November 23, 2021

Town of South Kingstown
Planning Department
180 High Street
Wakefield, RI 02879

RE: Burger King #3384 – Development Plan Review

On behalf of our client, we are submitting the Site Plans for the modifications to the existing Burger King located at 126 Old Tower Hill Road, to be reviewed by the Planning Board. Following the November 10th, 2021 TRC meeting, we have made revisions to the Site Plans to address the Town’s concerns.

One of the concerns raised was with respect to the two-way traffic flow into the Burger King site from the north end of the shared drive with the auto dealership. As you will note on the enclosed site plans, we have made this a one-way lane exiting the site. We have provided enough room for cars leaving the site to bypass the cars waiting in line at the drive-thru even if the line is backed up. Additionally, we are proposing new signage to indicate that this access is an exit only lane. This includes installation of a “No Right Turn” sign, an “Exit Only” sign, pavement arrows showing one directional traffic, and multiple way finding/directional signage leading cars through the southern access point of the site to the drive-thru lanes in the rear.

Another item that was discussed was the landscaping, or lack of, for the site as it’s our understanding that the previous plantings were removed. To address this, we are proposing new trees along Old Tower Hill Road frontage as well as the raised island along the west side of the site separating the drive-thru lane from the car dealership. Additionally, plantings have been proposed in the rear of the site throughout the various raised curb islands.

Lastly, there was discussion regarding the stormwater for this site. The intent is to maintain the existing drainage patterns even with the slight modifications to the curbing. As noted on the Site Plan, the proposed project will decrease the impervious area by more than 1,400 SF. Thus there will be a reduction in both stormwater peak discharge and stormwater runoff volume, resulting in an overall improvement for the site.

Enclosed please find the following documents for your review:

- 15 Full-size copies of Architectural Elevations
- 8 Full-size copies of the Site Plan
- 7 (11x17) copies of the Site Plan
- PDF set of Site Plans sent via email to Jason Parker

Feel free to contact me should you have any comments, questions, or are in need of additional information.

Sincerely,

Todd Markevicz

Todd Markevicz, P.E.
Owner/Member
SITE DEVELOPMENT PLANS
FOR
BURGER KING - VILLAGE OF WAKEFIELD, RI

126 OLD TOWER HILL ROAD
WAKEFIELD, RI, 02879

CLIENT:
JSC MANAGEMENT GROUP
126 OLD TOWER HILL ROAD
WAKEFIELD, RI, 02879
(585) 735-7198

ENGINEER:
APD ENGINEERING & ARCHITECTURE
615 FISHERS RUN
VICTOR, NY 14564
(585) 742-2222
CONTACT: TODD G. MARKEVICZ, P.E.
DEMOLITION LEGEND

A CURBING TO BE REMOVED
B DIRECTIONAL SIGN TO BE REPLACED
C PAVEMENT STRIPING/MARKINGS TO BE REMOVED
D MISCELLANEOUS LANDSCAPING TO BE REMOVED
E REMOVE EXISTING DRIVE-THRU MENU BOARD AND APPURTENANCES
F PYLON SIGN TO BE REPLACED
G GRELOCATE EXISTING LIGHT POLE AND REMOVE EXISTING CONCRETE BASE
H APPROXIMATE LIMITS OF PAVEMENT REMOVAL
Specifications

Burger King

11/23/2021

Revised per TRC comments

Specifications

THE SPECIFICATIONS ARE NOT PROVIDED AS AN INDICATION OF WORK, BUT PROVIDE REQUIREMENTS AND STANDARDS OF WORK REQUIRED, OR COULD BECOME REQUIRED, DUE TO INHERENT CONDITIONS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS. WHEN THESE SPECIFICATIONS ARE IN CONFLICT WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, THE MORE STRINGENT SHALL BE REQUIRED AS DETERMINED BY THE ENGINEER AND AUTHORITY HAVING JURISDICTION.

GENERAL CONSTRUCTION CONDITIONS

DEMOLITION

CLEAR AND GRUB

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS

EARTHWORK

SANITARY SEWER SYSTEMS

WATER SYSTEMS AND SERVICES

STORM WATER SYSTEM

PAVEMENT AND STRUCTURAL SUBBASE

ASPHALT PAVEMENT

SITE CONCRETE - INCLUDING CURB, SIDEWALKS AND GUTTERS

SEEDING AND LANDSCAPING
1. South (Front) Elevation

2. West (Drive-Thru) Elevation

NOTE 1) SEE COMPLETE BURGER KING 20/20 GARDEN GRILL EXTERIOR FINISH SCHEDULE AT DESIGNWITHBK.COM FOR MORE INFORMATION.

NOTE 2) EXTERIOR PAINTS OVER PRIMER. PPG 17-921 SEAL-GRIP PRIMER.

All finishes as per Garden Grill Finish Schedule.

REFER TO EXTERIOR FINISH SCHEDULE AT DESIGNWITHBK.COM.