



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, September 19, 2023 at 10:00 AM

Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. New Business

- B1. Review and Recommendation to the Zoning Board for application of TPG Architecture, LLP / Chase Bank - *Special Use Permit***: to operate an automated teller machine (ATM) accessory drive thru use; and **Dimensional Variances**: to install a freestanding commercial sign with the proposed sign having approximately 25 square feet of sign area, at a size greater than per-mitted and with less than the required ground clear-ance for a freestanding sign in the General Business zoning district; and to install two commercial wall signs having 36.9 square feet of sign area at a size greater than permitted and exceeding the number of permitted commercial wall signs in the General Business zoning district. Located at 576 Metacom Avenue; Assessor's Plat 150, Lot 15; Zone: General Business (GB).

C. Adjourned

Date: September 12, 2023

By: mbw



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP -8 PM 1:03

APPLICATION

File No: 2023-36

Accepted by ZEO:

| | | | |
|-----------------------|--|---------------------------------|------------|
| APPLICANT | Name: TPG Architecture, LLP | | |
| | Address: 132 W 31st Street, 5th Floor | | |
| | City: New York | State: NY | Zip: 10001 |
| | Phone #: 201-340-4468 | Email: Jkline@stonefieldeng.com | |
| PROPERTY OWNER | Name: Cobble Hill Development, LLC | | |
| | Address: 132 Old River Road, Suite 103 | | |
| | City: Lincoln | State: RI | Zip: 02865 |
| | Phone #: 401-722-3600 | Email: office@sheklawfirm.com | |

1. Location of subject property: 580 Metacom Ave (portion of Unit 21)

Assessor's Plat(s)#: 150A Lot(s) #: 15

2. Zoning district in which property is located: General Business (GB)

3. Zoning Approval(s) required (check all that apply):

Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:

Dimensional Variance Section(s): Sections - 28-82, 28-150(c), 28-409(c)(2)

Special Use Permit Section(s): Sections - ARTICLE X; 28-372, 373 et seq.; 28-409 (c)(1)

Use Variance Section(s): _____

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property?: 2 Years (2021)

7. Present use of property: Shopping Center Use

8. Is there a building on the property at present?: Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____
 Approx. 100' x 170' (irregular shape), Approx. 24,500 SF, & Approx. 14' to roof

10. Proposed use of property: Shopping Center with Chase Bank as new tenant and Drive-Up ATM in same location and drive thru for previous tenant, Rite Aid Pharmacy.

11. Give extent of proposed alterations: Conversion of internal space to a Chase Bank, approximate 3' x 10' building addition for through wall ATM (drive-up), lighting and landscape upgrades, and accessible parking and entrance upgrades.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 3' x 10' (30 SF) at ATM location on North side of existing building.
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line: See Attached Narrative
- | | | |
|----------------------|-------------------------|-------------------------|
| Front lot line(s): | Required Setback: _____ | Proposed Setback: _____ |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: N/A Before N/A After
14. Have you submitted plans for the above alterations to the Building Official? Yes
 If yes, has he refused a permit? No If refused, on what grounds? _____
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: Yes Sewer: Yes
17. Is the property located in the Bristol Historic District or is it an individually listed property?: No
18. Is the property located in a flood zone? No If yes, which one?: N/A

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: by its Attorney [Signature] Date: 9-7-23

Print Name: TPG Architecture, LLP

Property Owner's Signature: by its Attorney [Signature] Date: 9-7-23

Print Name: CBBB/C All Development, LLC

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: William P. Dennis, Esq. Telephone #: 401 254-2992

Address: 576 METACON AVE #2, BRISTOL, RI 02809

Exhibit "A"
Application 5.
Written Statement

SPECIAL USE PERMIT – DRIVE-THRU ATM

The Applicant is proposing a drive-thru ATM along the northerly side of the existing building. This is an EXISTING drive-thru location, once utilized by the former tenant – Rite Aid Pharmacy. The Applicant proposes only the construction of a 3 foot by 10 foot through wall to accommodate the ATM.

Under the Bristol Zoning Ordinance, the required standards are as follows:

(GENERAL STANDARDS)

(2) *Special Use permit.* In granting a special use permit the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

- a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;
- b. That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and
- c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.

(SPECIFIC STANDARDS)

(c) *Special use standards for drive-thru uses.* Drive-thru uses, whether accessory or principal uses, shall be permitted as a special permit use, subject to the requirements of section 28-409, when and only when all of the following requirements are also met:

- 1) In addition to the parking, loading, and stacking requirements of article VIII of this chapter, there must be stacking spaces located on the parcel for a minimum of five vehicles waiting to exit the site.
- 2) A sufficient number of stacking spaces for vehicles waiting for service must be provided in accordance with the following:
 - a. Fast-food restaurants – Ten vehicles;
 - b. Bank – Five vehicles at the first window plus two for each additional window;

- c. Other uses without a menu board – Four spaces per window.

Stacking lanes shall not cross or pass through off street parking spaces. Where pedestrians will intersect with a drive-thru lane, crosswalks shall be provided with striping and/or alternative paving materials.

- 3) A drive-thru window shall be properly located within the site's parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic; and, in no case shall a drive-thru window be located on any front building façade which faces a primary street (i.e., Metacom Avenue, Gooding Avenue, Hope Street).
- 4) A drive-thru window shall be provided with a bypass lane having a minimum width of ten feet.
- 5) Drive-thru lanes shall be physically separated from off-street parking areas and shall be striped, marked, or otherwise, distinctly delineated.
- 6) Drive-thru lanes shall be buffered against adjacent land use.
- 7) Menu boards or other informational boards shall face away from public rights-of-way.
- 8) The minimum lot area shall be no less than 40,000 square feet for a single-use building with a drive-thru use. This lot area requirement shall be exclusive of any other buildings or uses on the parcel.

THE APPLICANT MEETS ALL OF THE ABOVE STANDARDS.

a. The Special Use is specifically authorized as a special use permit use under Section 28-82(d) "drive-thrus" in a General Business zone.

b. The Special Use meets all of the standards of Section 28-150(c). Evidence that the Applicant satisfies the standards as highlighted below is contained in the plans provided as part of the Applicant's application package.

- The Chase Bank use meets all parking, loading and stacking requirements of Zoning Ordinance Article VIII.
- There are stacking spaces for at least 5 vehicles waiting to exit the site.
- There are stacking spaces for at least 5 vehicles waiting for service.
- The ATM is located within the site's parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic.
- The ATM provides a by-pass lane having a minimum width of 10 feet.
- The drive-thru lane is physically separated from off-street parking areas and is striped, marked, or otherwise, distinctly delineated.
- The drive-thru lane is buffered against adjacent land use.
- The menu boards and informational boards face away from public rights-of-way.

- The minimum lot area is greater than 40,000 square feet.
- c. The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the Town.

The proposed location of the Chase Bank branch and the subject ATM is located in a General Business Zone at the major intersection of Route 136, Narrows Road and Gooding Avenue. This is a location of many businesses and several financial institutions with drive-thru windows as well as ATM machines. In fact, the proposed ATM location actually existed as a pharmacy drive-thru window for many years.

DIMENSIONAL VARIANCES – SIGNAGE

The Applicant is requesting dimensional relief from the signage requirements of the Bristol Zoning Ordinance with respect to 3 specific proposed signs:

Under the Bristol Zoning Ordinance, the required standards are as follows:

- 1) *Variance*. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of proceedings:
 - a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant.
 - b. That such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
 - c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;
 - d. That the relief to be granted is the least relief necessary;
 - e. That the Board shall in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

THE PROPOSED SIGNS

- A. A free standing, double-faced, internally illuminated pylon sign of 25 square feet. A free standing sign in front of the building on Metacom Avenue already exists and was, historically, utilized by prior tenants. The Applicant proposes replacing the existing free standing sign with a design depicted on the attached plan.

| Required Dimensions | Proposed Dimensions | Variance Relief |
|-------------------------------|---|------------------|
| Area 15 square feet | 25 square feet | 10 foot variance |
| Maximum height 12 feet | 12 feet | None |
| Ground clearance 4 feet | 0 feet | 4 feet |
| Lot line distance 10 feet | Westerly Lot Line 14.5 feet Northerly Lot Line 95 feet | None |
| Distance from R Zones 50 feet | Exceeds 50 feet | None |

The existing free standing sign at this location is 21 inches wide and has zero ground clearance. The proposed sign is designed at 29 inches wide. The site has unique characteristics with regard to topography, multiple access points along the westerly and northerly boundaries and has multiple businesses. The proposed free standing is designed to address drivers at eye level and does not impact sight lines.

- B. An internally illuminated Primary wall sign of 36.9 square feet to be located on the west elevation of the building. Because of the significant building setback from Metacom Avenue (150 feet), additional sign area is permitted under the Code.

| Required Dimensions | Proposed Dimensions | Variance Relief |
|-----------------------|---------------------|------------------|
| Area 20.6 square feet | 36.9 square feet | 16.3 square feet |

This primary sign is the key identifier of the bank and will assist with drivers accessing convenient parking within the plaza and will safely guide customers to the appropriate area of the parking lot – traffic safety.

- C. An internally illuminated additional wall sign of 36.9 square feet to be located on the south elevation of the building. The Bristol Zoning Ordinance provides for an additional wall sign for buildings with a public entrance and parking in the rear as well as the front. The additional sign is permitted at the rear entrance.

| Required Dimensions | Proposed Dimensions | Variance Relief |
|---------------------|---------------------|------------------|
| Area 15 square feet | 36.9 square feet | 21.9 square feet |

The Applicant does not enjoy a rear entrance, but does rely on a SIDE entrance on the southerly side of the building which accommodates more significant parking than does the front entrance to the bank. In addition the other 20 businesses of the plaza are located across from this SIDE entrance. The distance from the side entrance to the businesses across the parking lot exceeds 150 feet. For this reason, the additional wall sign is requested.

PROPERTY OWNER AUTHORIZATION

Cobble Hill Development, LLC of 132 Old River Road, Lincoln, Rhode Island, as owner of Unit 21, 580 Metacom Avenue, Bristol, Rhode Island (Assessor's Plat 150A, Lot 15) hereby authorizes TPG Architecture, LLP and its attorney William P. Dennis, Esq. to submit its application for Chase Bank., Said Application to the Town of Bristol Zoning Board of Review shall be for special use permit and variance relief.

WITNESS my hand and seal this 6 day of September, 2023.

COBBLE HILL DEVELOPMENT, LLC

By [Signature]
John Shekarchi, Member

STATE OF RHODE ISLAND
COUNTY OF Kent

In Westerly on the 6 day of September, 2023, before me personally appeared John Shekarchi, Member of Cobble Hill Development, LLC to me known and known by me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said limited liability company, and acknowledged that he executed said instrument with proper authority for the purpose stated therein as his free act and deed in said capacity and the free act and deed of said limited liability company.

[Signature]
Notary Public
My commission expires on

FATIMA M. RODRIGUES
Notary Public-State of Rhode Island
My Commission Expires
January 14, 2026



580 Metacom Ave - 300' Radius

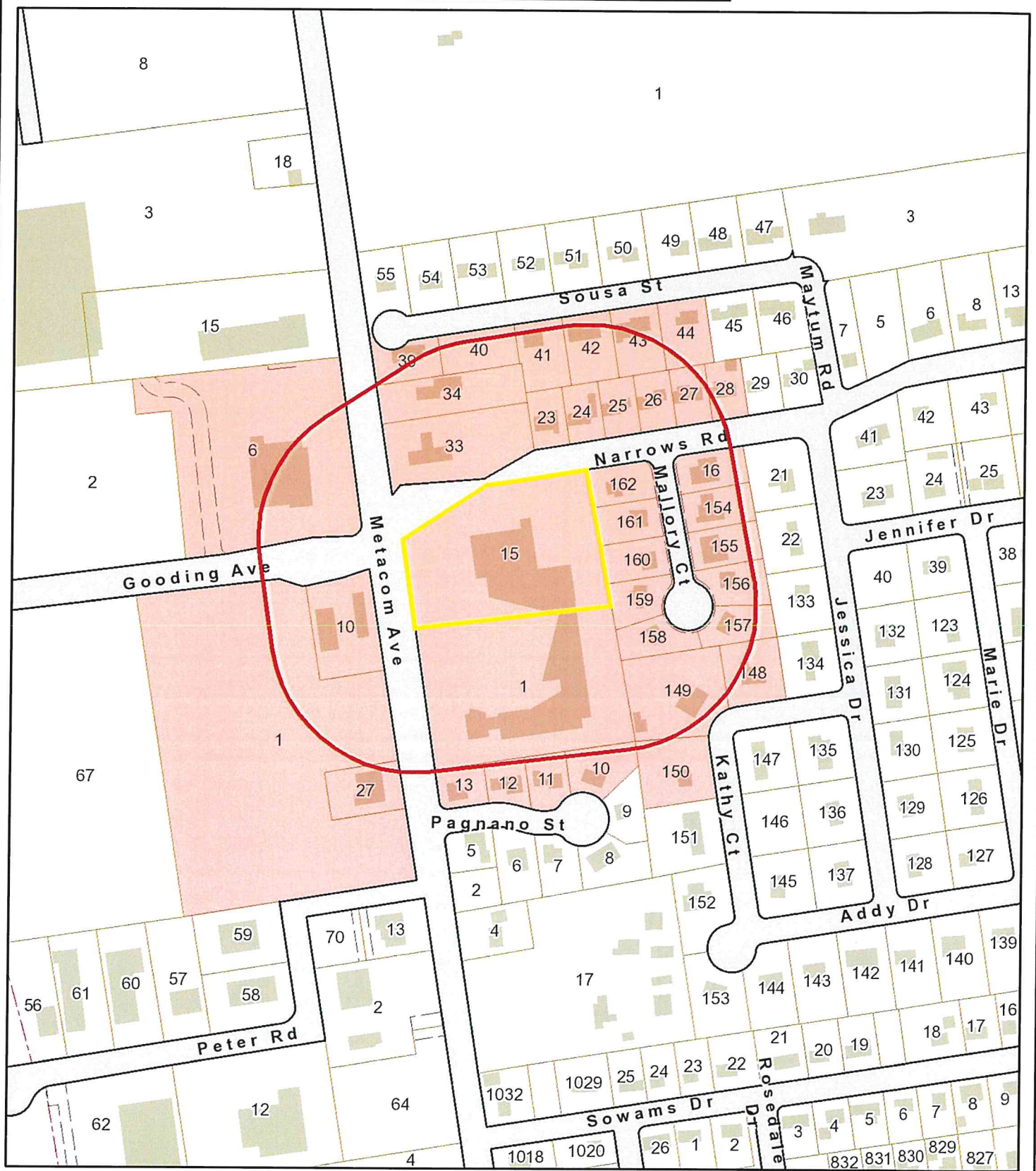
Bristol, RI



September 8, 2023

1 inch = 281 Feet

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
September 08, 2023

Subject Properties:

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-015 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-016 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-017 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-018 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-019 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-020 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

| | |
|-----------------------------------|---|
| Parcel Number: 150-15 | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 |
| CAMA Number: 150-15-021 | DEXTER STREET LLC |
| Property Address: 580 METACOM AVE | 132 OLD RIVER RD, SUITE 103 |
| | LINCOLN, RI 02865 |

Abutters:

| | |
|-------------------------------|----------------------------------|
| Parcel Number: 108-1 | Mailing Address: TOWN OF BRISTOL |
| CAMA Number: 108-1 | 10 COURT ST |
| Property Address: GOODING AVE | BRISTOL, RI 02809 |

| | |
|-----------------------------------|--|
| Parcel Number: 108-10 | Mailing Address: COLBEA ENTERPRISES, LLC |
| CAMA Number: 108-10 | 695 GEORGE WASHINGTON HIGHWAY |
| Property Address: 579 METACOM AVE | LINCOLN, RI 02865 |

| | |
|-----------------------------------|--------------------------------------|
| Parcel Number: 108-27 | Mailing Address: CABRAL, PAUL JOSEPH |
| CAMA Number: 108-27 | 8 VIRGINIA ST |
| Property Address: 585 METACOM AVE | WARREN, RI 02885 |



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

| | |
|---|---|
| Parcel Number: 138-23 CAMA Number: 138-23 Property Address: 7 NARROWS RD | Mailing Address: CAVALIERI, DOMENIC A 7 NARROWS RD BRISTOL, RI 02809 |
| Parcel Number: 138-24 CAMA Number: 138-24 Property Address: 9 NARROWS RD | Mailing Address: PALMIERI, RAYMOND F. JR. ST 9 NARROWS RD BRISTOL, RI 02809 |
| Parcel Number: 138-25 CAMA Number: 138-25 Property Address: 11 NARROWS RD | Mailing Address: DANIELSON, EUGENE RAYMOND 11 NARROWS RD BRISTOL, RI 02809 |
| Parcel Number: 138-26 CAMA Number: 138-26 Property Address: 15 NARROWS RD | Mailing Address: FARIA, VICTORIA 15 NARROWS ROAD BRISTOL, RI 02809 |
| Parcel Number: 138-27 CAMA Number: 138-27 Property Address: 17 NARROWS RD | Mailing Address: DUTRA, MICHAEL J. ET UX LORI A. DUTRA TE 17 NARROWS ROAD BRISTOL, RI 02809 |
| Parcel Number: 138-28 CAMA Number: 138-28 Property Address: 19 NARROWS RD | Mailing Address: MARSH, KAREN J - TRUSTEE KAREN J MARSH FAMILY TRUST 19 NARROWS RD BRISTOL, RI 02809 |
| Parcel Number: 138-33 CAMA Number: 138-33 Property Address: 590 METACOM AVE | Mailing Address: MLR INVESTMENTS, LLC C/O BANK FIVE ATTN: FINANCE DEPT 79 N MAIN ST FALL RIVER, MA 02720 |
| Parcel Number: 138-34 CAMA Number: 138-34 Property Address: 594 METACOM AVE | Mailing Address: FRANCIS, DAVID M & GENEVIEVE LE FRANCIS, MATTHEW D & LISA J TE 2 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 138-39 CAMA Number: 138-39 Property Address: 2 SOUSA ST | Mailing Address: FRANCIS, MATTHEW D. & LISA J. TE 2 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 138-40 CAMA Number: 138-40 Property Address: SOUSA ST | Mailing Address: FRANCIS, MATTHEW D & LISA J TE 2 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 138-41 CAMA Number: 138-41 Property Address: 6 SOUSA ST | Mailing Address: NERONE, KEVIN ET UX DEBORAH TE 6 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 138-42 CAMA Number: 138-42 Property Address: 8 SOUSA ST | Mailing Address: LAMORA, ANDREW M 8 SOUSA ST. BRISTOL, RI 02809 |



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

| | |
|---|---|
| Parcel Number: 138-43 CAMA Number: 138-43 Property Address: 10 SOUSA ST | Mailing Address: SOUSA, RICHARD C ET UX SOUSA, FRANCINE TE 10 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 138-44 CAMA Number: 138-44 Property Address: 12 SOUSA ST | Mailing Address: GRIFKA, JEFFREY L KATIE E ETUX TE 12 SOUSA ST BRISTOL, RI 02809 |
| Parcel Number: 150-10 CAMA Number: 150-10 Property Address: 6 PAGNANO ST | Mailing Address: FERREIRA, WILLIAM JR 5 ALBION ST BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-002 Property Address: 576 METACOM AVE | Mailing Address: DENNIS, WILLIAM P, TRUSTEE THE WILLIAM P DENNIS IRREV RE 576 METACOM AVE UNIT 2 BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-003 Property Address: 576 METACOM AVE | Mailing Address: DI REALTY LLC 1719 GAR HIGHWAY SWANSEA, MA 02777 |
| Parcel Number: 150-1 CAMA Number: 150-1-004 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-005 Property Address: 576 METACOM AVE | Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & JENNINGS. AN 44 THAYER ST BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-006 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-007 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-008 Property Address: 576 METACOM AVE | Mailing Address: ALANO, MARK V. 47 GARFIELD AVE BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-009 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-010 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |



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300 foot Abutters List Report

Bristol, RI
September 08, 2023

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| Parcel Number: 150-1 CAMA Number: 150-1-011 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-012 Property Address: 576 METACOM AVE | Mailing Address: MAIN SAIL PROPERTIES 576 METACOM AVE. UNIT 12 BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-013 Property Address: 576 METACOM AVE | Mailing Address: HAIR EXPERTS, INC. 576 METACOM AVE UNIT 13 BRISTOL, RI 02809 |
| Parcel Number: 150-1 CAMA Number: 150-1-014 Property Address: 576 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-1 CAMA Number: 150-1-022 Property Address: 576 METACOM AVE | Mailing Address: GABLINSKE, DOUGLAS W. 5 Pokanoket Trail Warren, RI 02885 |
| Parcel Number: 150-11 CAMA Number: 150-11 Property Address: 4 PAGNANO ST | Mailing Address: MEDEIROS-LUTHER, KARIN A & LUTHER, THEODORE JT 4 PAGNANO ST BRISTOL, RI 02809 |
| Parcel Number: 150-12 CAMA Number: 150-12 Property Address: 2 PAGNANO ST | Mailing Address: MARTIN, HERMAN JR TRUSTEE STEELE, PAMELA J TRUSTEE 2 PAGNANO ST BRISTOL, RI 02809 |
| Parcel Number: 150-13 CAMA Number: 150-13 Property Address: 568 METACOM AVE | Mailing Address: PACHECO, DINIS F & MARIA TE 568 METACOM AVE BRISTOL, RI 02809 |
| Parcel Number: 150-148 CAMA Number: 150-148 Property Address: 4 KATHY CT | Mailing Address: RAPOSO, LUIS M & MARIA G CO- TRUSTEES 4 KATHY CT BRISTOL, RI 02809 |
| Parcel Number: 150-149 CAMA Number: 150-149 Property Address: 6 KATHY CT | Mailing Address: LOTERO, DAVID SANDRA TE 6 KATHY CT BRISTOL, RI 02809 |
| Parcel Number: 150-150 CAMA Number: 150-150 Property Address: 8 KATHY CT | Mailing Address: MALAFRONTTE, FRANK L & PAMELA TRUSTEES 8 KATHY CT BRISTOL, RI 02809 |
| Parcel Number: 150-15 CAMA Number: 150-15-015 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |



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|---|--|
| Parcel Number: 150-15 CAMA Number: 150-15-016 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-15 CAMA Number: 150-15-017 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-15 CAMA Number: 150-15-018 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-15 CAMA Number: 150-15-019 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-15 CAMA Number: 150-15-020 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-15 CAMA Number: 150-15-021 Property Address: 580 METACOM AVE | Mailing Address: COBBLE HILL DEVELOPMENT, LLC 320 DEXTER STREET LLC 132 OLD RIVER RD, SUITE 103 LINCOLN, RI 02865 |
| Parcel Number: 150-154 CAMA Number: 150-154 Property Address: 4 MALLORY CT | Mailing Address: MORRIS, PAUL M. ET UX EILEEN E. TE 4 MALLORY CT BRISTOL, RI 02809 |
| Parcel Number: 150-155 CAMA Number: 150-155 Property Address: 6 MALLORY CT | Mailing Address: CLOUTIER, JOHN PAUL ETUX CLOUTIER, TRISHA A. 6 MALLORY CT BRISTOL, RI 02809 |
| Parcel Number: 150-156 CAMA Number: 150-156 Property Address: 8 MALLORY CT | Mailing Address: MACHADO, KEVIN & BETHANY TE 84 MAIN ST RIVERSIDE, RI 02915 |
| Parcel Number: 150-157 CAMA Number: 150-157 Property Address: 10 MALLORY CT | Mailing Address: ANDRADE, NORBERT A JR ETUX NANCY L. ANDRADE TE 10 MALLORY CT BRISTOL, RI 02809 |
| Parcel Number: 150-158 CAMA Number: 150-158 Property Address: 9 MALLORY CT | Mailing Address: ALLEN, WILLIAM & MAGGIE TE 9 MALLORY CT BRISTOL, RI 02809 |
| Parcel Number: 150-159 CAMA Number: 150-159 Property Address: 7 MALLORY CT | Mailing Address: PEDULLA, THOMAS & SUSAN A TE 7 MALLORY CT BRISTOL, RI 02809 |



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Page 5 of 6



300 foot Abutters List Report

Bristol, RI

September 08, 2023

Parcel Number: 150-16
 CAMA Number: 150-16
 Property Address: 2 MALLORY CT

Mailing Address: ARCHAMBAULT, PETER A.
 2 MALLORY CT
 BRISTOL, RI 02809

Parcel Number: 150-160
 CAMA Number: 150-160
 Property Address: 5 MALLORY CT

Mailing Address: SHEA, JAMES
 5 MALLORY CRT
 BRISTOL, RI 02809

Parcel Number: 150-161
 CAMA Number: 150-161
 Property Address: 3 MALLORY CT

Mailing Address: LIMA, MICHAEL P & ELIZABETH DENNIS
 TE
 3 MALLORY CT
 BRISTOL, RI 02809

Parcel Number: 150-162
 CAMA Number: 150-162
 Property Address: 12 NARROWS RD

Mailing Address: CORREIA, CHRISTINE L- TRUSTEE
 FORMISANO FAMILY TRUST
 12 NARROWS RD
 BRISTOL, RI 02809

Parcel Number: 98-6
 CAMA Number: 98-6
 Property Address: 591 METACOM AVE

Mailing Address: SEDER, J ROBERT C/O WALGREEN CO
 PO BOX 1159
 DEERFIELD, IL 60015



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9/8/2023

Page 6 of 6

ALANO, MARK V.
47 GARFIELD AVE
BRISTOL, RI 02809

DANIELSON, EUGENE RAYMOND
11 NARROWS RD
BRISTOL, RI 02809

GRIFKA, JEFFREY L
KATIE E ETUX TE
12 SOUSA ST
BRISTOL, RI 02809

ALLEN, WILLIAM & MAGGIE
9 MALLORY CT
BRISTOL, RI 02809

DENNIS, WILLIAM P, TRUSTE
THE WILLIAM P DENNIS IRRE
576 METACOM AVE UNIT 2
BRISTOL, RI 02809

HAIR EXPERTS, INC.
576 METACOM AVE
UNIT 13
BRISTOL, RI 02809

ANDRADE, NORBERT A JR ETU
NANCY L. ANDRADE TE
10 MALLORY CT
BRISTOL, RI 02809

DI REALTY LLC
1719 GAR HIGHWAY
SWANSEA, MA 02777

LAMORA, ANDREW M
8 SOUSA ST.
BRISTOL, RI 02809

ARCHAMBAULT, PETER A.
2 MALLORY CT
BRISTOL, RI 02809

DUTRA, MICHAEL J. ET UX
LORI A. DUTRA TE
17 NARROWS ROAD
BRISTOL, RI 02809

LIMA, MICHAEL P &
ELIZABETH DENNIS TE
3 MALLORY CT
BRISTOL, RI 02809

CABRAL. PAUL JOSEPH
8 VIRGINIA ST
WARREN, RI 02885

FARIA, VICTORIA
15 NARROWS ROAD
BRISTOL, RI 02809

LOTERO, DAVID
SANDRA TE
6 KATHY CT
BRISTOL, RI 02809

CAVALIERI, DOMENIC A
7 NARROWS RD
BRISTOL, RI 02809

FERREIRA, WILLIAM JR
5 ALBION ST
BRISTOL, RI 02809

MACHADO, KEVIN &
BETHANY TE
84 MAIN ST
RIVERSIDE, RI 02915

CLOUTIER, JOHN PAUL ETUX
CLOUTIER, TRISHA A.
6 MALLORY CT
BRISTOL, RI 02809

FRANCIS, DAVID M & GENEVI
FRANCIS, MATTHEW D & LISA
2 SOUSA ST
BRISTOL, RI 02809

MAIN SAIL PROPERTIES
576 METACOM AVE. UNIT 12
BRISTOL, RI 02809

COBBLE HILL DEVELOPMENT,
320 DEXTER STREET LLC
132 OLD RIVER RD, SUITE 103
LINCOLN, RI 02865

FRANCIS, MATTHEW D & LISA
2 SOUSA ST
BRISTOL, RI 02809

MALAFRONTA, FRANK L &
PAMELA TRUSTEES
8 KATHY CT
BRISTOL, RI 02809

COLBEA ENTERPRISES, LLC
695 GEORGE WASHINGTON
HIGHWAY
LINCOLN, RI 02865

FRANCIS, MATTHEW D. &
LISA J. TE
2 SOUSA ST
BRISTOL, RI 02809

MARSH, KAREN J - TRUSTEE
KAREN J MARSH FAMILY TRUS
19 NARROWS RD
BRISTOL, RI 02809

CORREIA, CHRISTINE L- TRU
FORMISANO FAMILY TRUST
12 NARROWS RD
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W.
5 Pokanoket Trail
Warren, RI 02885

MARTIN, HERMAN JR TRUSTEE
STEELE, PAMELA J TRUSTEE
2 PAGNANO ST
BRISTOL, RI 02809

MEDEIROS-LUTHER, KARIN A
4 PAGNANO ST
BRISTOL, RI 02809

SOUSA, RICHARD C ET UX
SOUSA, FRANCINE TE
10 SOUSA ST
BRISTOL, RI 02809

MLR INVESTMENTS, LLC
C/O BANK FIVE ATTN: FINANCE
DEPT
79 N MAIN ST
FALL RIVER, MA 02720

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

MORRIS, PAUL M. ET UX
EILEEN E. TE
4 MALLORY CT
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE EST
BYRNES, VIVIAN & JENNINGS
44 THAYER ST
BRISTOL, RI 02809

NERONE, KEVIN ET UX
DEBORAH TE
6 SOUSA ST
BRISTOL, RI 02809

PACHECO, DINIS F & MARIA
568 METACOM AVE
BRISTOL, RI 02809

PALMIERI, RAYMOND F. JR. S
9 NARROWS RD
BRISTOL, RI 02809

PEDULLA, THOMAS & SUSAN A
7 MALLORY CT
BRISTOL, RI 02809

RAPOSO, LUIS M &
MARIA G CO-TRUSTEES
4 KATHY CT
BRISTOL, RI 02809

SEDER, J ROBERT
C/O WALGREEN CO
PO BOX 1159
DEERFIELD, IL 60015

SHEA, JAMES
5 MALLORY CRT
BRISTOL, RI 02809

SITE PLAN

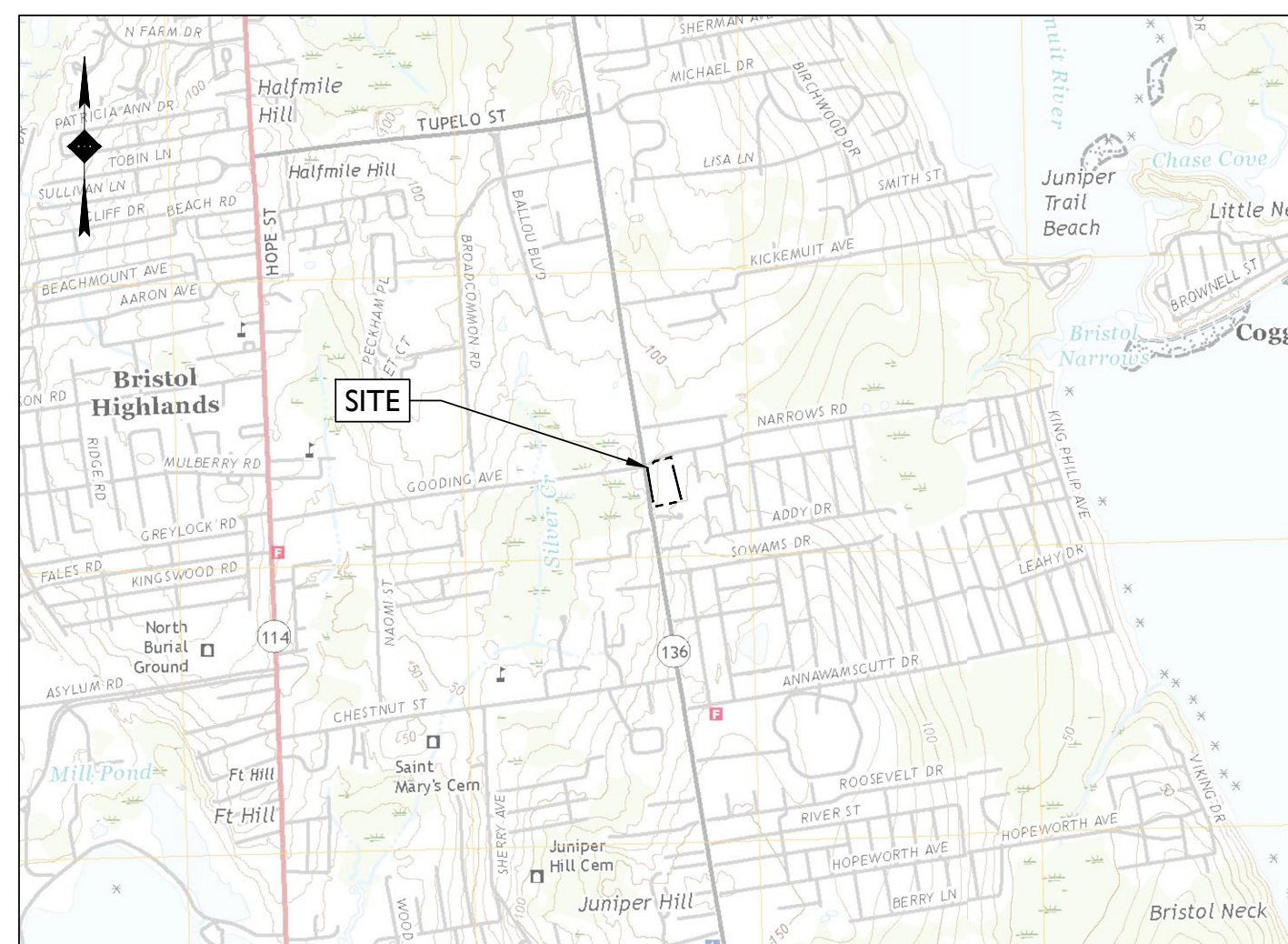
FOR



PROPOSED BANK WITH REMOTE DRIVE-UP ATM

MAP 150A, LOTS 1 & 15

576 METACOM AVENUE (RHODE ISLAND ROUTE 136)
TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND



SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES, BRISTOL & FALL RIVER, RI-MA, DATED 2021

LOCATION / KEY MAP

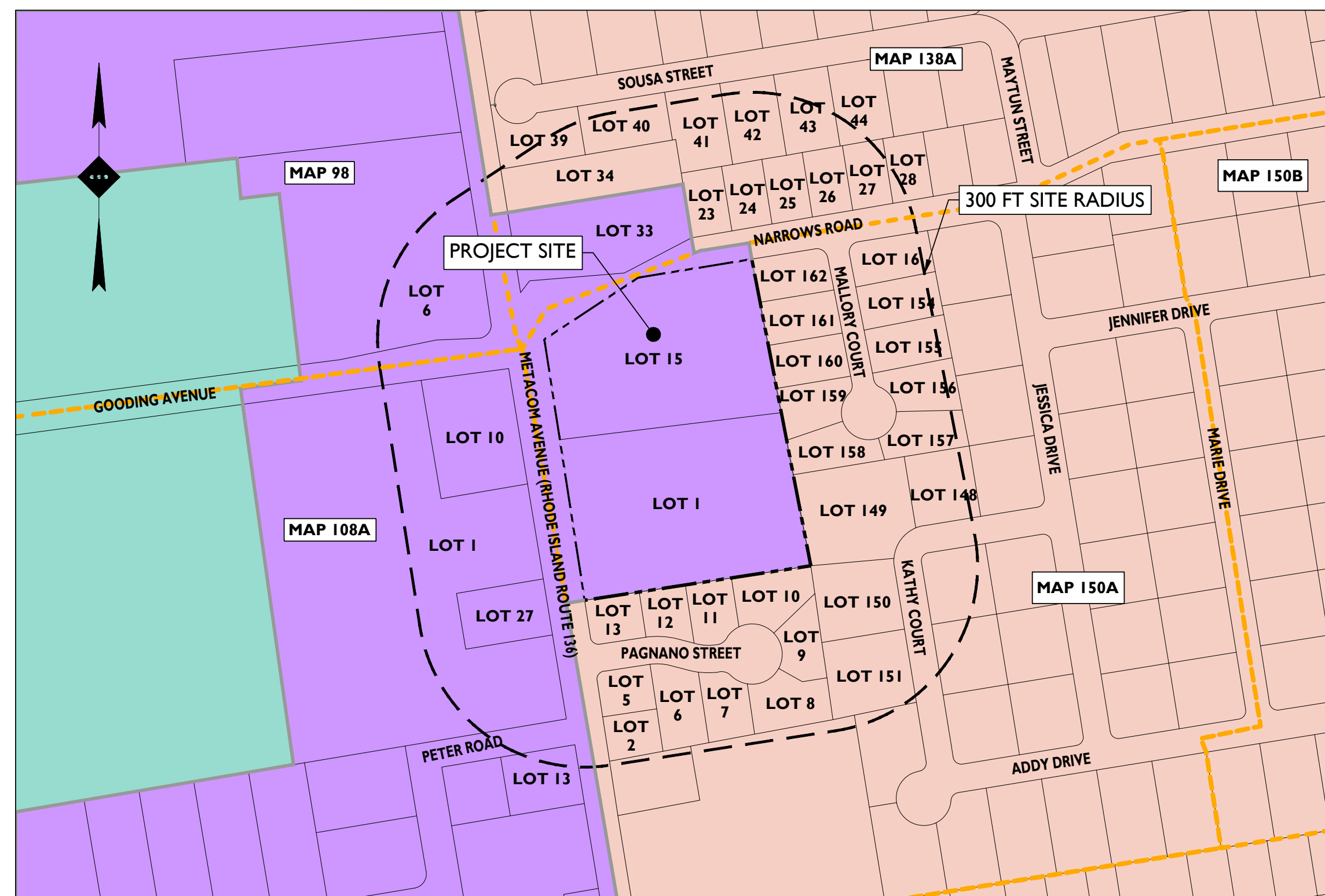
SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO, DATED 6/6/2022

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: TOWN OF BRISTOL TAX MAP NUMBERS 150, 138, 108, & 98 DATED 12/31/2021

TAX / ZONING / OTHER MAP

SCALE: 1" = 200'±

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY OF THE SUBJECT PROPERTY, PREPARED BY CONTROL POINT ASSOCIATES, INC., AND DATED 1/13/2023.
 - ARCHITECTURAL PLANS
 - GEO TECHNICAL REPORT
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED 6/6/2022.
 - KEY MAP OBTAINED FROM USGS QUADRANGLE MAP 7.5 MINUTE SERIES, BRISTOL RI-MA, DATED 2021 & USGS QUADRANGLE MAP 7.5 MINUTE SERIES, FALL RIVER RI-MA, DATED 2021
 - TAX & ZONING MAPS OBTAINED FROM TOWN OF BRISTOL GIS, DATED 12/31/2021
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

1 Beacon Street, 15 Floor, Boston, MA 02108
Phone 617.203.2076

ZONING LEGEND

- R-15 - RESIDENTIAL (15,000 SF LOT SIZE)
- GB - GENERAL BUSINESS
- OS - OPEN SPACE



Know what's below
Call before you dig.

SHEET INDEX

| DRAWING TITLE | SHEET # |
|--------------------------|-----------|
| COVER SHEET | C-1 |
| EXISTING CONDITIONS PLAN | C-2 |
| DEMOLITION PLAN | C-3 |
| SITE PLAN | C-4 |
| LIGHTING PLAN | C-5 |
| CONSTRUCTION DETAILS | C-6 - C-7 |

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------------------------|
| 7 | 09/08/2023 | EB | SPECIAL PERMIT SUBMISSION |
| 6 | 08/04/2023 | EB | SPECIAL PERMIT SUBMISSION |
| 5 | 5/2/2023 | JJR | REVISED DRIVE-THRU CONCRETE MAT |
| 4 | 4/10/2023 | JJR | ADDENDUM #1 |
| 3 | 4/5/2023 | JJR | REVISED PER ADA ENTRANCE LANDING |
| 2 | 3/29/2023 | JJR | REVISED PER ADA PARKING IMPROVEMENTS |
| 1 | 3/2/2023 | JJR | ISSUED FOR REVIEW |

NOT APPROVED FOR CONSTRUCTION



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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
120 Washington Street, Suite 102, Salem, MA 01970
Phone 617.203.2076

CHASE PROPOSED BANK WITH REMOTE DRIVE-UP ATM

MAP 150A, LOTS 1 & 15
576 METACOM AVENUE (RHODE ISLAND ROUTE 136)
TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER



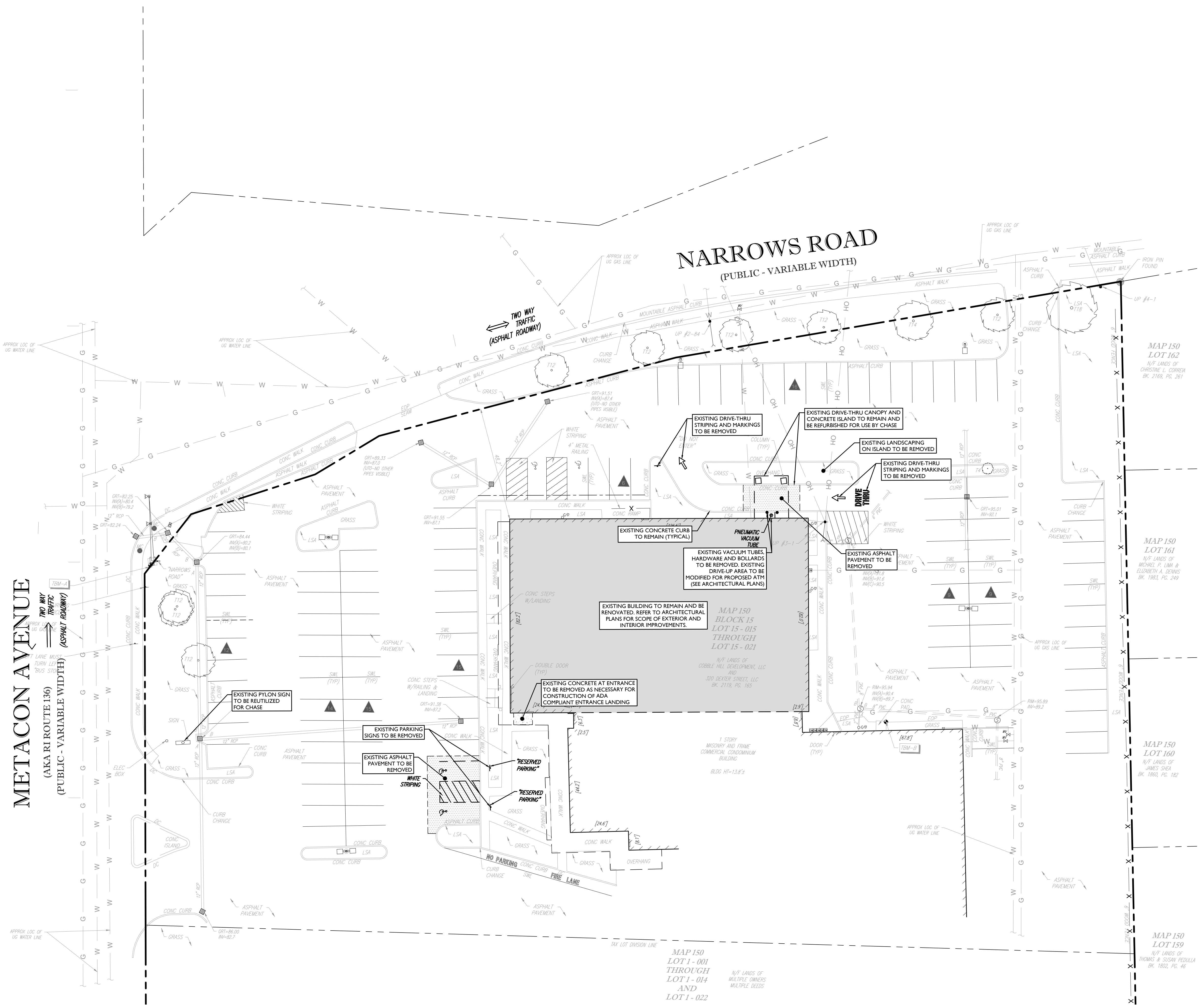
SCALE: AS SHOWN PROJECT ID: BOS-220076

TITLE:

COVER SHEET

DRAWING:

C-1



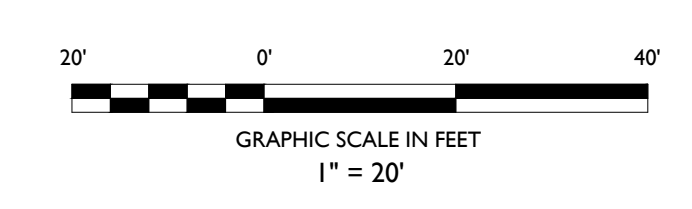
| SYMBOL | DESCRIPTION |
|--------|------------------------------------|
| --- | FEATURE TO BE REMOVED / DEMOLISHED |
| --- | LIMIT OF DISTURBANCE |

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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www.stonefielddesign.com

120 Washington Street, Suite 102, Salem, MA 01970
Phone 617.203.2076

CHASE

PROPOSED BANK WITH REMOTE DRIVE-UP ATM

MAP 150A LOTS 1 & 15
576 METACON AVENUE (RHODE ISLAND ROUTE 136)
TOWN OF BRISTOL
BRISTOL COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE NO. 13607
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220076

TITLE:
DEMOLITION PLAN

DRAWING:

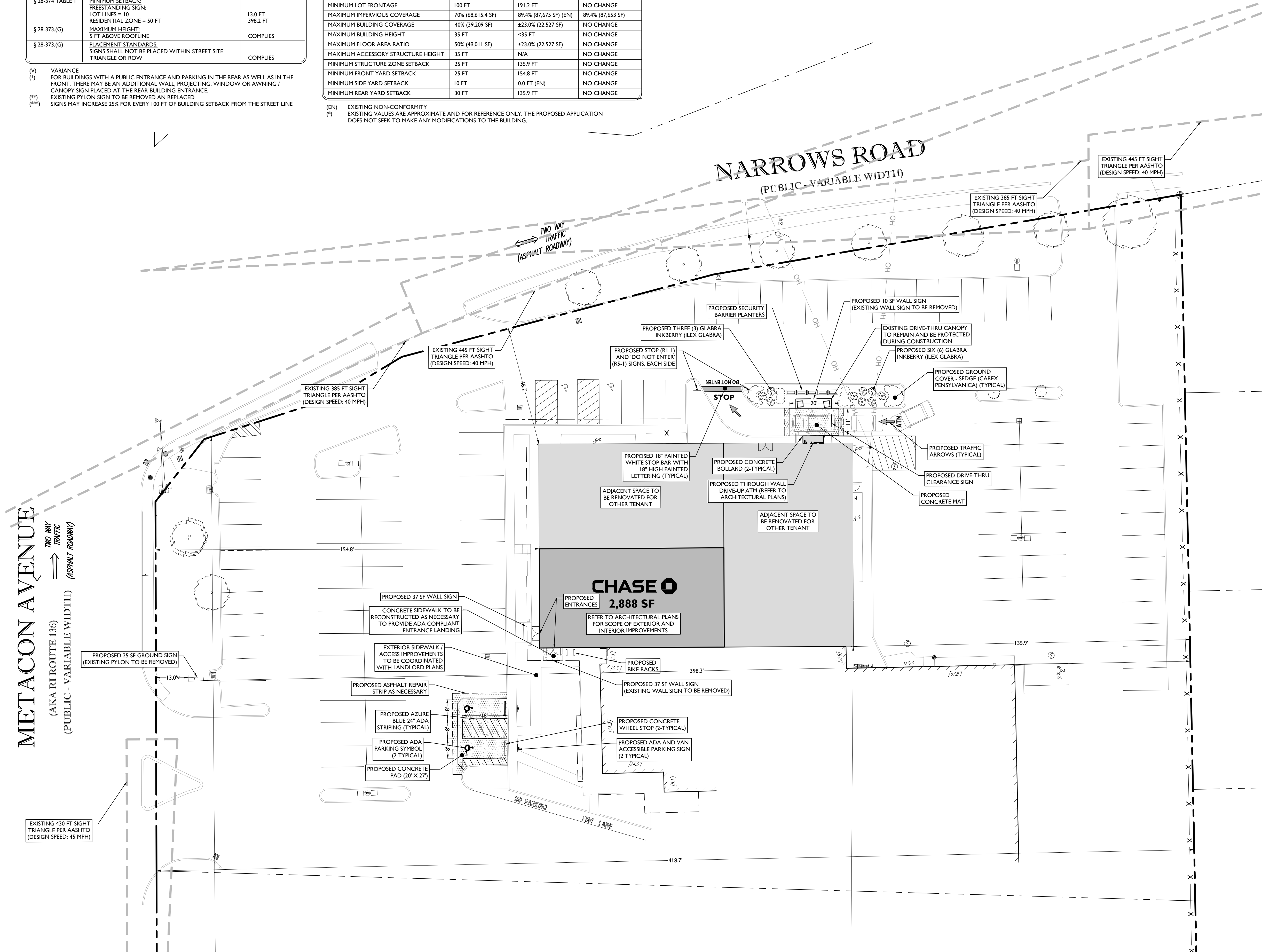
C-3

| SIGNAGE REQUIREMENTS | | |
|----------------------|--|---|
| CODE SECTION | REQUIRED | PROPOSED |
| § 28-373(B) | MAXIMUM NUMBER OF SIGNS: NARROWS RD: 1 WALL OR AWNING SIGN METACOM AVENUE: 1 WALL OR AWNING SIGN FREESTANDING SIGN: 1 PERMITTED | 1 AWNING SIGN 2 WALL SIGNS (V) 0 SIGN (H) |
| § 28-374 TABLE 1 | MAXIMUM SIZE: HORIZONTAL WALL SIGN: 15 SF + (15 X 0.25) = 18.75 SF (****) AWNING/CANOPY SIGN: 8 SF | 36.9 SF 9.2 SF (V) |
| § 28-374 TABLE 1 | MINIMUM SETBACK: FREESTANDING SIGN: LOT LINES = 10 RESIDENTIAL ZONE = 50 FT | 13.0 FT 398.2 FT |
| § 28-373(G) | MAXIMUM HEIGHT: 5 FT ABOVE ROOFLINE | COMPLIES |
| § 28-373(G) | PLACEMENT STANDARDS: SIGNS SHALL NOT BE PLACED WITHIN STREET SITE TRIANGLE OR ROW | COMPLIES |

(V) VARIANCE
(*) FOR BUILDINGS WITH A PUBLIC ENTRANCE AND PARKING IN THE REAR AS WELL AS IN THE FRONT, THERE MAY BE AN ADDITIONAL WALL, PROJECTING, WINDOW OR AWNING / CANOPY SIGN PLACED AT THE REAR BUILDING ENTRANCE.
(**) EXISTING PYLON SIGN TO BE REMOVED AND REPLACED
(****) SIGNS MAY INCREASE 25% FOR EVERY 100 FT OF BUILDING SETBACK FROM THE STREET LINE

| LAND USE AND ZONING | | | |
|------------------------------------|-----------------------------|------------------------|-------------------|
| MAP 150A, LOT 15 | | | |
| GENERAL BUSINESS (GB) | | | |
| PROPOSED USE | PERMITTED USE | REQUIRED | EXISTING (*) |
| BANK DRIVE-THRU | SPECIAL USE PERMIT REQUIRED | | |
| ZONING REQUIREMENT | REQUIRED | EXISTING (*) | PROPOSED |
| MINIMUM LOT AREA | 0.23 AC (10,000 SF) | 2.25 AC (98,022) | NO CHANGE |
| MINIMUM LOT WIDTH | 100 FT | 471.2 FT | NO CHANGE |
| MINIMUM LOT FRONTAGE | 100 FT | 191.2 FT | NO CHANGE |
| MAXIMUM IMPERVIOUS COVERAGE | 70% (88,615.4 SF) | 89.4% (87,675 SF) (EN) | 89.4% (87,653 SF) |
| MAXIMUM BUILDING COVERAGE | 40% (39,209 SF) | +23.0% (22,527 SF) | NO CHANGE |
| MAXIMUM BUILDING HEIGHT | 35 FT | <35 FT | NO CHANGE |
| MAXIMUM FLOOR AREA RATIO | 50% (49,011 SF) | +23.0% (22,527 SF) | NO CHANGE |
| MAXIMUM ACCESSORY STRUCTURE HEIGHT | 35 FT | N/A | NO CHANGE |
| MINIMUM STRUCTURE ZONE SETBACK | 25 FT | 135.9 FT | NO CHANGE |
| MINIMUM FRONT YARD SETBACK | 25 FT | 154.8 FT | NO CHANGE |
| MINIMUM SIDE YARD SETBACK | 10 FT | 0.0 FT (EN) | NO CHANGE |
| MINIMUM REAR YARD SETBACK | 30 FT | 135.9 FT | NO CHANGE |

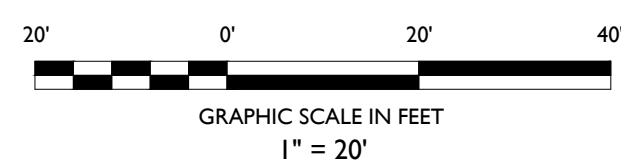
(EN) EXISTING NON-CONFORMITY
(*) EXISTING VALUES ARE APPROXIMATE AND FOR REFERENCE ONLY. THE PROPOSED APPLICATION DOES NOT SEEK TO MAKE ANY MODIFICATIONS TO THE BUILDING.



PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THE SITE IS IN CONFORMANCE WITH ALL APPLICABLE ADA STANDARDS INCLUDING BUT NOT LIMITED TO PATH OF TRAVEL FROM RIGHT-OF-WAY AND ADA PARKING FACILITIES TO THE BUILDING. STONEFIELD'S SCOPE OF WORK HAS BEEN LIMITED TO RECONSTRUCTION OF THE ADA PARKING SPACES AS SHOWN ON THE PLAN AND TAKES NO RESPONSIBILITY FOR ADA COMPLIANCE OF THE EXTERIOR IMPROVEMENTS AND/OR PATH OF TRAVEL FOR THE BUILDING.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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CHASE
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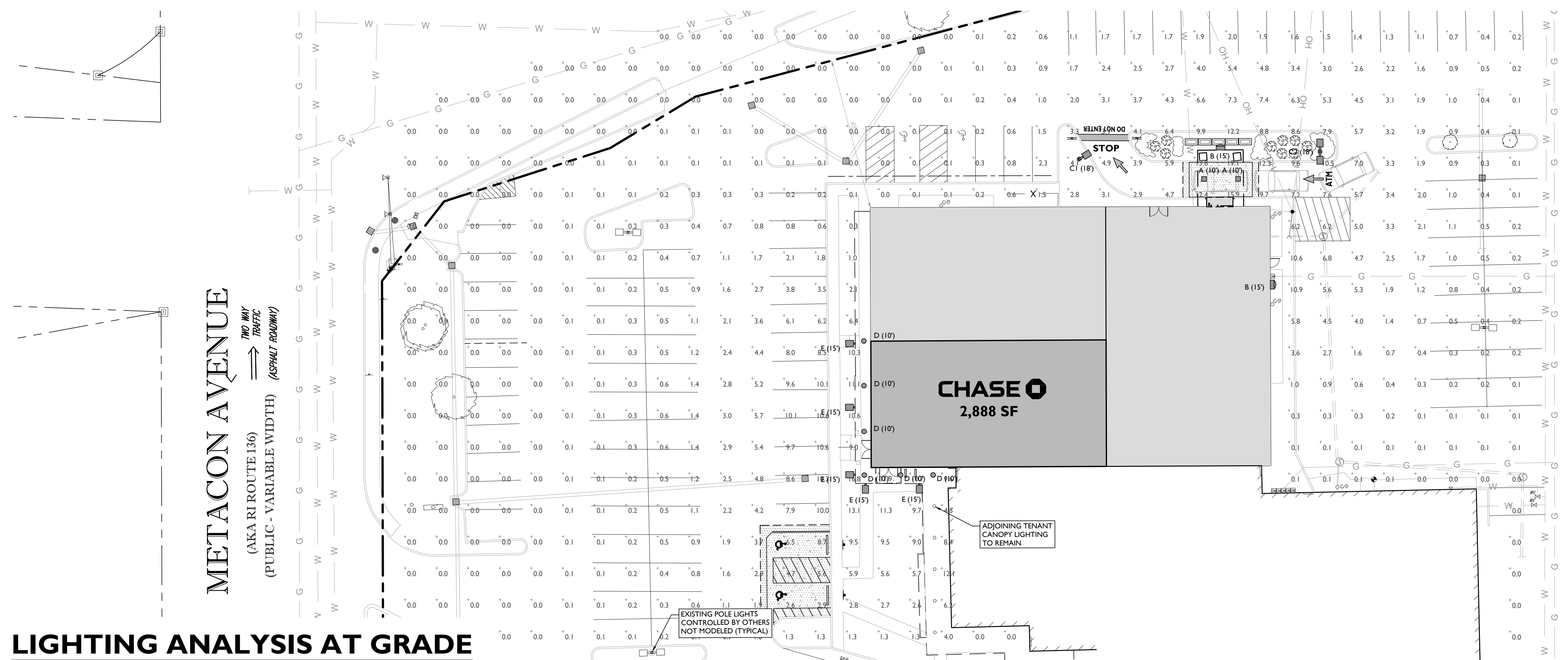
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SCALE: 1" = 20' PROJECT ID: BOS-220076

TITLE:
SITE PLAN

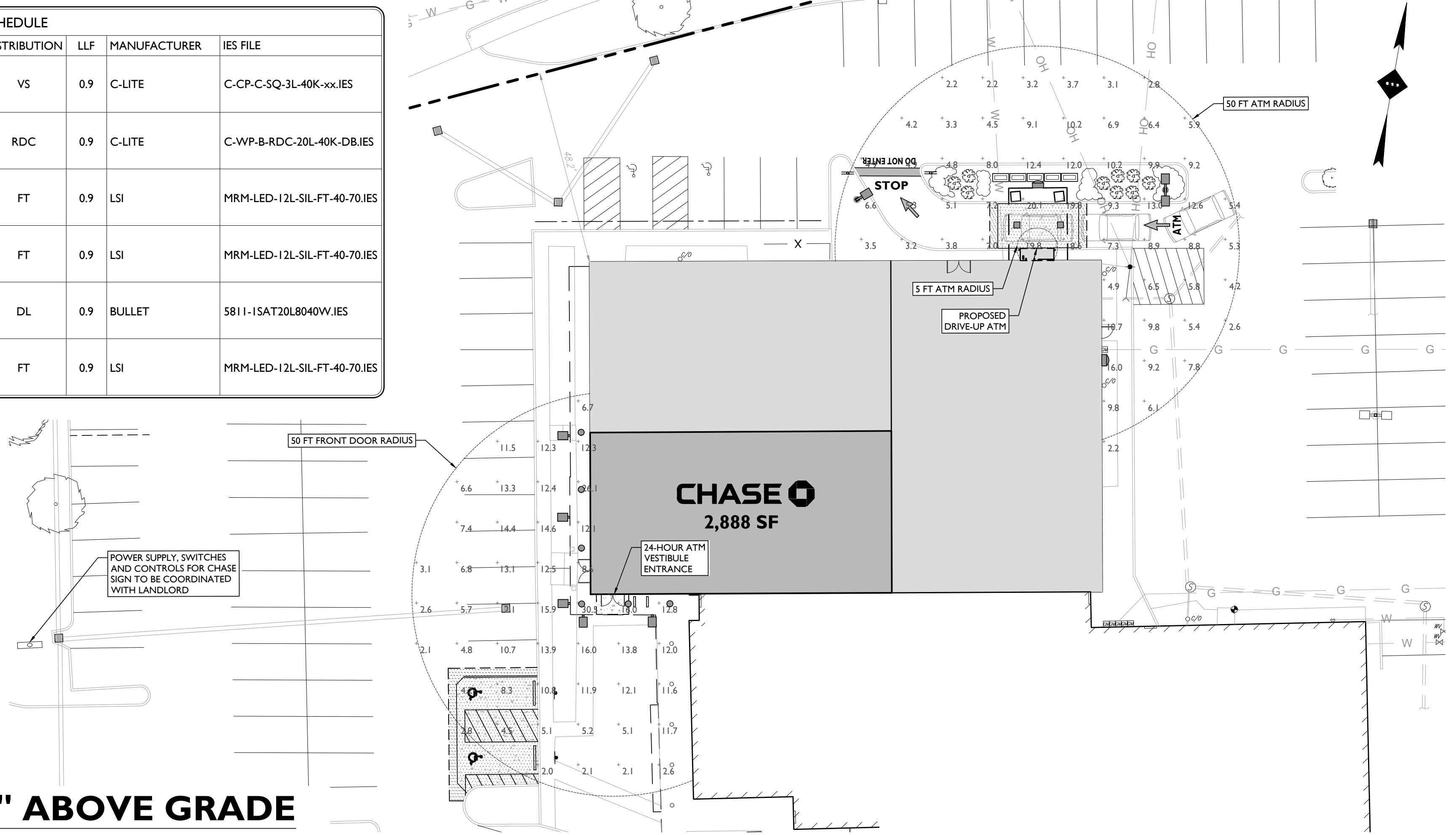
DRAWING:
C-4



LIGHTING ANALYSIS AT GRADE

| PROPOSED LUMINAIRE SCHEDULE | | | | | | | |
|-----------------------------|-------|----------|---|--------------|-----|--------------|------------------------------|
| SYMBOL | LABEL | QUANTITY | SECURITY LIGHTING | DISTRIBUTION | LLF | MANUFACTURER | IES FILE |
| ■ | A | 2 | C-CP-C-SQ SERIES SQAURE LED CANOPY LIGHT | VS | 0.9 | C-LITE | C-CP-C-SQ-3L-40K-xx.IES |
| ■ | B | 2 | C-LITE CUTOFF LED WALL PACK (C-WP-B-RDC-20L-40K-DB.IES) | RDC | 0.9 | C-LITE | C-WP-B-RDC-20L-40K-DB.IES |
| ■ | C1 | 1 | MRM MIRADA SHIELDED POLE MOUNTED SINGLE AREA LIGHT | FT | 0.9 | LSI | MRM-LED-12L-SIL-FT-40-70.IES |
| ■ | C2 | 1 | MRM MIRADA SHIELDED POLE MOUNTED SINGLE AREA LIGHT | FT | 0.9 | LSI | MRM-LED-12L-SIL-FT-40-70.IES |
| ● | D | 6 | OUTDOOR RECESSED FIXED DOWNLIGHT | DL | 0.9 | BULLET | 5811-ISAT20L8040V.IES |
| ■ | E | 5 | MRM MIRADA WALL MOUNTED AREA LIGHT | FT | 0.9 | LSI | MRM-LED-12L-SIL-FT-40-70.IES |

| STANDARD CHASE BANK ATM / AHD REQUIREMENTS | | |
|--|--|----------|
| REQUIRED | | PROPOSED |
| MINIMUM 10 FOOTCANDLES AT FACE OF ATM EXTENDING 5 FEET OUTWARD IN ALL DIRECTIONS MEASURED 36" ABOVE GRADE | | 16.0 |
| MINIMUM 2 FOOTCANDLES AT FACE OF ATM EXTENDING 50 FEET OUTWARD IN ALL DIRECTIONS MEASURED 36" ABOVE GRADE | | 2.2 |
| MINIMUM 2 FOOTCANDLES AT FACE OF FRONT DOOR EXTENDING 50 FEET OUTWARD IN ALL DIRECTIONS MEASURED 36" ABOVE GRADE WITHIN PATH OF ACCESS | | 2.0 |



LIGHTING ANALYSIS AT 36" ABOVE GRADE

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

- ATM LIGHTING NOTES:**
- THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
 - FIXTURE "X" = MINIMUM "X" WATTS
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC, OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
 - THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
 - ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCLOCK OPTION ENABLED.
 - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.

| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------------------------|
| 7 | 09/08/2023 | EB | SPECIAL PERMIT SUBMISSION |
| 6 | 08/04/2023 | EB | SPECIAL PERMIT SUBMISSION |
| 5 | 5/27/2023 | JJR | REVISED DRIVE-THRU CONCRETE MAT |
| 4 | 4/10/2023 | JJR | ADDENDUM #1 |
| 3 | 4/5/2023 | JJR | REVISED PER ADA ENTRANCE LANDING |
| 2 | 3/29/2023 | JJR | REVISED PER ADA PARKING IMPROVEMENTS |
| 1 | 3/2/2023 | JJR | ISSUED FOR REVIEW |

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CHASE
PROPOSED BANK WITH REMOTE DRIVE-UP ATM

MAP 150A, LOTS 1 & 15
576 METACON AVENUE (RHODE ISLAND ROUTE 136)
TOWN OF BRISTOL
BRISTOL COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE No. 13607
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220076

TITLE: LIGHTING PLAN

DRAWING: C-5

C-CP-C-SQ Series Square LED Canopy Light Replaces up to 250W PSMH



AFFORDABLE, ENERGY EFFICIENT AND MADE TO LAST
Our C-CP-C-SQ Series Square LED Canopy Light features a highly durable design and delivers affordability and energy efficiency to any canopy application. It comes cULus Listed for wet locations and is DLC Premium 5.1 Listed, delivering up to 144 LPW. This means it delivers even more savings on monthly energy bills than less energy efficient products. It's a perfect option for added security at entryways and around perimeters.



PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 3800 (CL); 4900 (AL); 7000 (L); 13,000 (L2L)
- CRI: > 70
- CCT: Neutral White 4000K, Cool White 5000K
- Input Power: 27W (CL); 38W (AL); 53W (L); 50W (L2L)
- Dimmable: 0-10V to 10%
- Operating Temperature Range: -22°F to 104°F (-30°C to 40°C)
- Estimated L₉₀ Lifetime @ 25°C: >54,000 hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5 Years*
- 3L & 4L:** Replaces 100W PSMH; **7L:** Replaces 150W PSMH/175W MH; **12L:** Replaces 250W PSMH
- For use under covered ceilings only

| FEATURES | DURABLE | RECOMMENDED USE | INPUT VOLTAGE |
|--|---|---|---|
| • Uses up to 80% less energy than comparable PSMH fixtures | • Polyester powder-coat finish provides corrosion protection for long-lasting color | • Security • Entrways • Perimeter Lighting • Exterior canopies | • Universal (120V through 277V Operation) |
| • Type VS distribution pattern | • UV-stabilized acrylic lens designed to last | | |

ORDERING INFORMATION
Example: C-CP-C-SQ-12L-50K-DB

| PRODUCT | SHAPE | LUMEN PACKAGE | CCT | COLOR |
|---------|-------|-----------------------------|------------------------------|-------------------|
| C-CP-C | SQ | 3L 3800 Lumens 27W | 40K Neutral White (4000K) | DB Dark Bronze |
| | | 7L 7000 Lumens 53W | 50K Cool White (5000K) | WH White |
| | | 12L 13,000 Lumens 50W | | |



AREA LIGHT FIXTURE 'A' SPECIFICATIONS

NOT TO SCALE

C-WP-B-RDC Series Cutoff LED Wall Pack Replaces up to 400W PSMH



OFF THE WALL SAVINGS
Our cULus listed C-Lite Cutoff LED Wall Pack delivers up to 21,000 lumens and is available in 4000K and 5000K. It's dimmable, for maximum energy savings, and comes with a 5-year limited warranty. It also comes with a DLC Premium 5.1 Listing.



PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 1500-21,000 Lumens
- CRI: > 70
- CCT: 4000K, 5000K
- Mounting height: 12'-25' feet
- Input Power: 12W/22W/41W/77W/144W
- Dimmable: Yes, 0-10V
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L₉₀ Lifetime @ 25°C: >100,000 hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces up to 400 PSMH

| FEATURES | RECOMMENDED USE | INPUT VOLTAGE |
|-------------------------------|---|---|
| • Replaces up to 400W PSMH | • Security • Perimeter • Commercial | • Universal (120V through 277V Operation) |
| • 4W Surge suppression | | |
| • Contractor friendly install | | |

ORDERING INFORMATION
Example: C-WP-B-RDC-1L-40K-DB

| C-WP | B | RDC | TYPE | LUMEN PACKAGE | CCT | COLOR |
|------|---|-----|--------------|---|---------------------------------|-------------------|
| C-WP | B | RDC | Round Cutoff | 1L 1500L 12W | 40K 4000K (Neutral White) | DB Dark Bronze |
| | | | | 2L 3000L (4000K), 3000L (5000K) 22W | 50K 5000K (Cool White) | |
| | | | | 3L 3000L (4000K), 3000L (5000K) 41W | | |
| | | | | 4L 3000L (4000K), 3000L (5000K) 77W | | |



AREA LIGHT FIXTURE 'B' SPECIFICATIONS

NOT TO SCALE

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCSD4 BRZ IL**

| Luminaire Model | Light Source | Lumen Package | Light Output | Distribution | Orientation | Voltage | Driver |
|-----------------|--------------|---------------|--------------|--------------|-------------|-------------------------|----------------------------|
| MRM-Mirada | LED | 3L-2500 lms | 3-1500 lm | 2-Type 2 | Adjustable | High Voltage (147-180V) | DR-10-100 (Dimming 0-100%) |
| | | 4L-3500 lms | 4-1750 lm | 3-Type 3 | Adjustable | High Voltage (147-180V) | |
| | | 5L-4500 lms | 4-2250 lm | 4-Type 4 | Adjustable | High Voltage (147-180V) | |
| | | 6L-5500 lms | 5-2750 lm | 5-Type 5 | Adjustable | High Voltage (147-180V) | |
| | | 7L-6500 lms | 6-3250 lm | 6-Type 6 | Adjustable | High Voltage (147-180V) | |
| | | 8L-7500 lms | 7-3750 lm | 8-Type 8 | Adjustable | High Voltage (147-180V) | |

Color Temp **Color Rendering** **Finish** **Options**

40-6500 CCT
CRI > 80
AMH - Phosphor Coated Lens*

TCR9 - Tri-Color
4000 CCT
5000 CCT

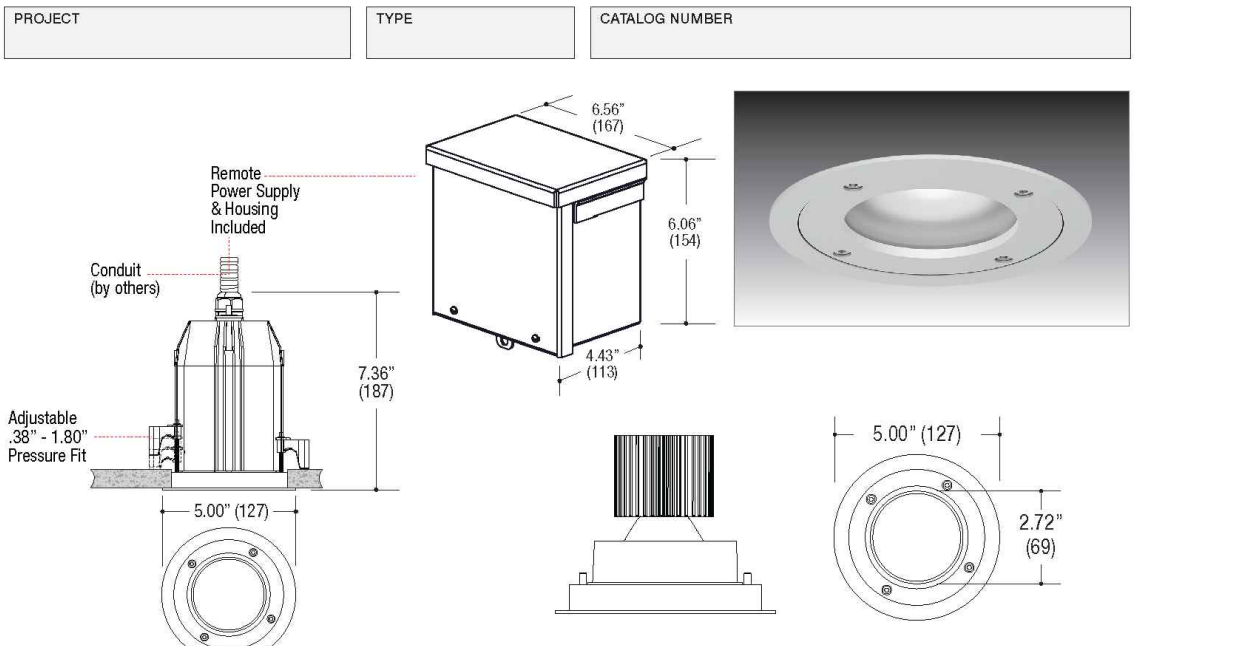
BLA - Black
BRC - Light Bronze
DMD - Gun Metal Grey
GFT - Graphite
MFA - Matte Silver
PFP - Polished Finish
SNG - Satin Varnish Green
WDF - White

Blank: Blank
H - Integral Floodable Shield
H - Integral Floodable Shield
K - Integral Floodable Shield (Saves 50% Light Output!)

Accessory Ordering Information*

| Category | Description | Order Number* |
|---------------------|--|---------------|
| Control Accessories | 0-10V Dimmer for use with 0-10V dimmable LEDP | 120196 |
| | 0-10V Dimmer for use with 0-10V dimmable LEDP (240V, 277V) | 120195 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120194 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120193 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120192 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120191 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120190 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120189 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120188 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120187 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120186 |
| | Photo Eye (Photo) for use with 0-10V dimmable LEDP | 120185 |

BULLET OUTDOOR RECESSED FIXED DOWNLIGHT WET LOCATION - IP66 LED



ORDERING INFO

| MODEL | WATTAGE | CRI / COLOR | BEAM | DRIVER | VOLTAGE | FINISH | OPTIONS |
|-------------------|----------------------|--------------|------------|---|------------------|-----------|--|
| 5811-1SA-T | 20L 20W LED 180lm | 90CR / 5000K | M 60° Beam | DM Dimming Marking Forward/Reverse DR 100V/277V only | 1-120V 1-277V | SL Silver | EM Non-lead Mounted Emergency LED (Lead wiring required) |

SIGN POST DETAIL

NOT TO SCALE

| M.U.T.C.D. NUMBER | TEXT | COLOR | | SIZE OF SIGN (WIDTH X HEIGHT) | TYPE OF MOUNT |
|---------------------|------|--------|------------|-------------------------------|---------------|
| | | LEGEND | BACKGROUND | | |
| STOP SIGN (R1-1) | | RED | WHITE | 36"x36" | GROUND |
| DO NOT ENTER (RS-1) | | RED | WHITE | 30"x30" | GROUND |

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

LIGHT POLE 'E' INSTALLATION DETAIL

NOT TO SCALE

18' MOUNTING HEIGHT
1.5" O.D. LIGHT POLE
4" ASSUMED POLE DIAMETER
16" FOUNDATION DIAMETER
5'4" FOUNDATION DEPTH
#3 REINFORCING TIES AT 12" C-C
(6) #5 VERTICAL REINFORCEMENT BARS

STOP BAR & ARROW DETAILS

NOT TO SCALE

STOP BAR & ARROW DETAILS
NOT TO SCALE

AREA LIGHT FIXTURE 'D' SPECIFICATIONS

NOT TO SCALE

7

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CHASE
PROPOSED BANK WITH REMOTE DRIVE-UP ATM

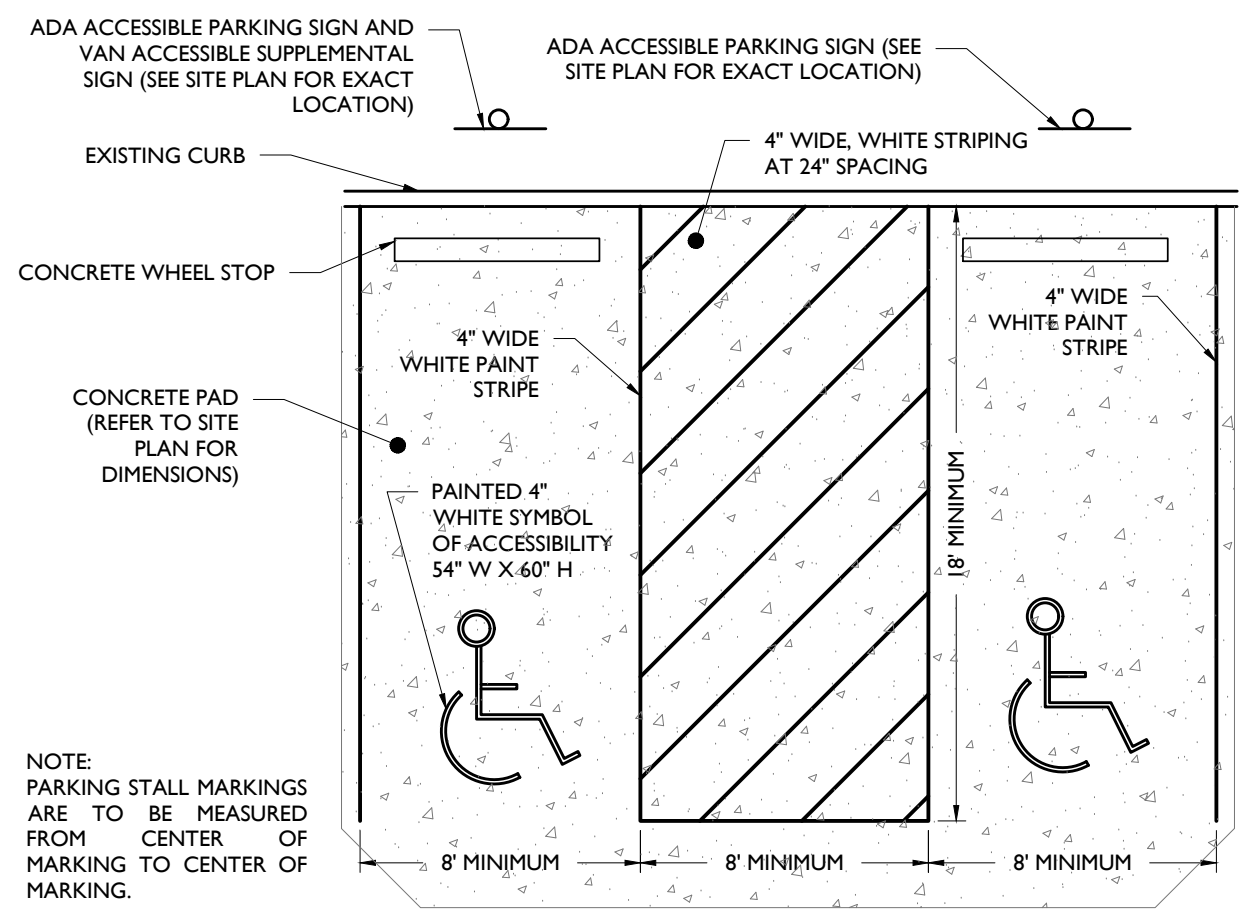
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RHODE ISLAND LICENSE NO. 13607
LICENSED PROFESSIONAL ENGINEER

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SCALE: NO SCALE PROJECT ID: BOS-220076

TITLE:
CONSTRUCTION DETAILS

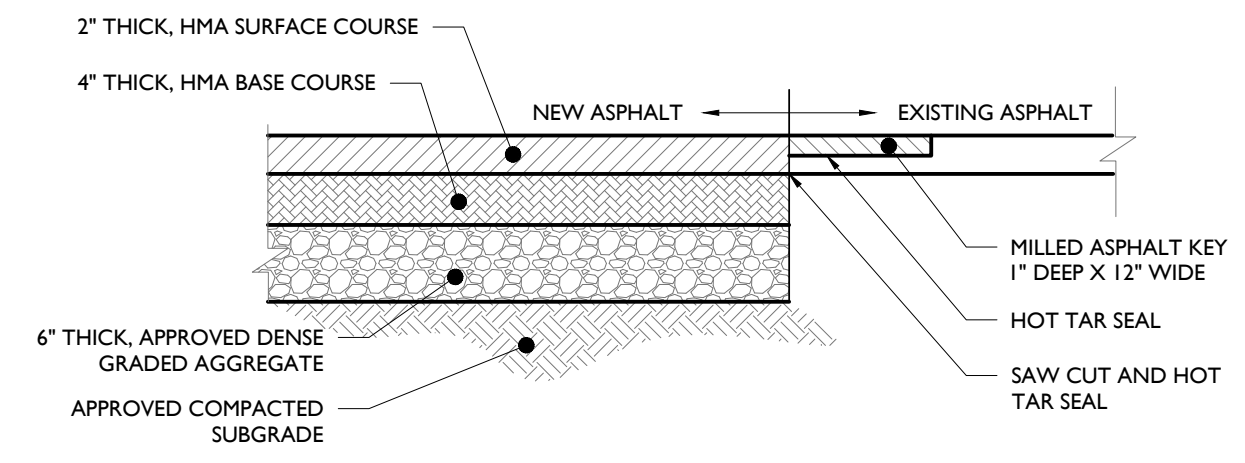
DRAWING:
C-6



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

1

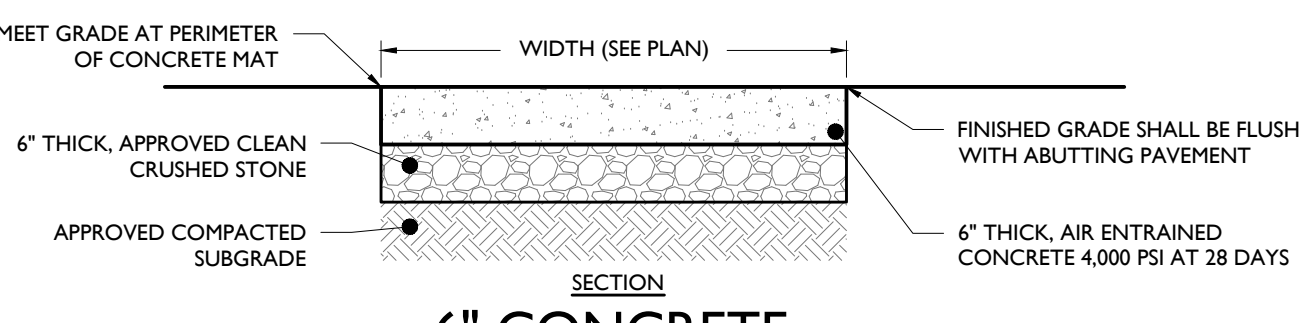


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE: HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

2

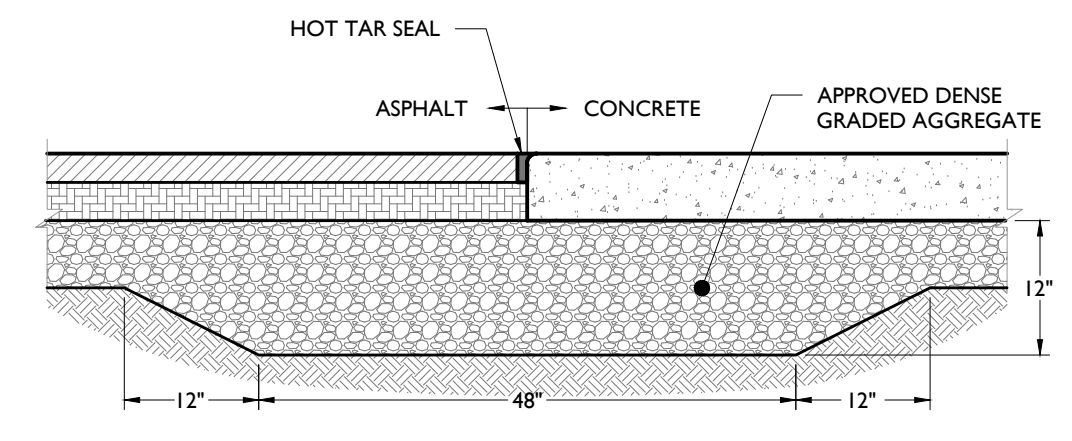


6" CONCRETE (ADA PARKING SPACE)

NOT TO SCALE

NOTES:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE.
2. 1" DEEP BY 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

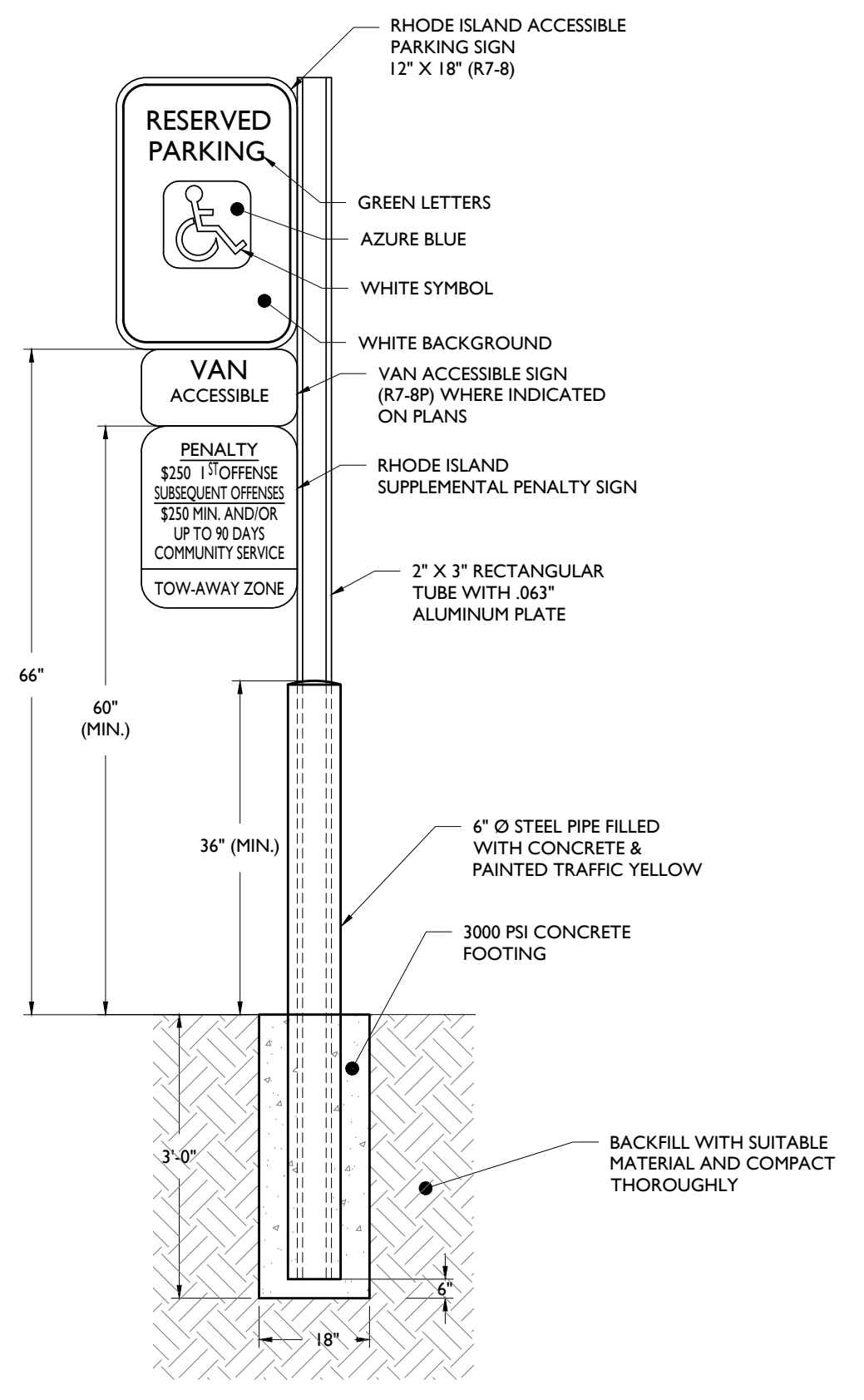
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CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

4

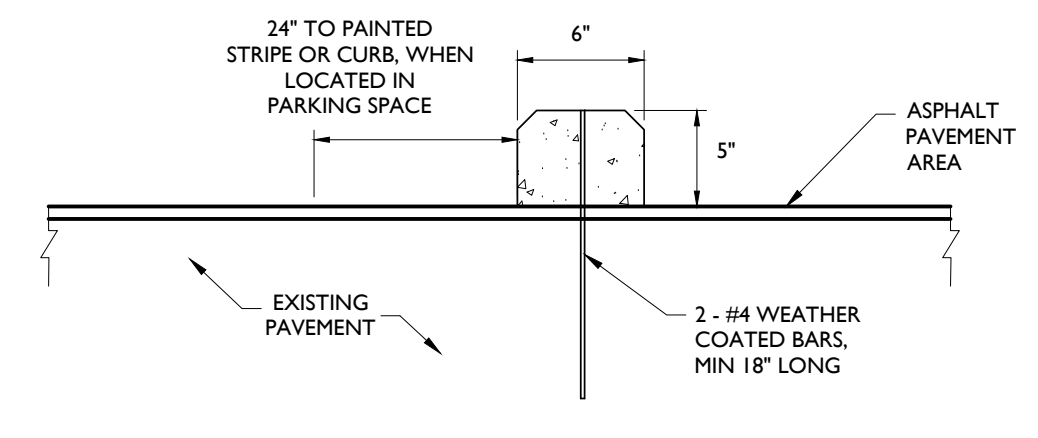


NOTES:
1. ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-208SP VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATIONS SPECIFICATIONS.
2. EMBEDDED PORTION OF POST SHALL BE PRIMED AND PAINTED FOR CORROSION PROTECTION

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

5

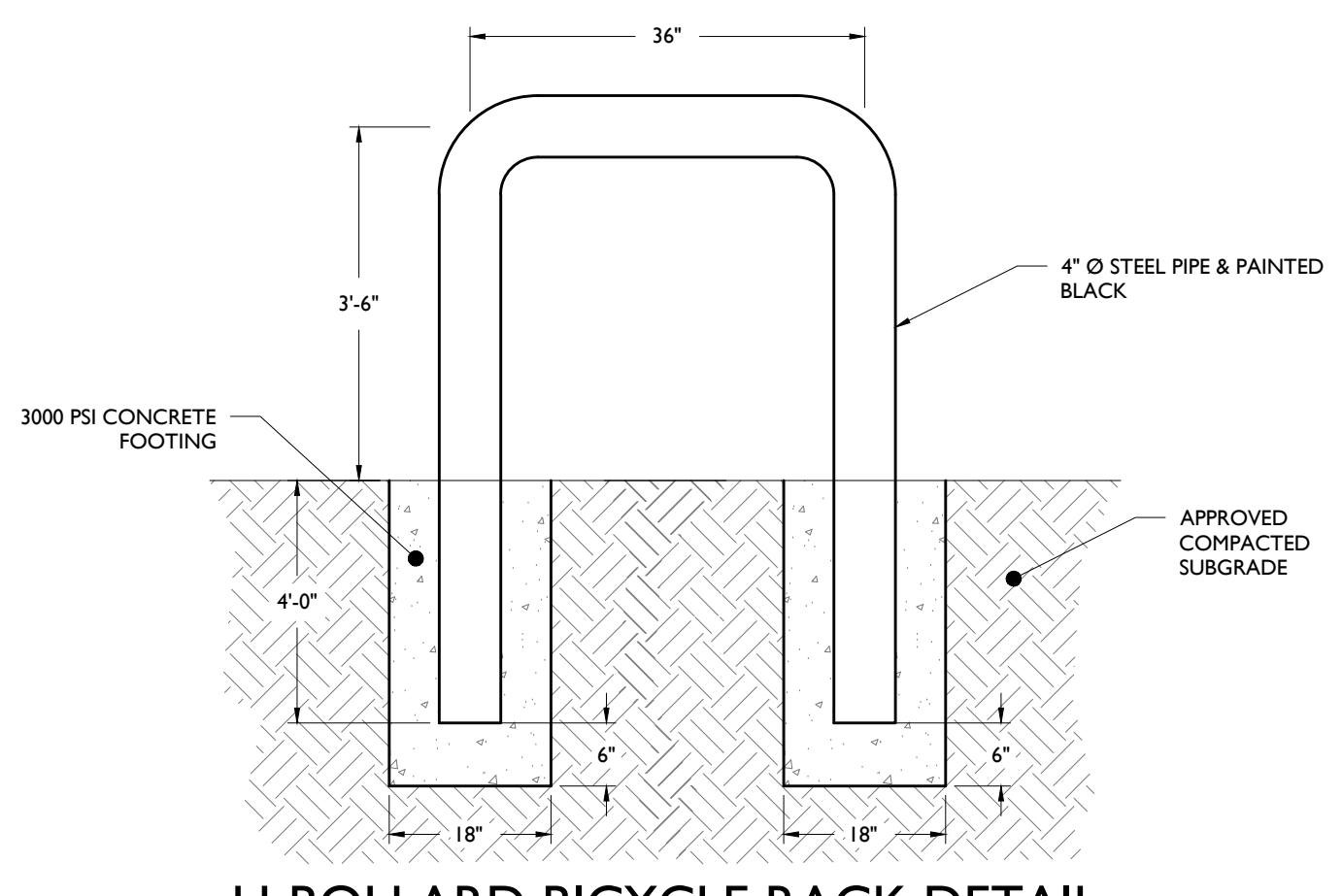


CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

NOTES:
1. ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
2. WHEEL STOP SHALL BE 6' LONG.
3. WHEEL STOP SHALL BE PREFABRICATED CONCRETE.

6



U-BOLLARD BICYCLE RACK DETAIL

NOT TO SCALE

7

| NO. | REVISION | DATE | BY | DESCRIPTION |
|-----|--------------------------------------|------------|-----|-------------|
| 7 | SPECIAL PERMIT SUBMISSION | 09/08/2023 | EB | |
| 6 | SPECIAL PERMIT SUBMISSION | 08/04/2023 | EB | |
| 5 | REVISED DRIVE-THRU CONCRETE MAT | 5/3/2023 | JJR | |
| 4 | ADDENDUM #1 | 4/10/2023 | JJR | |
| 3 | REVISED PER ADA ENTRANCE LANDING | 4/5/2023 | JJR | |
| 2 | REVISED PER ADA PARKING IMPROVEMENTS | 3/29/2023 | JJR | |
| 1 | ISSUED FOR REVIEW | 3/2/2023 | JJR | |

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CHASE
PROPOSED BANK WITH REMOTE
DRIVE-UP ATM

MAP 150A, LOTS 1 & 15
576 METACOM AVENUE (RHODE ISLAND ROUTE 136)
TOWN OF BRISTOL
BRISTOL COUNTY, RHODE ISLAND

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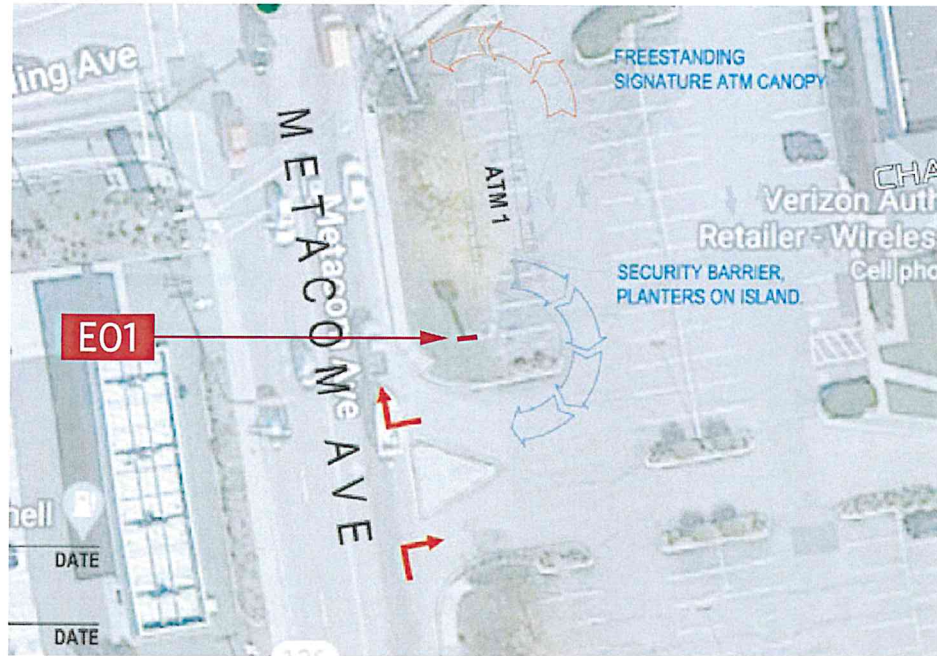
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TITLE:
**CONSTRUCTION
DETAILS**

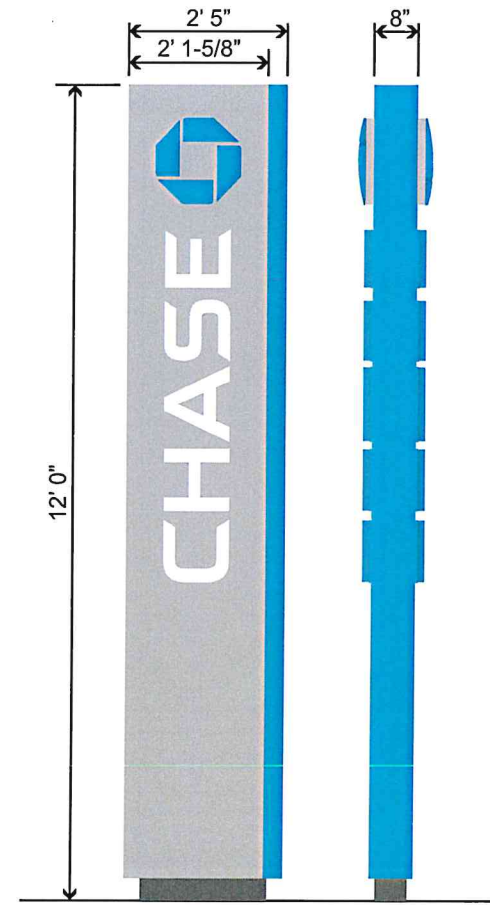
DRAWING:
C-7

E01 - P-25

ADDITIONAL APPROVAL REQUIRED



Close-Up View



P-25
DOUBLE-FACED ILLUMINATED PYLON - 25SF
 SCALE: 3/8" = 1' 0"



CHS.NB.1158 - Bristol Metacom Avenue
 576 Metacom Avenue
 Bristol, RI 02809

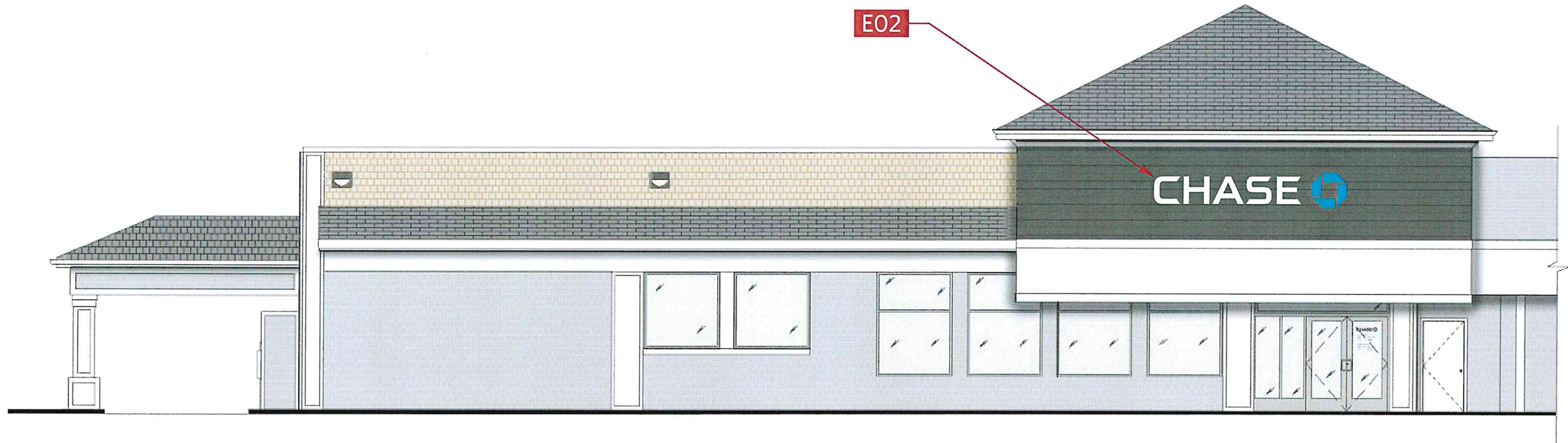
DESIGNER - JM
 CREATED - 10.13.22
 DRAWING - B102729

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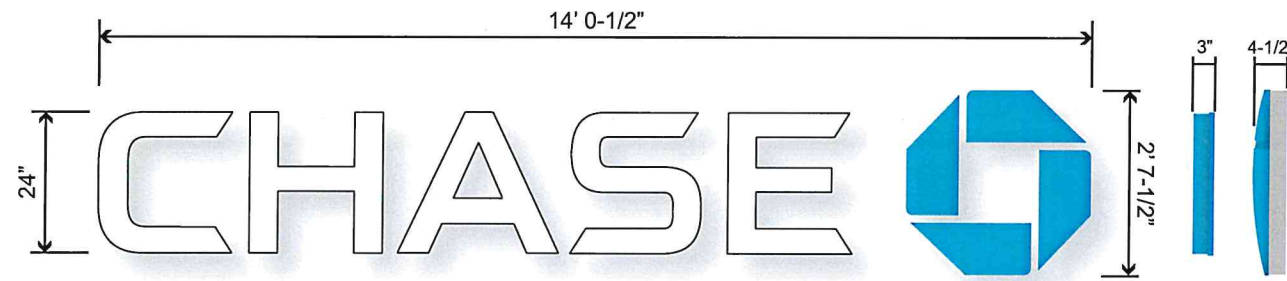
E02 - LIF-WBO-24-LED

ADDITIONAL APPROVAL REQUIRED



West Elevation

-  SHERWIN WILLIAMS ROCK BOTTOM GRAY PAINTED HARDIE SIDING
-  SHERWIN WILLIAMS LIGHT GRAY PAINT TO MATCH EXISTING
-  SILVER ANODIZED MULLIONS



LIF-WBO-24-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 36.9SF
 SCALE: NTS



CHS.NB.1158 - Bristol Metacom Avenue
 576 Metacom Avenue
 Bristol, RI 02809




DESIGNER - JM
 CREATED - 10.13.22
 DRAWING - B102729

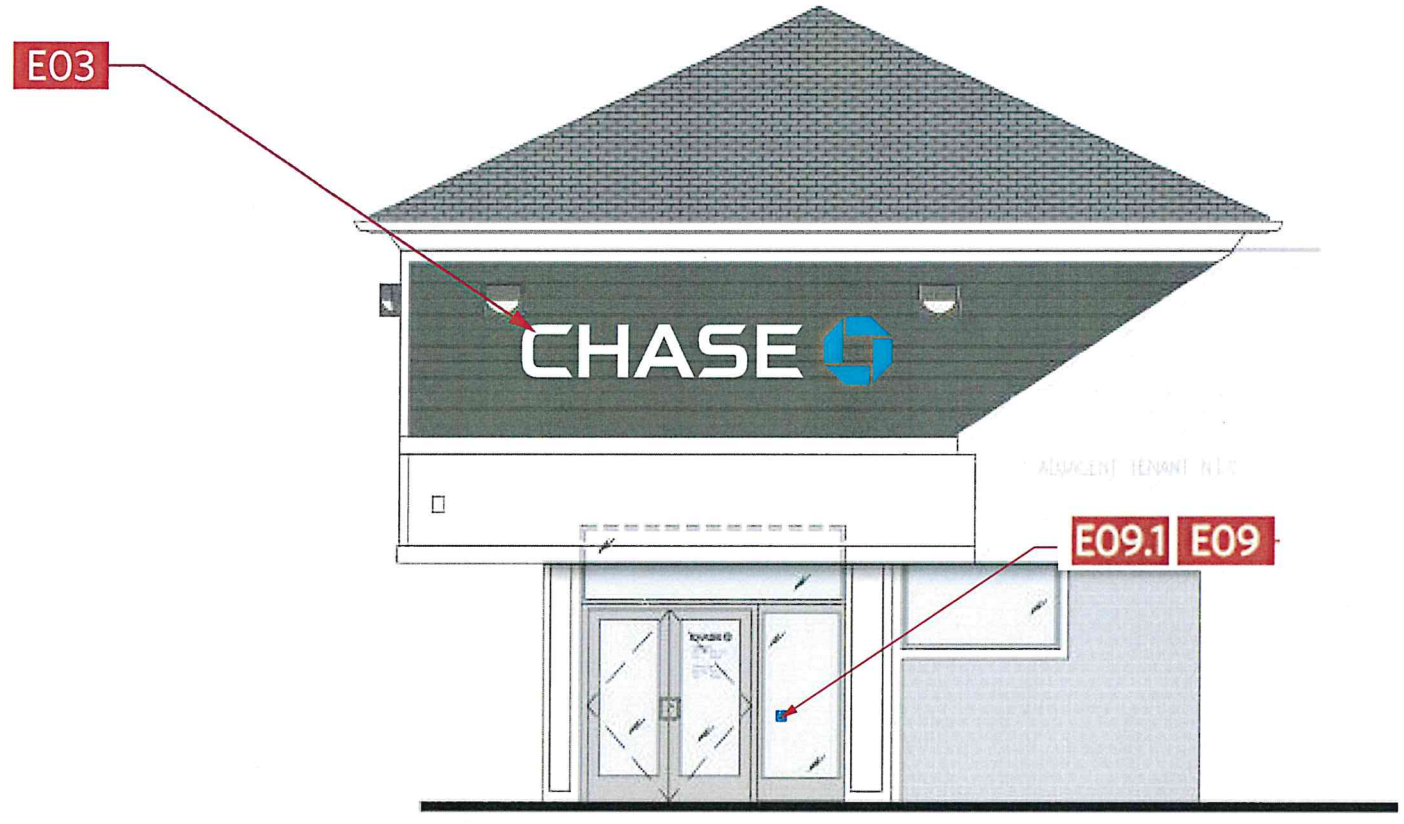
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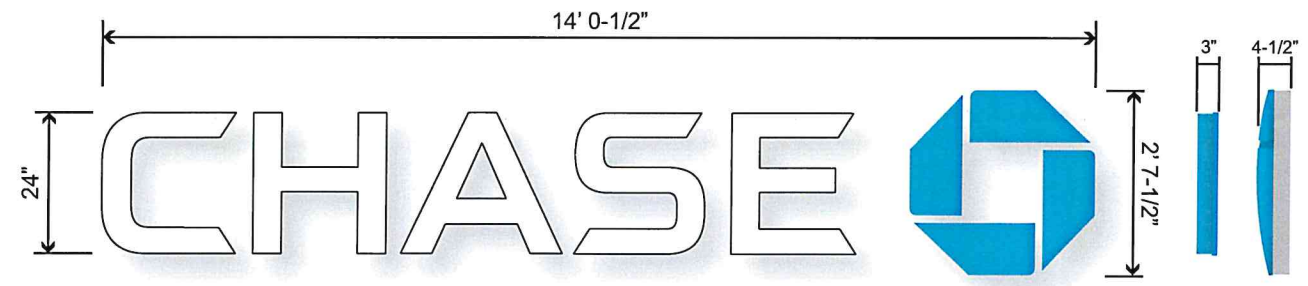
E03 - LIF-WBO-24-LED

ADDITIONAL APPROVAL REQUIRED

-  SHERWIN WILLIAMS ROCK BOTTOM GRAY PAINTED HARDIE SIDING
-  SHERWIN WILLIAMS LIGHT GRAY PAINT TO MATCH EXISTING
-  SILVER ANODIZED MULLIONS



South Elevation



LIF-WBO-24-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 36.9SF
 SCALE: NTS



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 576 Metacom Avenue
 Bristol, RI 02809

DESIGNER - JM
 CREATED - 10.13.22
 DRAWING - B102729

 PHILADELPHIASIGN
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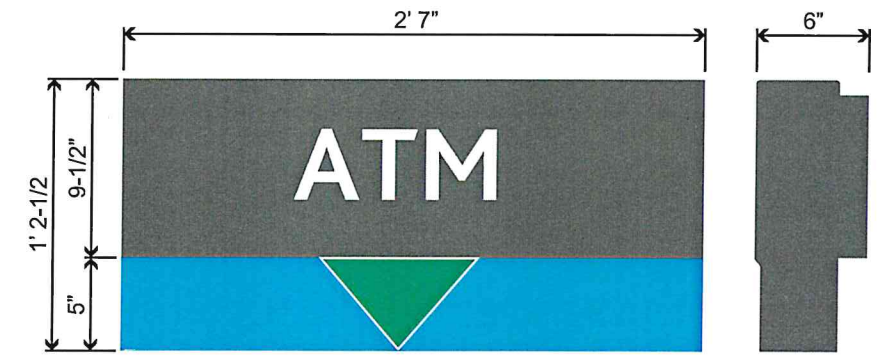
E12 - DC-U-A

E13 - TC-CL-W

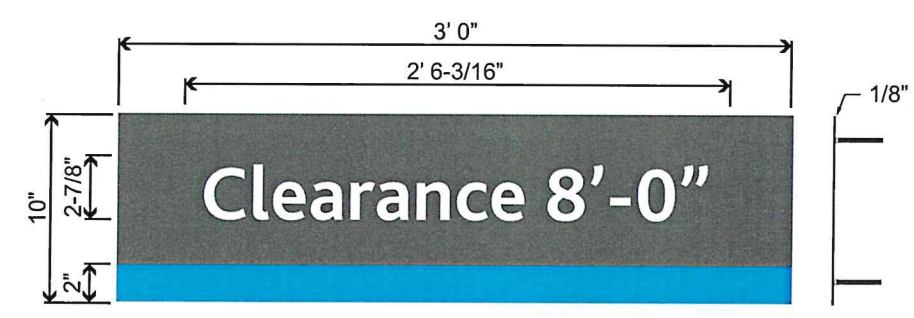


East Elevation

DIMENSIONS TO BE FIELD VERIFIED



DU-C-A
ILLUMINATED DRIVE-UP LANE DESIGNATOR "ATM" - 3.1SF
 SCALE: NTS



TC-CL-W
NON-ILLUMINATED CLEARANCE SIGN - 2.1SF
 SCALE: NTS

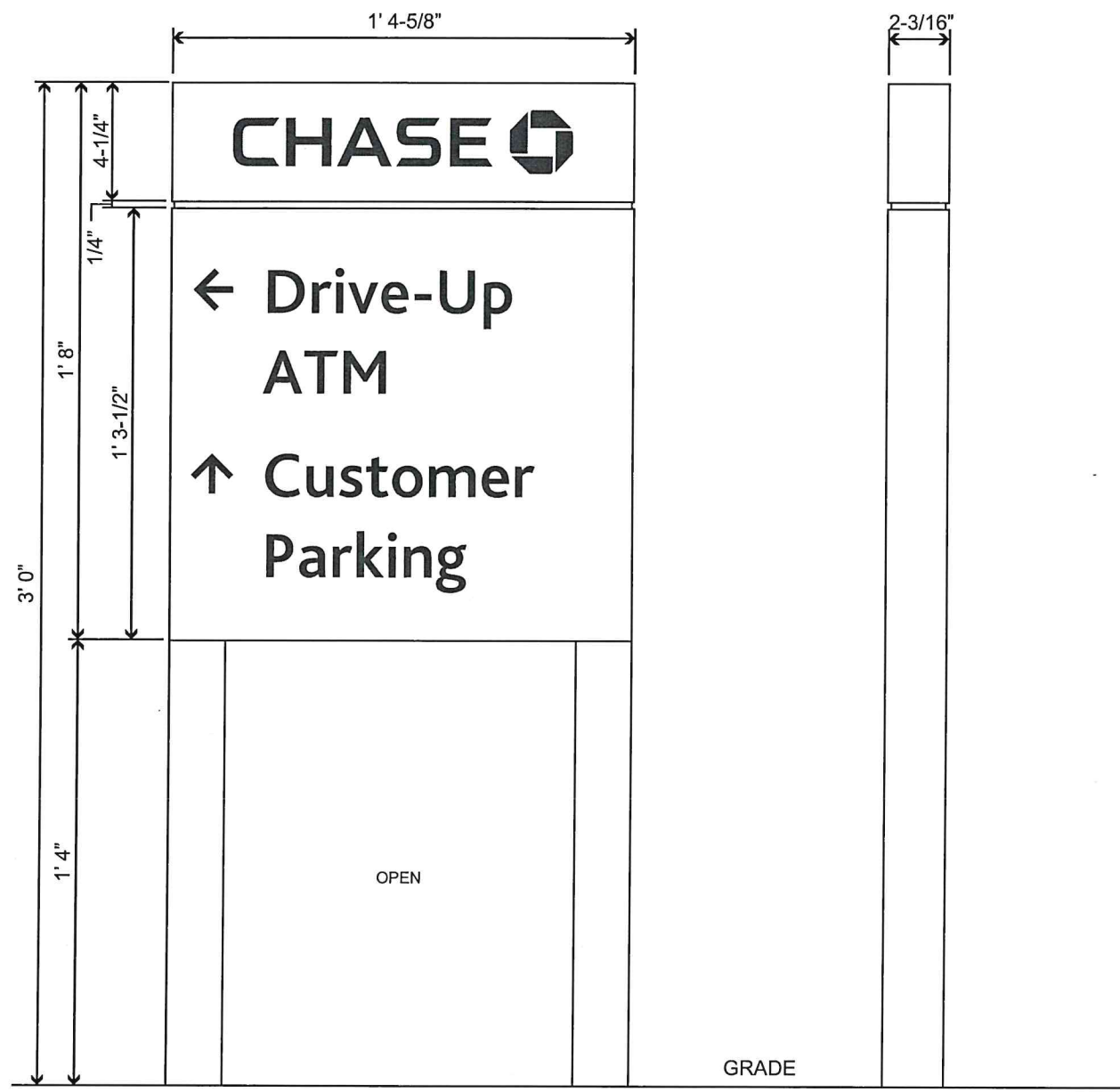
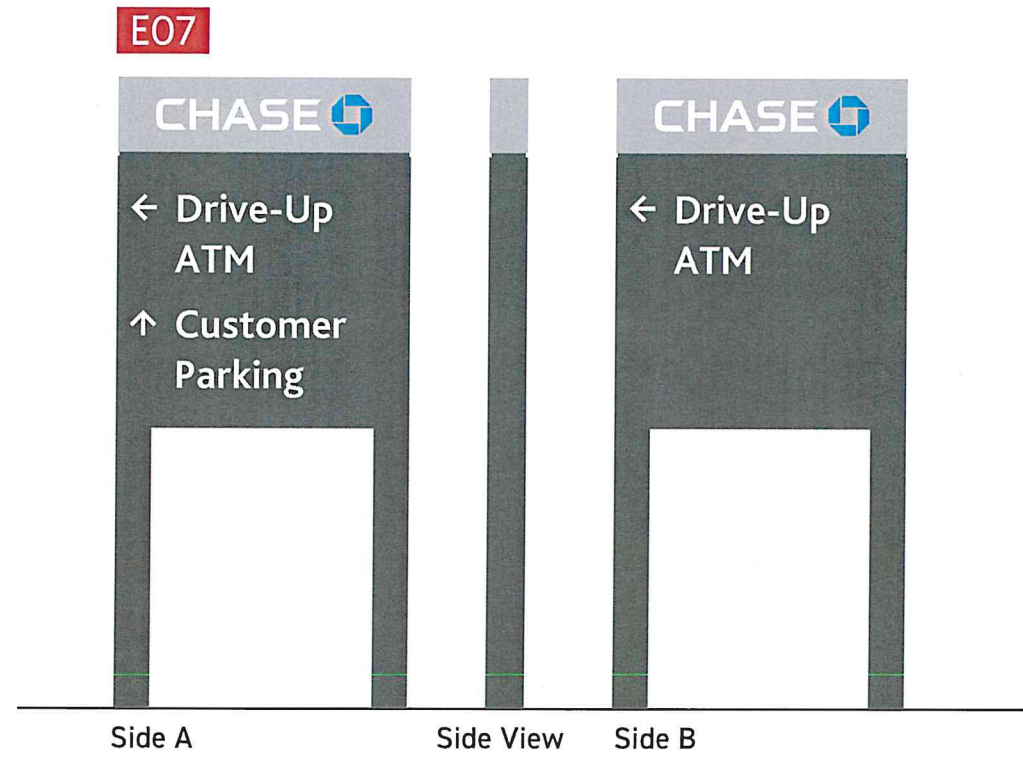


CHS.NB.1158 - Bristol Metacom Avenue
 576 Metacom Avenue
 Bristol, RI 02809

DESIGNER - JM
 CREATED - 10.13.22
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D-2-RE
DOUBLE-FACED NON-ILLUMINATED DIRECTIONAL (RE-ENGINEERED) - 2.3SF
 SCALE: NTS



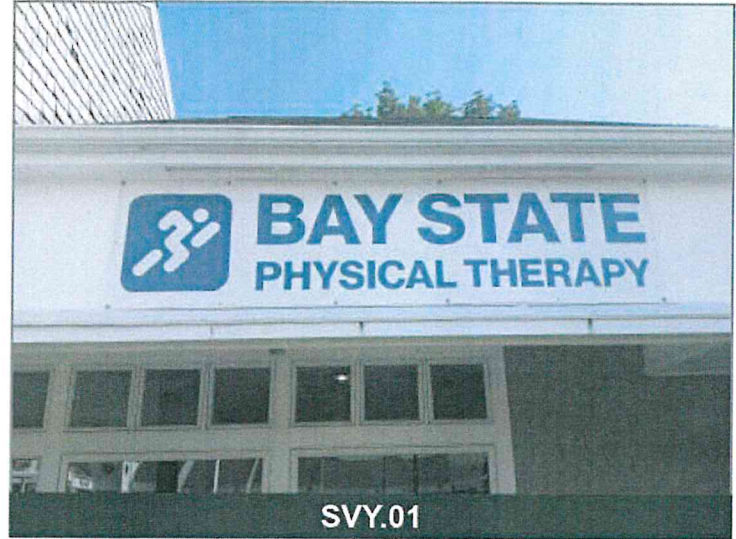
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Survey Photos



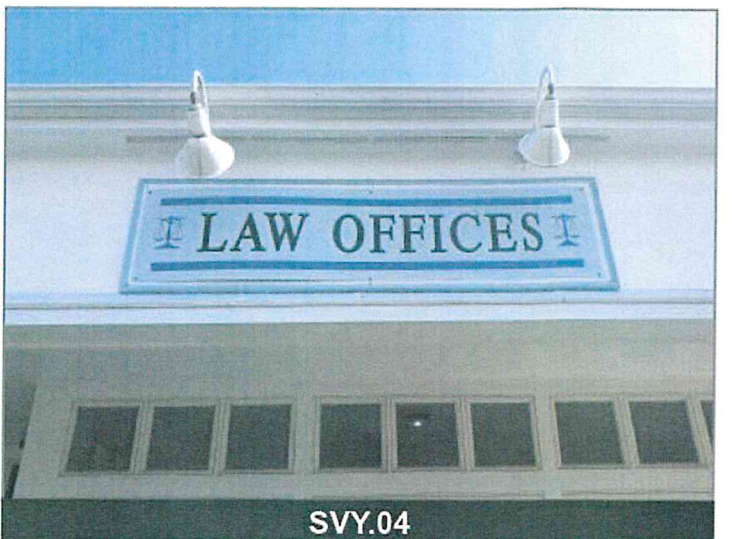
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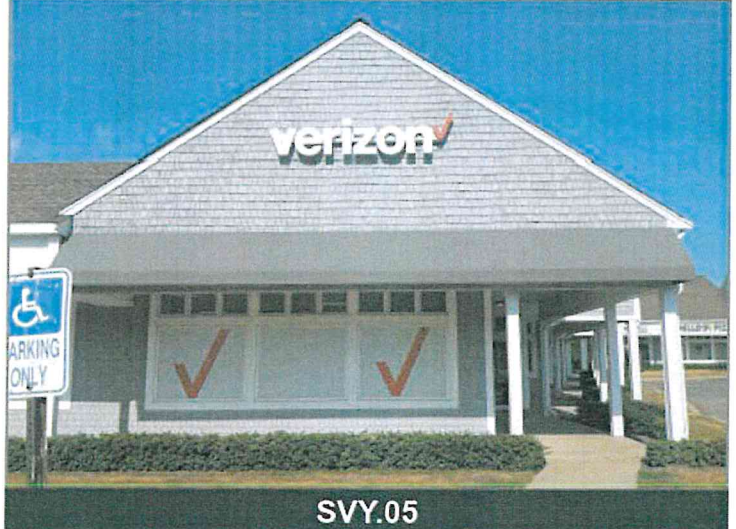
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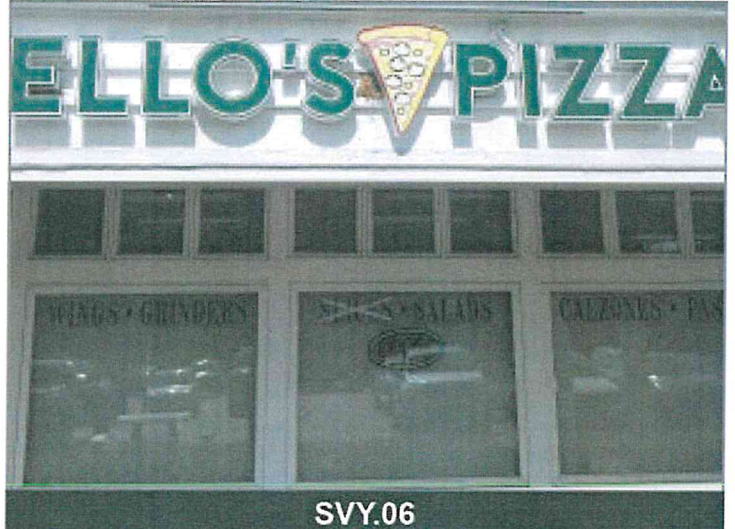
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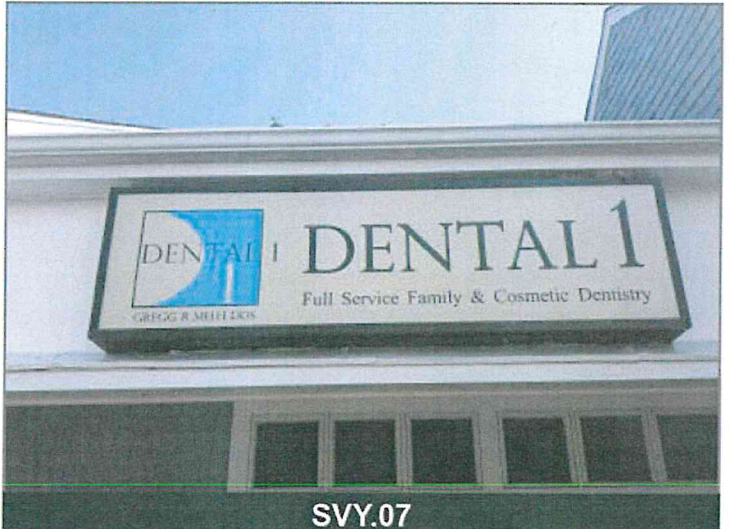
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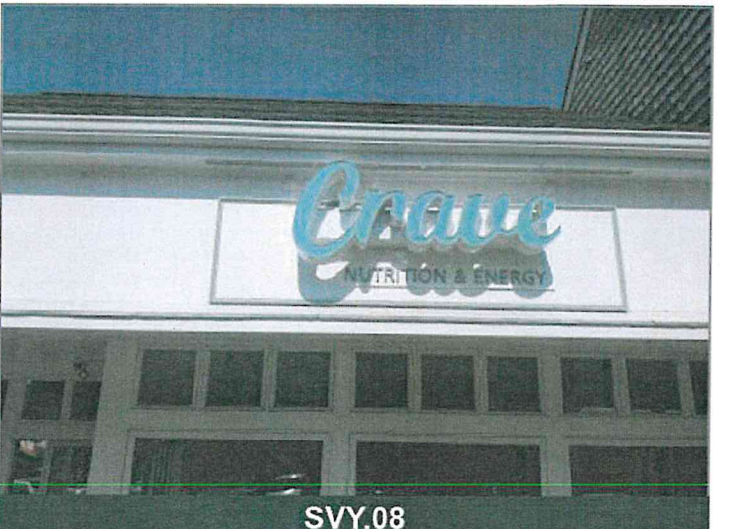
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SVY.06



SVY.07



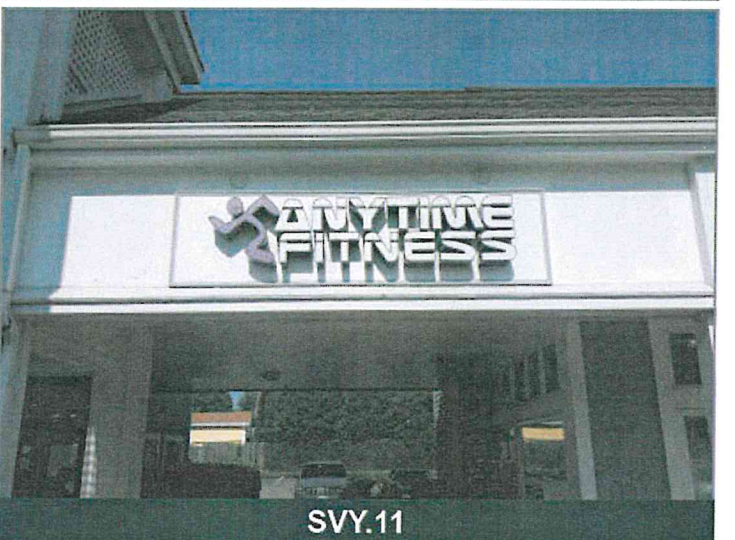
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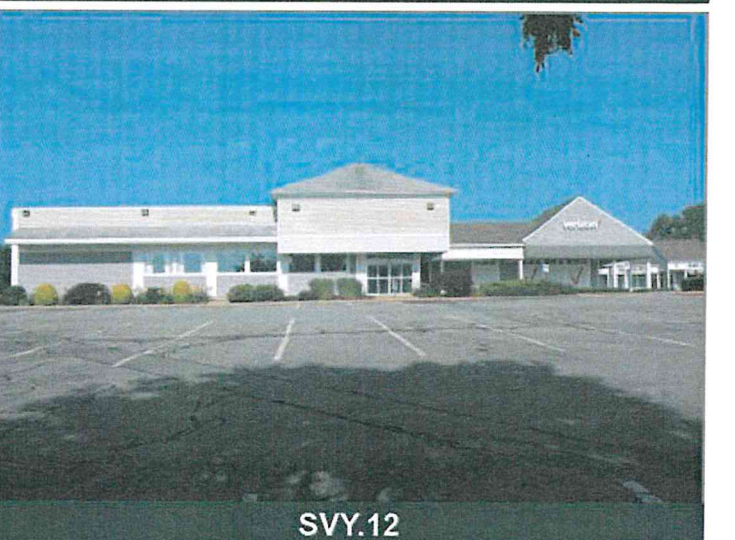
SVY.09



SVY.10



SVY.11



SVY.12



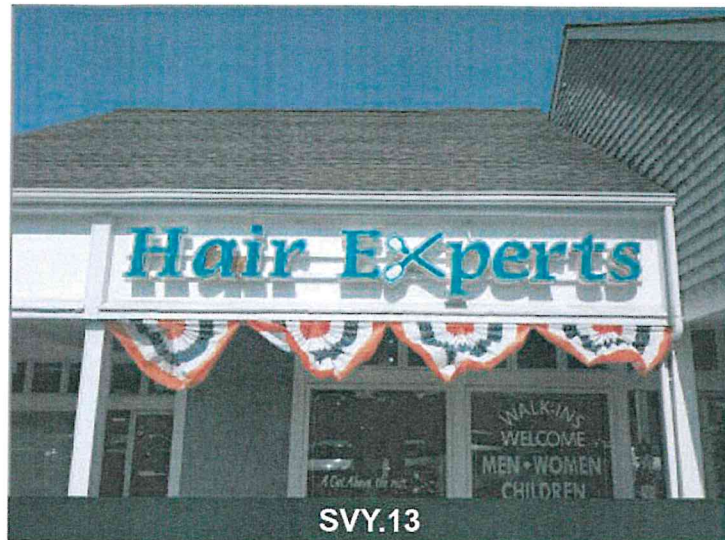
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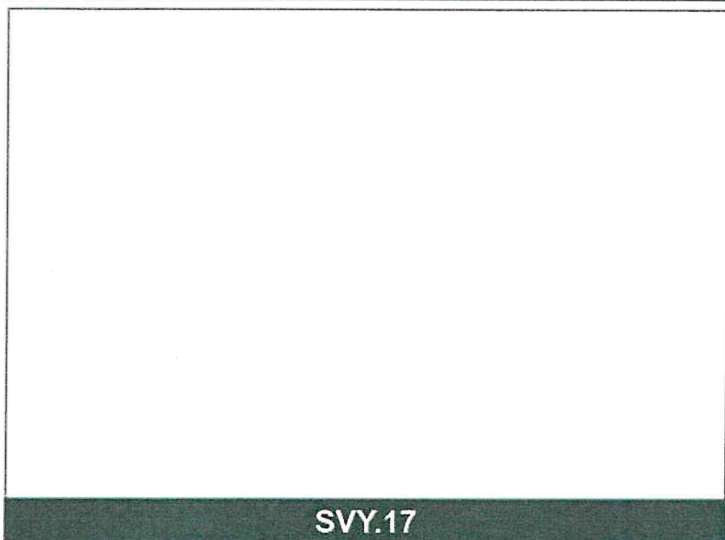
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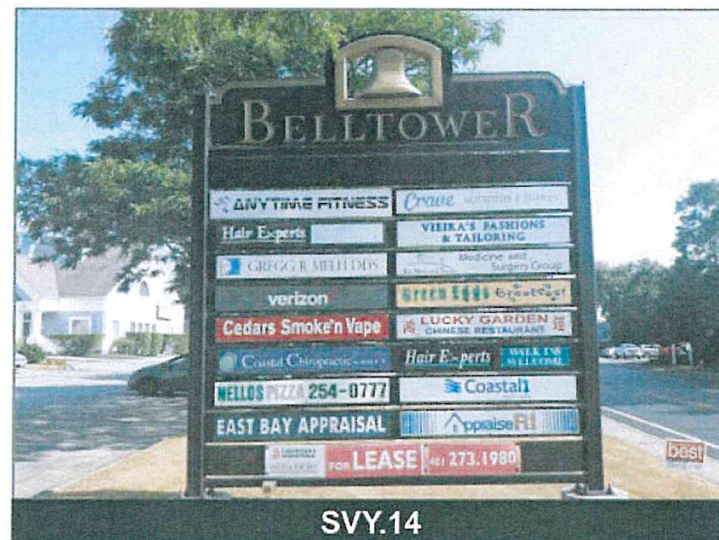
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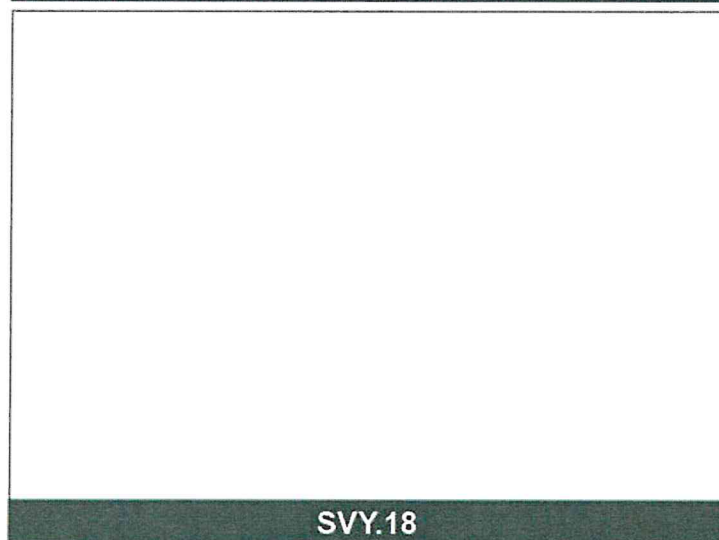
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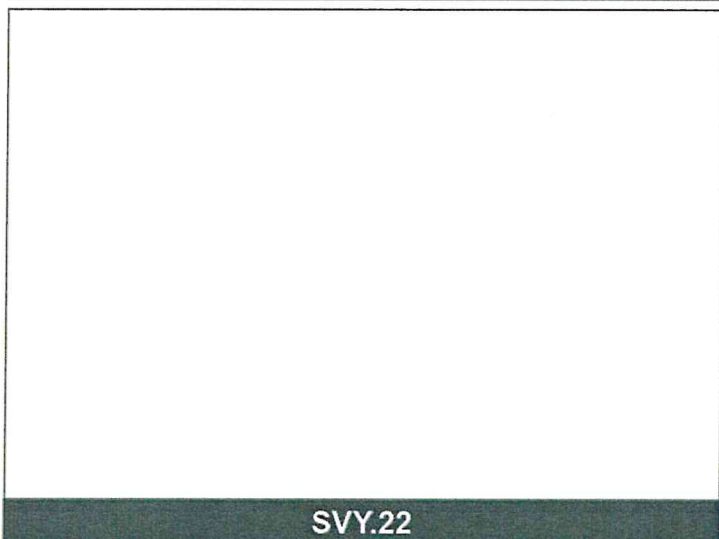
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SVY.14



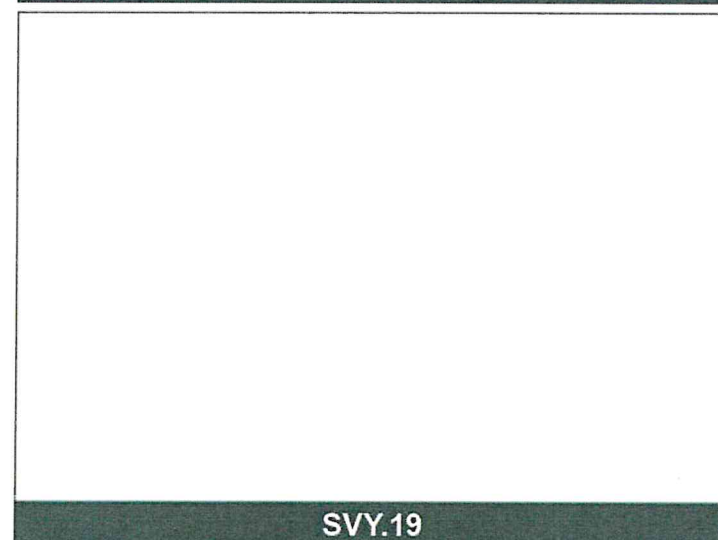
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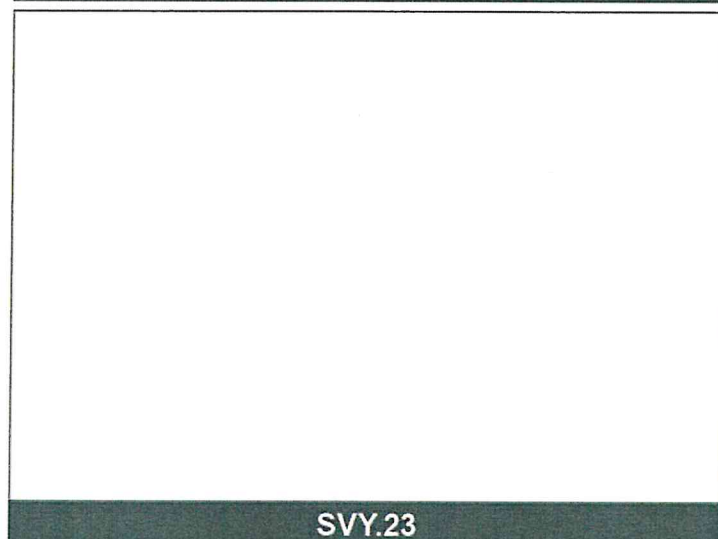
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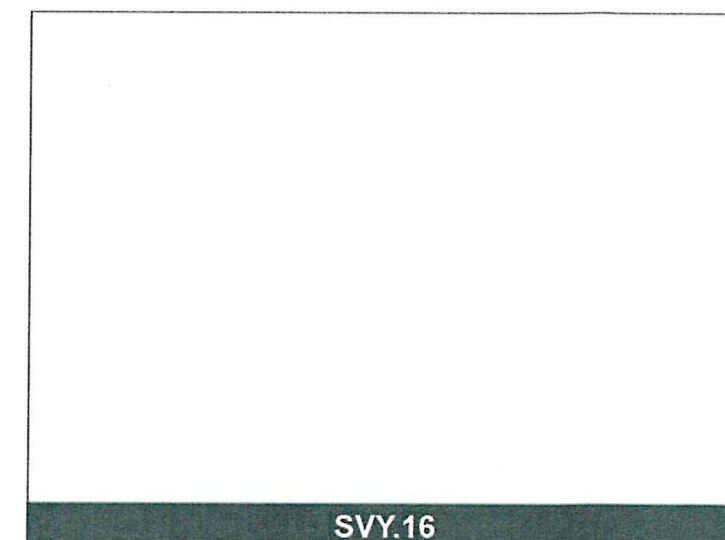
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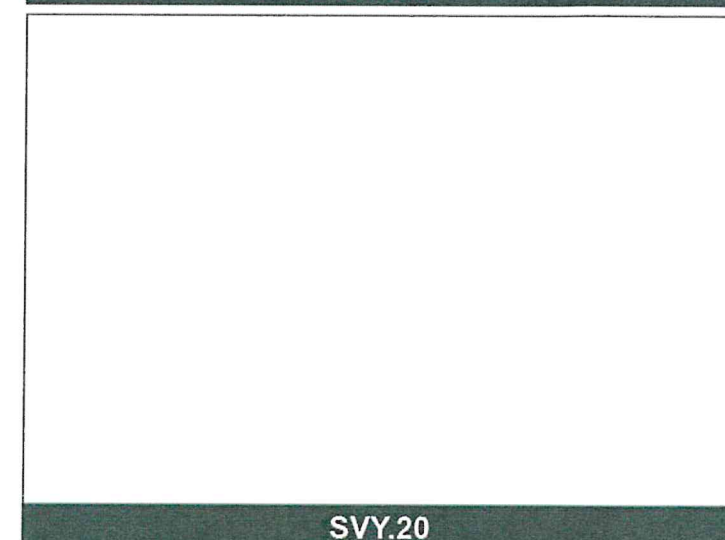
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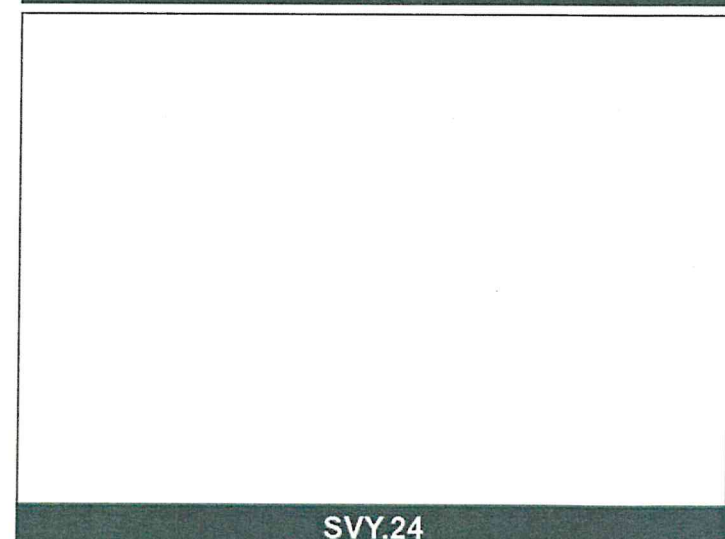
SVY.23



SVY.16



SVY.20



SVY.24



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