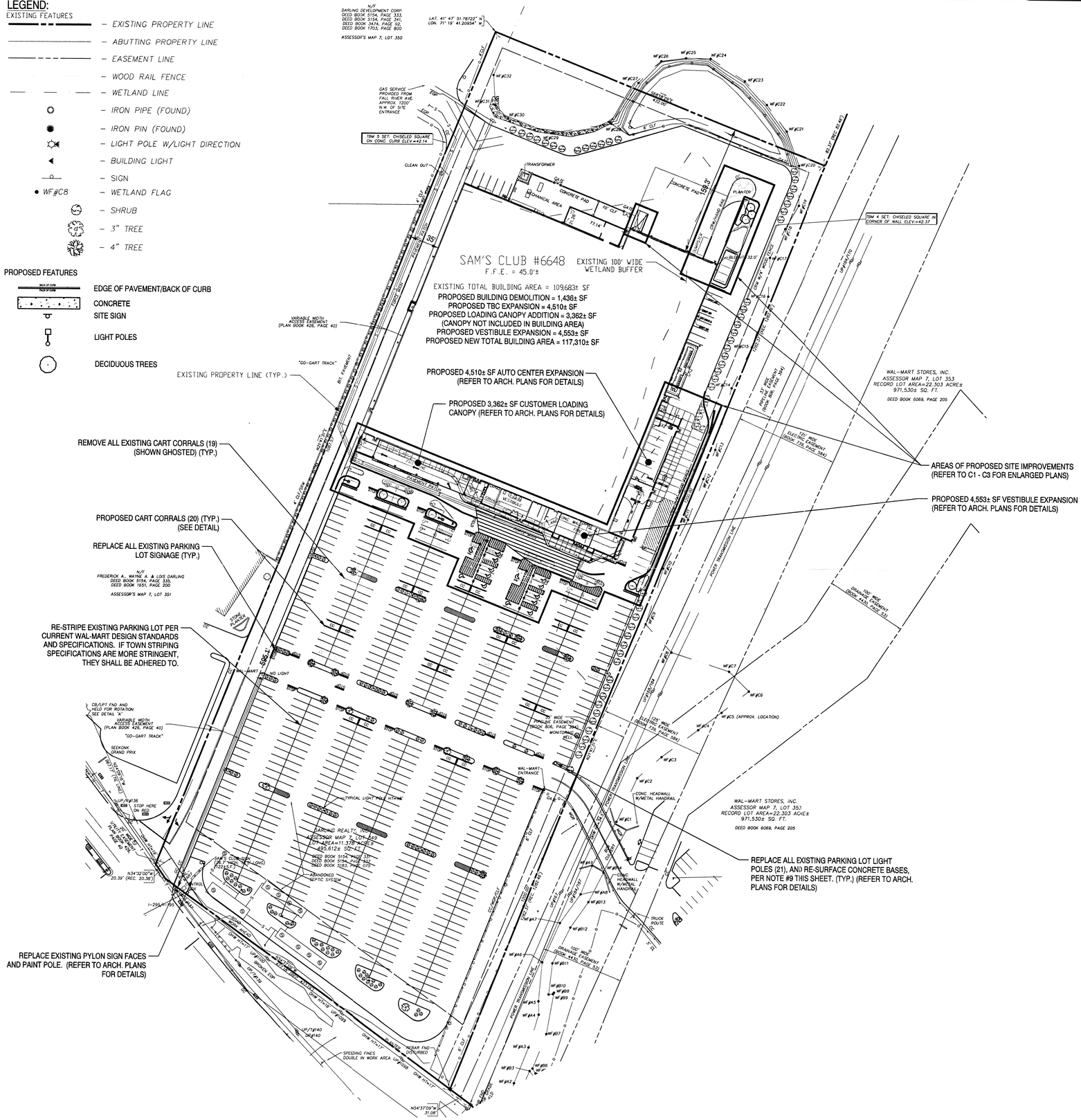
LEGEND:

EXISTING FEATURES

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- EASEMENT LINE
- WOOD RAIL FENCE
- WETLAND LINE
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- LIGHT POLE W/LIGHT DIRECTION
- BUILDING LIGHT
- SIGN
- WF#C8 – WETLAND FLAG
- SHRUB
- 3" TREE
- 4" TREE

PROPOSED FEATURES

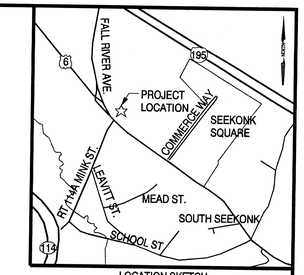
- EDGE OF PAVEMENT/BACK OF CURB
- CONCRETE
- SITE SIGN
- LIGHT POLES
- DECIDUOUS TREES



0 30 60 120 180

Graphic Scale: 1"=60'

NORTH



LOCATION SKETCH
N.T.S.

SITE DATA:

1. TOTAL SAM'S CLUB PARCEL: 11.378± ACRES
2. ZONING: HIGHWAY BUSINESS
3. BUILDING SQUARE FOOTAGE:

EXISTING RETAIL AREA =	84,830± SF
EXISTING TBC AREA =	2,260± SF
EXISTING OFFICE AREA =	12,620± SF
EXISTING WAREHOUSE AREA =	9,973± SF
EXISTING TOTAL BUILDING =	109,683± SF
PROPOSED RETAIL AREA =	85,264± SF
PROPOSED TBC AREA =	4,510± SF
PROPOSED OFFICE AREA =	7,658± SF
PROPOSED RESTAURANT AREA =	2,146± SF
PROPOSED WAREHOUSE AREA =	17,732± SF
PROPOSED TOTAL BUILDING =	117,310± SF

4. PARKING REQUIREMENTS:
   REQUIRED = 555 SPACES
   Retail Sales: 1 space/200 SF of total Gross Floor Area (GFA) - (85,264 SF/200 = 426.32 spaces)
   Automotive Service: 1 space/1,000 SF GFA - (4,510 SF/1,000 = 4.51 spaces)
   Office: greater of 1 space/300 SF GFA or 1 space/employee - (7,658 SF/300 = 25.53 spaces (or 30))
   Restaurant: 1 space/3 seats of total capacity - (40 seats/3 = 13.33 spaces)
   Warehouse, Food Prep, Storage, Misc.: 1 space/employee on largest shift = 30 spaces
   Employees: 1 space/employee (calculated as largest shift with rollover) = 50

   EXISTING = 624 SPACES
   PROPOSED = 575 SPACES
   HANDICAP = 14 (INCLUDED IN TOTAL ABOVE)
   (49 REGULAR SPACES LOST, INCLUDING 3 HANDICAP SPACES LOST)
   (TOTAL OF 20 CART CORRALS WILL BE UTILIZED AND ARE NOT INCLUDED IN PARKING TOTAL)
5. LANDSCAPING REQUIREMENTS:
   REQUIRED = 20% OF PAVED AREA MUST BE LANDSCAPED
   (INCLUDES INTERIOR AND PERIMETER LANDSCAPING)
   EXISTING PAVED AREA = 300,238± SF
   EXISTING LANDSCAPED AREA = 60,048± SF (24.6%)
   PROPOSED PAVED AREA = 293,703± SF
   PROPOSED LANDSCAPED AREA = 58,741± SF (24.9%)
6. VARIANCES REQUIRED: NONE
7. APPLICABLE SETBACKS ARE AS FOLLOWS FOR DISTRICT HIGHWAY BUSINESS:

	REQUIRED	PROVIDED
FRONT YARD =	70'	595.1'±
SIDE YARDS =	15'	35.0'±
REAR YARD =	15'	159.3'±

NOTES:

1. ALL EXISTING BUILDING AND SITE INFORMATION SHOWN ON THIS PLAN IS REPRESENTED BASED ON USE OF THE LISTED REFERENCES.
2. APD ENGINEERING IS ONLY RESPONSIBLE FOR THE PROPOSED SITE IMPROVEMENTS RELATED TO THIS EXPANSION PROJECT. APD ENGINEERING DID NOT PERFORM THE ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS.
3. ALL NOTES AND FEATURES ON PLAN OV1 ARE ASSUMED EXISTING (UNLESS OTHERWISE NOTED) AND SHALL REMAIN.
4. ANY NEW PAVEMENT SECTIONS THAT ARE TO BE REPLACED SHALL MATCH THE EXISTING PAVEMENT SECTION AND MATERIAL SPECIFICATIONS.
5. ANY EXISTING STRIPING, WHICH IS TO REMAIN IN PLACE AND WHICH MAY BECOME OBSCURED OR DAMAGED DUE TO THE CONSTRUCTION OF IMPROVEMENTS, SHALL BE REPLACED AND/OR REPAINTED AS NECESSARY.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. IF SAID UTILITIES BECOME DISTURBED OR DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE SAID UTILITIES AT THE CONTRACTOR'S EXPENSE AND PER THE LOCAL GOVERNING AUTHORITIES' AND/OR AGENCIES' REQUIREMENTS AND SPECIFICATIONS.
7. ALL EXISTING CART CORRALS ARE TO BE REMOVED. RENOVATE PAVEMENT AND RE-STRIPE PARKING SPACE(S), AS REQUIRED.
8. ALL SIGN POSTS AND SIGN FACES, WITHIN THE ENTIRE SAM'S CLUB SITE, SHALL BE REPLACED TO REFLECT CURRENT DETAIL STANDARDS. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS WILL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR DESIGN AND INSTALLATION.
9. ALL PARKING LOT LIGHT POLES ARE TO BE REPLACED. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS. ALL EXISTING PAINTED LIGHT POLE BASES ARE TO BE SAND BLASTED TO BARE CONCRETE. SEAL BASE WITH CONCRETE SEALER PER ARCHITECTURAL SPECIFICATIONS.

REFERENCES:

1. EXISTING SITE, BOUNDARY, UTILITY AND TOPOGRAPHIC SURVEY (SHEETS 1 OF 3, 2 OF 3 AND 3 OF 3) PREPARED BY COLER & COLANTONIO INC., DATED 5/27/05, AND LAST REVISED ON 8/5/05.
2. ARCHITECTURAL BUILDING PLANS PREPARED BY BRR ARCHITECTURE, HAVING DRAWING NAMES: "EXTERIOR BUILDING PLAN (SP1)" "EXTERIOR DETAILS (SP2)", "EXTERIOR BUILDING PLANS (SP2.1)", "DEMOLITION PLAN (D1)", "FLOOR PLAN (A1)", "EXTERIOR ELEVATIONS (A2)", "ENLARGED FLOOR PLANS (A5.1)", "TIRE AND BATTERY CENTER (TBC1)", AND "CUSTOMER LOADING CANOPY (LC1)". ALL DRAWINGS DATED 12/12/07.
3. PLUMBING PLANS PREPARED BY HENDERSON ENGINEERS, INC., HAVING DRAWING NAMES: "PLUMBING PLAN (P1)", "GROCERY WASTE AND VENT PLANS (P2)", "SNACK BAR PLUMBING PLANS (P2.4)", AND "TBC AND VESTIBULE PLUMBING PLANS (P2.6)". ALL DRAWINGS DATED 11/5/07.
4. PHOTOGRAPHS TAKEN BY APD ENGINEERING DURING SCOPING TRIP ON 10/23/07.

Revisions:		Date:
1	Revised Site Notes	05/21/08
2	Revised per Town Comments	8/21/08
3		
4		
5		
6		
7		
8		
9		

Seal Seal

PROJECT MANAGER DATE

PROJECT ENGINEER / ARCHITECT DATE

PROJECT DESIGNER DATE

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Seekonk, MA 02771
Bristol County

Received
Con. Comm.

Project Name & Location:

Overall Site Plan

Drawing Name:

Date: 12/21/07	Project No. 07-0205
Type:	
Drawn By: JED	OV 1
Scale: 1"=60'	Drawing No.