

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON JUNE 29, 2021.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (MAP REVISED SEPTEMBER 4, 2013).
- 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 ASSESSORS 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.

LOCUS NOT TO SCALE

CURRENT OWNER
499 EAST MAIN, LLC.
P.O. BOX 528
PORTSMOUTH, RI 02871

TITLE REFERENCE:
DEED BK.1601/P.G.0020

SITE LOCATION:
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 113 PARCEL 27

TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE - OTHER PERMITTED USE)		
REGULATION	REQUIREMENT	EXISTING
MIN. LOT AREA	40,000 SQ. FT.	51,115± SQ. FT.
LOT FRONTAGE	150 FT. (300 FT.)	217.6 FT.
FRONT SETBACK	10 FT.	118.5 FT.
SIDE SETBACK	35 FT.	18.2' (EXISTING)
REAR SETBACK	50 FT.	N/A
MAX. BUILDING HEIGHT	35 FT.	-
MAX. LOT COVERAGE	35%	7.4%

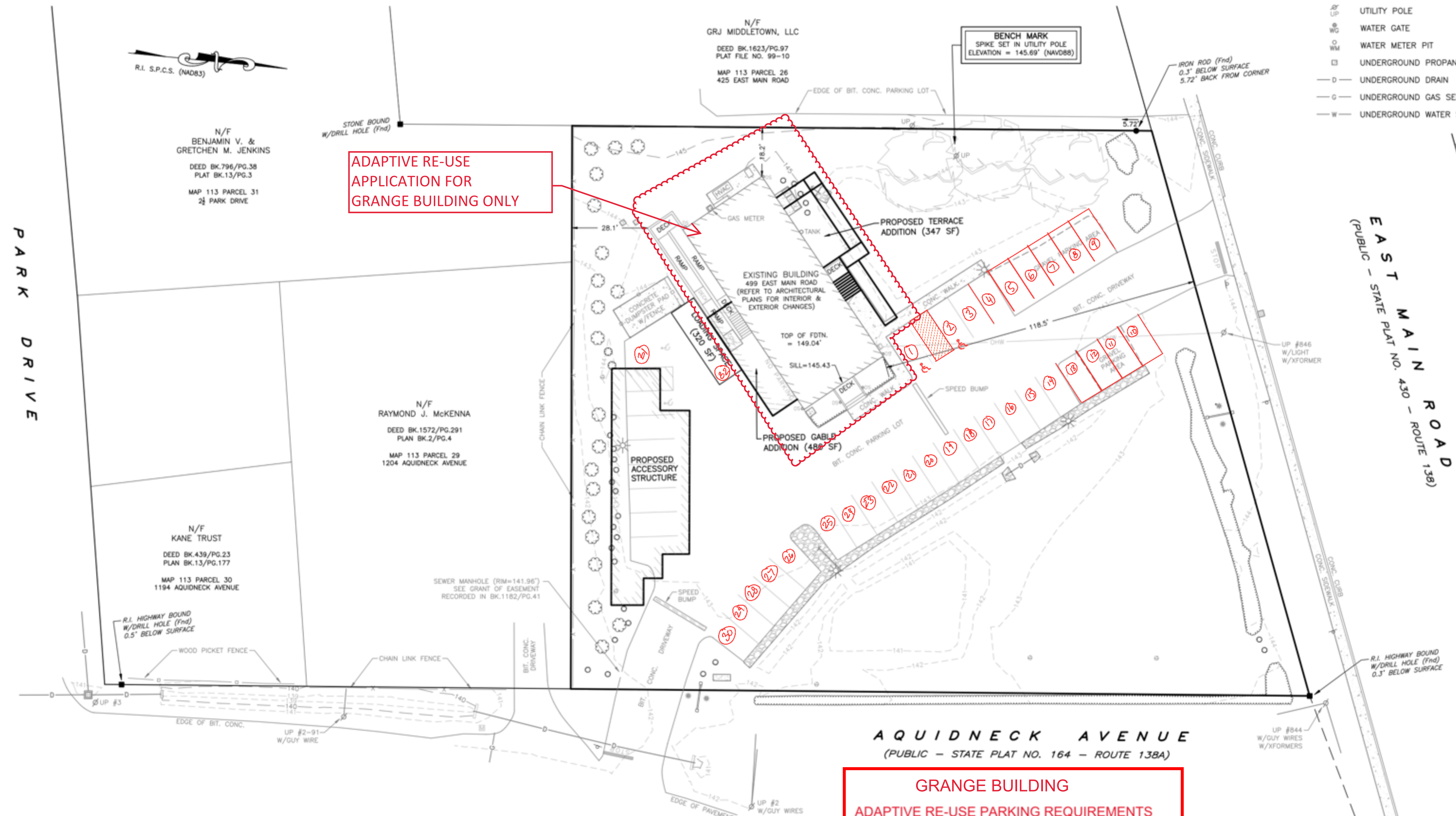
* EXISTING STRUCTURE IS NON-CONFORMING IN REGARDS TO SIDE SETBACK REQUIREMENTS

TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE - OTHER PERMITTED USE)	
REGULATION	REQUIREMENT
RESTAURANT (EXISTING BLDG.) = 1 SPACE /3 OCCUPANCY	40 OCCUPANCY/3 = 13 SPACES 2 SPACES (STAFF)
OFFICE (EXISTING BUILDING) = 3 SPACES / 1,000 GSF	(2,797 GSF / 1,000) X 3 = 9 SPACES
TOTAL:	= 24 SPACES PROPOSED 24 SPACES

SEE BELOW

LEGEND

- ☐ AIR CONDITIONING UNIT
- BUSH/SHRUB
- ⊗ CLEANOUT
- ⊕ DOWNSPOUT
- ✕ FENCE (CHAIN LINK)
- ★ FLOOD LIGHT
- ⊖ IRRIGATION CONTROL VALVE
- LANDSCAPED AREAS
- ☀ LIGHT POST
- ⊙ SEWER MANHOLE
- ⊥ SIGN
- ⊕ SPOT ELEVATION
- ⊕ UTILITY POLE
- ⊕ WATER GATE
- ⊕ WATER METER PIT
- ⊖ UNDERGROUND PROPANE TANK COVER
- UNDERGROUND DRAIN
- UNDERGROUND GAS SERVICE
- UNDERGROUND WATER SERVICE



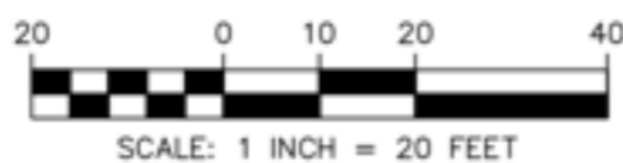
ADAPTIVE RE-USE APPLICATION FOR GRANGE BUILDING ONLY

GRANGE BUILDING
ADAPTIVE RE-USE PARKING REQUIREMENTS

REGULATION:
1 SPACE PER UNIT

REQUIREMENT:
14 UNITS = 14 SPACES

TOTAL AVAILABLE PARKING = 32 SPACES



NO.	DATE	DESCRIPTION
1.	6/30/2021	MODIFIED SITE PLAN & PARKING TABLE

DATE: MAY 10, 2018

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 18005

ISSUED FOR: PERMITTING

SITE PLAN
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 113, PARCEL 27
PREPARED FOR
CCE DEVELOPMENT, LLC.

DRAWING TITLE:
SITE PLAN

SCALE: **1" = 20'**

SHEET NO.
1 of 1