



ZONING SUMMARY (1)				
(ZONE: PLANNED BUSINESS (PB DISTRICT))				
(RETAIL & FOOD STORES PERMITTED BY RIGHT)				
ZONE CRITERIA	REQUIRED MIN.	REQUIRED MAX.	EXISTING	PROPOSED
LOT AREA	5 AC	-	63,36 AC	NO CHANGE
LOT WIDTH	40'	-	325'	NO CHANGE
LOT FRONTAGE	40'	-	337'	NO CHANGE
FRONT YARD	25'	-	14' (BANK)	NO CHANGE
SIDE YARD	6'	-	29' (STAPLES) (2)	NO CHANGE
REAR YARD	5'	-	214.5' (WALMART)	168.3' (WALMART)
TO RESIDENTIAL DISTRICT	6'	-	620±	NO CHANGE
GROUND FLOOR AREA (2)	-	150,000 SF (WALMART)	124,686± SF (WALMART)	143,074± SF (WALMART)
IMPERVIOUS COVERAGE	-	80%	<80%	<80%
MAXIMUM BUILDING HEIGHT	15' 11" STORY	49' 4" STORES	<45' STORY	NO CHANGE
WATER/IRRIG. LANDSCAPING	9,860 SF**	N/A	18,710 SF± (WALMART)	19,435 SF± (WALMART)
LOADING (BLDG FLOOR AREA 100,000 SF TO 250,000 SF)	5	N/A	3 (WALMART)	5 (WALMART)
PARKING SPACES REQUIRED	296	563	728 (E) (WALMART)	844 (WALMART)
PARKING REQUIREMENT	MINIMUM: RETAIL: 2 SPACES PER 1,000 SF GFA+ (143,074/1,000) X 2 = 287 SPACES OUTDOOR SALES: 1 SPACES PER 1,000 SF GFA+ (9,206/1,000) = 9 SPACES MAXIMUM: RETAIL: 4 SPACES PER 1,000 SF GFA+ (143,074/1,000) X 4 = 573 SPACES OUTDOOR SALES: 1.1 SPACES 1,000 SF GFA+ (9,206/1,000) X 1.1 = 10 SPACES			

* TAKEN FROM AERIAL PHOTOGRAPHY AND SHALL BE CONSIDERED APPROXIMATE.
 ** 15 SF PER PARKING SPACE PROVIDED + 15 X 644 = 9,660 SF PROVIDED.
 (1) ZONING TABLE REPRESENTS DATA USING THE ENTIRE MASTER PLAN LOT UNLESS OTHERWISE NOTED. THIS PROJECT OBTAINED MASTER PLAN APPROVAL WITH A PLAN DATED 08/21/01, WHICH INCLUDED AN EXPANSION OF THE WALMART RETAIL BUILDING WITH A TOTAL NET BUILDING AREA OF UP TO 150,000 SF ALLOWED.
 (2) FOR SIMPLICITY, THE ZONING TABLE ILLUSTRATES CURRENT ZONING REQUIREMENTS IN THE PB ZONING DISTRICT. HOWEVER, THE ZONING FROM THE ORIGINAL MASTER PLAN GOVERNS.
 (3) MAXIMUM ALLOWABLE BUILDING AREA FROM APPROVED MASTER PLAN.
 (4) DEVELOPMENT OUTSIDE OF WALMART CONDOMINIUM AREA WAS OBTAINED FROM AERIAL PHOTOGRAPHY AND PLAN ENTITLED "MASTER PLAN", PREPARED BY DAVID D. GARDNER & ASSOCIATES, INC., DATED 02/20/08.

FEMA FIRM MAP NOTE:
 FLOOD ZONE A BOUNDARY SHOWN IS TAKEN FROM THE LATEST AVAILABLE FIRM MAPPING WHERE A MAPPED ELEVATION IS NOT AVAILABLE. FLOOD ZONE LINE SHOWN IS INACCURATE AND REPRESENTS THE FLOOD BOUNDARY ESTABLISHED PRIOR TO THE CONSTRUCTION OF THE WICKFORD JUNCTION DEVELOPMENT AS DETERMINED FROM A REVIEW OF HISTORICAL SITE MAPPING AVAILABLE FOR THE PROPERTY AND THE FILLING ASSOCIATED WITH THE ORIGINAL DEVELOPMENT CONSTRUCTION.

BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

CORPORATE OFFICE
 WARREN, NJ
 OFFICES
 SOUTHBOROUGH, MA
 CHANDLER, AZ
 PHOENIX, AZ
 WASHINGTON, VA
 WASHINGTON, VA
 CENTER VALLEY, PA
 TAMPA, FL

REGISTERED PROFESSIONAL ENGINEERS
 STATE OF MASSACHUSETTS: 0000000000
 STATE OF RHODE ISLAND: 0000000000
 STATE OF CONNECTICUT: 0000000000
 STATE OF NEW HAMPSHIRE: 0000000000

REVISIONS			
REV	DATE	COMMENT	BY
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THE FOLLOWING STATES REQUIRE NOTIFICATION BY EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO SIGN THE DRAWING SURFACE ANYWHERE IN THE STATE:
 MASSACHUSETTS: 0000000000
 RHODE ISLAND: 0000000000
 CONNECTICUT: 0000000000
 NEW HAMPSHIRE: 0000000000

NOT FOR CONSTRUCTION
 PROJECT No.: W100601
 DRAWN BY: S.J.K.B.S.
 CHECKED BY: M.S.J.A.K.
 DATE: 03/30/2011
 SCALE: AS SHOWN
 CAD LID: W100601350

Walmart
 STORE # 2261
 PROPOSED EXPANSION
 1031 TEN ROD ROAD
 TOWN OF NORTH KINGSTOWN
 WASHINGTON COUNTY, RI

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 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
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M.D. SMITH
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 65986
 RHODE ISLAND LICENSE No. 8145
 CONNECTICUT LICENSE No. 26587
 MAINE LICENSE No. 11023
 NEW HAMPSHIRE LICENSE No. 12951

SHEET TITLE:
OVERALL DEVELOPMENT PLAN
 SHEET NUMBER:
C-1
 OF 16
 REV 0- 03/30/2011

AREAS SHOWN OUTSIDE OF THE WALMART CONDOMINIUM PARCEL ARE SHOWN FOR GRAPHIC PURPOSES ONLY. REFER TO OTHER PLANS HEREIN FOR DEFINITIVE DESIGN INFORMATION.

