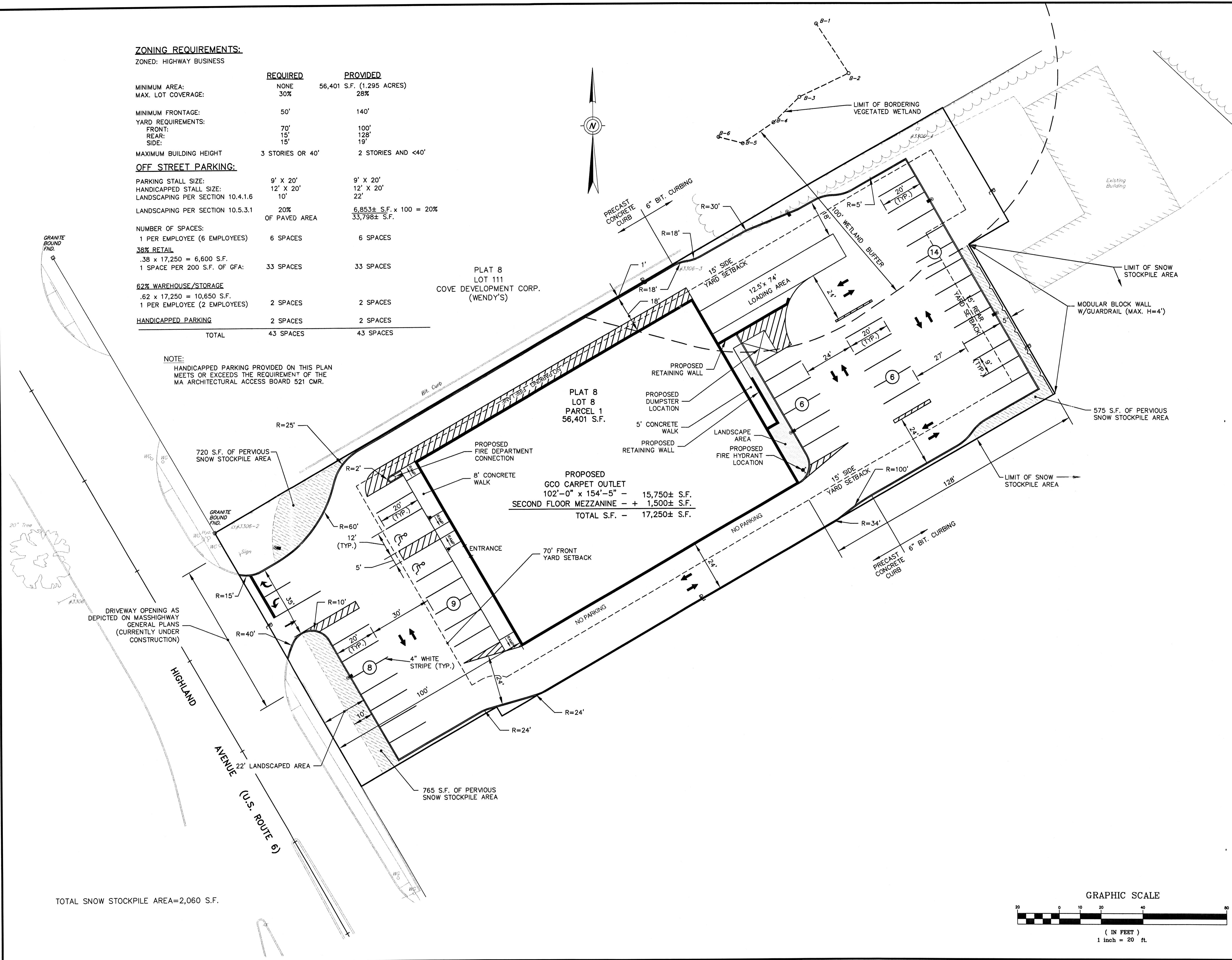


ZONING REQUIREMENTS:

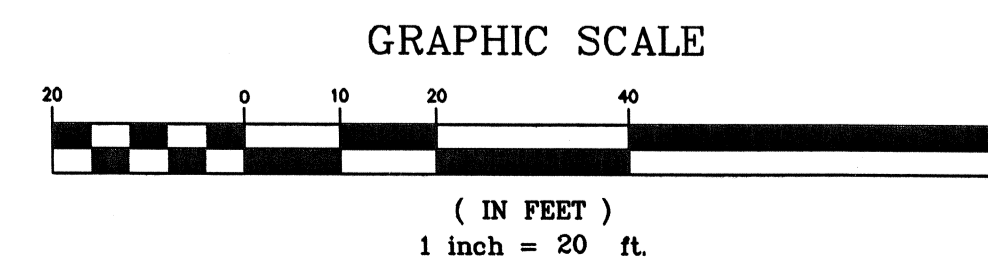
ZONED: HIGHWAY BUSINESS

	REQUIRED	PROVIDED
MINIMUM AREA:	NONE	56,401 S.F. (1.295 ACRES)
MAX. LOT COVERAGE:	30%	28%
MINIMUM FRONTAGE:	50'	140'
YARD REQUIREMENTS:		
FRONT:	70'	100'
REAR:	15'	128'
SIDE:	15'	19'
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 40'	2 STORIES AND <40'
OFF STREET PARKING:		
PARKING STALL SIZE:	9' X 20'	9' X 20'
HANDICAPPED STALL SIZE:	12' X 20'	12' X 20'
LANDSCAPING PER SECTION 10.4.1.6:	10'	22'
LANDSCAPING PER SECTION 10.5.3.1 OF PAVED AREA:	20%	6,853± S.F. x 100 = 33,798± S.F.
NUMBER OF SPACES:		
1 PER EMPLOYEE (6 EMPLOYEES):	6 SPACES	6 SPACES
38% RETAIL		
.38 x 17,250 = 6,600 S.F.		
1 SPACE PER 200 S.F. OF GFA:	33 SPACES	33 SPACES
62% WAREHOUSE/STORAGE		
.62 x 17,250 = 10,650 S.F.		
1 PER EMPLOYEE (2 EMPLOYEES):	2 SPACES	2 SPACES
HANDICAPPED PARKING	2 SPACES	2 SPACES
TOTAL	43 SPACES	43 SPACES

NOTE:
HANDICAPPED PARKING PROVIDED ON THIS PLAN MEETS OR EXCEEDS THE REQUIREMENT OF THE MA ARCHITECTURAL ACCESS BOARD 521 CMR.



TOTAL SNOW STOCKPILE AREA=2,060 S.F.



CROSSMAN ENGINEERING, INC.
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Web Page: crossmaneng.com

- Civil
- Transportation
- Environmental
- Site Planning
- Land Surveying

PROJECT TITLE
PROPOSED
GCO
CARPET OUTLET
A.P. 8 LOT 8
PARCEL 1
16 HIGHLAND AVENUE
SEEKONK, MA. 02771
ZONING DISTRICT:
HIGHWAY BUSINESS

PREPARED FOR
PLV CORP.
d/b/a GCO CARPET OUTLET
650 BRANCH AVENUE
PROVIDENCE, RI 02904

DRAWING TITLE
SITE LAYOUT PLAN

DATE: NOVEMBER, 2002
SCALE: 1" = 20'

DWG NAME: 970-SITE.dwg

NO.	DATE	REVISION
1	12/12/02	WETLAND FLAGS
2	12/24/02	CONSERVATION AGENT COMMENTS

DRAWING NUMBER
A1.3

SHEET: 4 OF 12

AGENCY REVIEW SUBMISSION