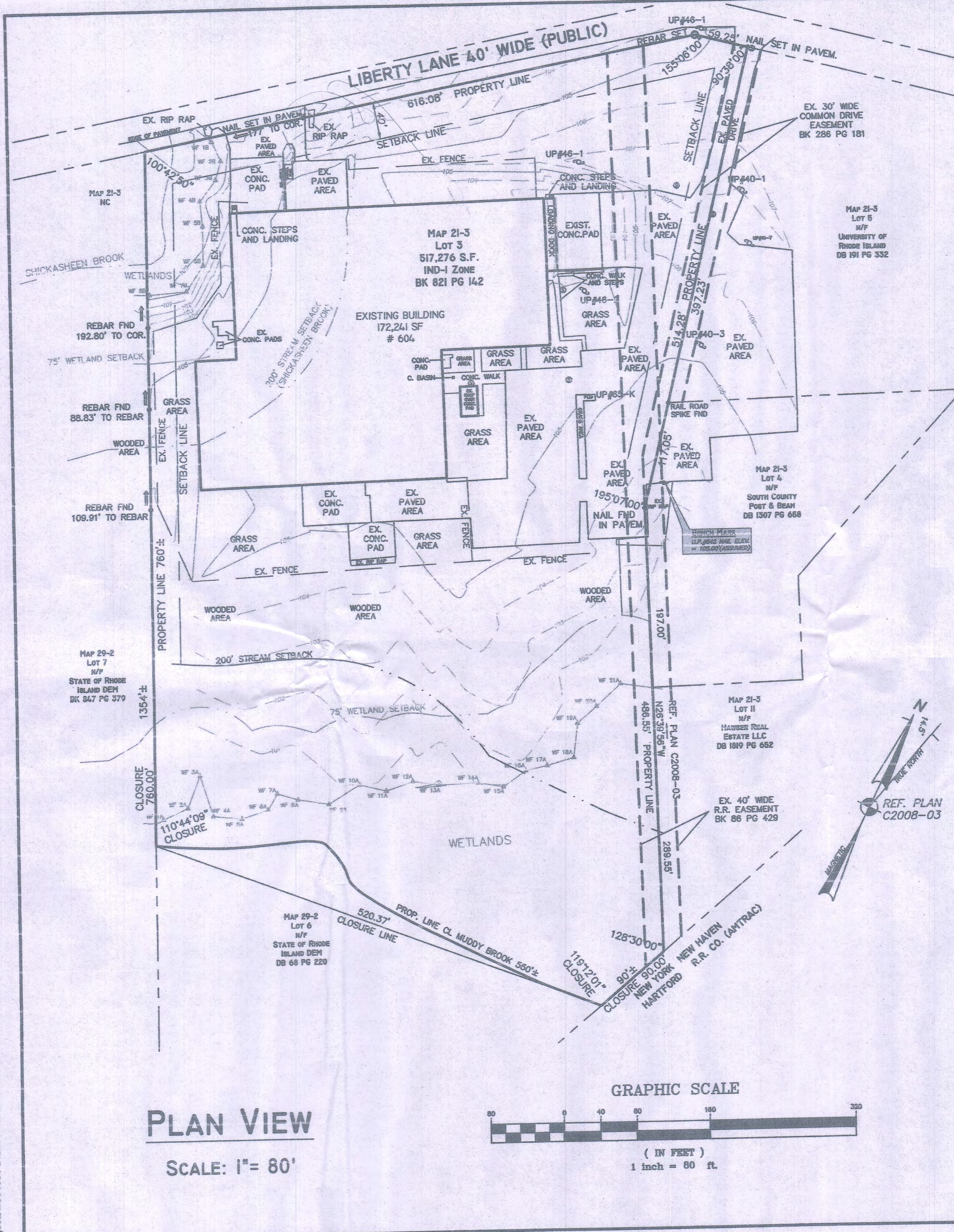
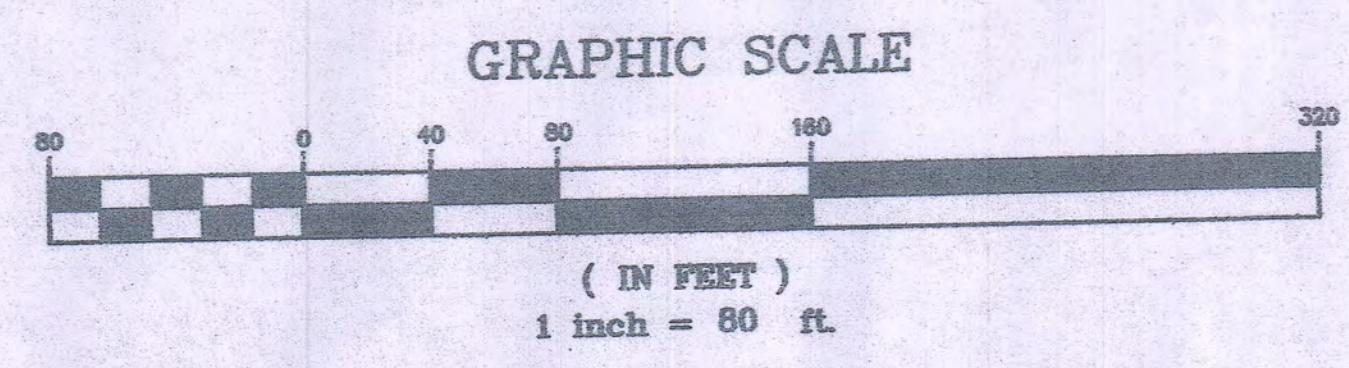


G:\Land Projects\8504001 DISEFANO BROTHERS MODINE INC 604 LIBERTY LN.dwg 6504001 SITE PL.DISTEFANO BROS LIBERTY LA SK REV 1.dwg, 2/9/2023 6:22:11 PM, Canon IFF765-18x24.pcc



PLAN VIEW
SCALE: 1" = 80'



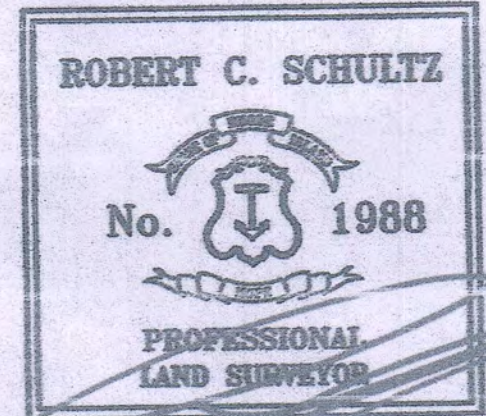
IND-1 ZONING DATA

BUILDING SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT:	40'	>40'	
CNR SIDE:	40'		
SIDE :	30'	VARIES	
REAR :	30'	>30'	
FRONTAGE:	150'	616.08'	
MIN.LOT SIZE:	40,000 SF	517,276 SF (11.88 AC)	
MAX.ALLOWABLE LOT COVERAGE:	40,000 SF (IMPERVIOUS) 80%	172,241 SF 33%	

PROPERTY OWNER OF RECORD:
MODINE MANUFACTURING COMPANY
1500 DEKOVEN AVE.
RACINE, WI 534403

NOTES

- 1.) SITE IS LOCATED WITHIN A ZONE WITH A 1% ANNUAL CHANCE OF FLOOD ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY COMMUNITY PANEL NUMBER 44009C0185J. MAP EFFECTIVE DATE APRIL 03, 2020.
- 2.) SUBJECT SITE LIES WITHIN THE S.K. GROUNDWATER PROTECTION OVERLAY DISTRICT. SUBJECT SITE DOES NOT LIE WITHIN THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN
- 3.) THERE IS A 40' R.O.W. FOR THE NATIONAL RAILROAD PASSENGER CORPORATION PARTIALLY THROUGH THE NORTH WESTERN SIDE OF THE PROPERTY. BK: 821 PG.142.
- 4.) FOR STATEWIDE BUFFERS AND PROTECTION AREAS AROUND RIVERS, PONDS, STREAMS, OTHER WETLAND AREAS, DATED JUNE 1, 2022; REF. D.E.M.RULES 3.4(A) (33) & (39)-JURISDICTIONAL AREA. FRESHWATER WETLAND RULES (250-RICR-150-15-3).
- 5.) RECORDED IN THE S.K. LAND EVIDENCE RECORDS BK./PG: 821/0142: 847/379: 191/332: 1307/658: 1819/652: 68/220: 256/281: PLAN: C2008-03

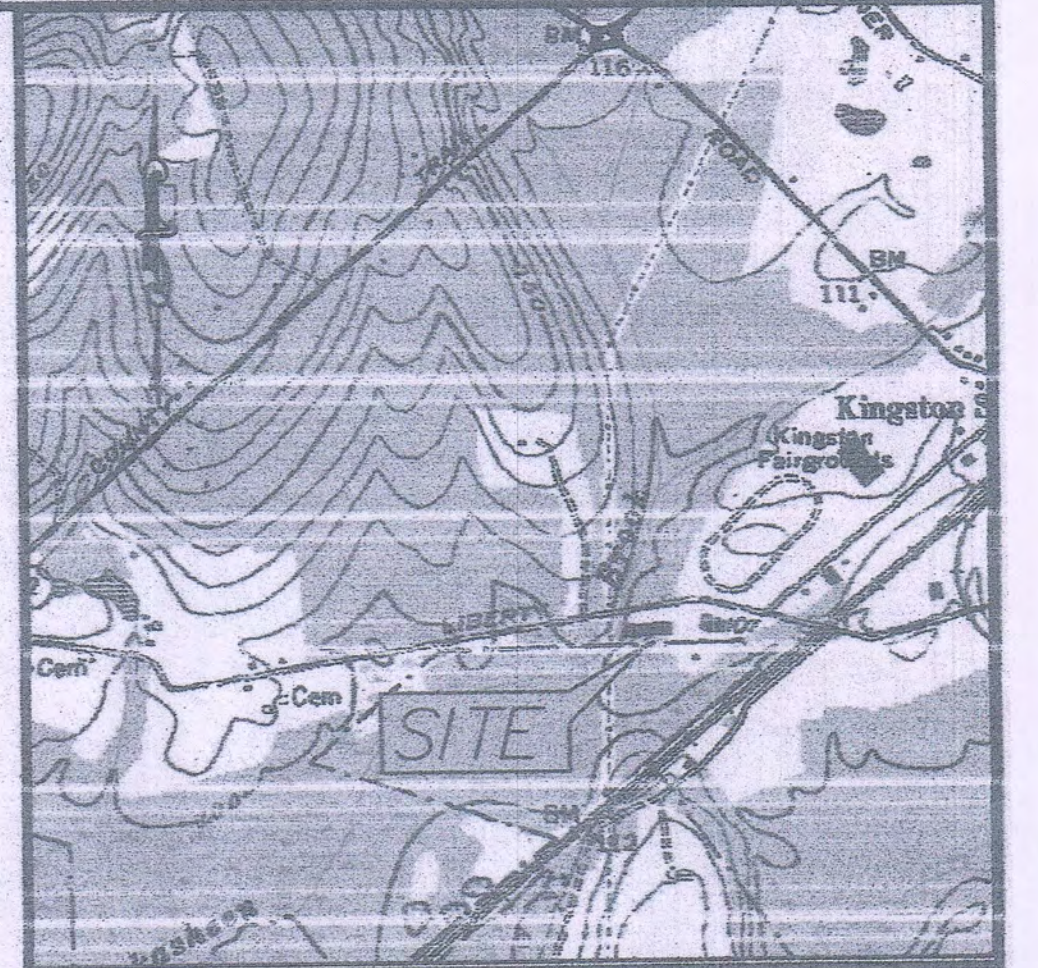


SURVEYORS CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, ON NOV. 25, 2015.

SURVEY TYPE: BOUNDARY SURVEY.
HORIZONTAL ACCURACY: CLASS 1
TOPOGRAPHICAL ACCURACY: T.3. STANDARD

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING BUILDINGS & DEM WETLAND SETBACKS/JURISDICTIONAL AREA FOR A PROPOSED EXPANSION ON THE SUBJECT PARCEL FOR A BUILDING PERMIT APPLICATION TO THE TOWN OF SOUTH KINGSTOWN.

DATE: 2/10/23
P.L.S.



LOCUS MAP N.T.S.

LEGEND

- 21 — ROAD EDGE
- 25 — PROPERTY LINE
- 25 — CONTOUR
- ⊙ DHF DRILLHOLE FOUND
- ⊙ IPF IRON PIPE FOUND
- U.P.14 UTILITY POLE
- W — WATER LINE
- ⊙ WELL
- ⊖ STONE WALL
- WETLAND SETBACKS
- WETLAND PERIMETER

SITE/DEVELOPMENT PLAN

FOR:
PROPOSED ADDITION

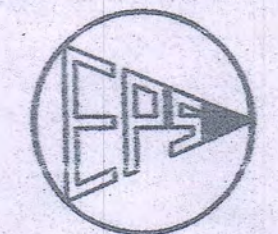
PREPARED FOR:
**DISTEFANO BROS
MODINE MANUFACTURING CO.**

FOR PROPERTY LOCATED ON:
604 LIBERTY LANE

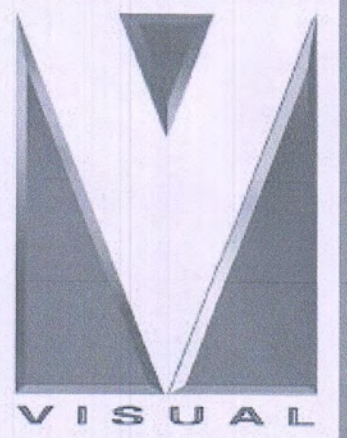
IN THE TOWN OF:
**SOUTH KINGSTOWN, RHODE ISLAND
MAP 21-3, LOT 3
IND-1 ZONING**

#	DATE	DESCRIPTION	BY

DRAWN BY: AHH/ZMD	DATE: DECEMBER, 2022
CHECKED BY:	DRAWING #: 8504001
JOB #: 8504001	SHEET: 1 OF 1



ENVIRONMENTAL PLANNING & SURVEYING, INC.
CIVIL ENGINEERING
SURVEYING
CAD DRAFTING



Schedule									
Symbol	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Polar Plot
□		4	American Electric Lighting	ATB0 P203 R4 4K	Autobahn Small P203 Package Roadway Type IV 4000K mounted on 20' pole	10059	0.95	70	 Max: 7221cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot - 6 Spaces	+	0.7 fc	3.2 fc	0.0 fc	N/A	N/A
Parking Lot - 6 Spaces	+	0.8 fc	2.1 fc	0.2 fc	10.5:1	4.0:1

LOCUS
NOT TO SCALE

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN MAY 12, 2023 JUNE 29, 2023 AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD83.
- THE SITE IS PARTIALLY LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE A (WITHOUT BASE FLOOD ELEVATION) AS DETERMINED FROM THE TOWN OF SOUTH KINGSTOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445497 0180 J (MAP EFFECTIVE DATE APRIL 3, 2020).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- PROPERTY LINE AND WETLAND DELINEATION INFORMATION IS AS SHOWN ON A PLAN ENTITLED "SITE/DEVELOPMENT PLAN FOR PROPOSED ADDITION, PREPARED FOR DISTEFANO BROS. MODINE MANUFACTURING CO. FOR PROPERTY LOCATED ON 604 LIBERTY LANE IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, MAP 21-3, LOT 3", PREPARED BY ENVIRONMENTAL PLANNING & SURVEYING, INC., DATED DECEMBER, 2022.

LIBERTY (PUBLIC - 40' WIDE) LANE

LEGEND

- BUSH/SHRUB
- CHAIN LINK FENCE
- DOWN SPOUT
- GAS GATE
- LANDSCAPING
- LIGHT POST
- SEWER MANHOLE
- SPOT ELEVATION
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- WETLANDS
- WETLAND FLAG
- UNDERGROUND GAS

LDEC
Land Development Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Pawtucket, RI 02861
T: 401-954-2050 F: 401-969-9775
WWW.LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			
DATE:	JULY 6, 2023		
DRAWN BY:	SJE	COMPS BY:	MER
CHECK BY:			
PROJECT NO.:	23012		
ISSUED FOR:			

COMMERCIAL SITE REDEVELOPMENT PLANS
604 LIBERTY LANE
SOUTH KINGSTOWN, RHODE ISLAND
ASSESSORS MAP 21-3, LOT 3
PREPARED FOR
MODINE MANUFACTURING COMPANY

DRAWING TITLE:
SITE PLAN

SCALE: 1"=20'
SHEET NO.: 3 OF 7

Plan View
Scale - 1" = 80ft

Modine Manufacturing
 South Kingstown, RI

Designer
 Date 08/30/2023
 Scale Not to Scale
 Drawing No. Summary

