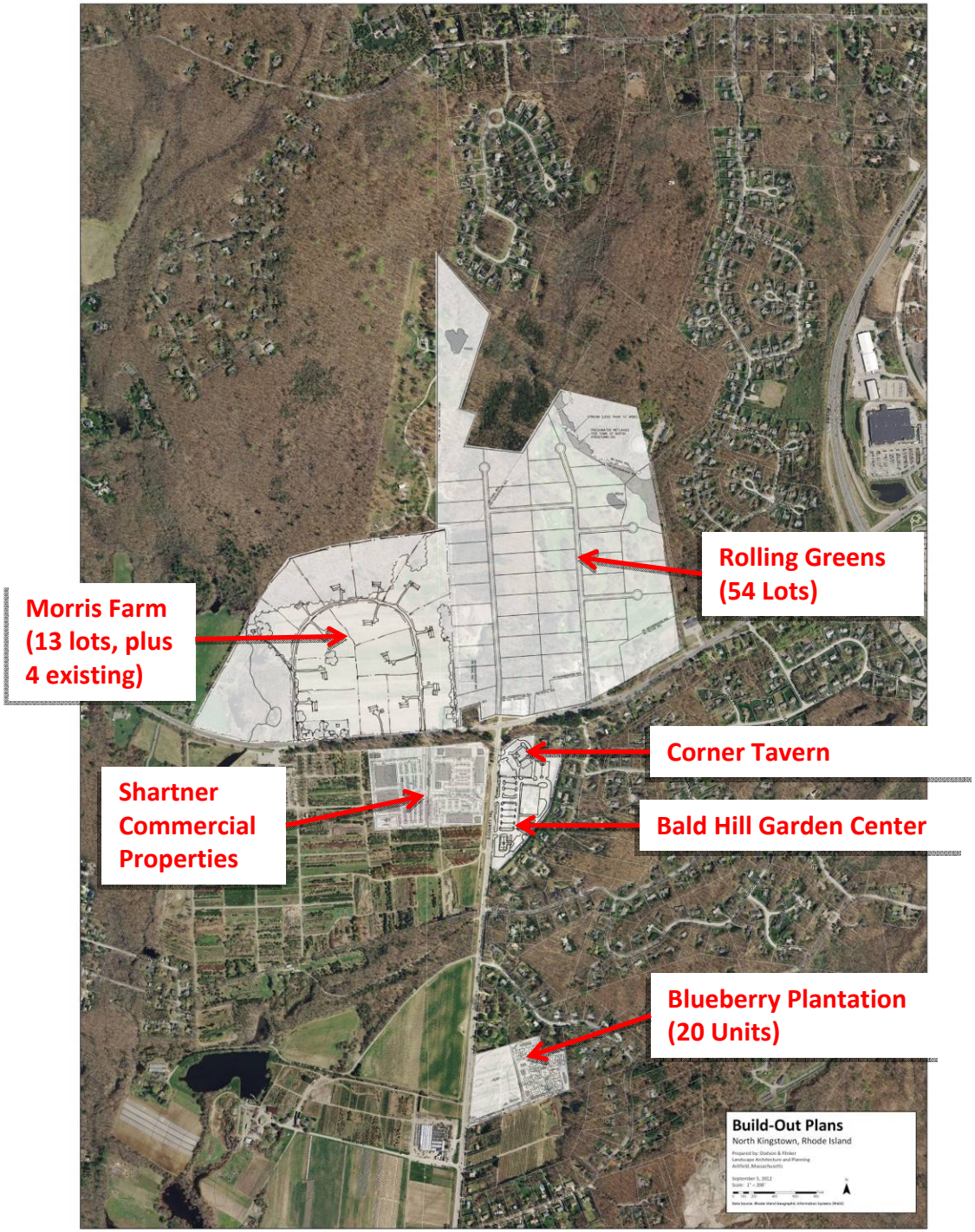
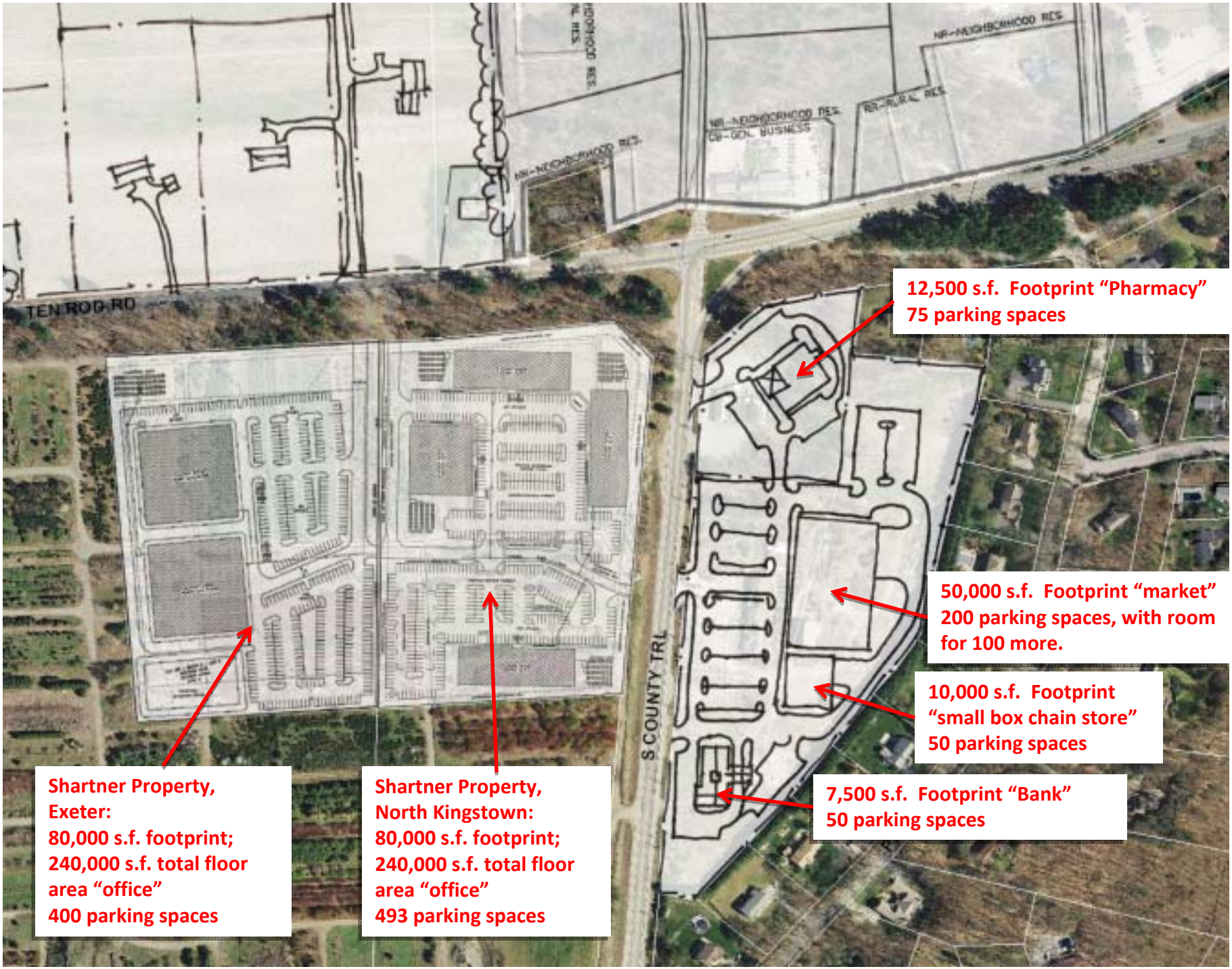
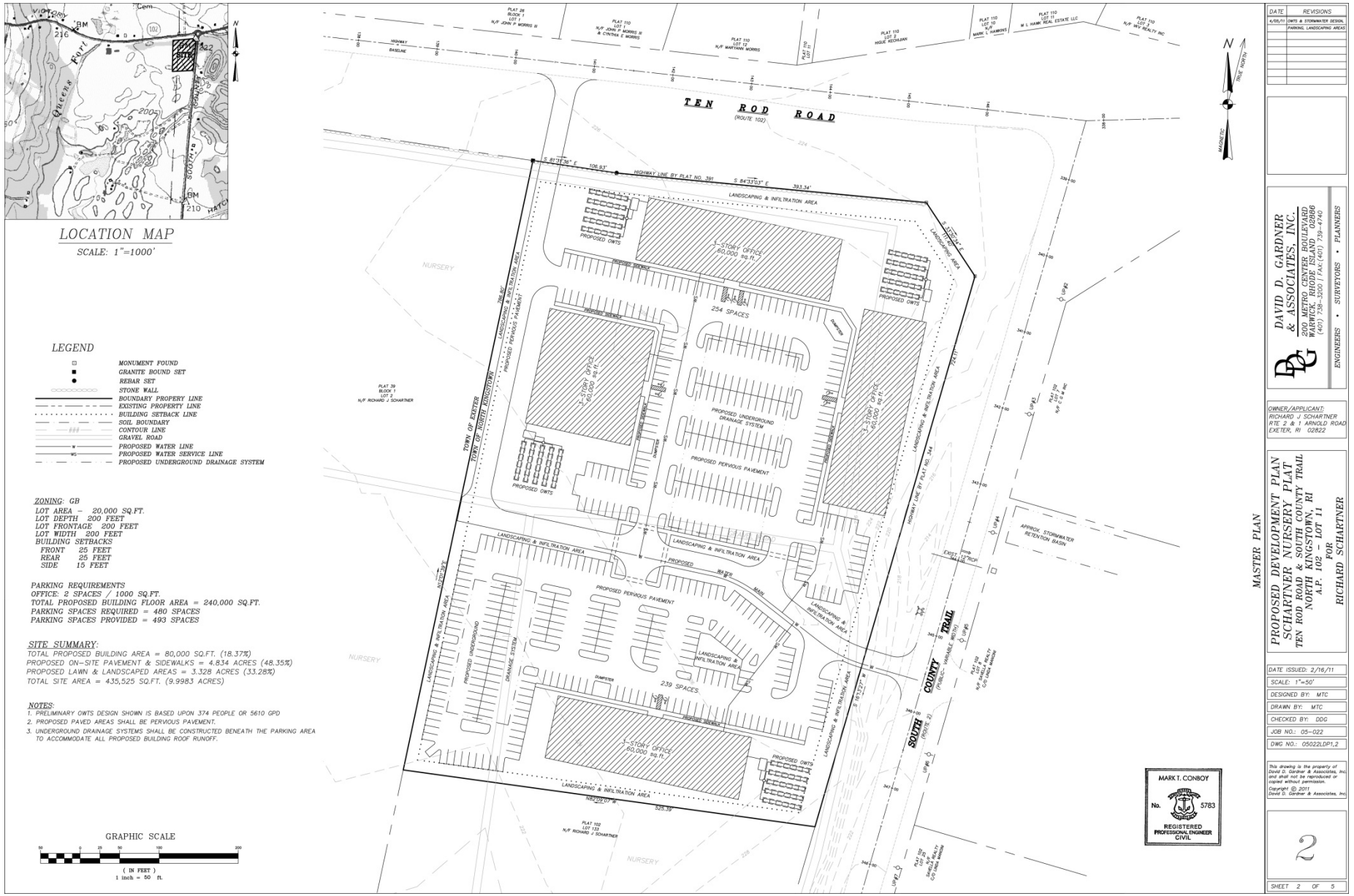

Rolling Greens
(54 Lots)
Morris Farm
(13 lots, plus
4 existing)
Corner Tavern
Shartner
Commercial
Properties
Bald Hill Garden Center
Blueberry Plantation
(20 Units)
Build-Out Plans
North Kingstown, Rhode Island

POND
STREAM (LESS THAN 10' WIDE)
FRESHWATER WETLANDS
PER TOWN OF NORTH
KINGSTOWN GIS
POND
TEN ROD RD
S COUNTY TRL


TEN ROD RD
S COUNTY TRL
12,500 s.f. Footprint "Pharmacy"
75 parking spaces
50,000 s.f. Footprint "market"
200 parking spaces, with room for 100 more.
10,000 s.f. Footprint "small box chain store"
50 parking spaces
7,500 s.f. Footprint "Bank"
50 parking spaces
Shartner Property, Exeter:
80,000 s.f. footprint;
240,000 s.f. total floor area "office"
400 parking spaces
Shartner Property, North Kingstown:
80,000 s.f. footprint;
240,000 s.f. total floor area "office"
493 parking spaces



DAVID D. GARDNER & ASSOCIATES, INC.
200 METRO CENTER BOULEVARD
WARWICK, RHODE ISLAND 02886
(401) 738-3200 / FAX:(401) 739-4740
ENGINEERS • SURVEYORS • PLANNERS

DATE	REVISIONS
4/05/11	OWTS & STORMWATER DESIGN, PARKING, LANDSCAPING AREAS

OWNER/APPLICANT:
RICHARD J SCHARTNER
RTE 2 & 1 ARNOLD ROAD
EXETER, RI 02822

PROPOSED DEVELOPMENT PLAN
SCHARTNER NURSERY PLAT
TEN ROD ROAD & SOUTH COUNTY TRAIL
NORTH KINGSTOWN, RI
A.P. 102 - LOT 11
FOR
RICHARD SCHARTNER

DATE ISSUED: 2/16/11
SCALE: 1"=50'
DESIGNED BY: MTC
DRAWN BY: MTC
CHECKED BY: DDG
JOB NO.: 05-022
DWG NO.: 05022LDP1,2

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2

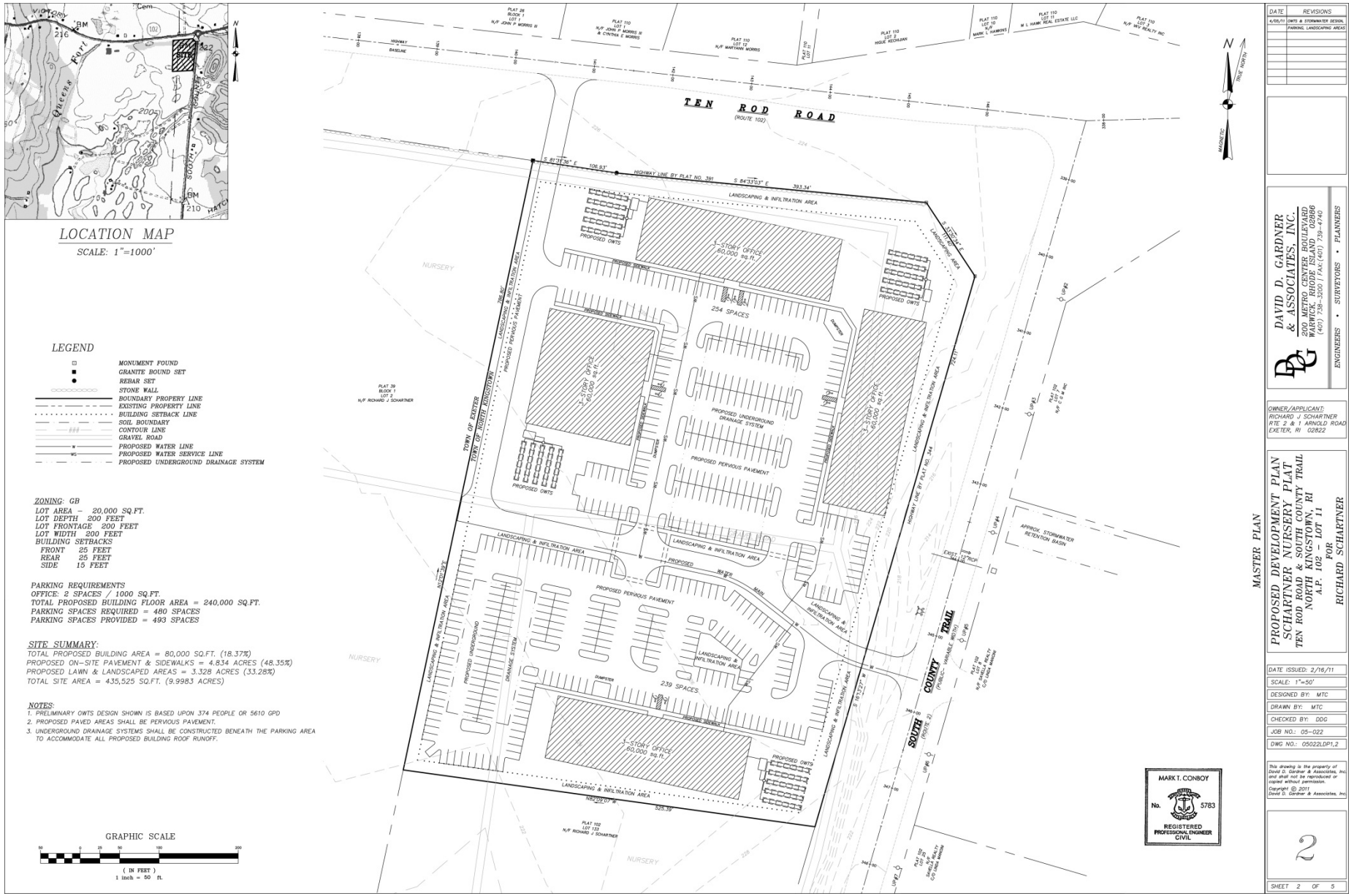
SHEET 2 OF 5

Estimated Groundwater Concentration: 11.345 mg/L

NITROGEN LOADING - Shartner Property (NK)

THIS WORKSHEET IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT, UNDER ANY CIRCUMSTANCES, BE USED FOR PERMIT SUBMITTAL OR REVIEW

Loading		**Units**	
Site Area	10	ACRES	
Commercial Septic			
Building footprint	80,000	SQ FEET	
Retail-commercial (sq feet)	240,000	SQ FEET	
Restaurant (sq feet)	0	SQ FEET	
Retail/Comm. Wastewater Flow (gal/day)	4,500	GAL/DAY	Assumes one employee per 400 square feet
Restaurant Wastewater Flow (gal/day)	0	GAL/DAY	Assumes half the restaurant floor area is for seating
Total Commercial Wastewater Flow	4,500	GAL/DAY	
Wasetwater effluent concentration	35	MG/L	
Commercial Wastewater Nitrogen Load	479	LBS/YEAR	
Residential Septic			
Number of units	0	EACH	
Number of bedrooms/unit	0	EACH	
Total Residential Septic Flow	0	GAL/DAY	DEM Design flow
Wasetwater effluent concentration	19	MG/L	
Residential Wastewater Nitrogen Load	0	LBS/YEAR	
Soils Profile			
Percent A Soils	8%		These are assumed percentages that can be refined.
Percent B Soils	92%		
Percent C Soils	0%		
Percent D Soils	0%		
Other Impervious (parking, travel lanes, etc.)	290,569	SQ FEET	Remember that 60% of site can be impervious per CVD Ordinance
Loading from impervious areas	42	LBS/YEAR	
Landscaped Area	144,968	SQ FEET	
Loading from landscaped areas	109	LBS/YEAR	Conservatively assumes all landscaping is fertilized.
Natural Area	0	SQ FEET	
Loading from natural areas	0.0	LBS/YEAR	
Total N Loading	630	LBS/YEAR	
Recharge			
Septic	4,500	GAL/DAY	
From Impervious	3	MGAL/YEAR	
From Pervious	2	MGAL/YEAR	
Total Recharge (Mgal/yr)	7	MGAL/YEAR	
GROUNDWATER CONCENTRATION	**11.345**	**MG/L**	



Estimated Groundwater Concentration with Restaurant: 13.582 mg/L

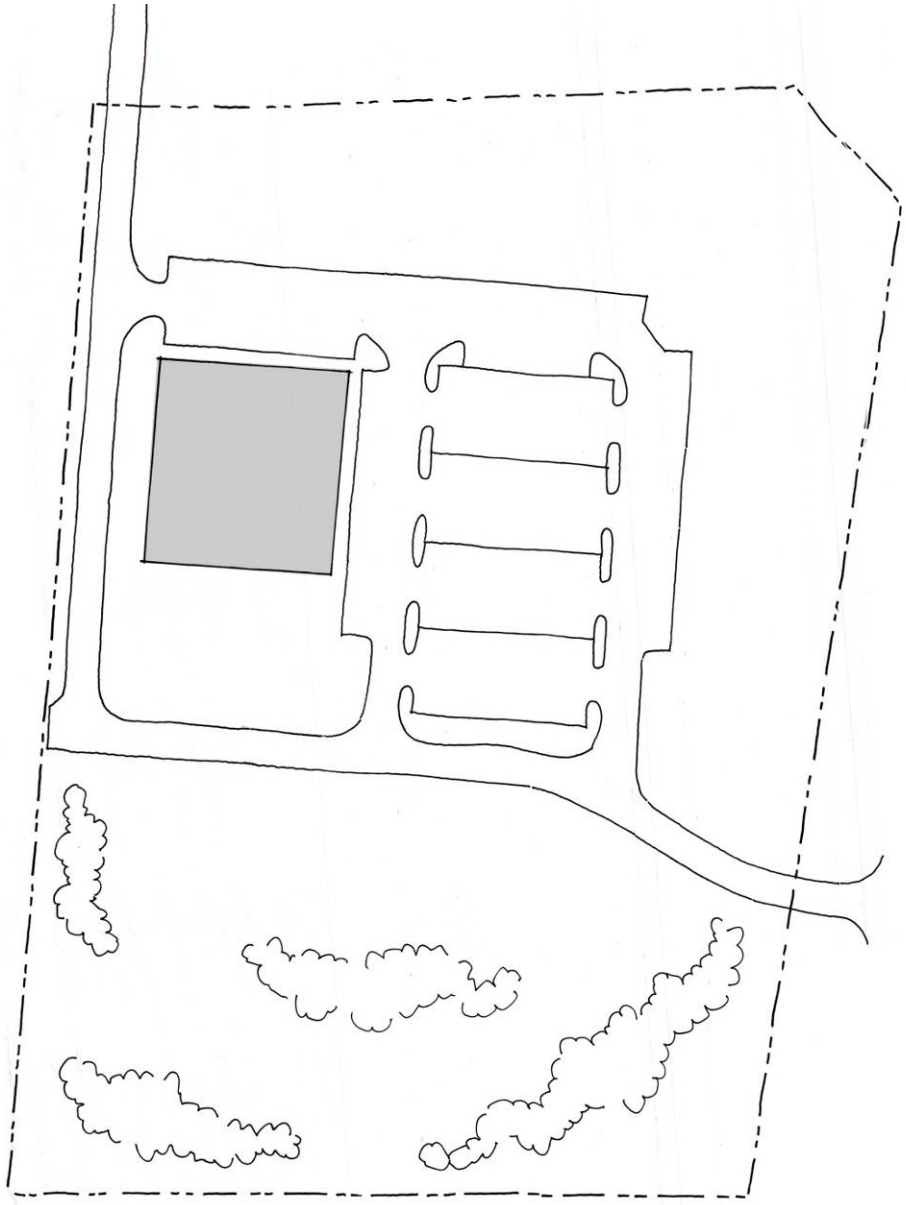
Shartner Property

20,000 s.f. footprint

60,000 s.f. total floor area “office”

200 parking spaces

150,600 s.f. Natural Landscaupe (unfertilized)

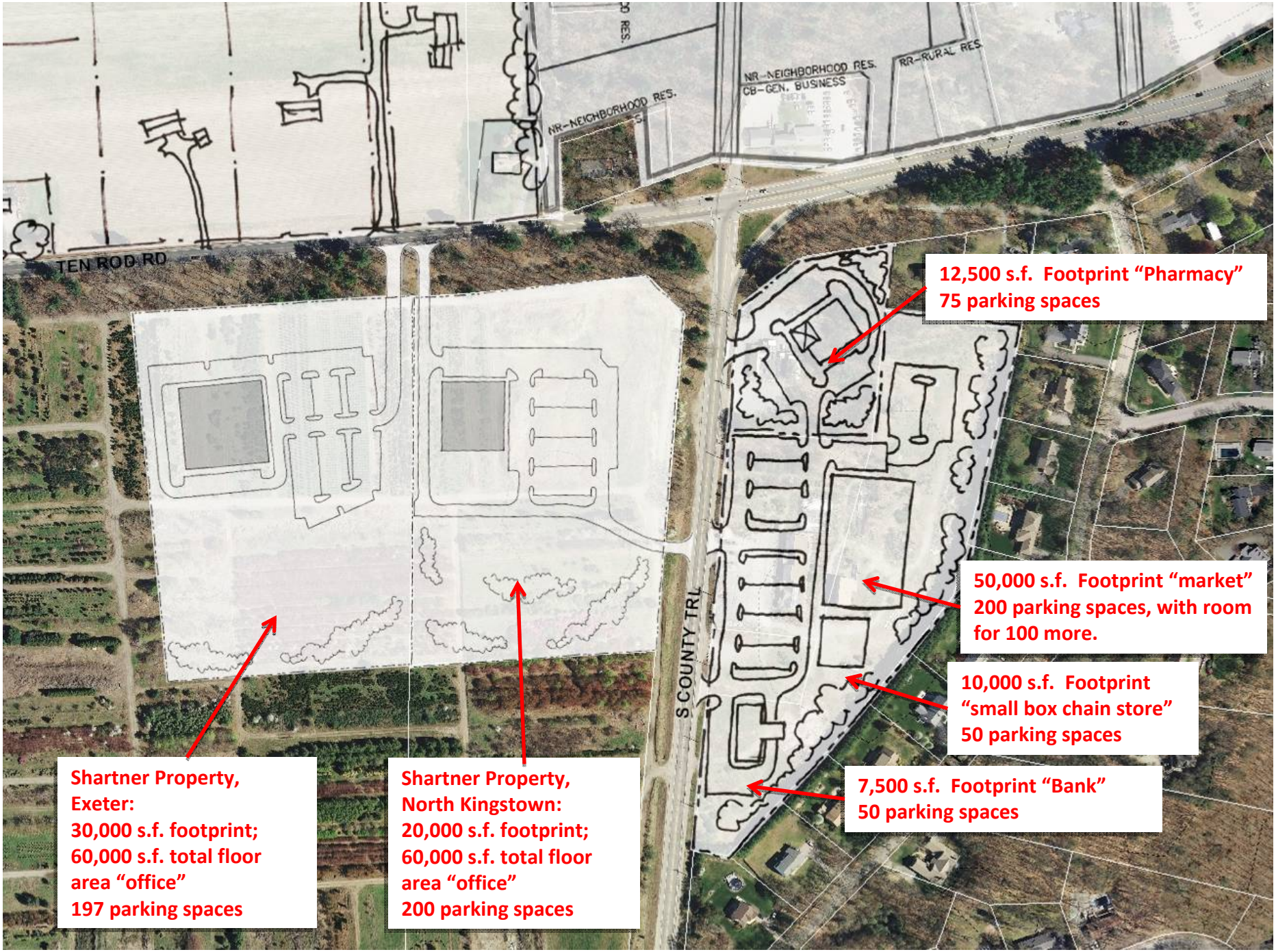


Estimated Groundwater Concentration with Restaurant: 4.615 mg/L

NITROGEN LOADING - Shartner Property (NK) Revised

THIS WORKSHEET IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT, UNDER ANY CIRCUMSTANCES, BE USED FOR PERMIT SUBMITTAL OR REVIEW

Loading		**Units**	
Site Area	10	ACRES	
Commercial Septic			
Building footprint	0	SQ FEET	
Retail-commercial (sq feet)	60,000	SQ FEET	
Restaurant (sq feet)	0	SQ FEET	
Retail/Comm. Wastewater Flow (gal/day)	1,125	GAL/DAY	Assumes one employee per 400 square feet
Restaurant Wastewater Flow (gal/day)	0	GAL/DAY	Assumes half the restaurant floor area is for seating
Total Commercial Wastewater Flow	1,125	GAL/DAY	
Wasetwater effluent concentration	35	MG/L	
Commercial Wastewater Nitrogen Load	120	LBS/YEAR	
Residential Septic			
Number of units	0	EACH	
Number of bedrooms/unit	0	EACH	
Total Residential Septic Flow	0	GAL/DAY	DEM Design flow
Wasetwater effluent concentration	19	MG/L	
Residential Wastewater Nitrogen Load	0	LBS/YEAR	
Soils Profile			
Percent A Soils	8%		These are assumed percentages that can be refined.
Percent B Soils	92%		
Percent C Soils	0%		
Percent D Soils	0%		
Other Impervious (parking, travel lanes, etc.)	200,000	SQ FEET	Remember that 60% of site can be impervious per CVD Ordinance
Loading from impervious areas	29	LBS/YEAR	
Landscaped Area	50,000	SQ FEET	
Loading from landscaped areas	38	LBS/YEAR	Conservatively assumes all landscaping is fertilized.
Natural Area	150,600	SQ FEET	
Loading from natural areas	7.2	LBS/YEAR	
Total N Loading	193	LBS/YEAR	
Recharge			
Septic	1,125.00	GAL/DAY	
From Impervious	2.30	MGAL/YEAR	
From Pervious	2.31	MGAL/YEAR	
Total Recharge (Mgal/yr)	5.03	MGAL/YEAR	
GROUNDWATER CONCENTRATION	**4.615**	**MG/L**	


TEN ROD RD
NR-NEIGHBORHOOD RES.
NR-NEIGHBORHOOD RES.
CB-GEN. BUSINESS
RR-RURAL RES.
S COUNTY TRL
12,500 s.f. Footprint "Pharmacy"
75 parking spaces
50,000 s.f. Footprint "market"
200 parking spaces, with room for 100 more.
10,000 s.f. Footprint "small box chain store"
50 parking spaces
7,500 s.f. Footprint "Bank"
50 parking spaces
Shartner Property, Exeter:
30,000 s.f. footprint;
60,000 s.f. total floor area "office"
197 parking spaces
Shartner Property, North Kingstown:
20,000 s.f. footprint;
60,000 s.f. total floor area "office"
200 parking spaces

EXISTING CONDITIONS

EXISTING CONDITIONS

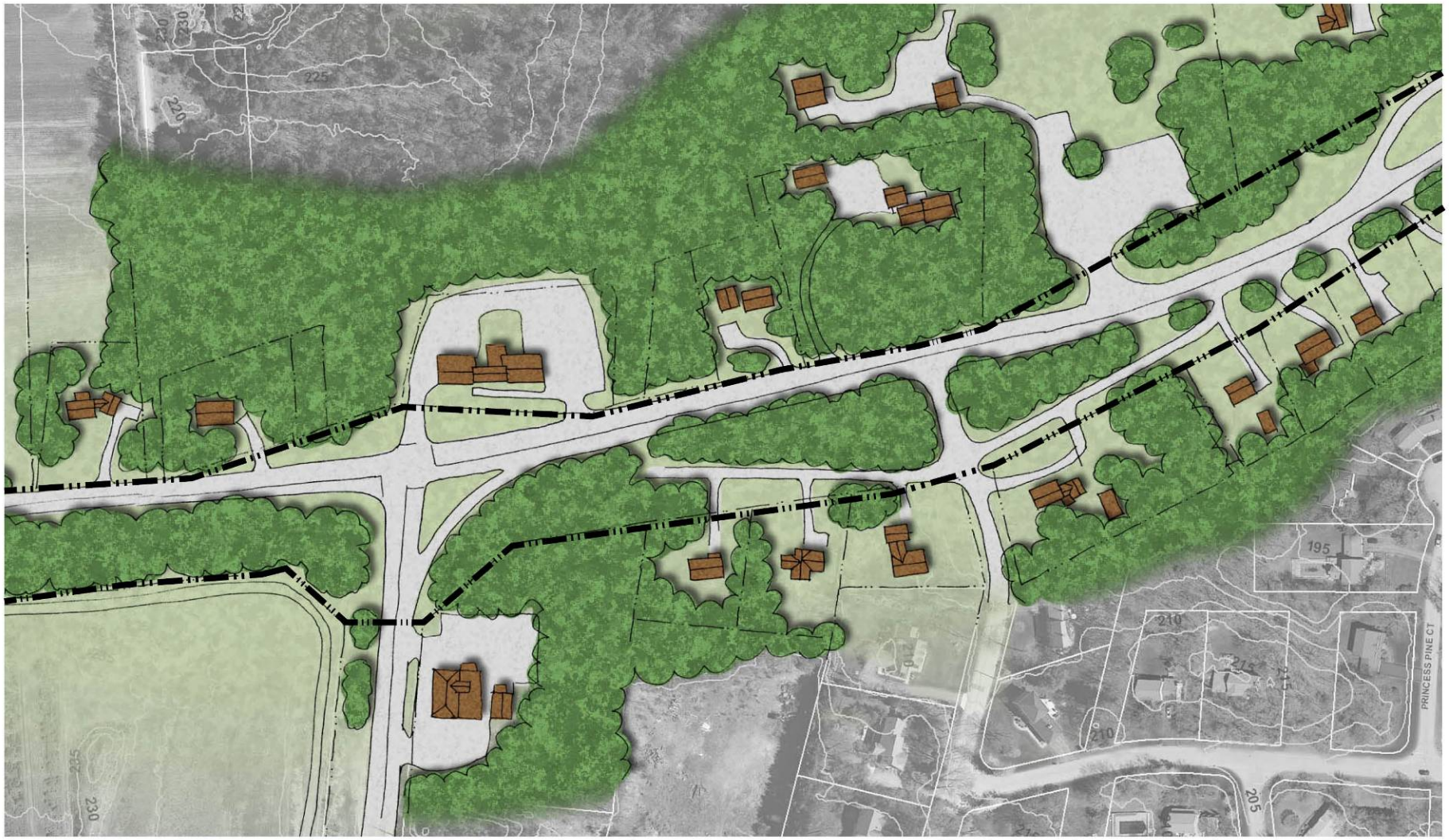
Right of Way

PROPOSED

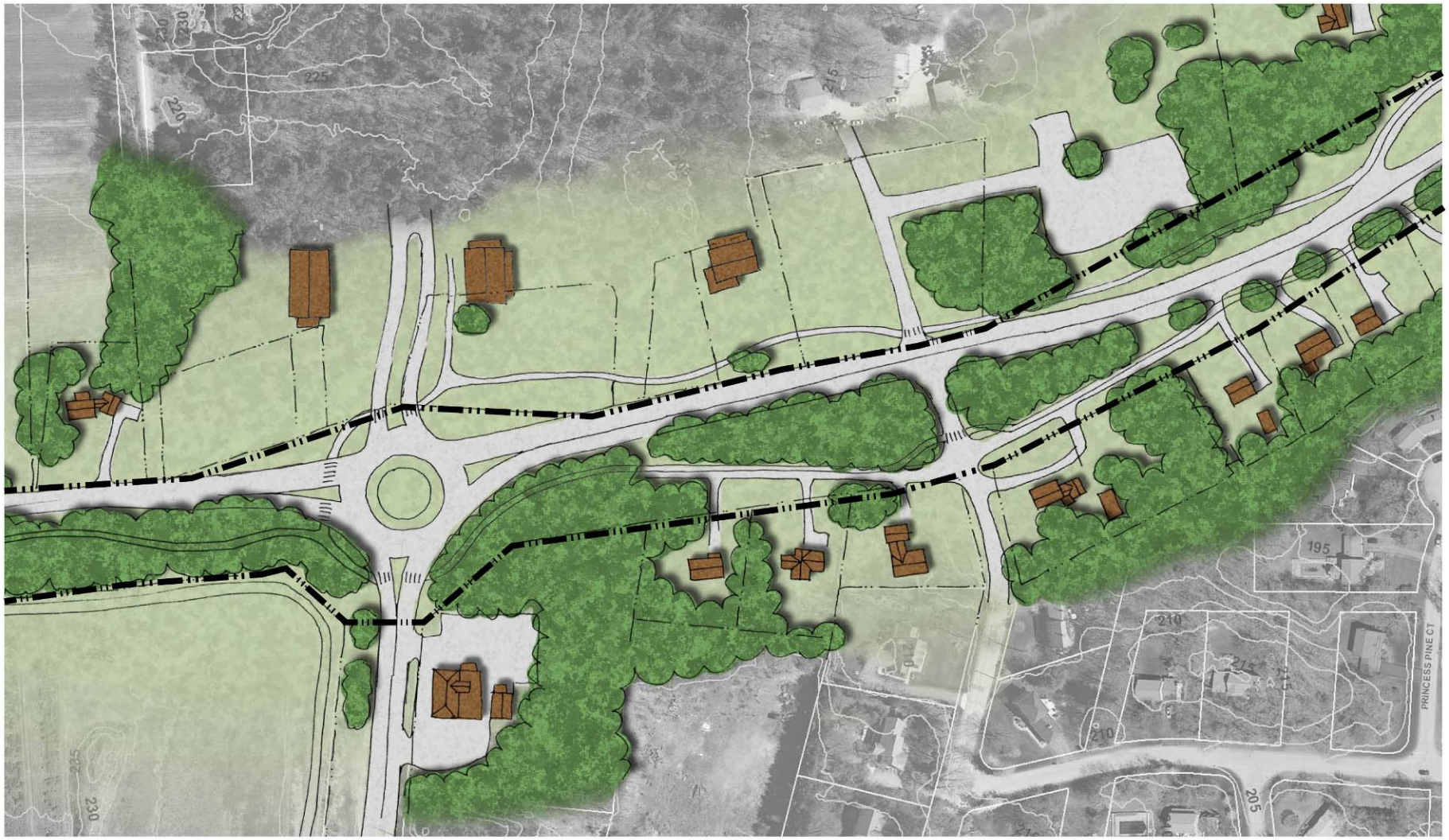
PROPOSED

Right of Way

Proposed Bicycle & Pedestrian Path



EXISTING CONDITIONS - SouthWest Section



PROPOSED - SouthWest Section

EXISTING CONDITIONS - Northeast Section

PROPOSED - Northeast Section

Avon, Connecticut

Rt. 44 Commercial District - Avon, Connecticut

W.B.MASON
SPEED
LIMIT
35
STOP

EXPRESS

EXPRESS
SALE

CVS/pharmacy
ONE WAY
TRUCK ROUTE

McDonald's
DO NOT
ENTER
WRONG
WAY

WAL★MAR

Microsoft
Virtual Earth

Avon, Connecticut

CARMEN
Pampered Bath
Kids & Co

Village
Needlecrafts
SUBWAY
OPEN
SALE

STUART ENGLISH
HAIR DESIGNS
19

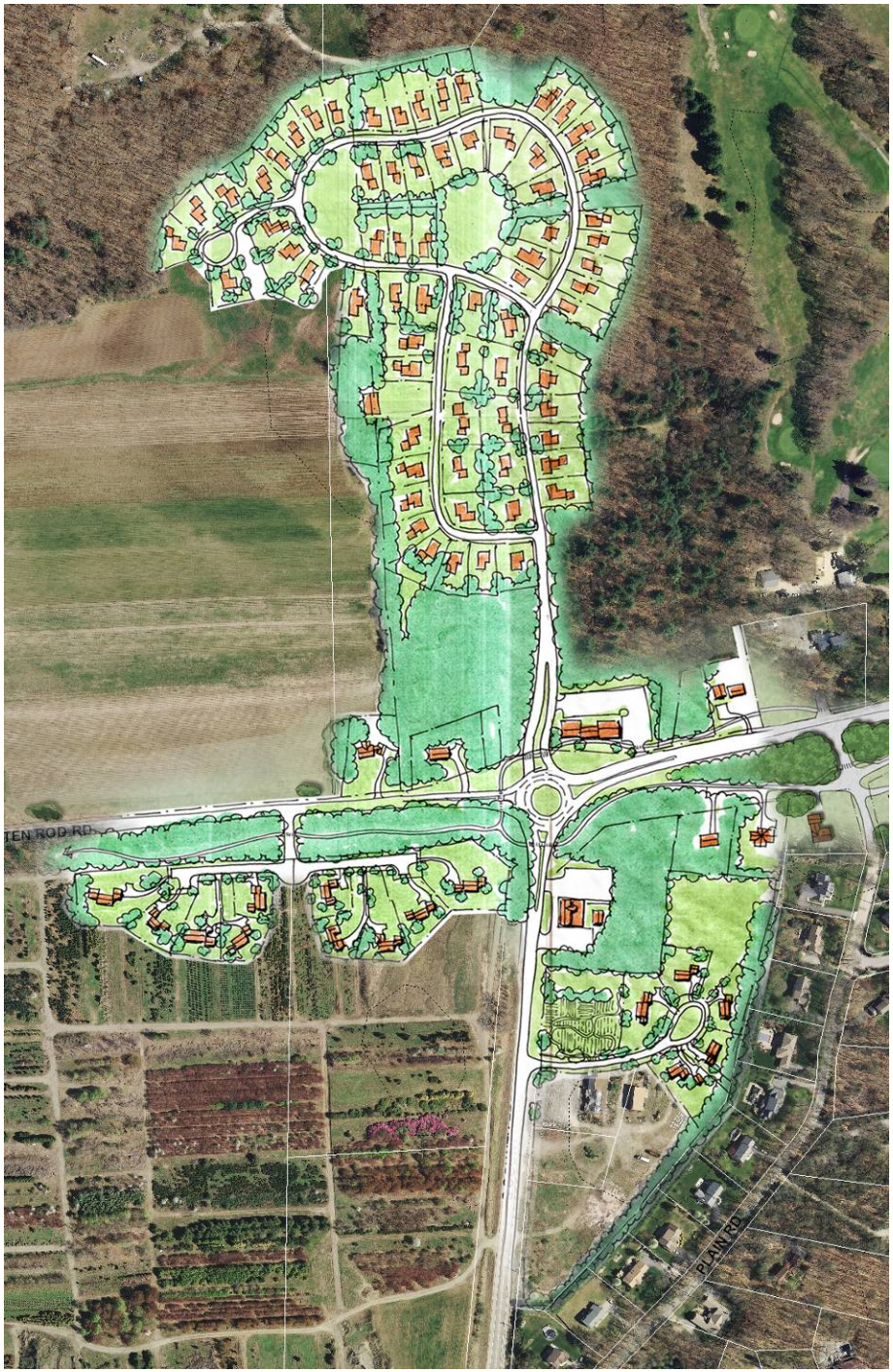
Now! Furnishings
WEST

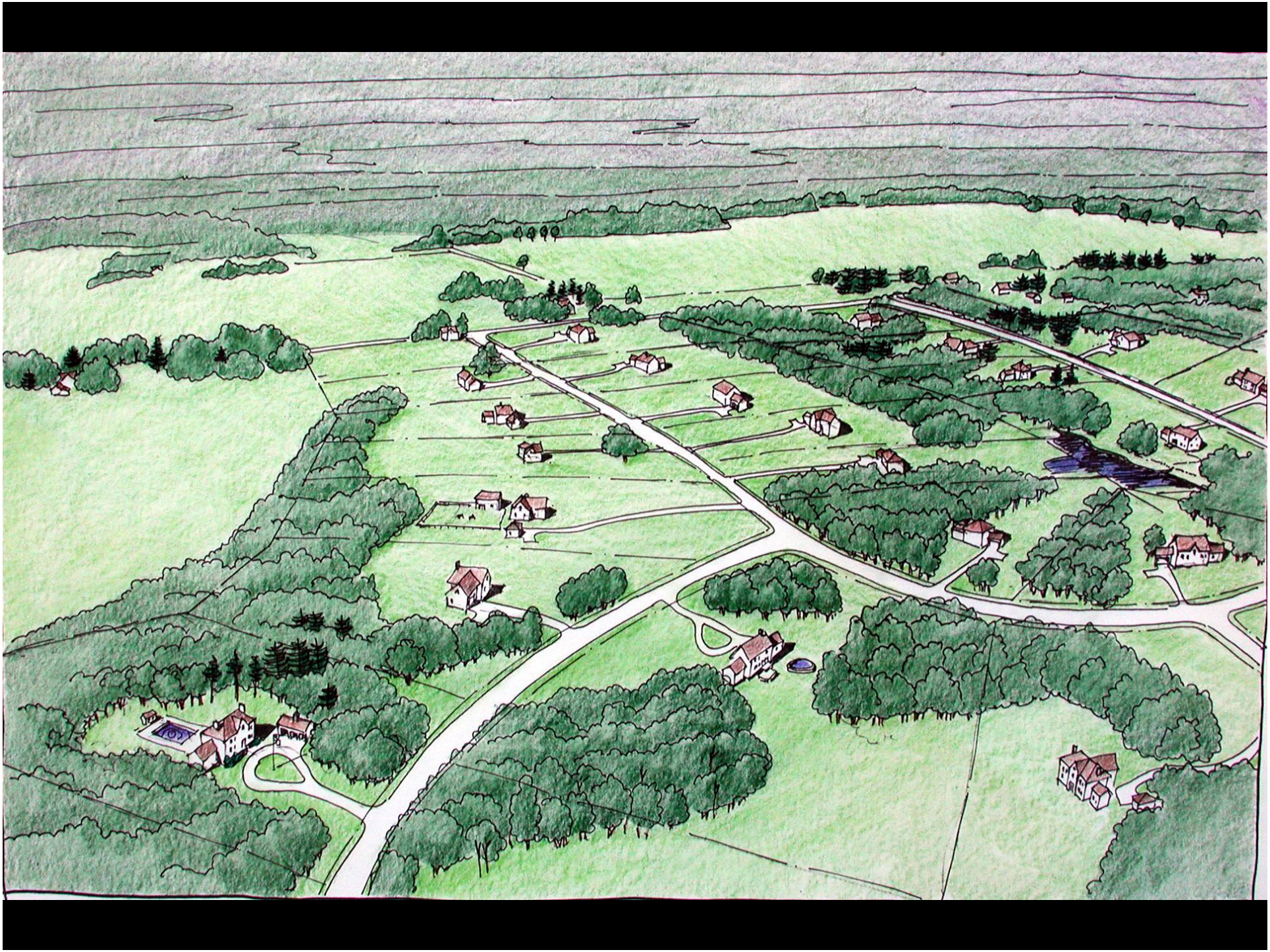
People's United Bank

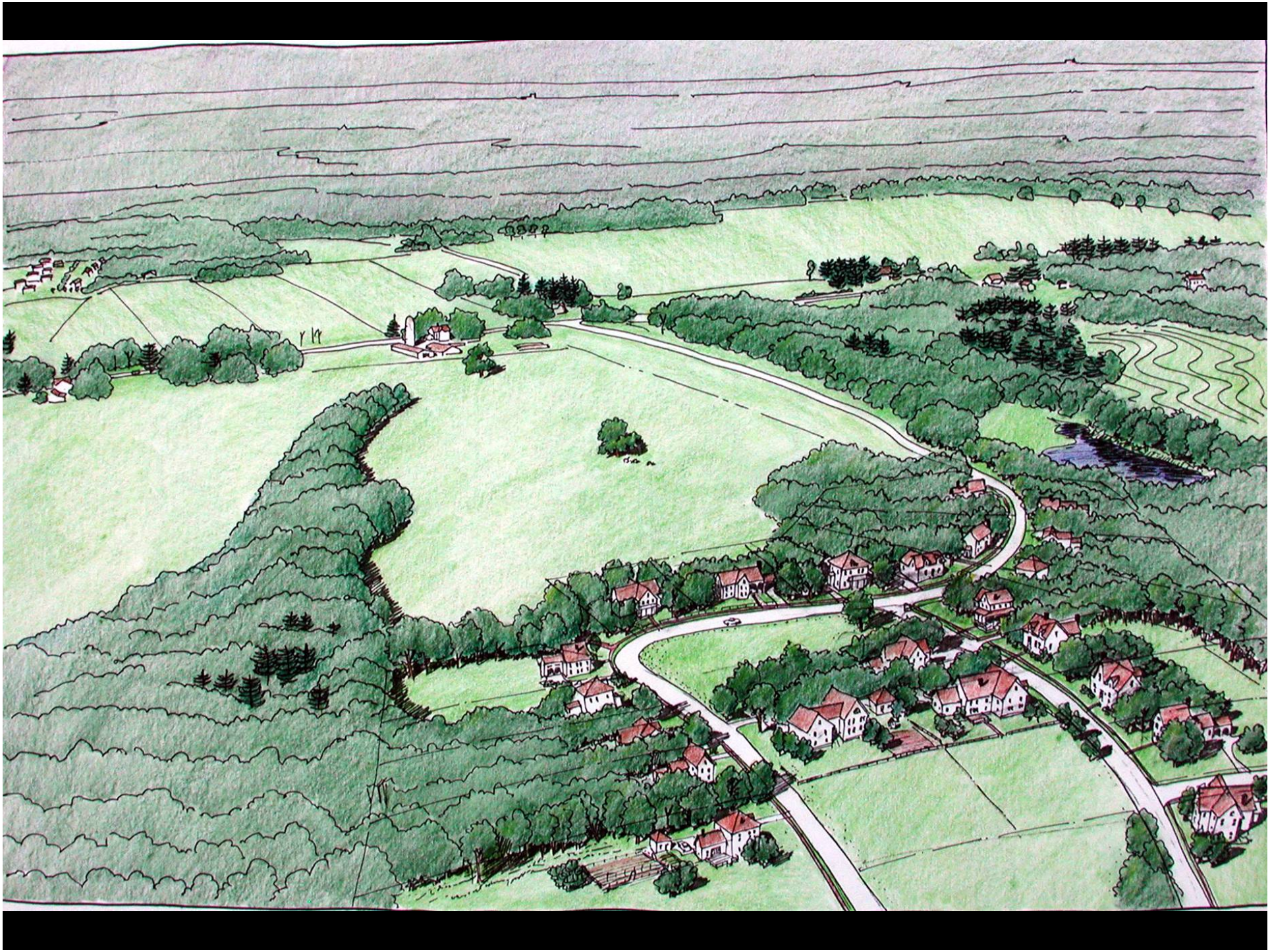
People's United Bank

Route 102 Coridor – Bike Paths

Conservation Development Scheme


TEN ROD RD
PLAIN RD

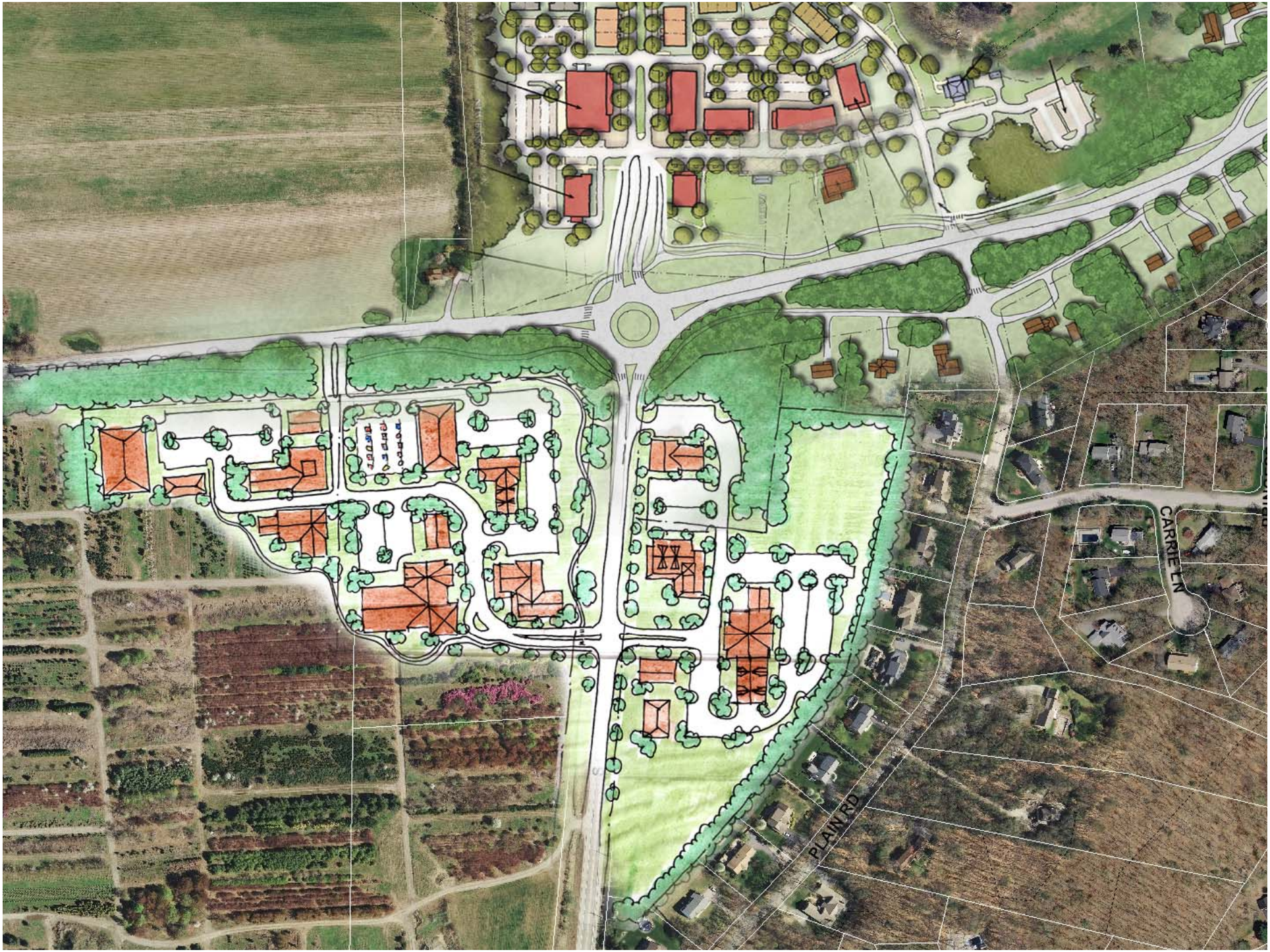


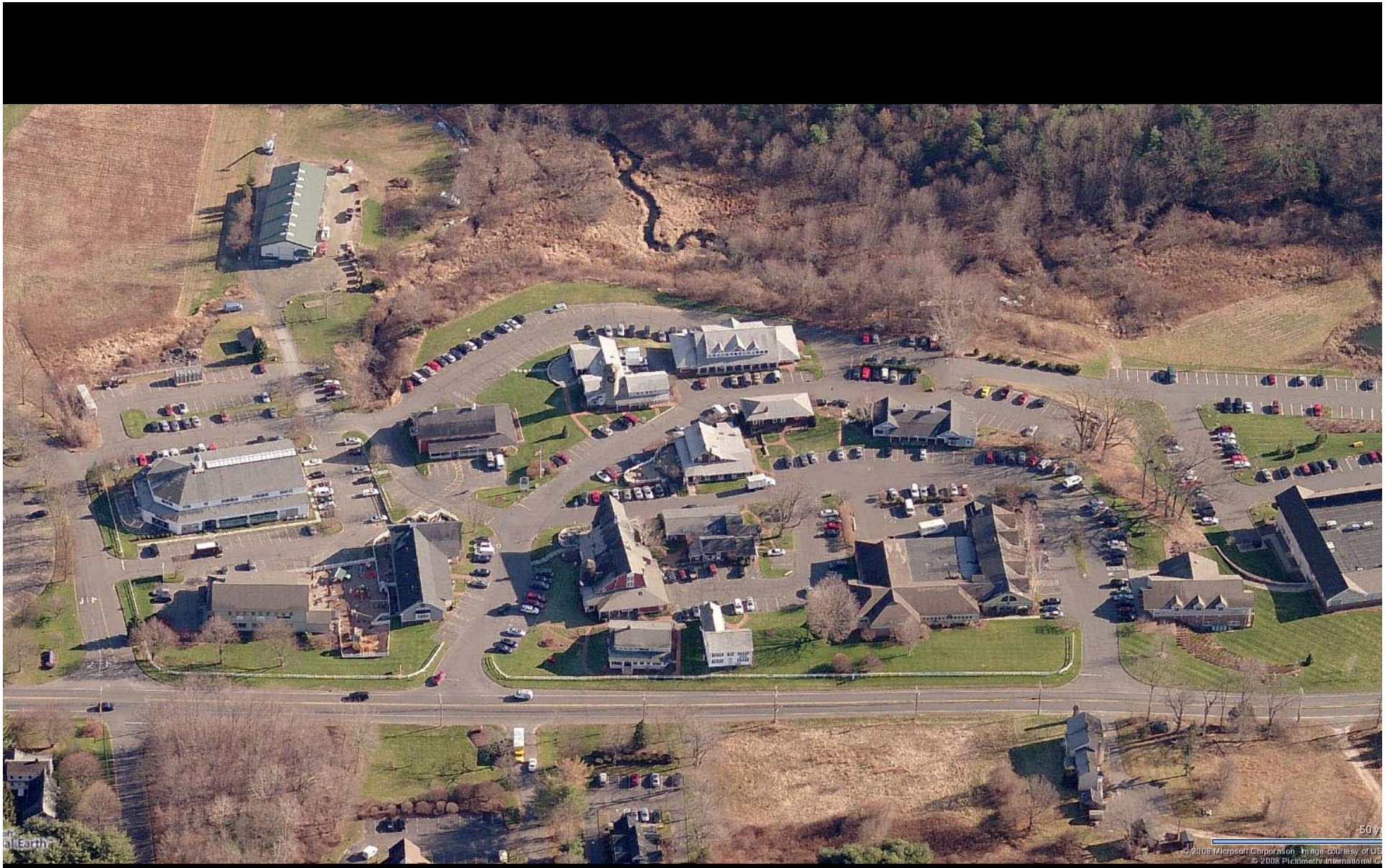


Compact Village Development Scheme

Village Development Scheme – Rolling Greens

Village Development Scheme –


CARRIE LN
PLAIN RD



Riverdale Farms - Simsbury, Connecticut

RIVERDALE FARMS
SHOPPING

RIVERDALE FARMS

The Village at South County Commons – South Kingstown, RI

STOP
Central NAILS

CANE NEW ENGLAND Center for Health
HAIR CREW
HAIR CREW
WALK IN

PSYCHIC

Sears

Applebee's

Entertainment
CINEMAS

100 y

BRIGHTVIEW COMMONS
Independent and Assisted Living
MAIN ENTRANCE

Hampton

EXIT
EXIT
EXIT
EXIT
S COUNTY TRL

TEN ROD RD
S COUNTY TRL
EXIT
EXIT 5A
EXIT 5B
LINDEN CT
NAUSHON CT
LANG RD
WESTRIDGE
HIGHBUSH TER
LAUREL RIDGE TRL
LEATHERS RD
PRINCESS PINE
CARRIE CT
COLLINS CT

The Village Commons – South Hadley, Mass.

CRAZY MOON
FASHION COMPANY
21

BOOKSHOP

WINE BAR

bar & grille

food 101
TOWER THEATERS
bar
bistro

Mashpee Commons – Cape Cod

Market Street Bookshop
Market
Street
Bookshop
20

Talbots
Talbots
ANA REPUBLIC

ANN TAYLOR

Market Street Bookshop
EXTRA 50%OFF
STUDENT DRIVER
TOYOTA
CAMRY LE
F26·622
COMMERCIAL
PILOT
527 KW
CHEROKEE

Color Me Mine