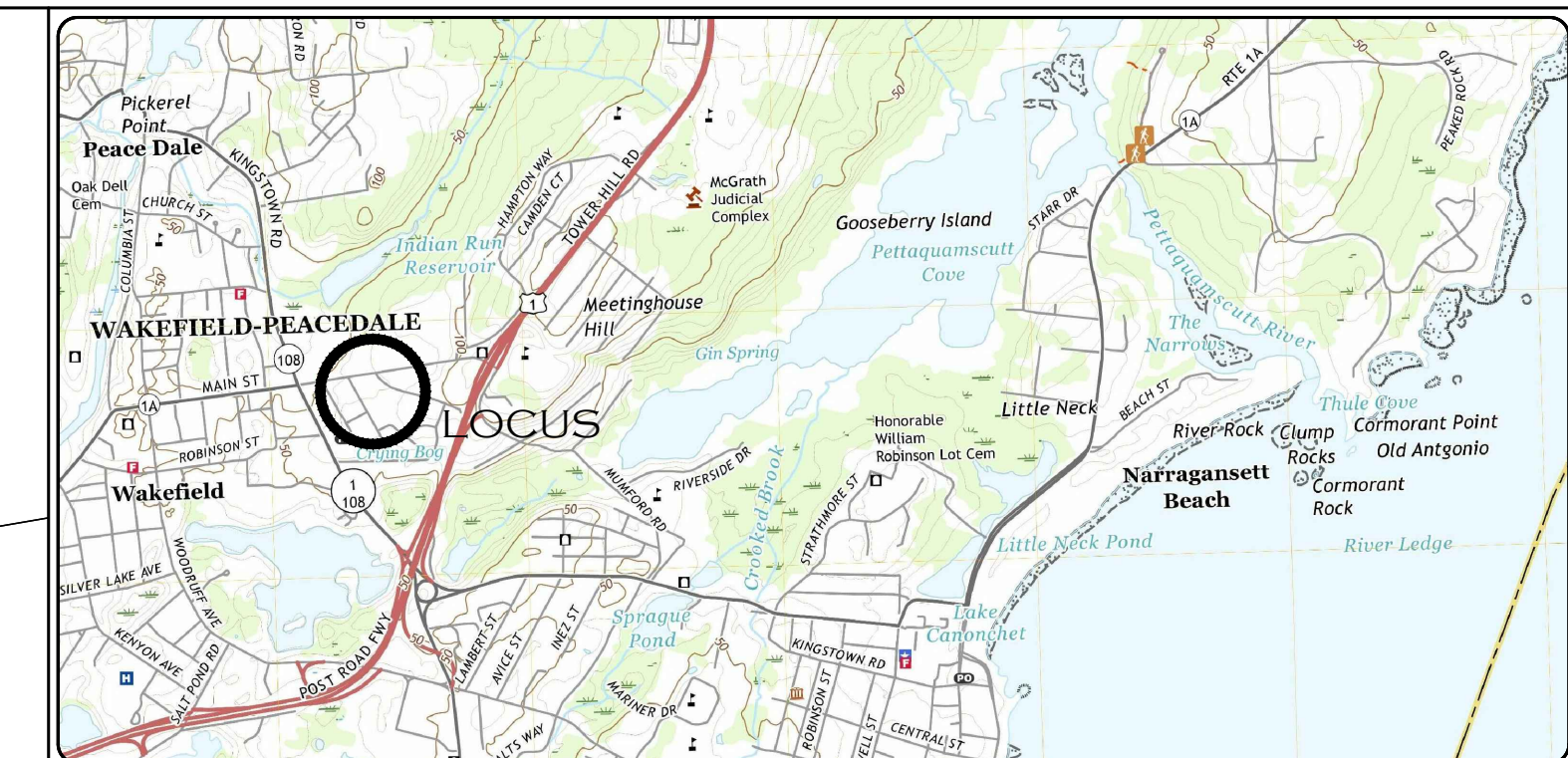


EXISTING CONDITIONS PLAN

	"71 OLD TOWER HILL ROAD"		
	OLD TOWER HILL ROAD, SOUTH KINGSTOWN, RI 02879 ASSESSORS MAP 57-2 LOT 20		
APPLICANT:		BRIAN MCLAUGHLIN	
323 MANLEY STREET, WEST BRIDGEWATER, MA 02379			
JOB #	SCALE:	DRAWN BY:	DATE:
21-074	1" = 20'	LJG	JANUARY 7, 2022
REVISED:			

	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InSiteEngineers.com		
	SHEET 1 OF 3		

1:27:074 91 Pershing Ave. - S Kingstown - DC Architects/CADD/21-074 - ENGR base - 001.dwg, 1/7/2022 10:09:59 AM



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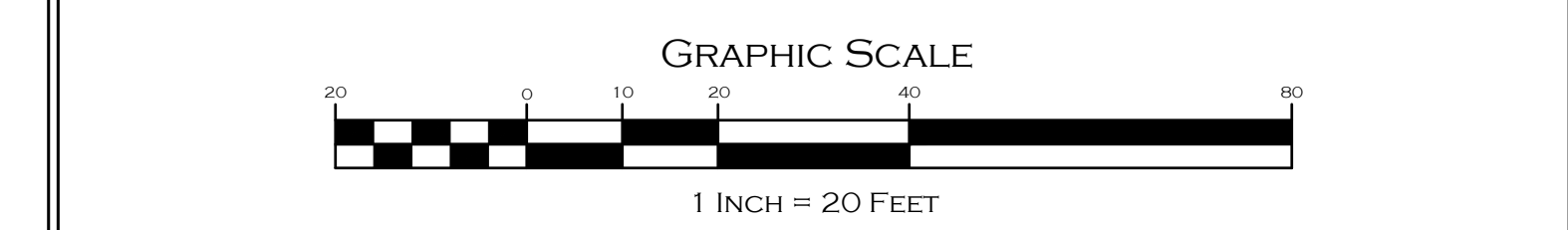
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PARKING REQUIREMENTS:
SECTION 711 - MINIMUM OFF STREET PARKING REQUIREMENTS: RETAIL STORES, SHOPPING CENTERS AND OTHER TYPES OF PERMITTED BUSINESS OR COMMERCIAL USES REQUIRE 1 PARKING SPACE FOR EACH 350 SQ.FT OF GROSS LEASABLE FLOOR AREA (MINIMUM 3 SPACES)

BUILDING AREA: 1,250 S.F. + 7,250 S.F. = 8,500 S.F.
REQUIRED PARKING: 25 PARKING SPACES
PROPOSED PARKING: 51 PARKING SPACES

IMPERVIOUS AREA BREAKDOWN:
EXISTING IMPERVIOUS AREA = 34,422 S.F.
PROPOSED IMPERVIOUS AREA = 33,871 S.F.



LAYOUT PLAN

"71 OLD TOWER HILL ROAD"
OLD TOWER HILL ROAD, SOUTH KINGSTOWN, RI 02879
ASSESSORS MAP 57-2 LOT 20

APPLICANT: BRIAN McLAUGHLIN
323 MANLEY STREET, WEST BRIDGEWATER, MA 02379

JOB # 21-074 SCALE: 1" = 20' DRAWN BY: LJJ DATE: JANUARY 7, 2022

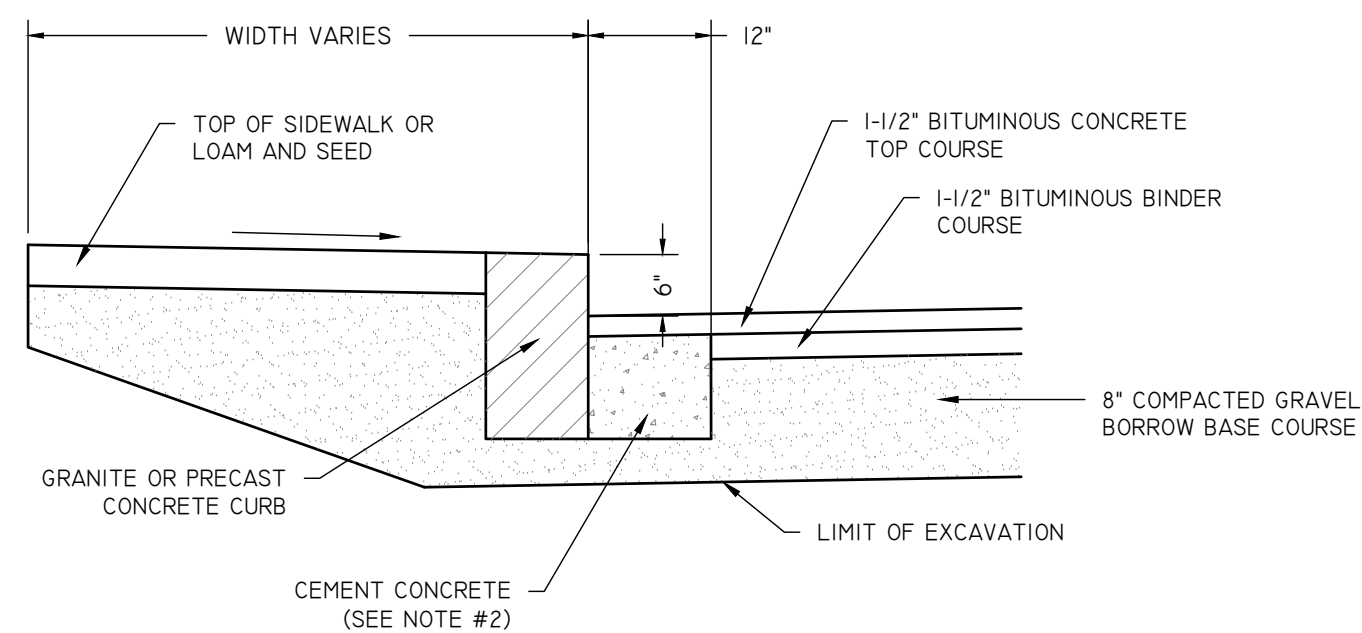
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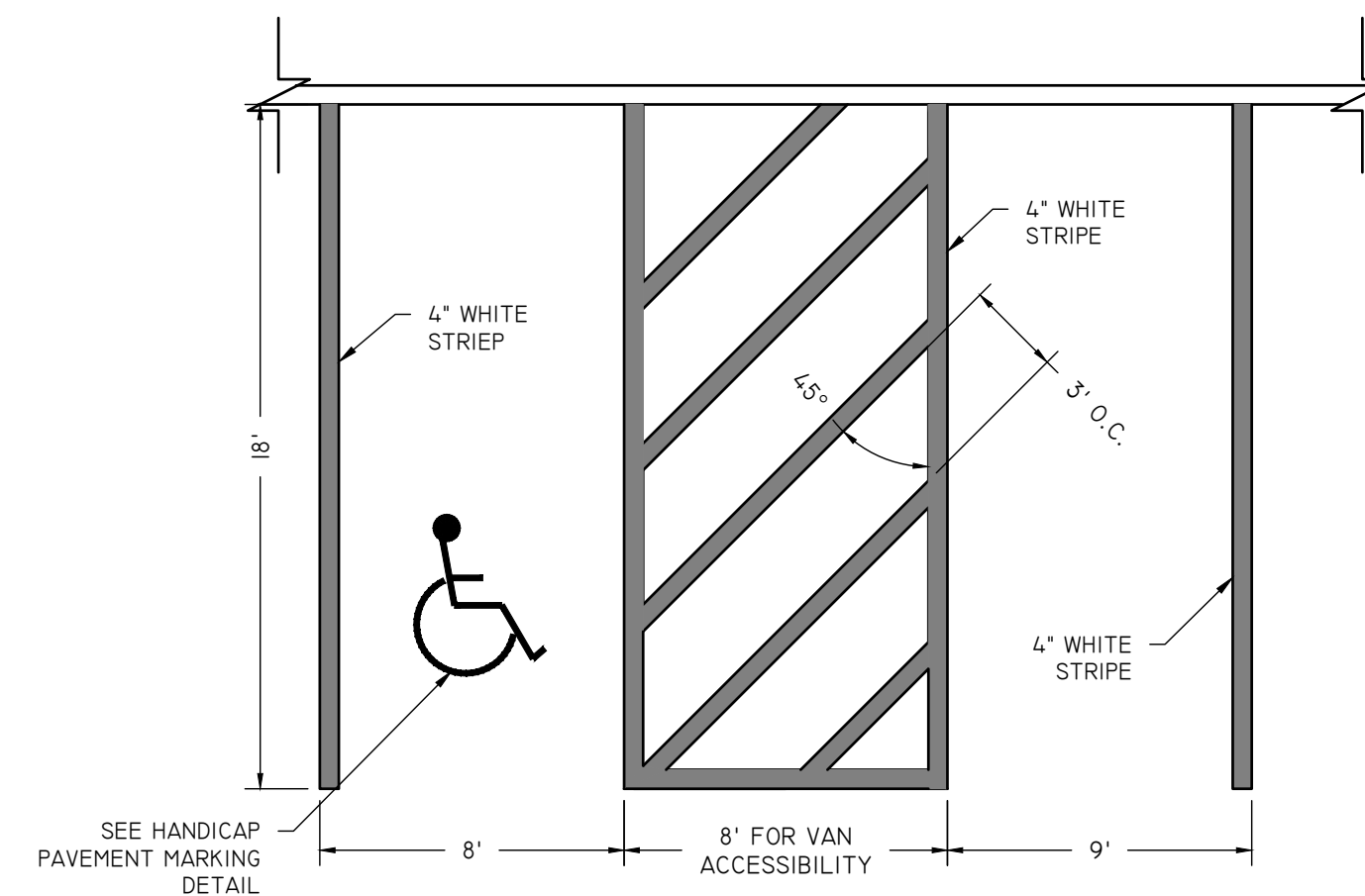
SHEET 2 OF 3

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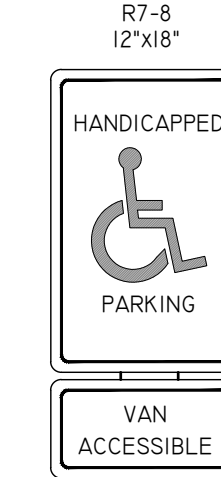
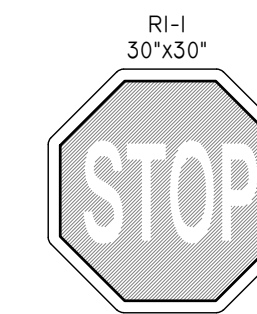
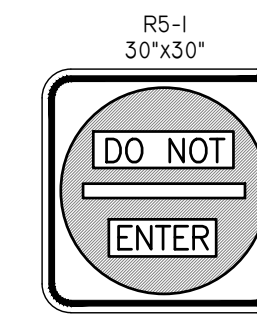
- NOTES:**
1. SAW CUT 12" FROM CURB LINE AND REMOVE BINDER, BASE AND STONE, REPLACE WITH CEMENT CONCRETE.
 2. CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPT. UNDER SECTION M4 OF THE 1995 STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED, BITUMINOUS CONCRETE IS NOT TO BE USED AS A SUBSTITUTE.
 3. USE CEMENT CONCRETE ONLY WHEN BITUMINOUS BINDER COURSE HAS BEEN PLACED BEFORE EITHER TYPE OF VERTICAL CURB HAS BEEN INSTALLED.

METHOD OF SETTING VERTICAL CURB
NOT TO SCALE



- NOTES:**
1. WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.

HANDICAP PARKING AND STANDARD STALLS
NOT TO SCALE

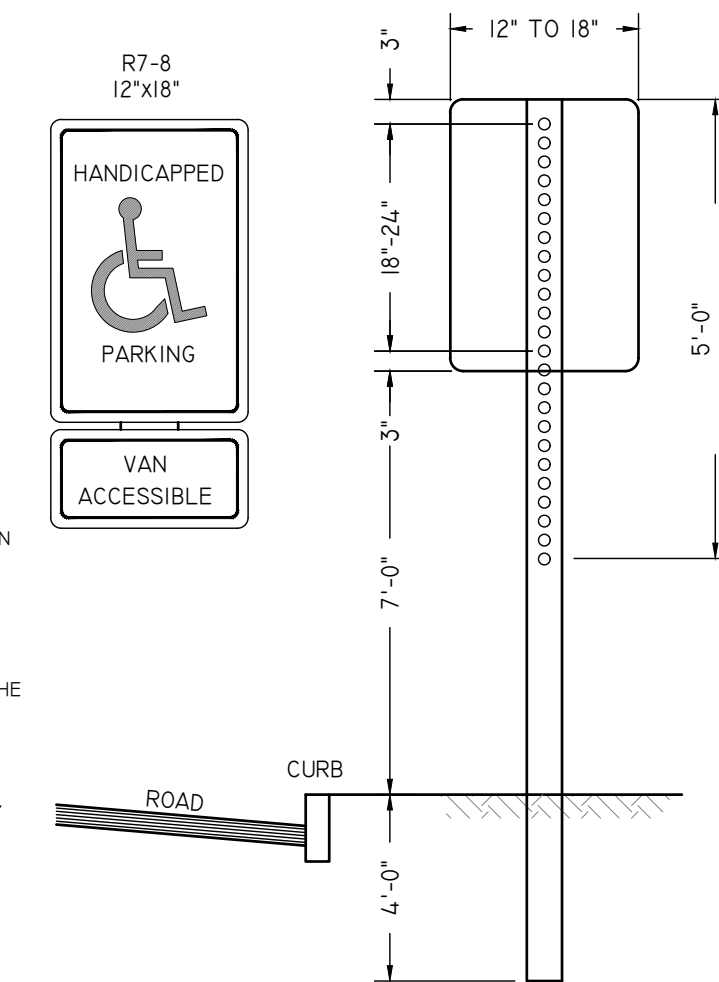


SIGN MOUNTING NOTES:

1. ALL LAG SCREWS, BOLTS AND WASHERS SHALL BE GALVANIZED 5/16\"/>

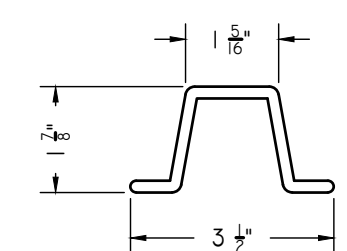
HANDICAP SIGN NOTES:

1. ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD.
2. SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
3. FOR HANDICAPPED VAN SPACE USE SIGN AS DETAILED FOR HANDICAPPED SPACE FOR AUTOMOBILES USE ONLY HANDICAPPED PARKING SIGN.



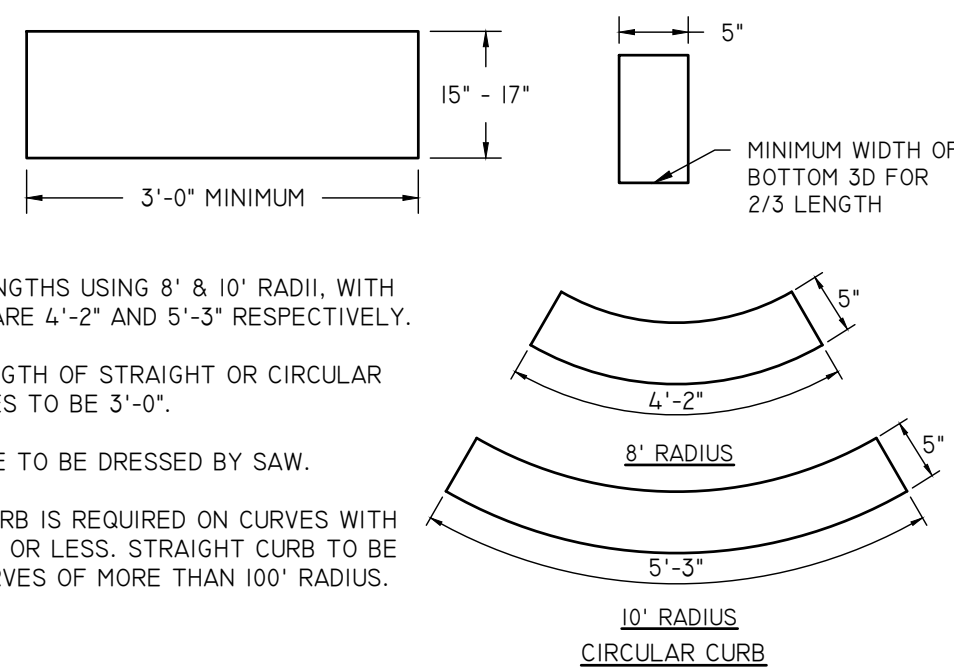
2-5/16" x 2-1/2" GALVANIZED BOLTS AND 0.070 WASHERS.
STEEL SPECIFICATION - A.S.T.M. DESIGNATION A499-64 ZINC (HOT GALVANIZED) SPECIFIED BY - A.S.T.M. A 123.

WT./FT.	3.00#
MOM. 1x-x	0.484 IN ²
SEC MOD. x-x	0.569 IN ²
MOM. 1y-y	0.886 IN ²
SEC MOD 1y-y	0.506 IN ²



PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° A LINE PARALLEL TO THE FLOW OF TRAFFIC.

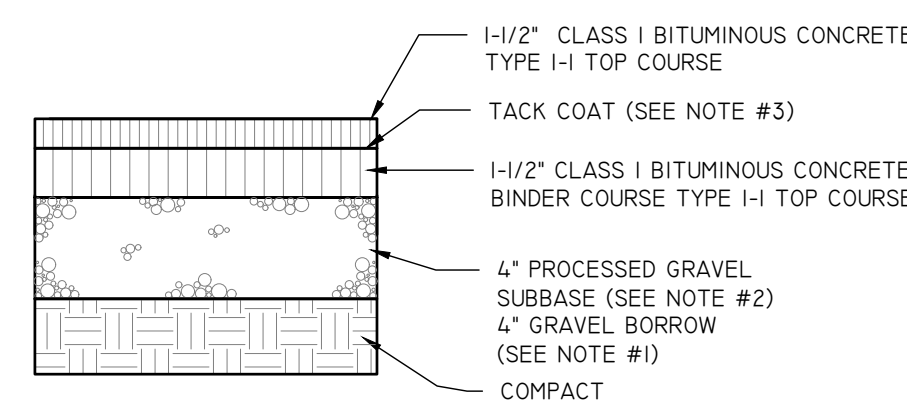
SIGN MOUNTING
NOT TO SCALE



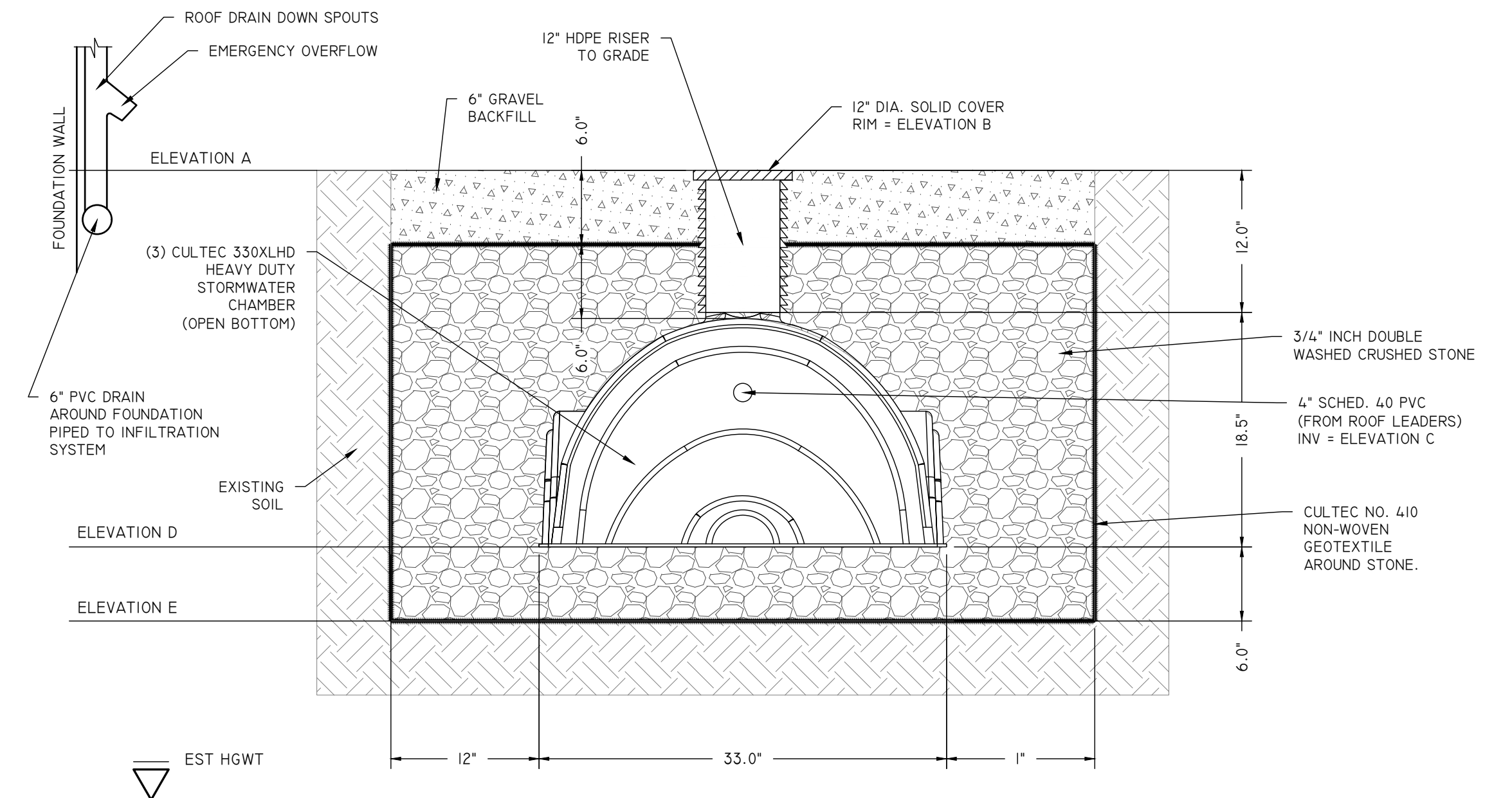
- NOTES:**
1. MAXIMUM LENGTHS USING 8' & 10' RADII, WITH 90° ANGLE, ARE 4'-2" AND 5'-3" RESPECTIVELY.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. TOP SURFACE TO BE DRESSED BY SAW.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 100' OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 100' RADIUS.

PRECAST CONCRETE CURB
NOT TO SCALE

- NOTES:**
1. GRAVEL BORROW SHALL CONFORM TO MDDOT STD. SPECIFICATION MATERIALS SECTION
 2. PROCESSED GRAVEL FOR SUBBASE COURSE SHALL CONFORM TO RIDOT STD. SPECIFICATION MATERIALS SECTION
 3. MACHINE APPLIED TACK COAT SHALL BE APPLIED ON TOP OF BINDER COURSE BEFORE FINAL PAVEMENT. TACK COAT SHALL CONFORM TO RIDOT STD. SPECIFICATIONS MATERIALS SECTION

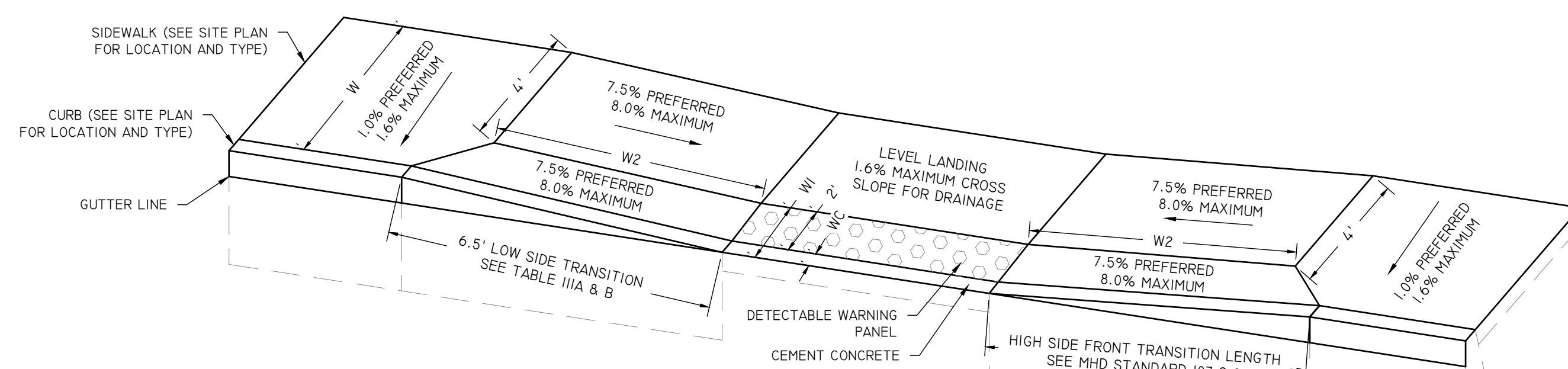


BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE



INFILTRATION SYSTEM CROSS SECTION
NOT TO SCALE

INFILTRATOR INVERT ELEVATIONS	
ELEVATION	FIELD
ELEVATION A	100.00
ELEVATION B	99.00
ELEVATION C	98.25
ELEVATION D	97.5
ELEVATION E	97.0

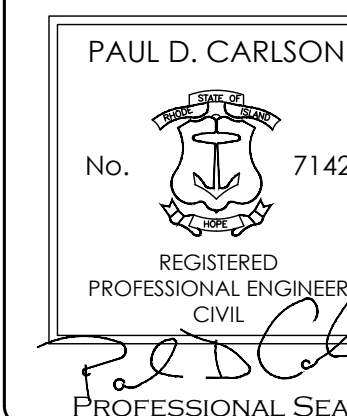


- NOTES:**
1. WHERE THE SIDEWALK WIDTH IS 7.5' OR GREATER FOR BITUMINOUS CONCRETE AND 8.0' OR GREATER FOR CEMENT CONCRETE AND BRICK, THE BACK TRANSITION LENGTHS (LBH, LBL) SHALL EQUAL ZERO (0). THEREFORE THE DIAGONAL SCORE LINE SHALL MEET THE BACK CORNERS OF THE WHEELCHAIR RAMP. IT SHOULD BE NOTED THAT THE RAMP SLOPE SHALL BE LESS THAN 11.0' FOR BITUMINOUS CONCRETE AND GREATER THAN 8.0' TO LESS THAN 11.0' FOR CEMENT CONCRETE AND BRICK.
 2. TRANSITION CURB SHALL BE PART OF THE HANDICAP RAMP WORK.

- LEGEND:**
- W = SIDEWALK WIDTH
 - WI = PERPENDICULAR RAMP LENGTH
 - W2 = PARALLEL RAMP LENGTH
 - WC = CURB WIDTH

WHEELCHAIR RAMP DETAIL
NOT TO SCALE

DETAIL SHEET

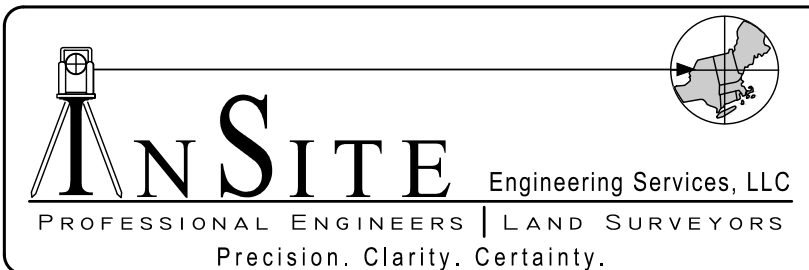


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SHEET
3
OF 3