

A KNOWLEDGE CORPORATION

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

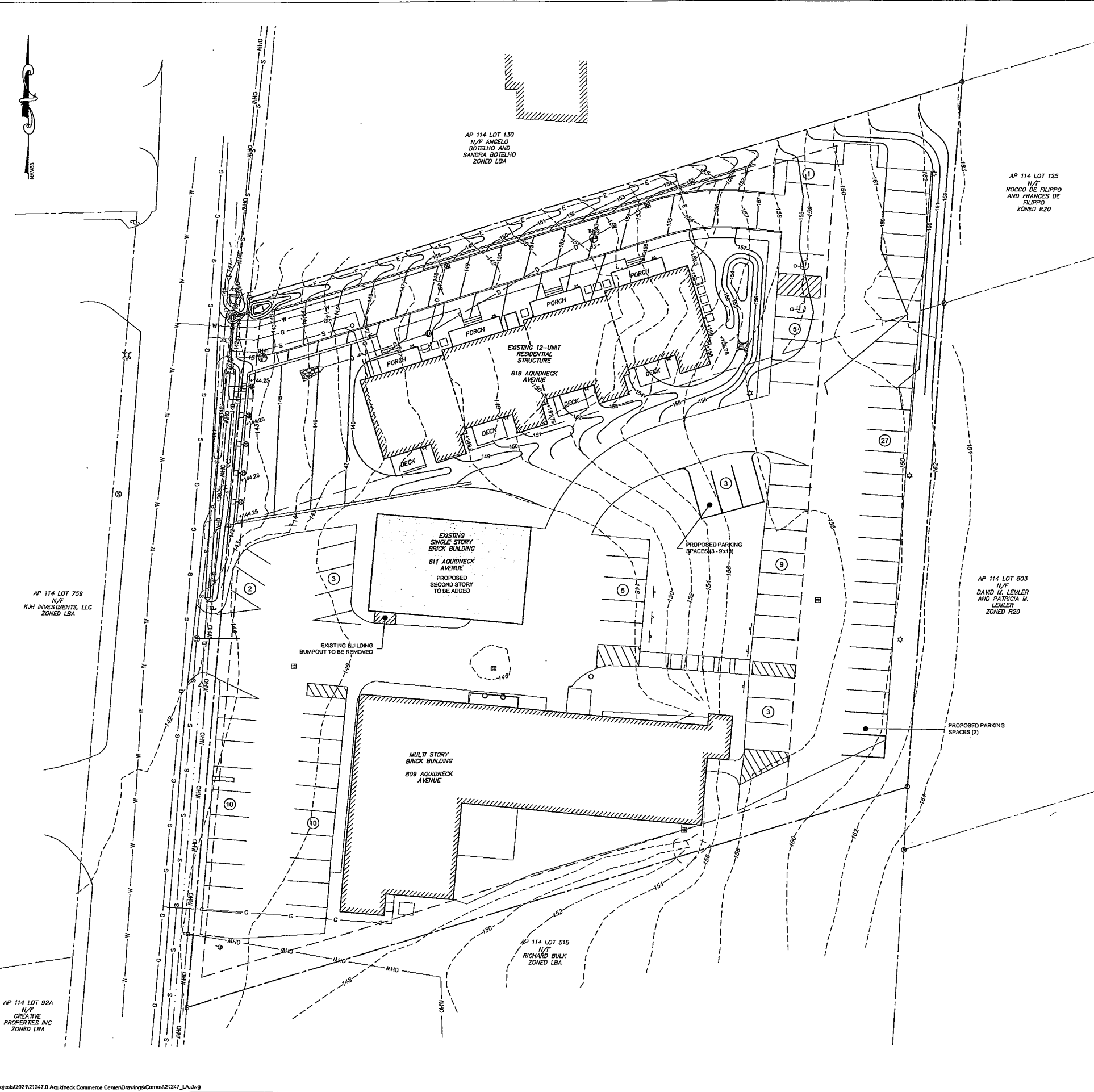
SITE/CIVIL
 LAND PLANNING
 WATERFRONT
 SURVEYING
 ENVIRONMENTAL
 TRANSPORTATION
 STRUCTURAL
 MATERIALS TESTING

GENERAL NOTES

- EXISTING SITE FEATURES TAKEN FROM PLAN "ADMINISTRATIVE SUBDIVISION", 809-811, 819 AQUIDNECK AVENUE, ASSESSORS PLAT 114, LOTS 129 AND 504, MIDDLETOWN, RI, DATED 7/22/21 BY DIPRETE ENGINEERING AND "PROPOSED SITE PLAN", AQUIDNECK COMMERCE CENTER AP 114, LOTS 129 & 504, 809, 811, 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND, DATED 1/23/21, REVISED 7/28/22 BY NORTHEAST ENGINEERS & CONSULTANTS, INC.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.

LEGEND:

- PROPERTY LINE
- - - ADJUTERS PROPERTY LINE
- STONE WALL
- WATER MAIN
- GAS MAIN
- SEWER MAIN
- OVERHEAD WIRE
- DRAINAGE SWALE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGN
- IRON PIPE / ROD
- GRANITE BOUND

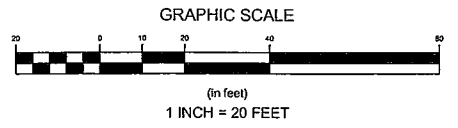


PARKING CALCULATIONS

809 AQUIDNECK AVENUE	13,000 S.F. GLA (OFFICE SPACE)	REQUIRED: 39 SPACES
811 AQUIDNECK AVENUE	2,560 S.F. GLA (EXISTING OFFICE SPACE)	REQUIRED: 15.4 SPACES
819 AQUIDNECK AVENUE	12 RESIDENTIAL UNITS	REQUIRED: 24 SPACES
TOTAL SPACE REQUIRED = 78.3 - 78 SPACES		
TOTAL SPACES PROVIDED = 78 SPACES		

DIMENSIONAL REGULATION ZONING DISTRICT LBA (PER MIXED USE DEVELOPMENTS - S27A)

	REQUIRED	PROPOSED (NEW BUILDING)
MINIMUM LOT SIZE	20,000 SQ FT	84,907 SQ FT
MINIMUM LOT FRONTAGE	300 FT	284.67 FT
MINIMUM FRONT YARD SETBACK	5 FT	48.80 FT
MINIMUM REAR YARD SETBACK	10 FT	55.1 FT
MINIMUM SIDE YARD SETBACK	10 FT	33.5 / 18.4 FT
FROM ADJ. RES. ZONE	50 SF	NA
FROM ADJ. RES. BUILDING	100 FT	63.3
MAXIMUM BUILDING HEIGHT*		
PRIMARY	40 FT	> 40 FT
ACCESSORY	20 FT	NA
MAXIMUM LOT COVERAGE	35%	20.1%



No.	ADDED PROPOSED PARKING SPACES	Date
1		04DEC24
Designed By:	JJR	Drawn by: JJR/VAL
Checked by:	GES	
Scale:	1"=20'	Date: 12AUG2024
Project Title:		
AQUIDNECK COMMERCE CENTER AP 114 LOTS 129 & 504 809, 811, 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND		
Client/Applicant:		
CCB CAPITAL AND REAL ESTATE 543 THAMES STREET NEWPORT, RI 02840		
Issued for:		
Drawing Title:		
811 PARKING PLAN		
Drawing Number:		C-1
Sheet		1 of 1
Project Number:		21247.0
Survey Index:		13 - 129 - 53
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