

LOCUS NOT TO SCALE

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

TITLE REFERENCE:
DEED BK.1601/PG.0020

SITE LOCATION:
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

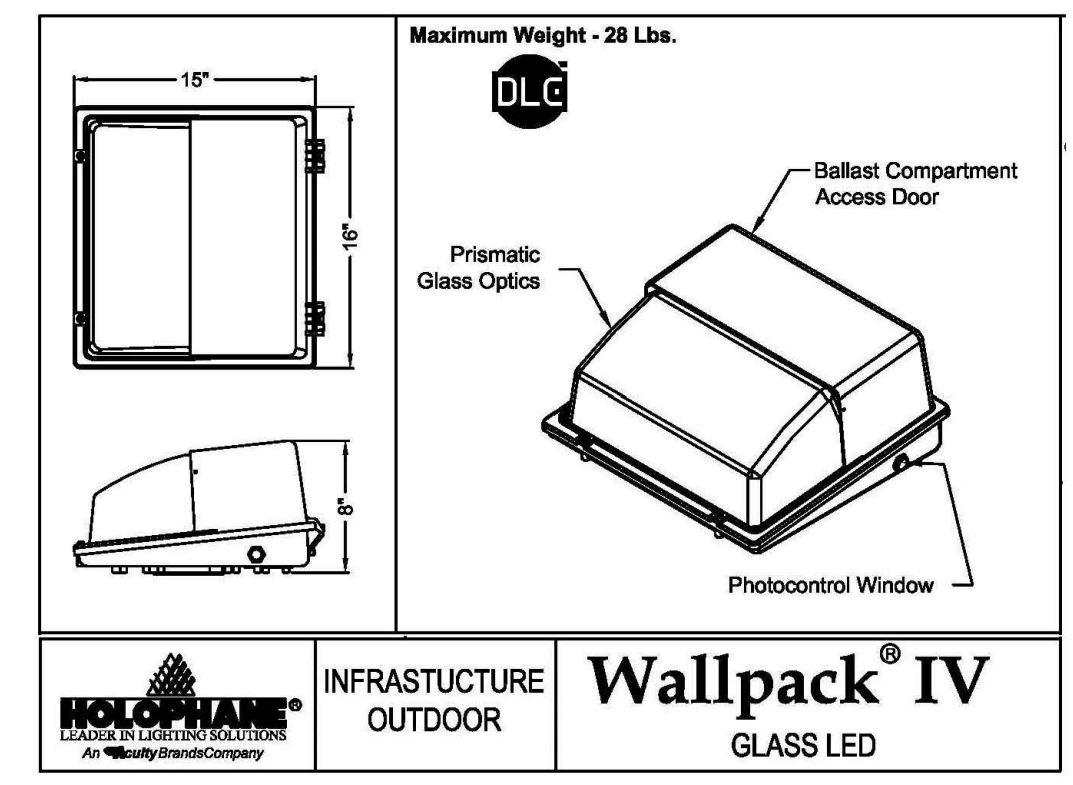
ASSESSORS REFERENCE:
MAP 113 PARCEL 27

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 ADJUTING 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.
- PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH THE TOWN OF MIDDLETOWN DPW AND NATIONAL GRID

| TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE - OTHER PERMITTED USE) | | | |
|---|-------------------|------------------|------------------|
| REGULATION | REQUIREMENT | EXISTING | PROPOSED |
| MIN. LOT AREA | 40,000 SQ. FT. | 51,115± SQ. FT. | 51,115± SQ. FT. |
| LOT FRONTAGE | 150 FT. (300 FT.) | 217.6 FT. | 217.6 FT. |
| FRONT SETBACK | 10 FT. | 118.5 FT. | 11.9 FT. |
| SIDE SETBACK | 35 FT. | 18.2* (EXISTING) | 18.2* (EXISTING) |
| REAR SETBACK | 50 FT. | N/A | N/A |
| ACCESSORY BLDG. SETBACK | 25 FT. | N/A | 15.3 FT. |
| MAX. BUILDING HEIGHT | 35 FT. | - | - |
| MAX. LOT COVERAGE | 35% | 7.4% | 18.9%** |

* EXISTING STRUCTURE IS NON-COMFORMING IN REGARDS TO SIDE SETBACK REQUIREMENTS
** INCLUDES PROPOSED FUTURE BUILDING



TYPICAL WALL MOUNTED LIGHTING DETAIL
LIGHTING TO BE DARK SKY COMPLIANT PER TOWN OF MIDDLETOWN NOT TO SCALE

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

680 Aquidneck Avenue
Middletown, RI 02842
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

| NO. | DATE | DESCRIPTION |
|-----|-----------|------------------------------------|
| 1. | 7/21/2021 | GENERAL REVISIONS |
| 2. | 8/30/2021 | MODIFIED SITE PLAN & PARKING TABLE |

PLAN REVISIONS

DATE: MAY 10, 2018

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

PROJECT NO. 18005

ISSUED FOR: PERMITTING

PREPARED FOR: CCE DEVELOPMENT, LLC.

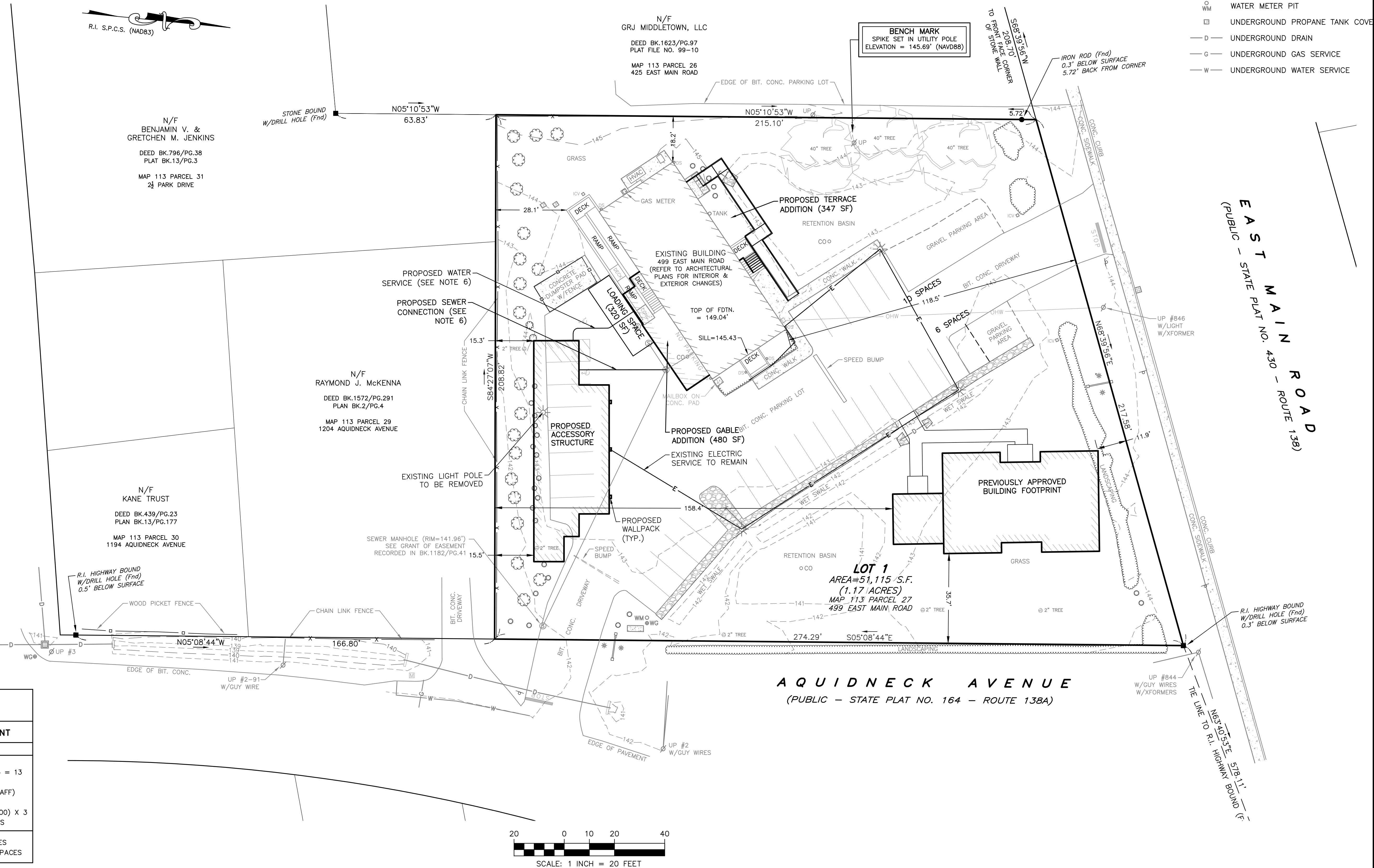
SITE PLAN
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 113, PARCEL 27

DRAWING TITLE:

SITE PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1



| 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 |

