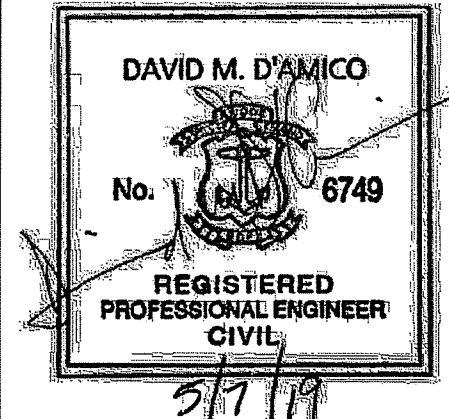
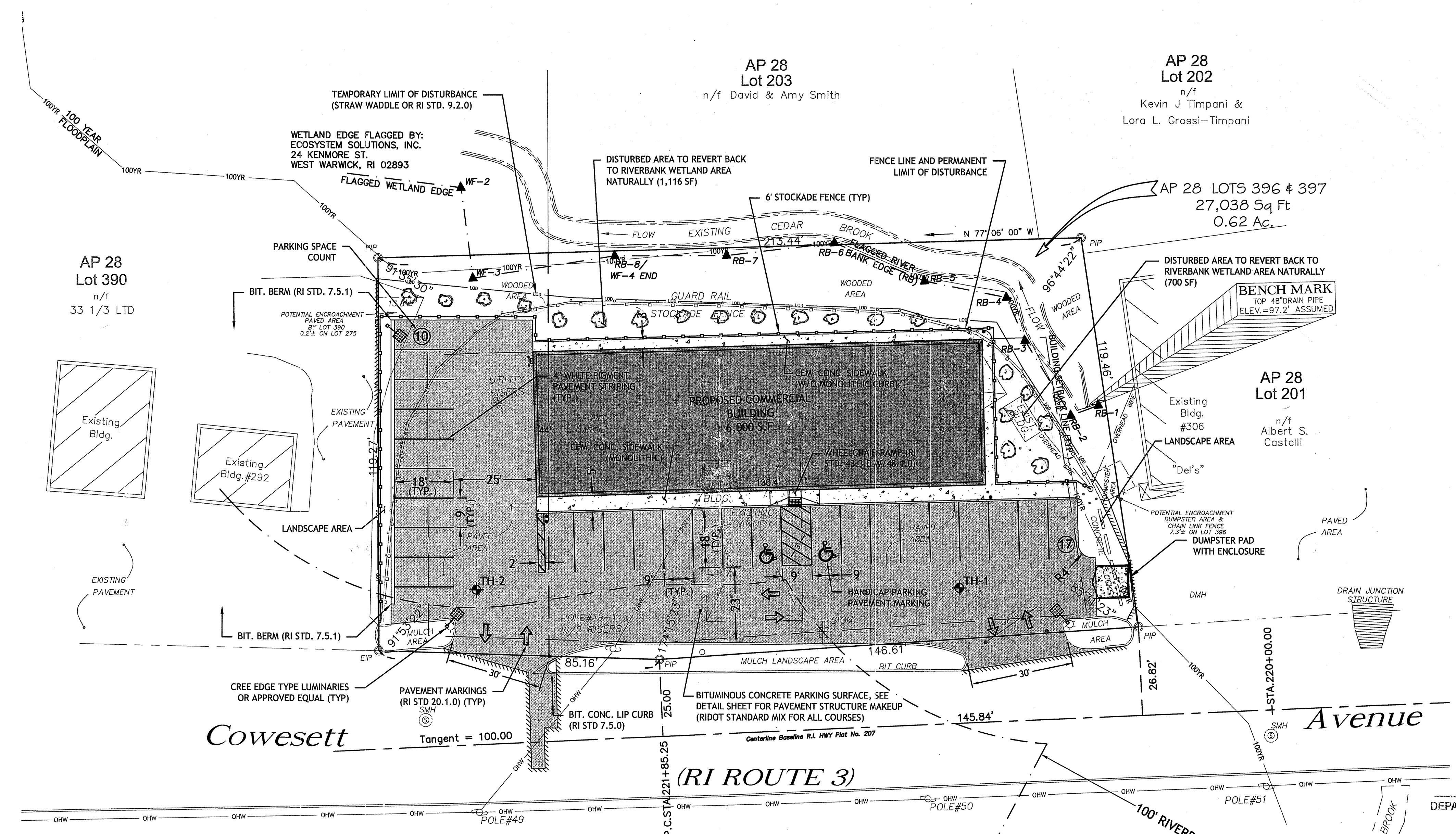


N:\07-0097-JJ_Cardoso\06_294_Cowesett_Road\294_Cowesett_Ave_Site_PLAN SITE 4-9-19.dwg May 07 2019 5:57pm



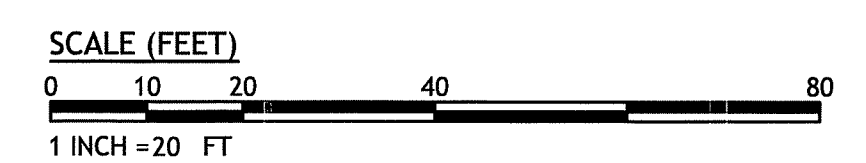
PROPOSED COMMERCIAL BUILDING
 294 COWESSETT AVE.
 WEST WARWICK, RI
 AP 28, LOTS 396 AND 397



Environmental Management
 MAY 14 2019
 Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 17 2019 FILE # 19-0152
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

Proposed plantings per R.I.D.E.M.
 See-Condition No. 16 of the permit letter



ZONING INFORMATION TABLE:

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	B	B	B
MINIMUM LOT AREA	10,000 SF	27,038 SF	27,038 SF
MINIMUM LOT WIDTH/FRONTAGE	100'	231.77'	231.77'
MINIMUM LOT DEPTH	100'	119.27'	119.27'
MINIMUM FRONT SETBACK	5'	53.5'	48.45'
MINIMUM SIDE YARD SETBACK	15'	96.6'	28.23'
MAXIMUM REAR YARD SETBACK	30'	64.9'	30.07'
MAXIMUM BUILDING COVERAGE	50%	2.4%	22.2%
MAXIMUM BUILDING HEIGHT	90'	< 90'	30'

PROPOSED PARKING CALCULATION(S):
 SECTION 5.9 - OFF-STREET PARKING AND LOADING REGULATIONS
 BUSINESS AND COMMERCIAL SERVICE - ONE (1) SPACE FOR EACH 200 SF GROSS FLOOR AREA (GFA)
 REQUIRED PARKING = 6,000 GFA - 10% COMMON SPACE/200 = 27 PARKING SPACES
 REQUIRED VEHICLE: 27 SPACES
 PROVIDED VEHICLE: 27 SPACES
 ADA ACCESSIBLE SPACE(S) REQUIRED: 2
 ADA ACCESSIBLE SPACE(S) PROVIDED: 2

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DMD
 DRAWN BY: DMD
 CHECKED BY: DMD
 DATE: APRIL, 2019
 PROJECT NO: 07-0097-06

PERMIT PLANS, NOT FOR CONSTRUCTION

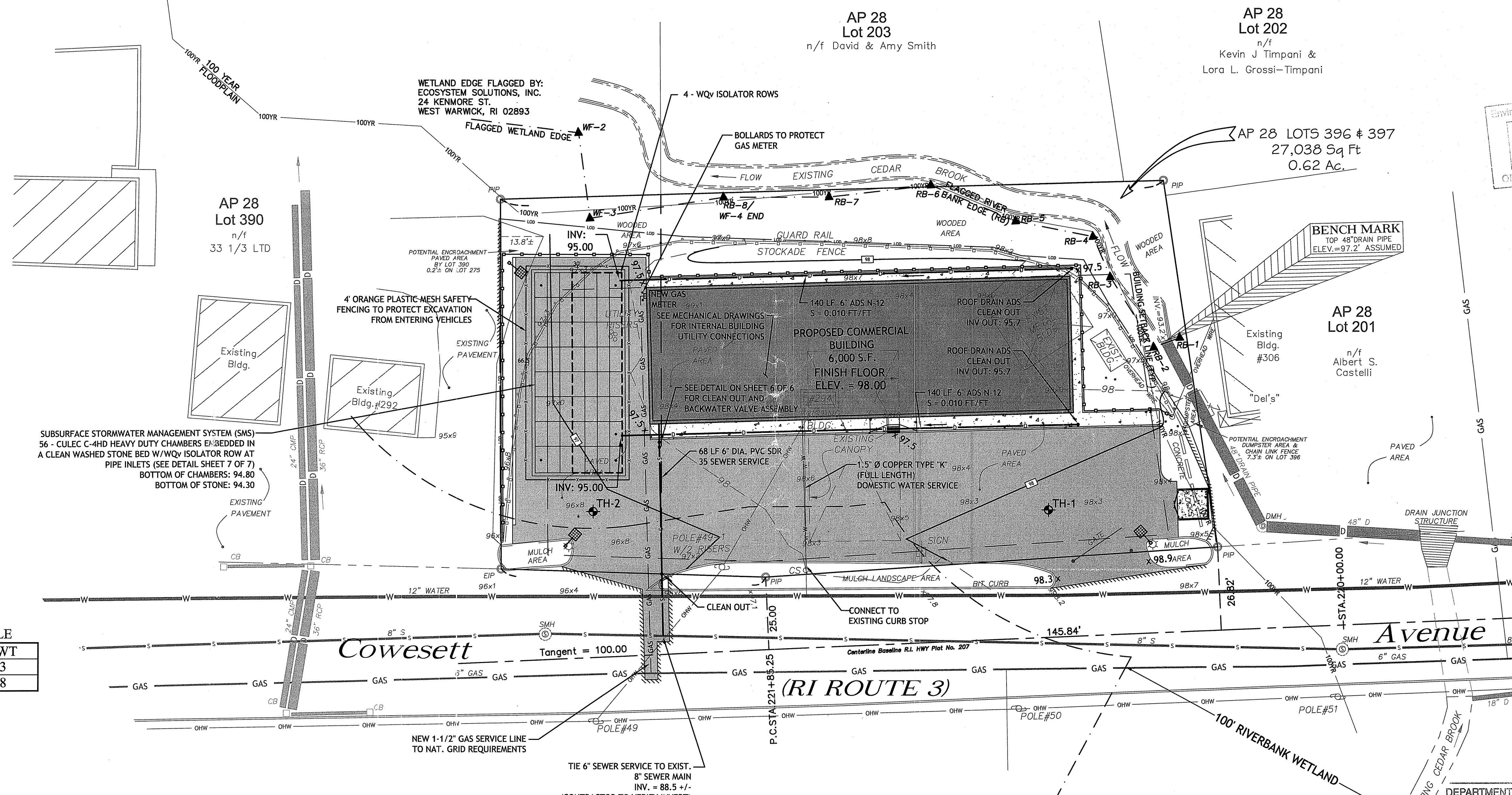
SITE PLAN

SHEET 4 OF 7

SECTION 3.2.6 RISDISM REDEVELOPMENT CRITERIA GUIDANCE

TOTAL SITE AREA (TSA): 27,038 SF
 JURISDICTIONAL WETLANDS (JW): 1,880 SF
 CONSERVATION LAND (CL): NA
 SITE SIZE (SS) = 27,038 - 1,880 = 25,158 SF
 EXISTING TOTAL IMPERVIOUS AREA (TIA) = 20,338 SF
 TIA/SS = 0.80 > 0.4
 PROPOSED DISTURBED IMPERVIOUS (DI) = 18,750 SF
 STORMWATER TREATMENT AREA (STA) = (18,750 x 0.5) - (20,338 - 18,750) =

7,787 SF > 6,000 SF ACTUAL PROJECT STA TO PROPOSED SMS



Environmental Management
 MAY 14 2019
 Office of Water Resources

DAVID M. D'AMICO
 No. 6749
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 5/17/19

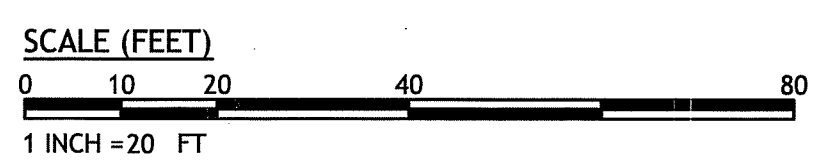
PROPOSED COMMERCIAL BUILDING
 294 COWESETT AVE.
 WEST WARWICK, RI
 AP 28, LOTS 396 AND 397

TEST HOLE DATA TABLE

TH	ELEV.	SHGWT
1	98.3	93.3
2	96.8	91.8

SOIL EVALUATIONS CONDUCTED BY:
 ECOSYSTEM SOLUTIONS, INC.
 24 KENMORE ST.
 WEST WARWICK, RI 02893

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 17 2019 FILE # 19-0152
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
 Nancy L. Freeman



LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT 1-888-DIG-SAFE 1-888-344-7233

REVISIONS:

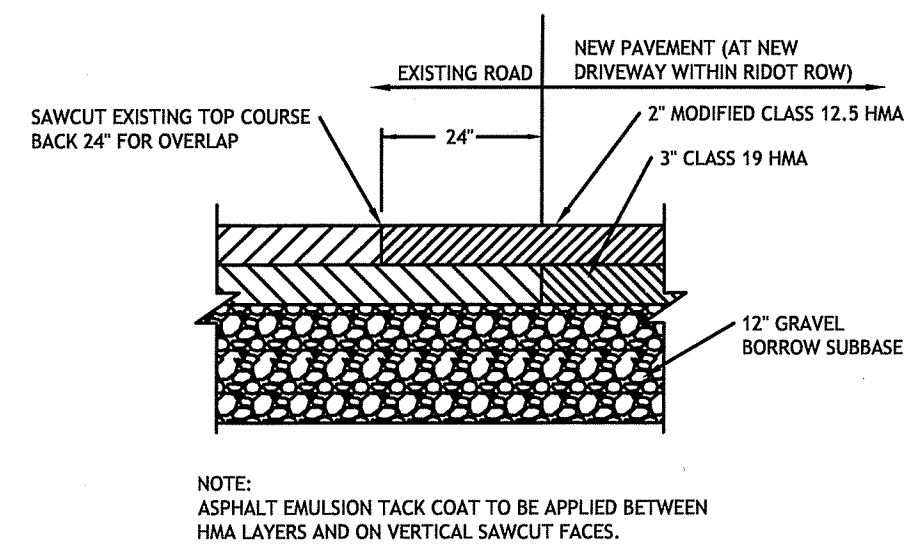
NO.	DATE	DESCRIPTION

DESIGNED BY: DMD
 DRAWN BY:
 CHECKED BY: DMD
 DATE: APRIL, 2019
 PROJECT NO: 07-0097-06

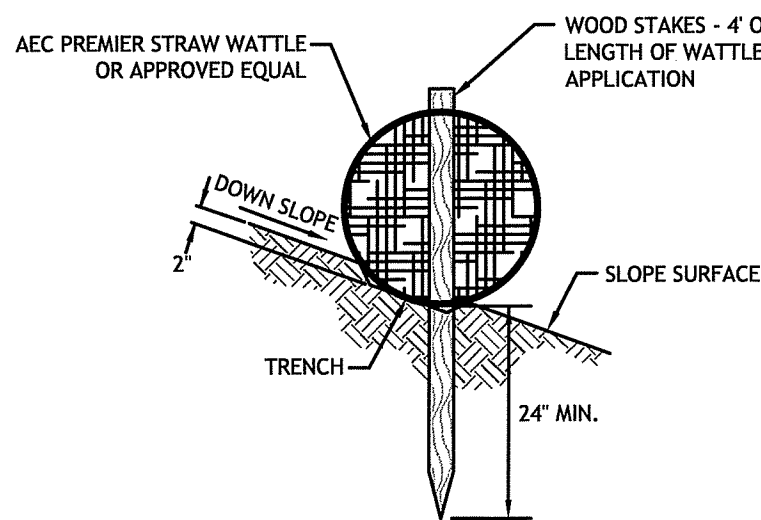
PERMIT PLANS, NOT FOR CONSTRUCTION

GRADING,
 DRAINAGE AND
 UTILITY
 PLAN
 SHEET
 5 OF 7

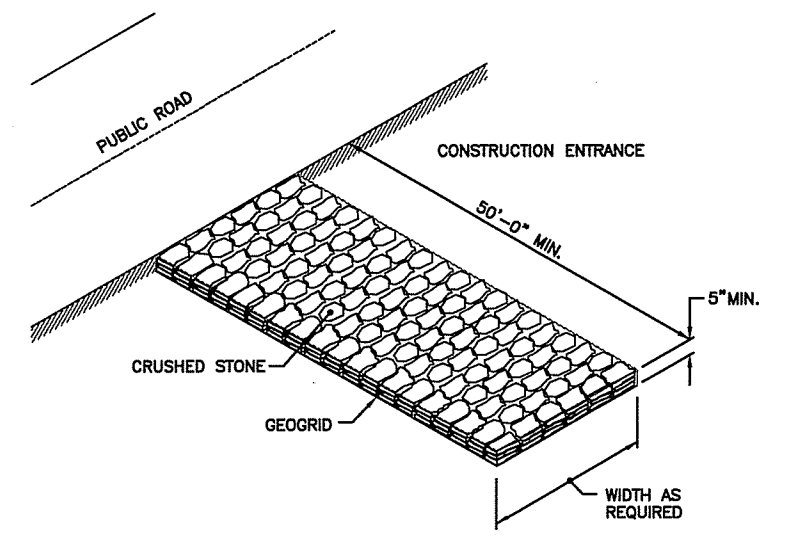
N:\07-0097 JJ Cardon\06 294 Cowesett Road\294 Cowesett Ave Site PLAN SITE 4-9-19.dwg May, 07, 2019 5:56pm



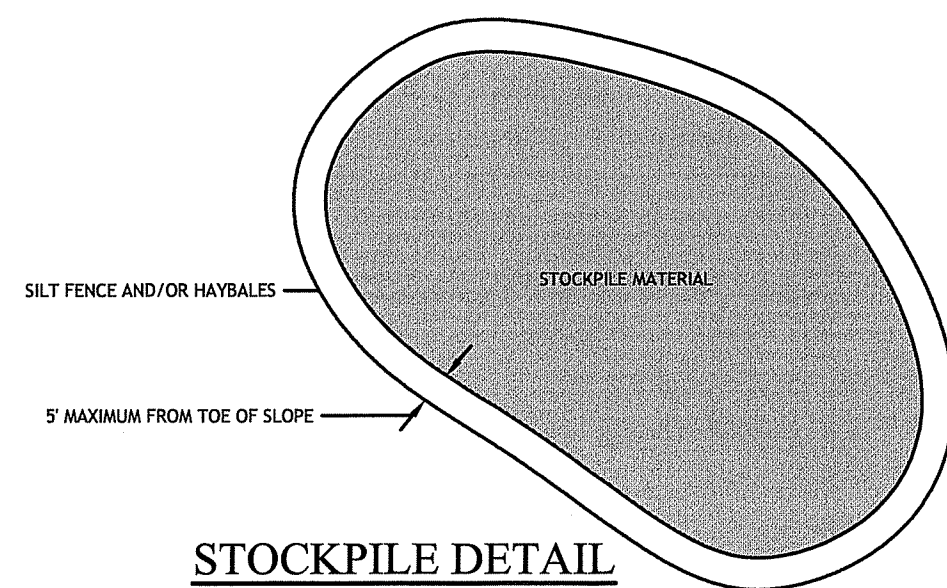
PAVEMENT CUT & MATCH
NOT TO SCALE



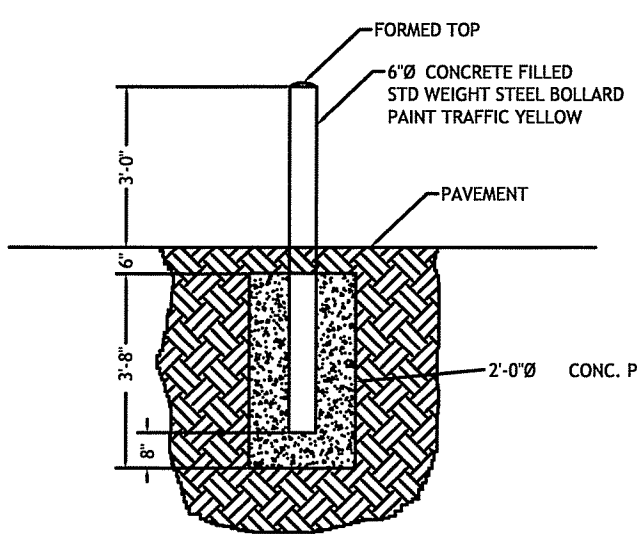
**STRAW WATTLE STAKE
DETAIL ON SOIL**
N.T.S.



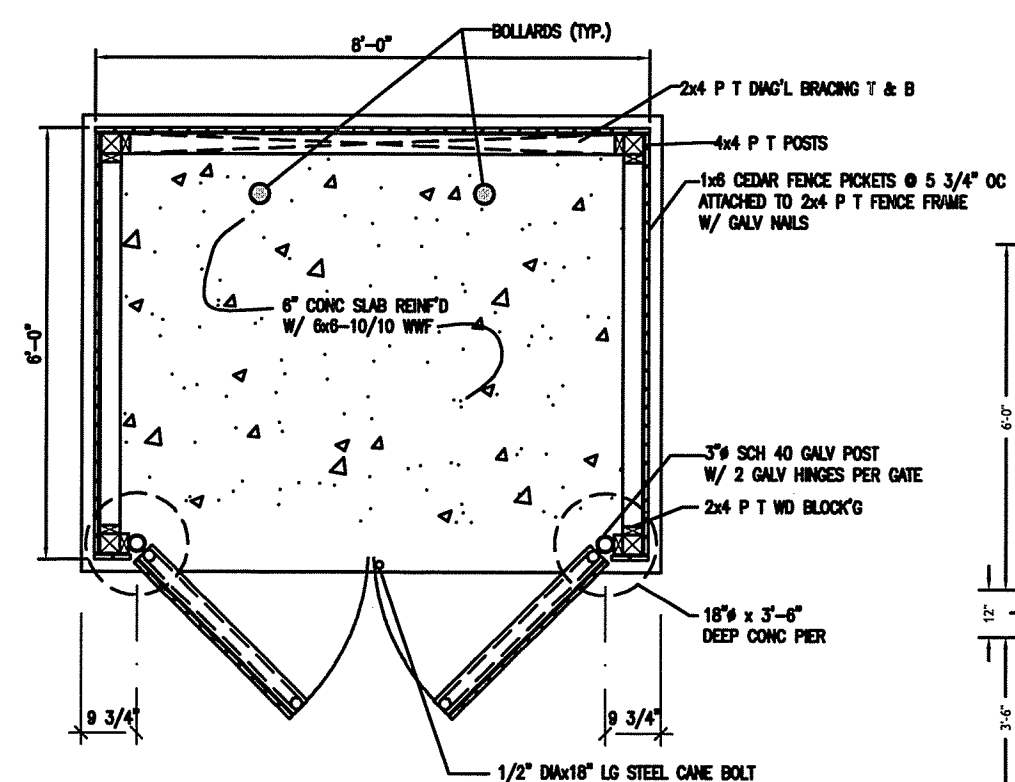
CONSTRUCTION ACCESS
N.T.S.



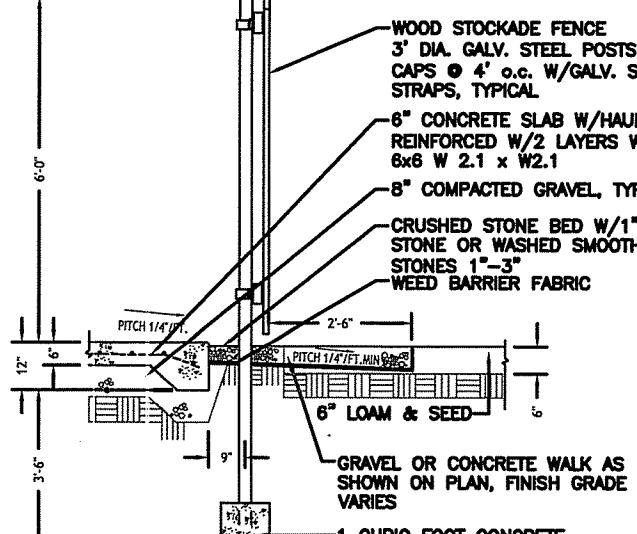
STOCKPILE DETAIL



TYPICAL BOLLARD DETAIL
NOT TO SCALE



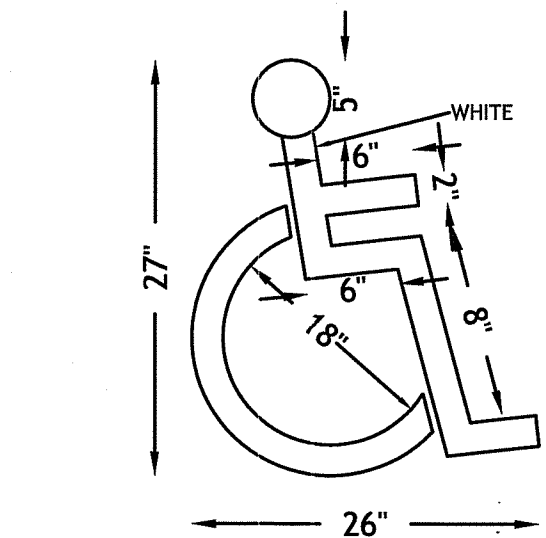
DUMPSTER ENCLOSURE PLAN
NOT TO SCALE



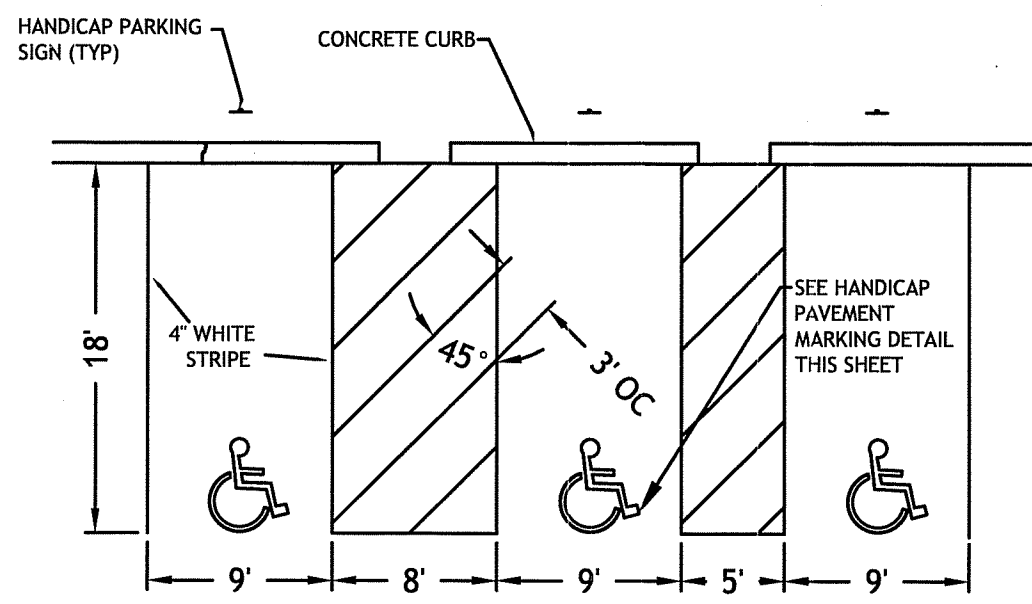
DUMPSTER PAD/FENCE DETAIL
SCALE: 1/2\"/>



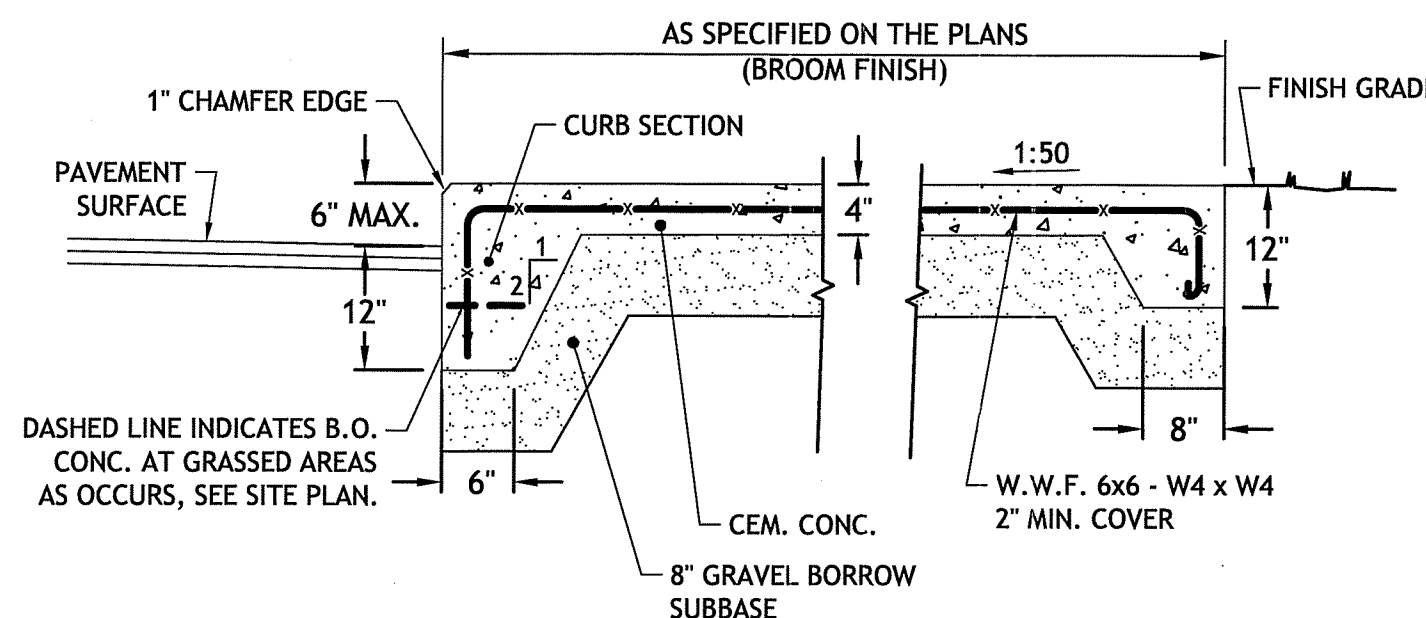
HANDICAPPED PARKING SIGNS
NOT TO SCALE



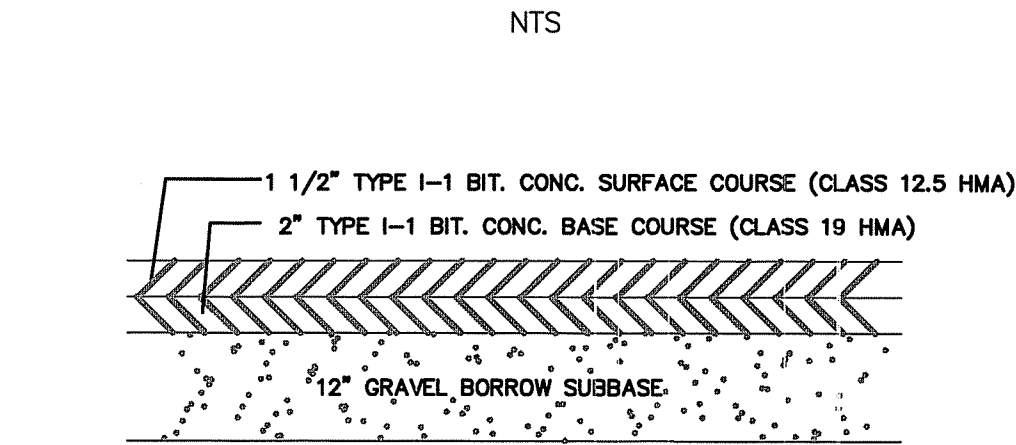
HANDICAP PAVEMENT MARKING
NOT TO SCALE



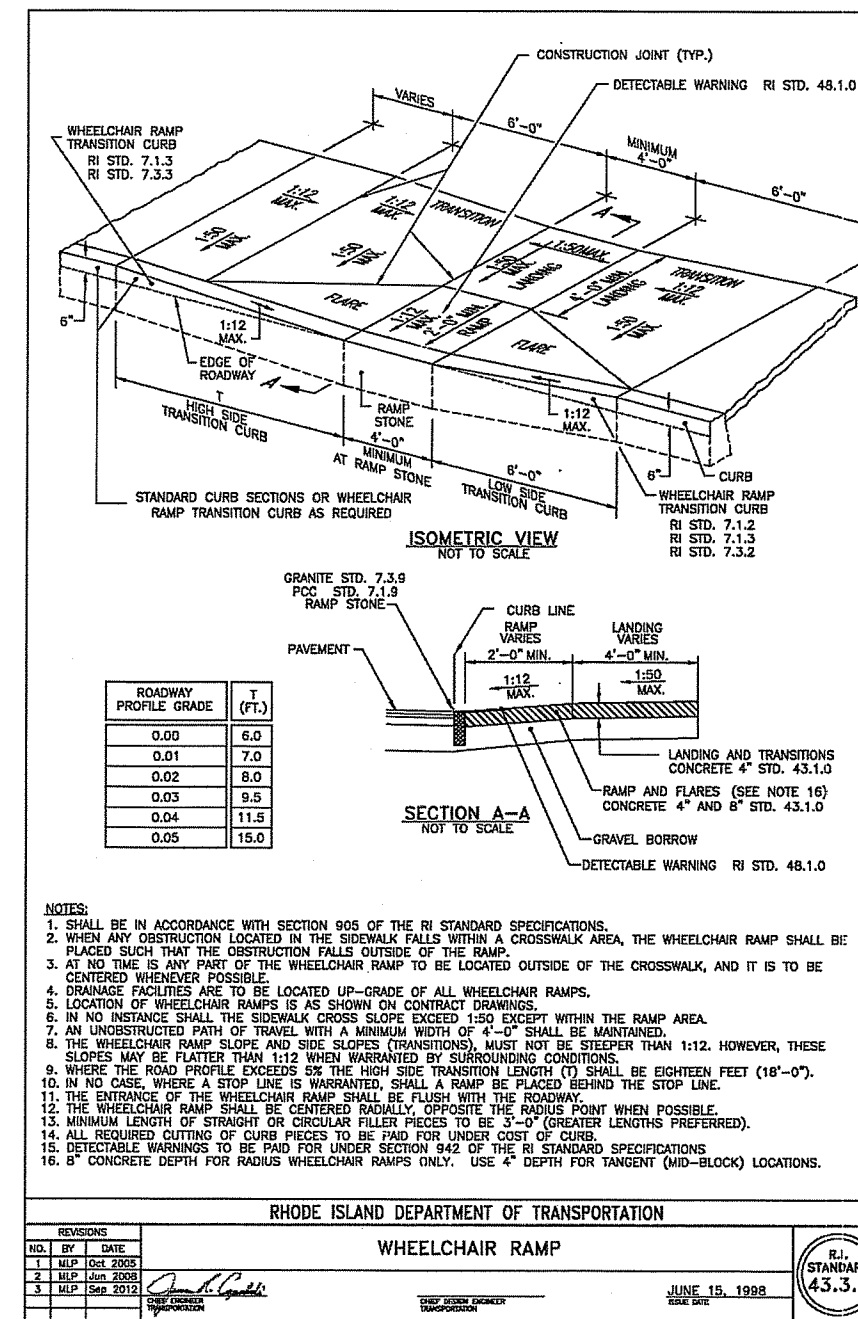
HANDICAP PARKING STALLS
NOT TO SCALE



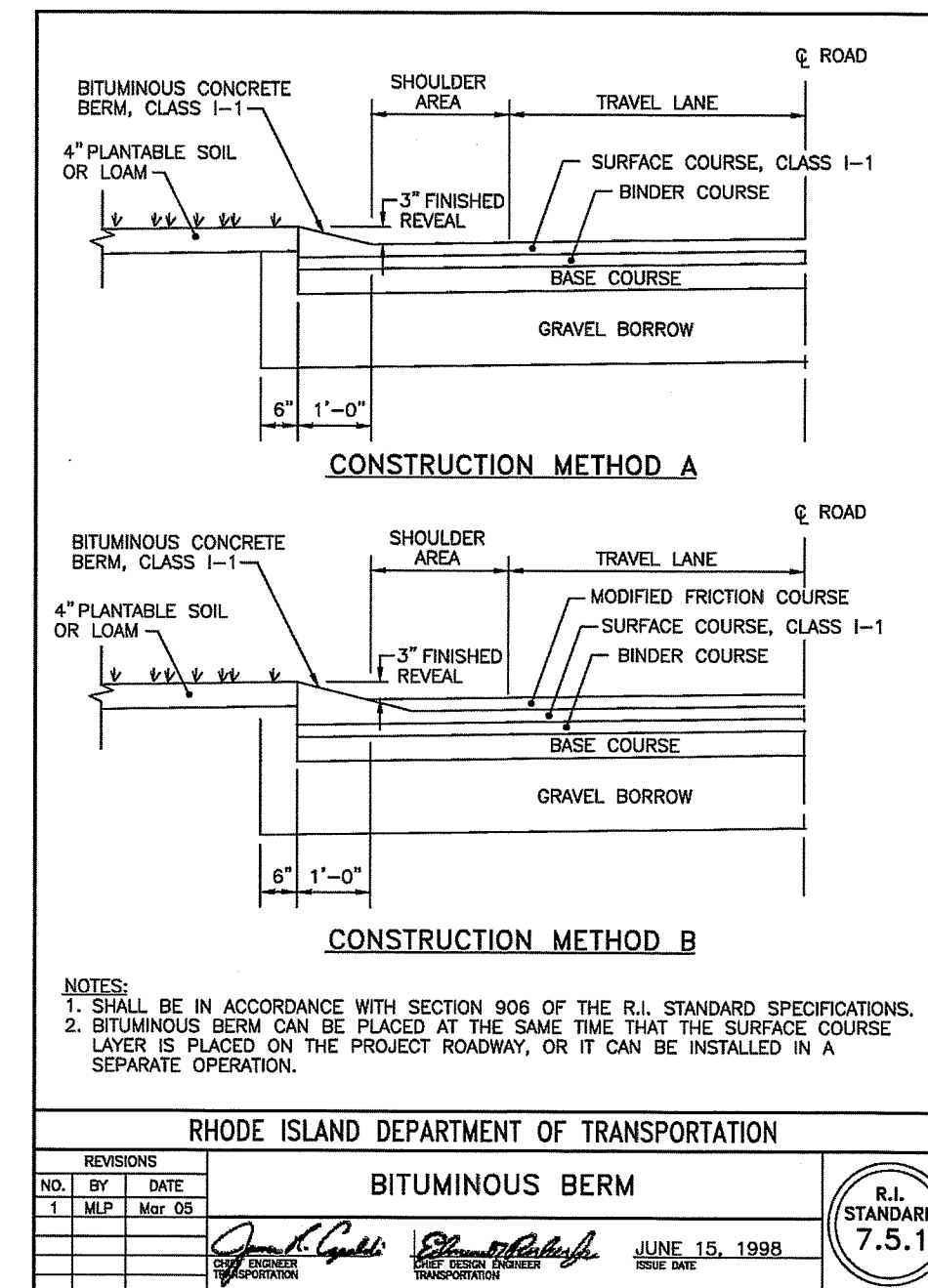
**CEMENT CONCRETE SIDEWALK AND CURB,
PAD OR WALKWAY - MONOLITHIC POUR**



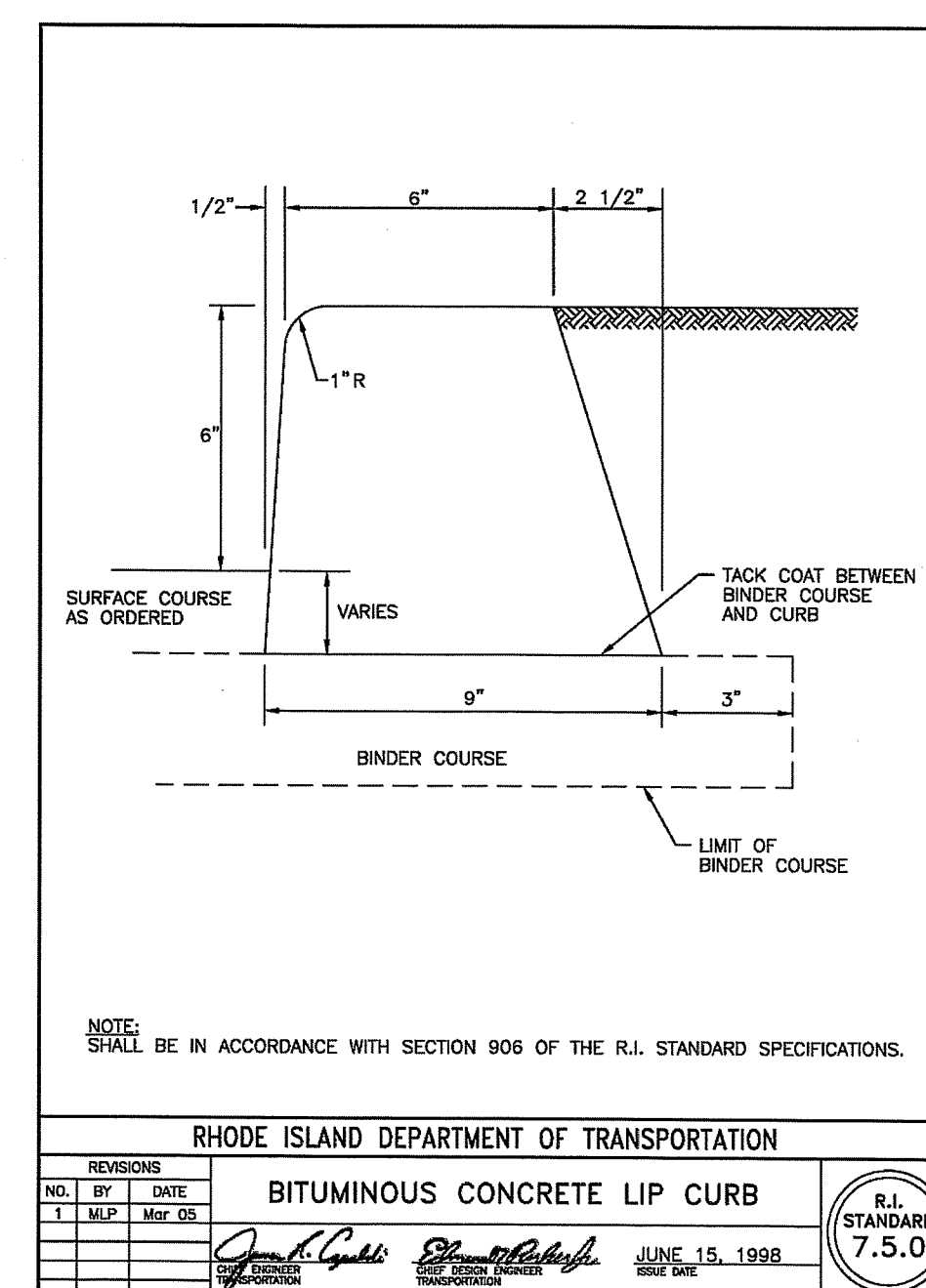
PARKING LOT PAVEMENT CROSS SECTION
NOT TO SCALE



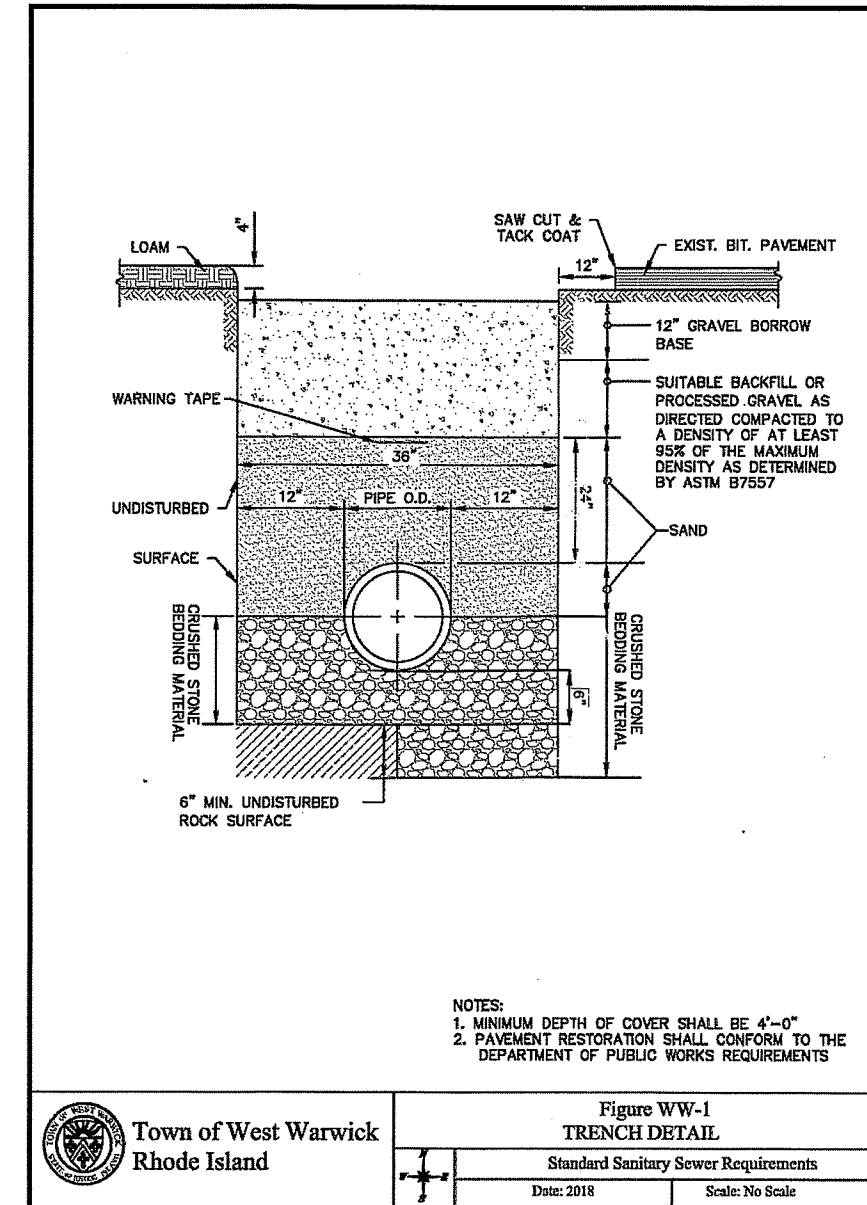
WHEELCHAIR RAMP
R.I. STANDARD 43.3.0



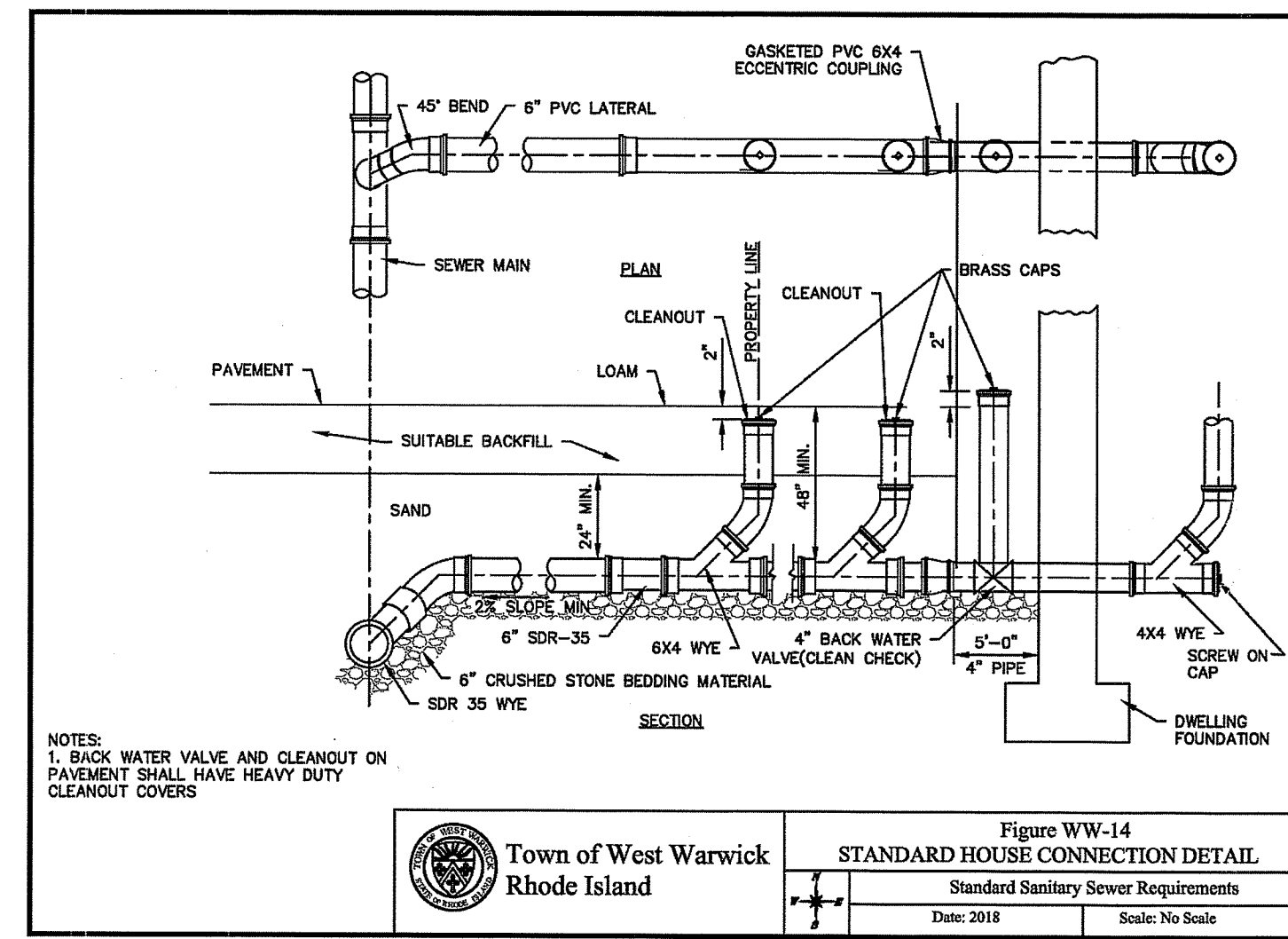
BITUMINOUS BERM
R.I. STANDARD 7.5.0



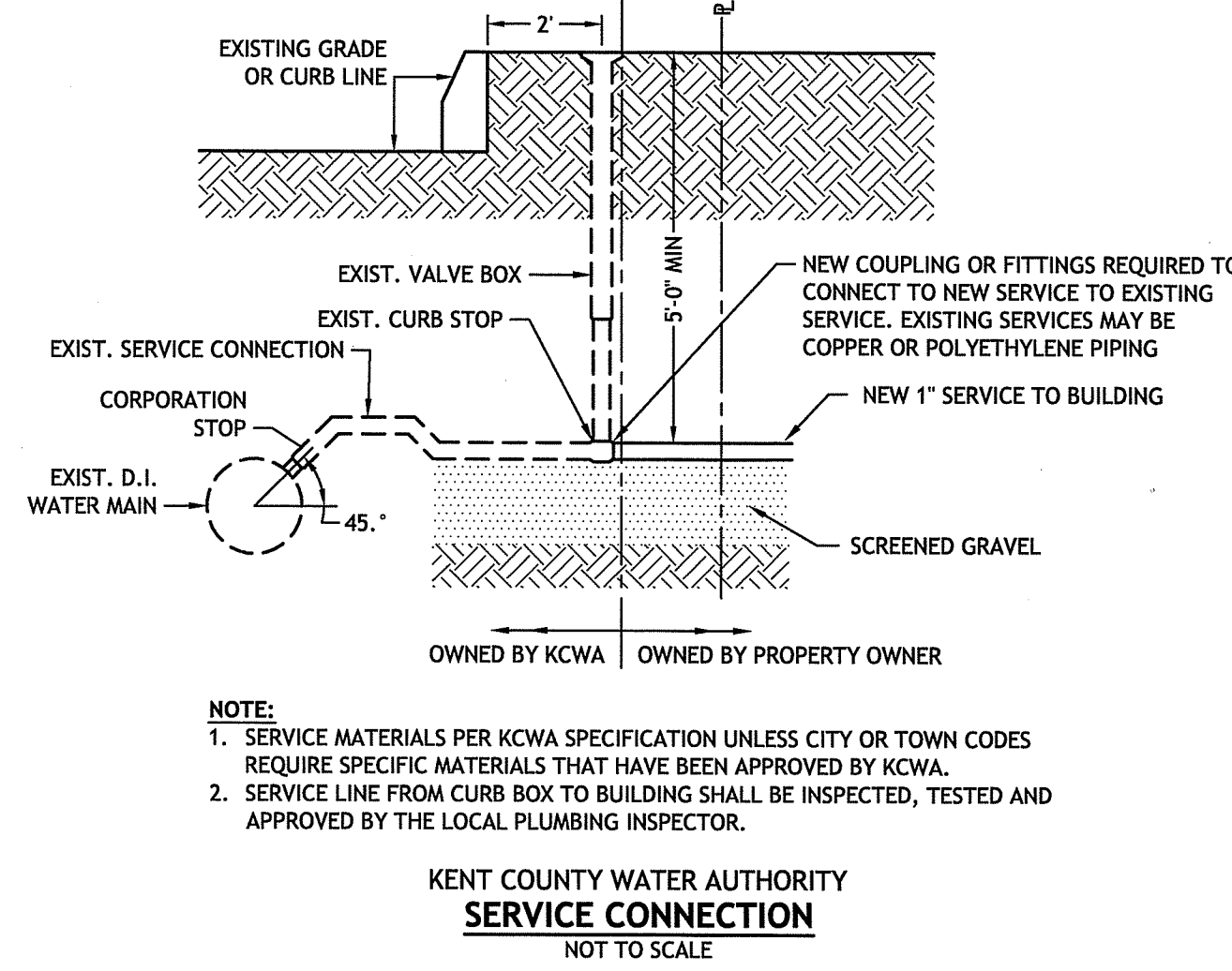
BITUMINOUS CONCRETE LIP CURB
R.I. STANDARD 7.5.0



TRENCH DETAIL
Town of West Warwick Rhode Island

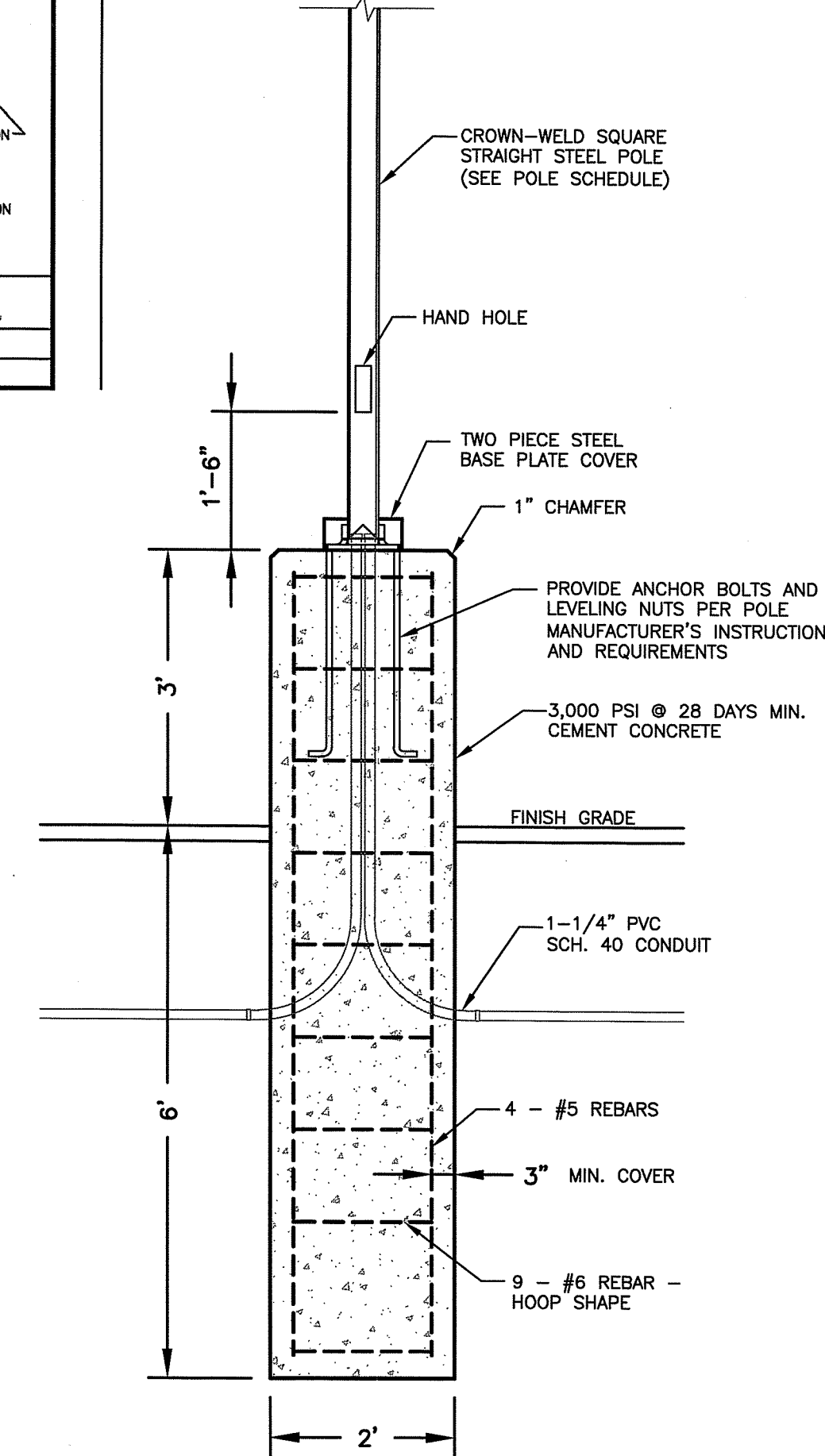


STANDARD HOUSE CONNECTION DETAIL
Town of West Warwick Rhode Island



SERVICE CONNECTION
KENT COUNTY WATER AUTHORITY

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 17 2019 FILE # 19-0152
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



LIGHT POLE BASE DETAILS
NOT TO SCALE

Detec
D'AMICO ENGINEERING TECHNOLOGY, INC.
Civil - Transportation - Land Use
2080 Mineral Spring Ave., North Providence, RI 02911
(401) 852-1470 (401) 852-1190 fax www.damicoeng.com

DAVID M. D'AMICO
No. 6749
REGISTERED PROFESSIONAL ENGINEER
CIVIL

PROPOSED COMMERCIAL BUILDING
294 COWSETT AVE.
WEST WARWICK, RI
AP 28, LOTS 396 AND 397

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DMD
DRAWN BY: DMD
CHECKED BY: DMD
DATE: APRIL 2019
PROJECT NO: 07-0097-06

SITE DETAILS PLAN I

SHEET 6 OF 7

