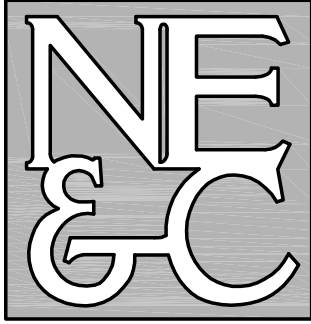


CODDINGTON COVE COMMONS

**FOUR BUILDING TRADESMAN CENTER
ASSESSOR'S PLAT 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN, RHODE ISLAND**

CIVIL ENGINEER: NORTHEAST ENGINEERS & CONSULTANTS, INC.

 A KNOWLEDGE CORPORATION
 6 VALLEY ROAD MIDDLETOWN RI 02842
 PHONE (401) 849-0810 FAX (401) 846-1169
 WWW.NORTHEASTENGINEERS.COM



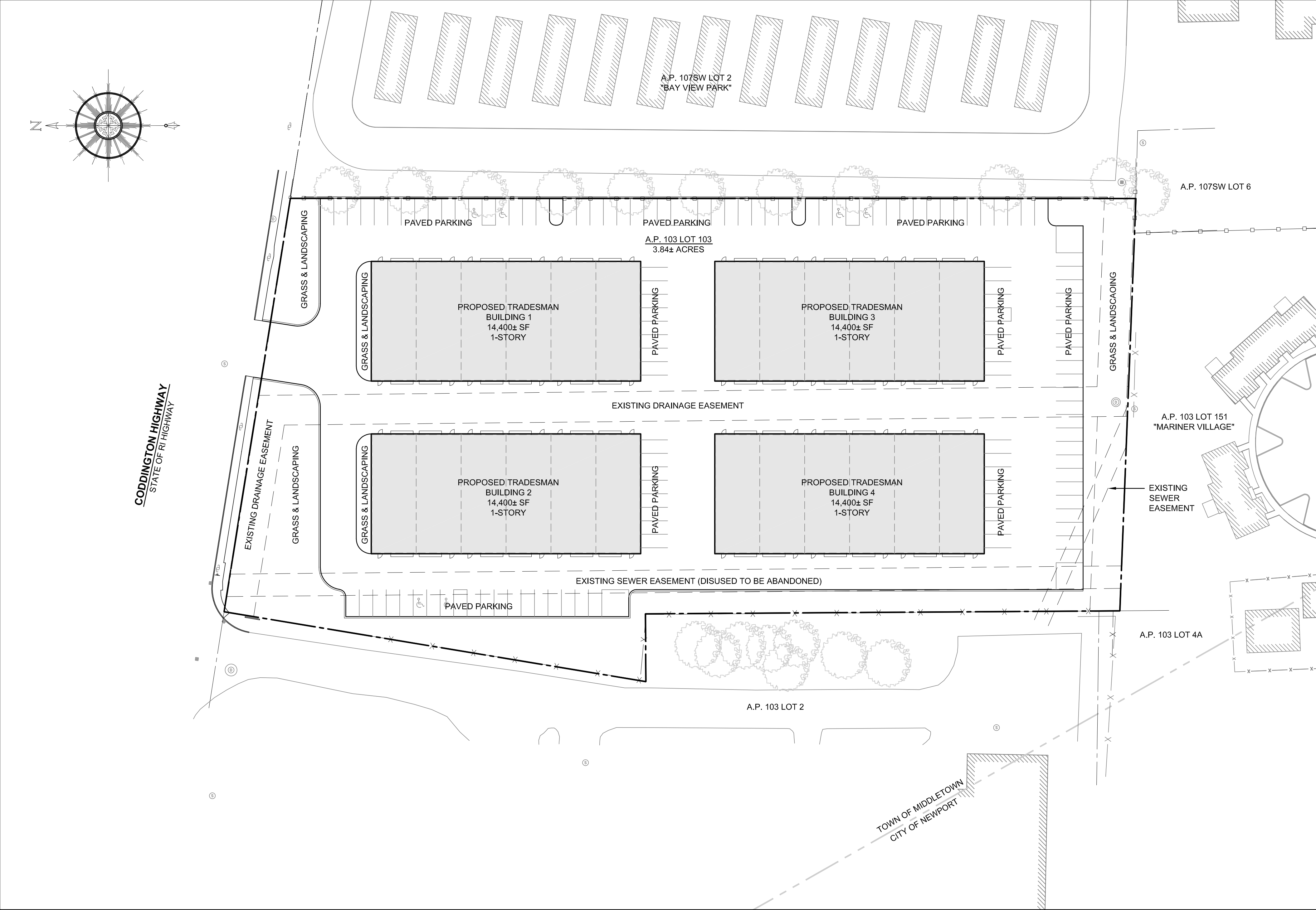
APPLICANT:
 MELLO REALTY INC
 PO BOX 4129
 MIDDLETOWN, RI 02842

OWNER:
 MELLO REALTY INC
 PO BOX 4129
 MIDDLETOWN, RI 02842

MARCH 6, 2024 PERMIT SET

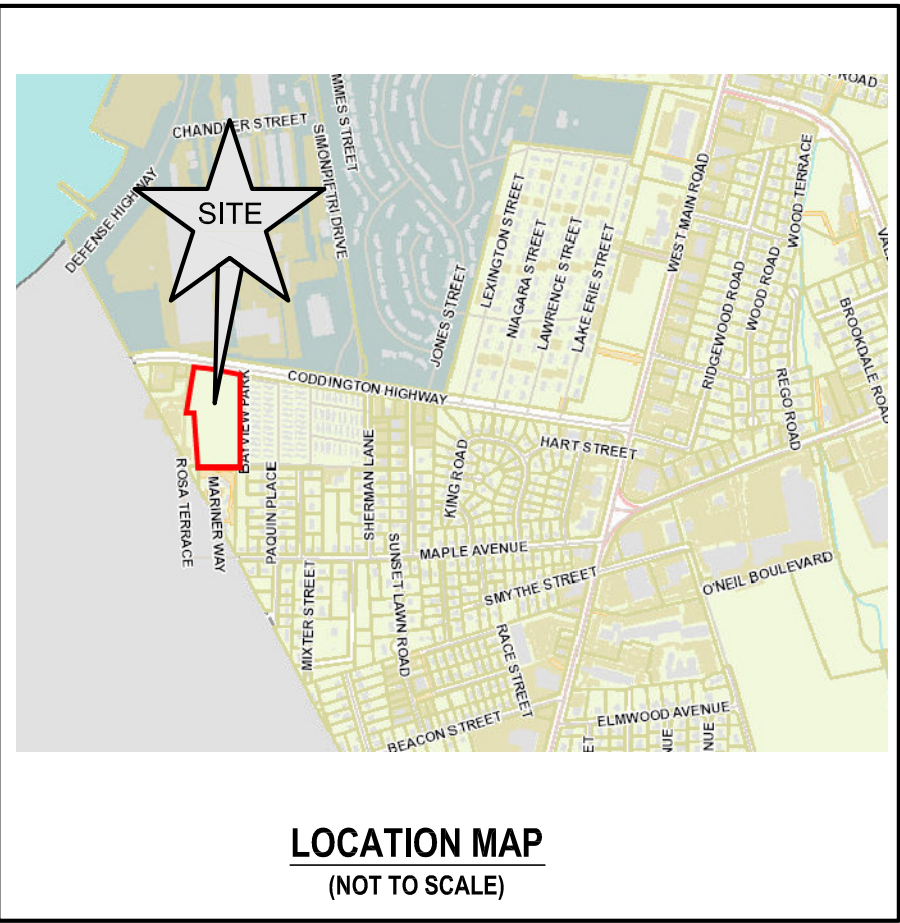
PLAN INDEX

- | | |
|---------------------------------------|----------------|
| SITE/CIVIL ENGINEERING PLANS | |
| TITLE SHEET | SHEET 1 |
| VICINITY MAPPING | SHEET 2 |
| SITE CONTEXT MAPS | SHEET 3 |
| SITE ANALYSIS AND EXISTING CONDITIONS | SHEET 4 |
| PROPOSED CONDITIONS PLAN | SHEET 5 |

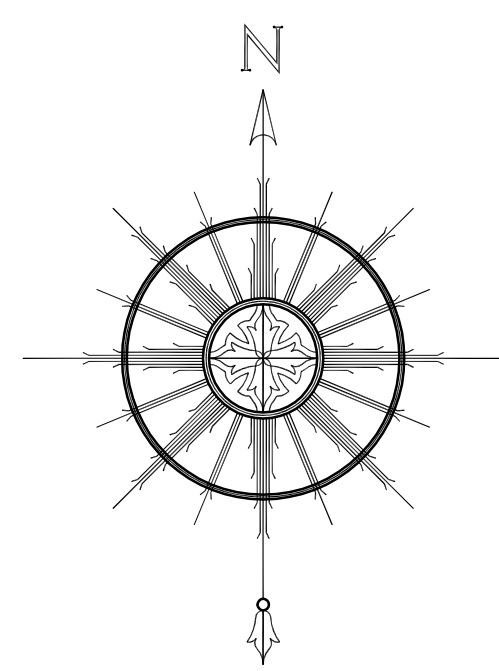


SITE PLAN

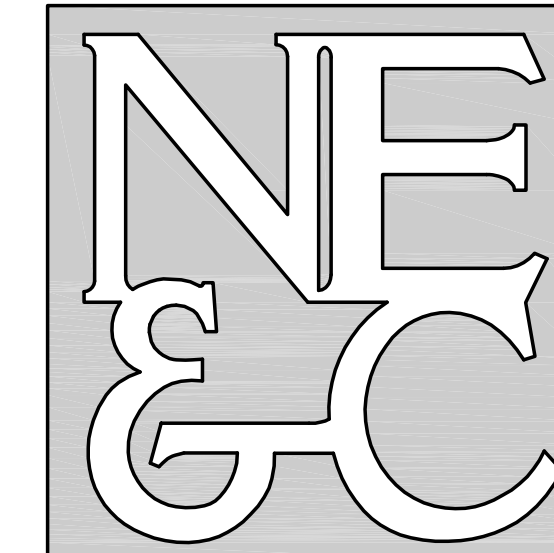
SCALE = 1"=40'



SUBMISSION AND REVISION SUMMARY		
AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	MAR 6, 2024	MASTER PLAN SUBMISSION



NORTHEAST ENGINEERS & CONSULTANTS, INC.



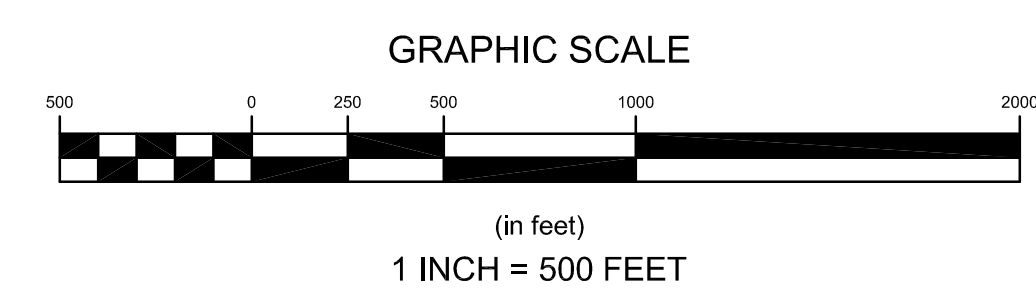
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

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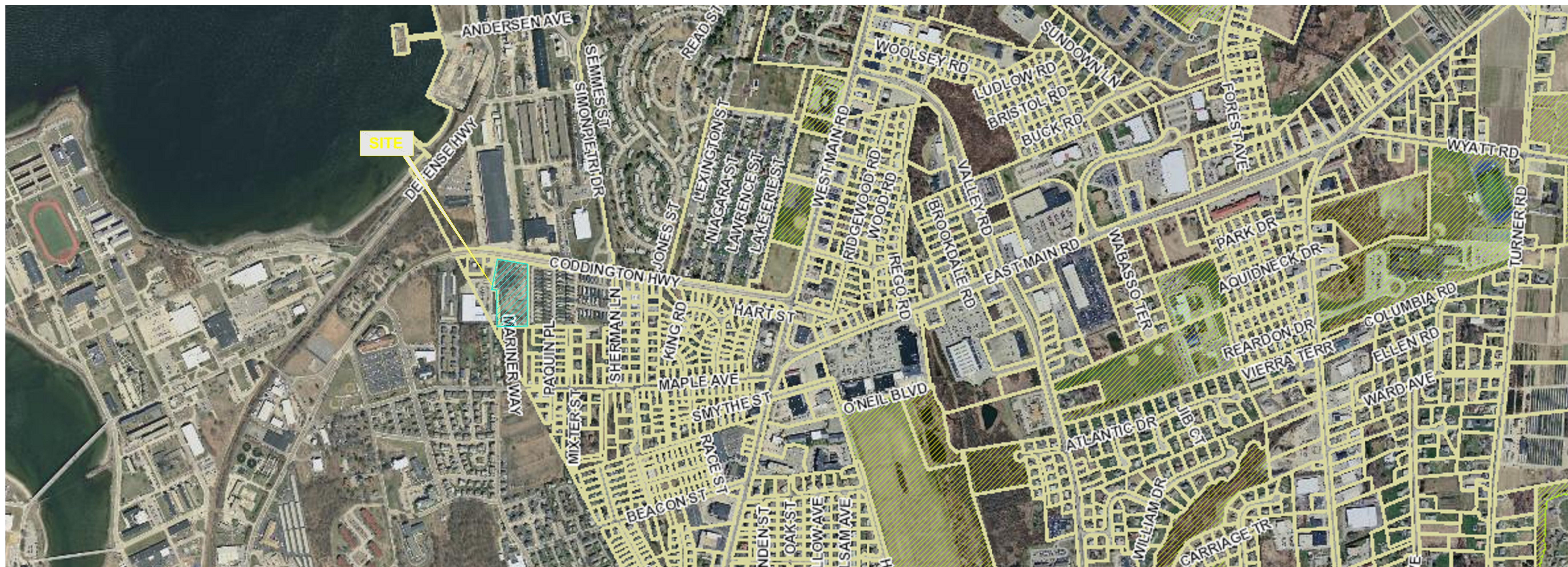
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



- NOTES:**
1. ALL AREA WITHIN ONE MILE OF THE SITE FALLS WITHIN THE LOWER EAST PASSAGE RI RUC12 WATERSHED.
 2. THERE ARE NO FRESHWATER SURFACE WATERS WITHIN ONE MILE OF THE SITE.
 3. THERE ARE NO GROUNDWATER PROTECTION AREAS WITHIN ONE MILE OF THE SITE.
 4. THERE ARE NO NATIONAL HERITAGE AREAS WITHIN ONE MILE OF THE SITE.



No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1"=500'	Date:	06MAR24		
Project Title:					
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND					
Client/Applicant:		Owner:			
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842			
Issued for:					
PERMITTING					
Drawing Title:					
VICINITY MAPPING					
Drawing Number:		C-2			
Sheet		2 of 5			
Project Number:		23099.0			
Survey Index:		13 - 103 - 103			
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>					



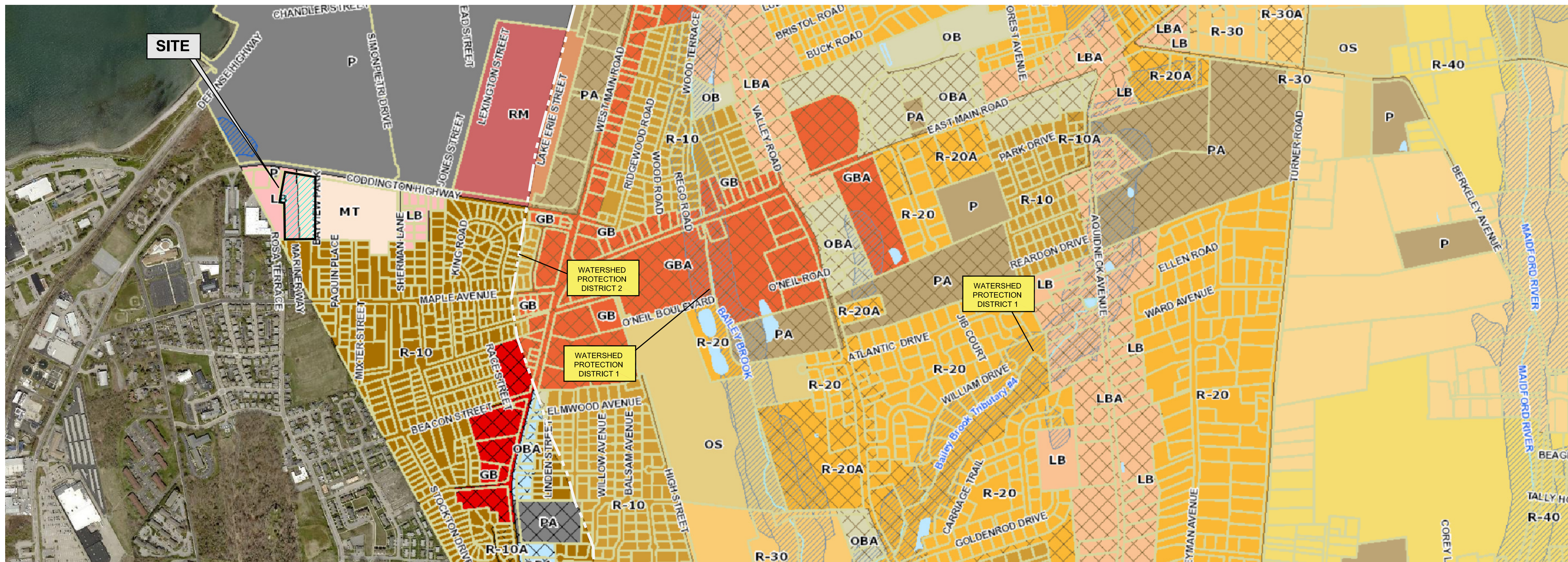
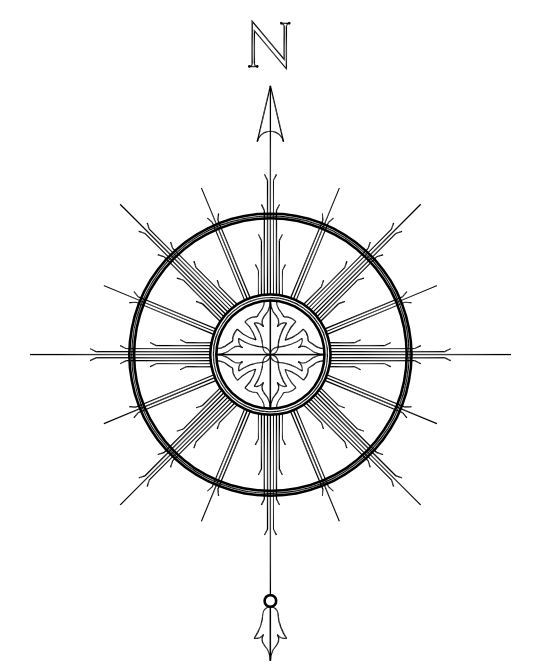
CONSERVATION AND RECREATION LAND
SCALE: 1"=500'

NORTHEAST ENGINEERS & CONSULTANTS, INC.

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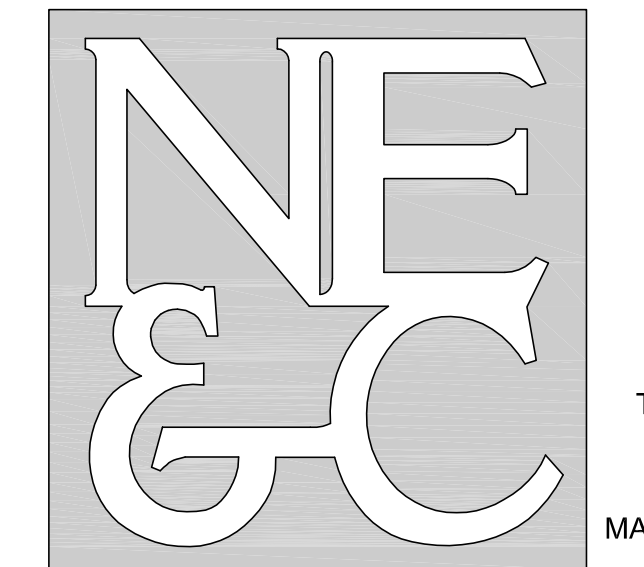
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- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING



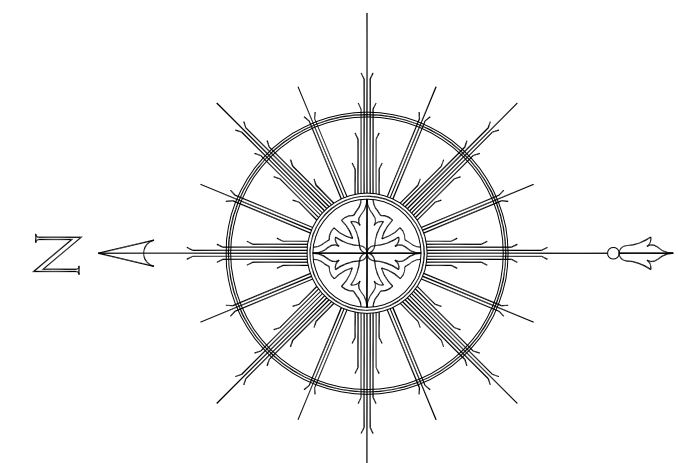
ZONING AND LAND USE MAP
SCALE: 1"=500'

No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
		Checked by:	GES
Scale:	1"=500'	Date:	06MAR24
Project Title:			
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:		Owner:	
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	
Issued for:			
PERMITTING			
Drawing Title:			
SITE CONTEXT MAPS			
	Drawing Number:		
	C-3		
	Sheet 3 of 5		
	Project Number:		
23099.0			
Survey Index:			
13 - 103 - 103			
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			



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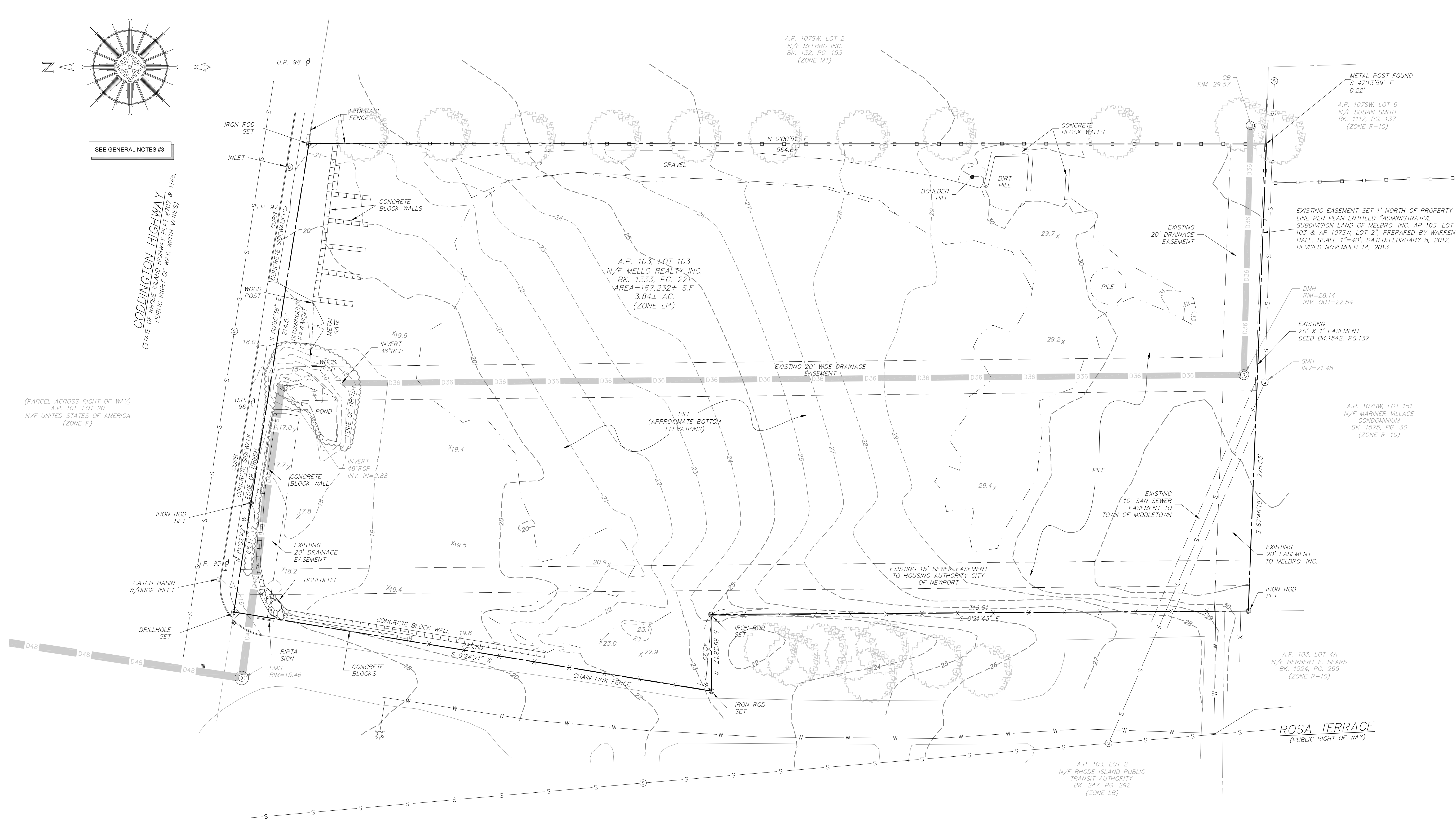
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
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SEE GENERAL NOTES #3

CODDINGTON HIGHWAY
(STATE OF RHODE ISLAND HIGHWAY PLAT #1145 & 1148)
PUBLIC RIGHT OF WAY, WIDTH VARIES

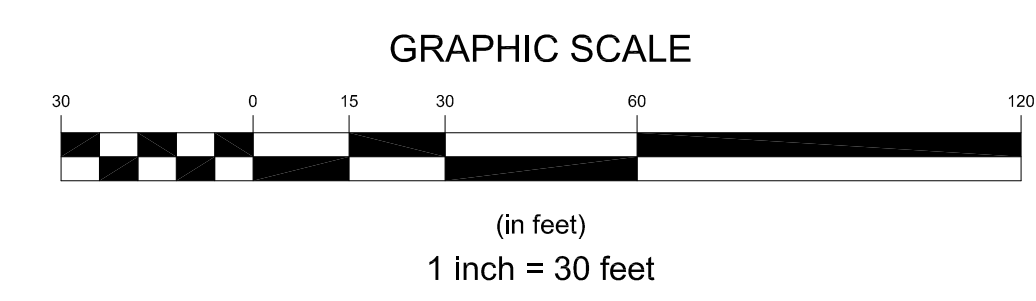
(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)



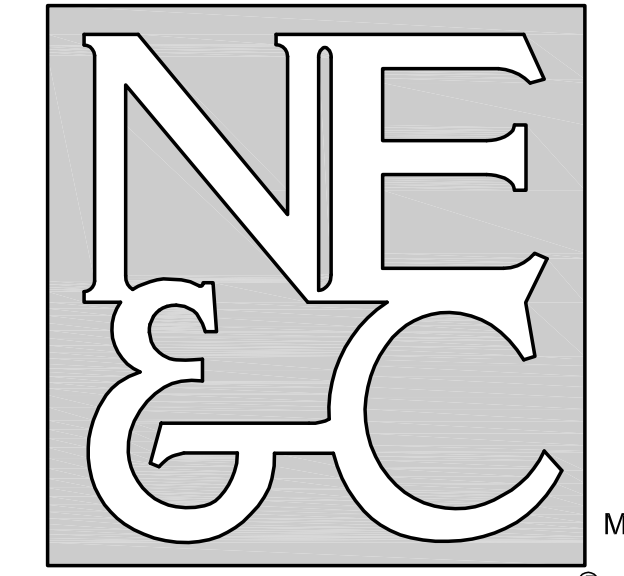
- LEGEND:**
- PROPERTY LINE
 - - - ABUTTER'S PROPERTY LINE
 - - - 25 TOPOGRAPHIC CONTOUR
 - - - EDGE OF PILE
 - X CHAIN LINK FENCE
 - STOCKADE FENCE
 - ~ BRUSH LINE
 - ⊙ DRAIN MANHOLE
 - ▣ CATCH BASIN
 - ⊙ UTILITY POLE
 - ⊙ SIGN
 - 29.7x SPOT ELEVATION
 - ⊙ DRILLHOLE
 - ⊙ IRON ROD
 - D36 36"Ø DRAIN LINE
 - D48 48"Ø DRAIN LINE
 - S SEWER LINE
 - W WATER LINE
 - - - EASEMENT LINE

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JUNE AND SEPTEMBER 2023.
 - VERTICAL DATUM IS NAVD 88.
 - NORTH ARROW AND BASIS OF BEARING BASE ON NAD83 STATE PLANE COORDINATES AS ESTABLISHED BY GPS SURVEY.
 - PROPERTY IS LOCATED IN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE X (AREA OF MINIMAL FLOODING).
 - PROPERTY IS ZONED LI (ABUTTING RESIDENTIAL).

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES.

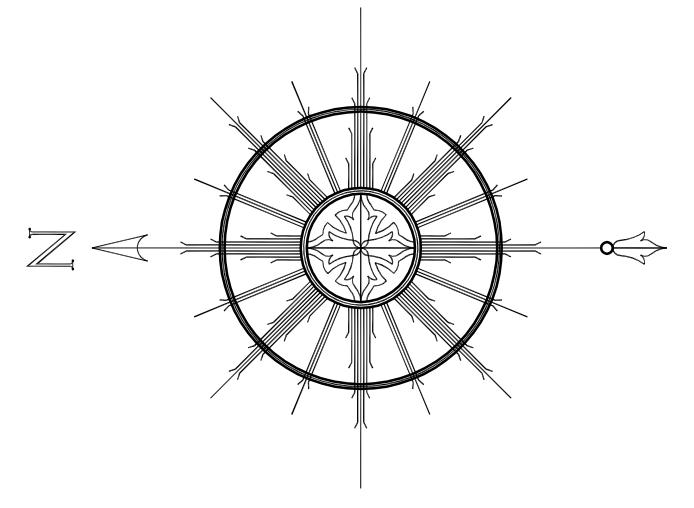


No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1"=30'
Date:	06MAR24	Project Title:	
CODDINGTON COVE COMMONS			
A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
Issued for:	PERMITTING		
Drawing Title:	EXISTING CONDITIONS PLAN		
Drawing Number:	C-4		
Sheet	4	of	5
Project Number:	23099.0		
Survey Index:	13 - 103 - 103		
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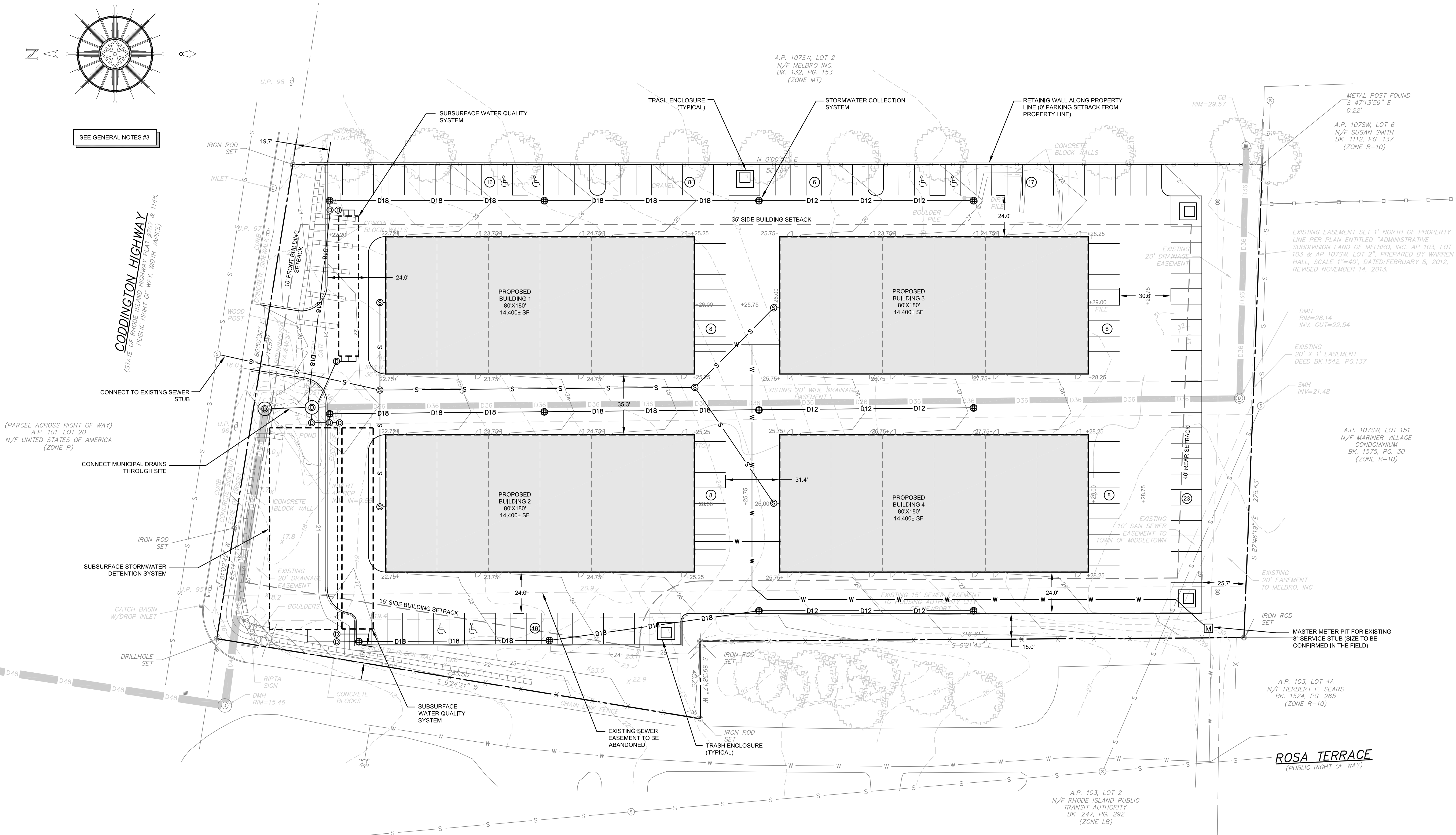
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



SEE GENERAL NOTES #3

CODDINGTON HIGHWAY
(STATE RHODE ISLAND HIGHWAY PLAT #103 & 1145)
PUBLIC RIGHT OF WAY, WIDTH VARIES

(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)



ROSA TERRACE
(PUBLIC RIGHT OF WAY)

LEGEND:

—	PROPERTY LINE	—D12—	PROPOSED 12" DRAIN LINE
- - -	ABUTTER'S PROPERTY LINE	—D18—	PROPOSED 18" DRAIN LINE
- - -	TOPOGRAPHIC CONTOUR	—S—	PROPOSED SEWER LINE
- X -	CHAIN LINK FENCE	—W—	PROPOSED WATER LINE
—○—	STOCKADE FENCE	—D36—	PROPOSED 36" DRAIN LINE
—	BRUSH LINE	⊕	PROPOSED CATCH BASIN
⊙	DRAIN MANHOLE	⊕	PROPOSED DRAIN STRUCTURE
⊕	CATCH BASIN	⊕	PROPOSED SEWER MANHOLE
⊕	UTILITY POLE	—S—	PROPOSED BUILDING SETBACK
29.7' x	SPOT ELEVATION	—100—	PROPOSED TOPOGRAPHIC CONTOUR
⊙	DRILLHOLE	+100.00	PROPOSED SPOT ELEVATION
○	IRON ROD		
—D36—	36" DRAIN LINE		
—D48—	48" DRAIN LINE		
—S—	SEWER LINE		
—W—	WATER LINE		
- - -	EASEMENT LINE		

MIDDLETOWN DIMENSIONAL REQUIREMENTS
ZONE: LI (LIGHT INDUSTRIAL)

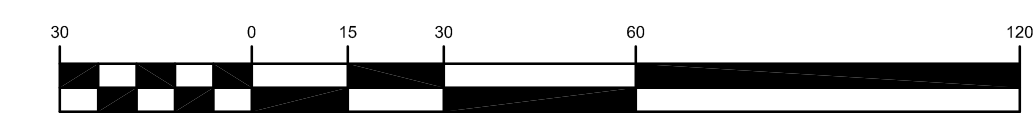
	REQUIRED	PROPOSED
MINIMUM LAND AREA =	40,000 SQUARE FEET	167,232 SQUARE FEET
MINIMUM FRONTAGE =	80 FEET	280± FEET
MINIMUM SETBACKS		
FRONT	10 FEET	60.0 FEET
SIDE	36 FEET	38.8 & 42 FEET
REAR	40 FEET	91.9 FEET
MAXIMUM HEIGHT	40 FEET	TBD
MAXIMUM LOT COVERAGE	35%	34.4%
GREEN SPACE	25%	17.0%

GENERAL NOTES:

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- PROPERTY IS ZONED LI (ABUTTING RESIDENTIAL).
- PROPOSED UTILITIES AND STORMWATER SYSTEM SUBJECT TO ADDITIONAL DESIGN.

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

GRAPHIC SCALE



(in feet)
1 inch = 30 feet

No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	1"=30'	Date:	06MAR24
Project Title:			
CODDINGTON COVE COMMONS			
A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:		Owner:	
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED CONDITIONS PLAN			
Drawing Number:		C-5	
Sheet 5 of 5		Project Number:	
		23099.0	
Survey Index:		13 - 103 - 103	
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