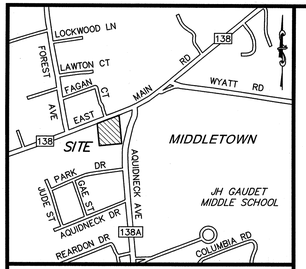

LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON JUNE 29, 2021.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. 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).
4. 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.
5. 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.

TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE – OTHER PERMITTED USE)	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	150 FT. (300 FT.)
FRONT SETBACK	10 FT.
SIDE SETBACK	35 FT.
REAR SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	35%

CURRENT OWNER

499 EAST MAIN, LLC
PO BOX 528
PORTSMOUTH, RI 02871

TITLE REFERENCE:
DEED BK.1601/PG.20

SITE LOCATION:
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 113 PARCEL 27

LEGEND

- AC — AIR CONDITIONING UNIT
- BUSH/SHRUB
- CO — CLEANOUT
- DS — DOWNSPOUT
- FENCE (CHAIN LINK)
- FLOOD LIGHT
- IRRIGATION CONTROL VALVE
- LANDSCAPED AREAS
- LIGHT POST
- SEWER MANHOLE
- SIGN
- SPOT ELEVATION
- UP — UTILITY POLE
- WG — WATER GATE
- WM — WATER METER PIT
- UNDERGROUND PROPANE TANK COVER
- D — UNDERGROUND DRAIN
- G — UNDERGROUND GAS SERVICE
- W — UNDERGROUND WATER SERVICE

R.I. S.P.C.S. (NAD83)

N/F
GRJ MIDDLETOWN, LLC

DEED BK.1623/PG.97
PLAT FILE NO. 99–10

MAP 113 PARCEL 26
425 EAST MAIN ROAD

BENCH MARK
SPIKE SET IN UTILITY POLE
ELEVATION = 145.69' (NAVD88)

N/F
BENJAMIN V. & GRETCHEN M. JENKINS

DEED BK.796/PG.38
PLAT BK.13/PG.3

MAP 113 PARCEL 31
2½ PARK DRIVE

STONE BOUND W/DRILL HOLE (Fnd)

N05°10'53"W 63.83'

EDGE OF BIT. CONC. PARKING LOT

N05°10'53"W 215.10'

S68°39'56"W 208.70' TO FRONT FACE OF STONE WALL

IRON ROD (Fnd) 0.3' BELOW SURFACE 5.72' BACK FROM CORNER

6" PVC PIPE INV.=143.68

GRASS

40" TREE

RIP-RAP

GAS METER

TANK

RETENTION BASIN

GRAVEL PARKING AREA

BIT. CONC. DRIVEWAY

CONC. SIDEWALK

CONC. CURB

STOP SIGN

CATCH BASIN RIM=143.48

UP #846 W/LIGHT W/XFORMER

N65°39'56"E 217.58'

SIGN EVACUATION ROUTE

SIGN PLUMBY'S

ELEC. BOX

LANDSCAPING

DECK

RAMP

CONCRETE D-DUMPSTER PAD W/FENCE

EXISTING BUILDING TOP OF FDTN. = 149.04'

SILL=145.43

ELEC. METER

OHW

STONE DIAPHRAGM

SPEED BUMP

MAILBOX ON CONC. PAD

CONC. WALK

BIT. CONC. PARKING LOT

WET SWALE

CHAIN LINK FENCE

S84°27'07"W 206.82'

N/F
RAYMOND J. McKENNA

DEED BK.1572/PG.291
PLAN BK.2/PG.4

MAP 113 PARCEL 29
1204 AQUIDNECK AVENUE

6" PVC PIPE INV.=141.97

6" PVC PIPE INV. IN=142.03 INV. OUT=141.93

SEWER MANHOLE (RIM=141.96') SEE GRANT OF EASEMENT RECORDED IN BK.1182/PG.41

LOT 1
AREA=51,115 S.F.
(1.17 ACRES)
MAP 113 PARCEL 27
499 EAST MAIN ROAD

RETENTION BASIN

N/F
KANE TRUST

DEED BK.439/PG.23
PLAN BK.13/PG.177

MAP 113 PARCEL 30
1194 AQUIDNECK AVENUE

R.I. HIGHWAY BOUND W/DRILL HOLE (Fnd) 0.5' BELOW SURFACE

WOOD PICKET FENCE

CHAIN LINK FENCE

N05°08'44"W 166.80'

274.29' S05°08'44"E

BIT. CONC. DRIVEWAY

CONC. DRIVEWAY

ELEC. HANDHOLE

CONC. PAD W/STEEL UTILITY BOX

SIGN PLUMBY'S

UP #3

CATCH BASIN RIM=141.36 INV.1(IN–12"RCP)=138.10 INV.2(IN–12"RCP)=138.08 INV.3(OUT–12"RCP)=138.00

EDGE OF BIT. CONC.

CONC. HEADWALL INV.(12"RCP)=138.35

UP #2–91 W/GUY WIRE

INV.=138.69 10" PVC

CONC. HEADWALL

STOP SIGN

INV.=139.36 10" PVC

CONC. HEADWALL

EDGE OF PAVEMENT

UP #2 W/GUY WIRES

LANDSCAPING

UP #844 W/GUY WIRES W/XFORMERS

SIGN 138A SOUTH RIGHT ARROW

R.I. HIGHWAY BOUND W/DRILL HOLE (Fnd) 0.3' BELOW SURFACE

TIE LINE TO R.I. HIGHWAY BOUND (Fnd) N65°40'53"E 578.11'

PARK DRIVE

EAST MAIN ROAD (PUBLIC – STATE PLAT NO. 430 – ROUTE 138)

AQUIDNECK AVENUE (PUBLIC – STATE PLAT NO. 164 – ROUTE 138A)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435–RICR–00–00–1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN SEPTEMBER 4, 2018 AND JUNE 30, 2021, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	T–1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN UPDATED EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (MAP 113, PARCEL 27).

BY _____
ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533–COA

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

LDEC
Land Development Engineering & Consulting, LLC
680 Aquidneck Avenue
Middletown, RI 02842
T:401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2021

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/MER

PROJECT NO. 18005

ISSUED FOR: -

ROBERT L. MASON No. 2001 PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN

499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 113, PARCEL 27

PREPARED FOR
499 EAST MAIN, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1" = 20'

SHEET NO.
1 OF 1

18005_499 EAST MAIN ROAD_EXISTING CONDITIONS PLAN.dwg