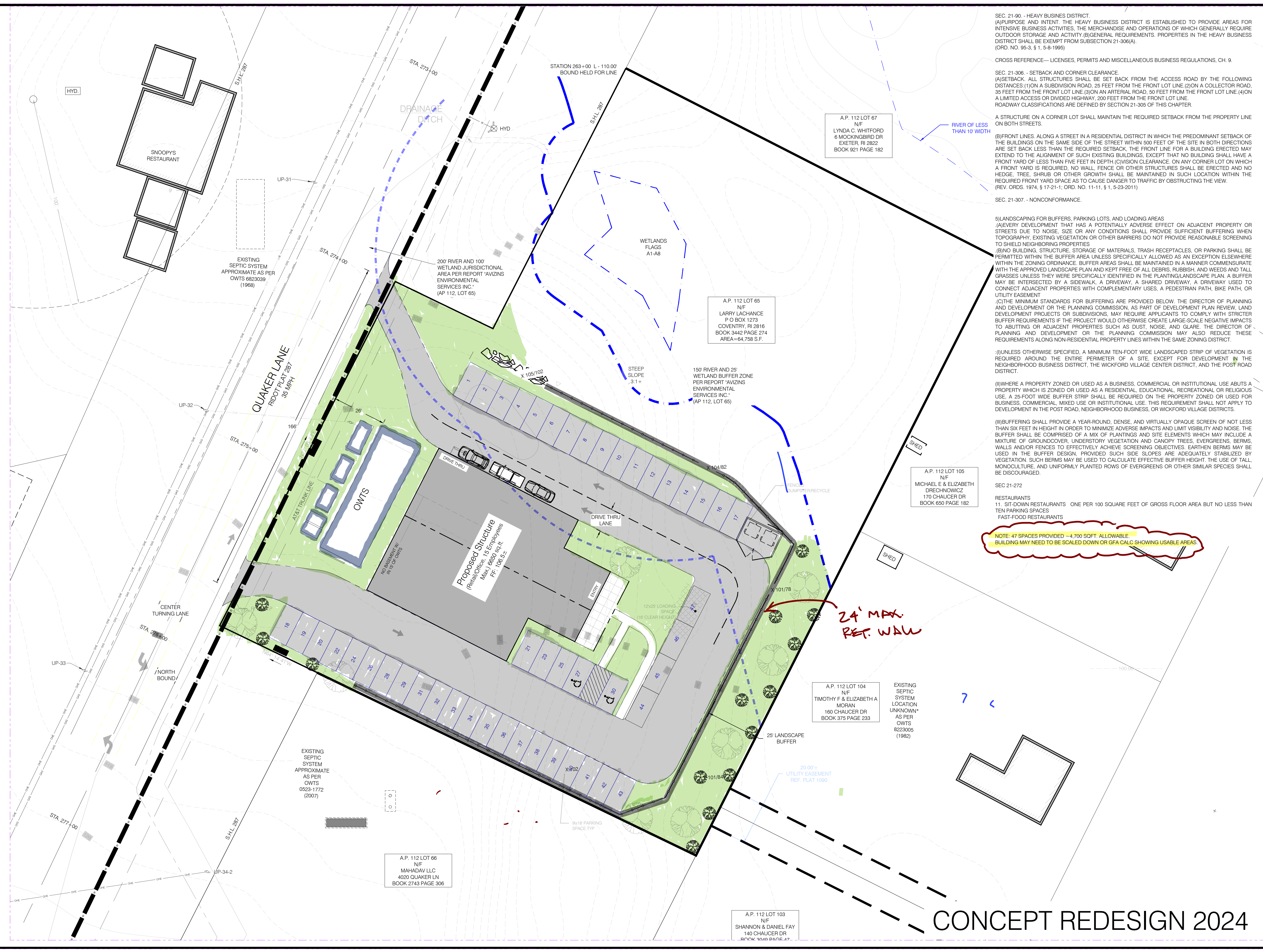


N:\PROJECTS\21.0155_SARAIVA_QUAKER LN\SITE\2024 NKH ONLY REDESIGN 21.0155_SARAIVA_QUAKER LN_RECEIVER DWG.C-1001 NEI-Standard.ctb 10/1/2024 Nihingorany
 TJI - 07/23/2021 - UPDATED NORTH ARROW



SEC. 21-90 - HEAVY BUSINESS DISTRICT
 (A) PURPOSE AND INTENT. THE HEAVY BUSINESS DISTRICT IS ESTABLISHED TO PROVIDE AREAS FOR INTENSIVE BUSINESS ACTIVITIES, THE MERCHANDISE AND OPERATIONS OF WHICH GENERALLY REQUIRE OUTDOOR STORAGE AND ACTIVITY. (B) GENERAL REQUIREMENTS. PROPERTIES IN THE HEAVY BUSINESS DISTRICT SHALL BE EXEMPT FROM SUBSECTION 21-306(A). (ORD. NO. 95-3, § 1, 5-8-1995)

CROSS REFERENCE—LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, CH. 9.

SEC. 21-306 - SETBACK AND CORNER CLEARANCE.
 (A) SETBACK. ALL STRUCTURES SHALL BE SET BACK FROM THE ACCESS ROAD BY THE FOLLOWING DISTANCES: (1) ON A SUBDIVISION ROAD, 25 FEET FROM THE FRONT LOT LINE; (2) ON A COLLECTOR ROAD, 35 FEET FROM THE FRONT LOT LINE; (3) ON AN ARTERIAL ROAD, 50 FEET FROM THE FRONT LOT LINE; (4) ON A LIMITED ACCESS OR DIVIDED HIGHWAY, 200 FEET FROM THE FRONT LOT LINE. ROADWAY CLASSIFICATIONS ARE DEFINED BY SECTION 21-305 OF THIS CHAPTER.

A STRUCTURE ON A CORNER LOT SHALL MAINTAIN THE REQUIRED SETBACK FROM THE PROPERTY LINE ON BOTH STREETS.

(B) FRONT LINES. ALONG A STREET IN A RESIDENTIAL DISTRICT IN WHICH THE PREDOMINANT SETBACK OF THE BUILDINGS ON THE SAME SIDE OF THE STREET WITHIN 500 FEET OF THE SITE IN BOTH DIRECTIONS ARE SET BACK LESS THAN THE REQUIRED SETBACK, THE FRONT LINE FOR A BUILDING ERECTED MAY EXTEND TO THE ALIGNMENT OF SUCH EXISTING BUILDINGS, EXCEPT THAT NO BUILDING SHALL HAVE A FRONT YARD OF LESS THAN FIVE FEET IN DEPTH. (C) VISION CLEARANCE. ON ANY CORNER LOT ON WHICH A FRONT YARD IS REQUIRED, NO WALL, FENCE OR OTHER STRUCTURES SHALL BE ERECTED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE MAINTAINED IN SUCH LOCATION WITHIN THE REQUIRED FRONT YARD SPACE AS TO CAUSE DANGER TO TRAFFIC BY OBSTRUCTING THE VIEW. (REV. ORDS. 1974, § 17-21-1; ORD. NO. 11-11, § 1, 5-23-2011)

SEC. 21-307 - NONCONFORMANCE.

(A) LANDSCAPING FOR BUFFERS, PARKING LOTS, AND LOADING AREAS
 (A) EVERY DEVELOPMENT THAT HAS A POTENTIALLY ADVERSE EFFECT ON ADJACENT PROPERTY OR STREETS DUE TO NOISE, SIZE OR ANY CONDITIONS SHALL PROVIDE SUFFICIENT BUFFERING WHEN TOPOGRAPHY, EXISTING VEGETATION OR OTHER BARRIERS DO NOT PROVIDE REASONABLE SCREENING TO SHIELD NEIGHBORING PROPERTIES.
 (B) NO BUILDING, STRUCTURE, STORAGE OF MATERIALS, TRASH RECEPTACLES, OR PARKING SHALL BE PERMITTED WITHIN THE BUFFER AREA UNLESS SPECIFICALLY ALLOWED AS AN EXCEPTION ELSEWHERE WITHIN THE ZONING ORDINANCE. BUFFER AREAS SHALL BE MAINTAINED IN A MANNER COMMENSURATE WITH THE APPROVED LANDSCAPE PLAN AND KEPT FREE OF ALL DEBRIS, RUBBISH, AND WEEDS AND TALL GRASSES UNLESS THEY WERE SPECIFICALLY IDENTIFIED IN THE PLANTING/LANDSCAPE PLAN. A BUFFER MAY BE INTERSECTED BY A SIDEWALK, A DRIVEWAY, A SHARED DRIVEWAY, A DRIVEWAY USED TO CONNECT ADJACENT PROPERTIES WITH COMPLEMENTARY USES, A PEDESTRIAN PATH, BIKE PATH, OR UTILITY EASEMENT.
 (C) THE MINIMUM STANDARDS FOR BUFFERING ARE PROVIDED BELOW. THE DIRECTOR OF PLANNING AND DEVELOPMENT OR THE PLANNING COMMISSION, AS PART OF DEVELOPMENT PLAN REVIEW, LAND DEVELOPMENT PROJECTS OR SUBDIVISIONS, MAY REQUIRE APPLICANTS TO COMPLY WITH STRICTER BUFFER REQUIREMENTS IF THE PROJECT WOULD OTHERWISE CREATE LARGE-SCALE NEGATIVE IMPACTS TO ADJACENT OR ADJACENT PROPERTIES SUCH AS DUST, NOISE, AND GLARE. THE DIRECTOR OF PLANNING AND DEVELOPMENT OR THE PLANNING COMMISSION MAY ALSO REDUCE THESE REQUIREMENTS ALONG NON-RESIDENTIAL PROPERTY LINES WITHIN THE SAME ZONING DISTRICT.
 (D) UNLESS OTHERWISE SPECIFIED, A MINIMUM TEN-FOOT WIDE LANDSCAPED STRIP OF VEGETATION IS REQUIRED AROUND THE ENTIRE PERIMETER OF A SITE, EXCEPT FOR DEVELOPMENT IN THE NEIGHBORHOOD BUSINESS DISTRICT, THE WICKFORD VILLAGE CENTER DISTRICT, AND THE POST ROAD DISTRICT.

(E) WHERE A PROPERTY ZONED OR USED AS A BUSINESS, COMMERCIAL, OR INSTITUTIONAL USE ABUTS A PROPERTY WHICH IS ZONED OR USED AS A RESIDENTIAL, EDUCATIONAL, RECREATIONAL OR RELIGIOUS USE, A 25-FOOT WIDE BUFFER STRIP SHALL BE REQUIRED ON THE PROPERTY ZONED OR USED FOR BUSINESS, COMMERCIAL, MIXED USE OR INSTITUTIONAL USE. THIS REQUIREMENT SHALL NOT APPLY TO DEVELOPMENT IN THE POST ROAD, NEIGHBORHOOD BUSINESS, OR WICKFORD VILLAGE DISTRICTS.

(F) BUFFERING SHALL PROVIDE A YEAR-ROUND, DENSE, AND VIRTUALLY OPAQUE SCREEN OF NOT LESS THAN SIX FEET IN HEIGHT IN ORDER TO MINIMIZE ADVERSE IMPACTS AND LIMIT VISIBILITY AND NOISE. THE BUFFER SHALL BE COMPRISED OF A MIX OF PLANTINGS AND SITE ELEMENTS WHICH MAY INCLUDE A MIXTURE OF GROUNDCOVER, UNDERSTORY VEGETATION AND CANOPY TREES, EVERGREENS, BERMS, WALLS AND/OR FENCES TO EFFECTIVELY ACHIEVE SCREENING OBJECTIVES. EARTHEN BERMS MAY BE USED IN THE BUFFER DESIGN, PROVIDED SUCH SIDE SLOPES ARE ADEQUATELY STABILIZED BY VEGETATION. SUCH BERMS MAY BE USED TO CALCULATE EFFECTIVE BUFFER HEIGHT. THE USE OF TALL, MONOCULTURE, AND UNIFORMLY PLANTED ROWS OF EVERGREENS OR OTHER SIMILAR SPECIES SHALL BE DISCOURAGED.

SEC 21-272
 RESTAURANTS
 11. SIT-DOWN RESTAURANTS ONE PER 100 SQUARE FEET OF GROSS FLOOR AREA BUT NO LESS THAN TEN PARKING SPACES
 FAST-FOOD RESTAURANTS

NOTE: 47 SPACES PROVIDED - 4,700 SQFT. ALLOWABLE.
 BUILDING MAY NEED TO BE SCALED DOWN OR GFA CALC SHOWING USABLE AREAS.

NEI
Narragansett
Engineering Inc.
 Civil - Survey Structural Environmental Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
 CONCEPT PLAN
 R2

In Care of:
 Carlos Sarava
 208 Beach Ave
 Jamestown, RI 02835
 T. 401.965.5854
 E. cas57242@gmail.com

Property Record
 Quaker Ln, North Kingstown, RI
 Plat: 112, Lot: 65
 Zone: HB, Area: 1.49 Acres
 N/F: Lachance, Larry (per assessor)
 Year Built: Vacant land
 Book / page: _____

Land Evidence Chain: (per assessors) /
 2275/00310684/00160321/01240218/00230218/0023

CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 (EFFECTIVE DATE), AS FOLLOWS:

NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: BASE MAPS OF BOUNDARY, TOPOGRAPHY, SITE FEATURES AND UTILITIES FOR USE IN PROPOSED DESIGN PLANS.

CLASS I - METES AND BOUNDS
 CLASS III - PHYSICAL FEATURES
 T-1: TOPOGRAPHY
 ASTM CAT. D: UTILITIES

NEAL HINGORANY REG. 2515
 COA: A38
 neI-cds.com

PROJECT #	DATE	DRAWN	CHECK
21.0155	093024	NKH	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
XX	XX/XX/XX	REVISIONS/DESCRIPTION	BY

FOR CONCEPTUAL DESIGN/DISCUSSION ONLY

CONCEPT REDESIGN 2024