

1 SITE PLAN
SCALE: 1/16" = 1'-0"

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A0.1

499 EMR
499 East Main Road
Middletown, Rhode Island







DESCRIPTION:	PROPOSED SITE PLAN
SCALE:	As Noted
DATE:	August 11th, 2021

REVISIONS:
PLANNING BOARD SUBMISSION

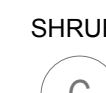




PLANT LEGEND

SYMBOL NAME



TREES

-  ACER RUBRUM 'OCTOBER GLORY'
-  AMELANCHIER 'AUTUMN BRILLANCE'
-  CRYPTOMERIA JAPONICA
-  JUNIPERUS CHINENSIS 'HETZ COLUMNARIS'
-  PRUNUS SUBHIRTELLA 'AUTUMNALIS'
-  THUJA PLICATA 'GREEN GIANT'

TREE

-  SHRUBS
-  CLETHR A ALNIFOLIA
-  ILEX GLABRA 'SHAMROCK'
-  ILEX GLABRA 'SHAMROCK'
-  VIBURNUM DENTATUM

GRASSES

-  PANICUM VIRGATUM 'NORTHWIND'
-  PENNISETUM ALOPECUROIDES 'HAMELN'



V
 VERDE DESIGN + HORTICULTURE
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 401 619 4689

499 EAST MAIN ROAD
 MIDDLETOWN, RI

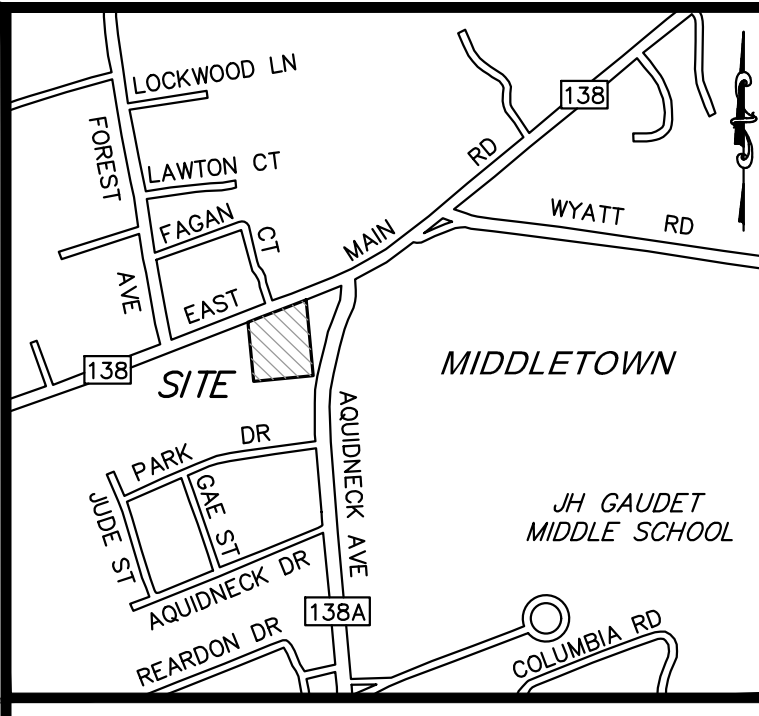
PROJECT NUMBER: _____
 DRAWN BY: _____ KD
 CHECKED BY: _____ PSR
 SCALE: 1"=20'-0"
 DATE: 07.22.2021
 REVISIONS:

PERMIT SET

LANDSCAPE PLAN



L1.0



LOCUS NOT TO SCALE

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 INACCRATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

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

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-COMFORMING 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 = 24 SPACES (25% OVER) = 30 SPACES
BICYCLE RACK = 1 BICYCLE SPACE/5 PARKING SPACES	24 SPACES / 5 = 5 BICYCLE SPACES (5 SPACES PROVIDED)

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

NO.	DATE	DESCRIPTION
1.	8/30/2021	GENERAL REVISIONS PER TRC MODIFIED SITE PLAN & PARKING TABLE
2.	8/15/2021	GENERAL REVISIONS PER TRC

PLAN REVISIONS

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.

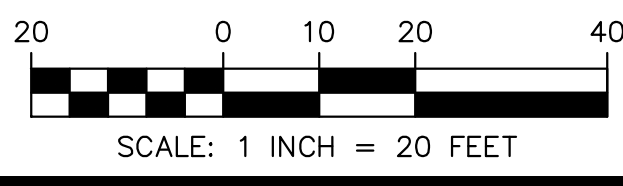
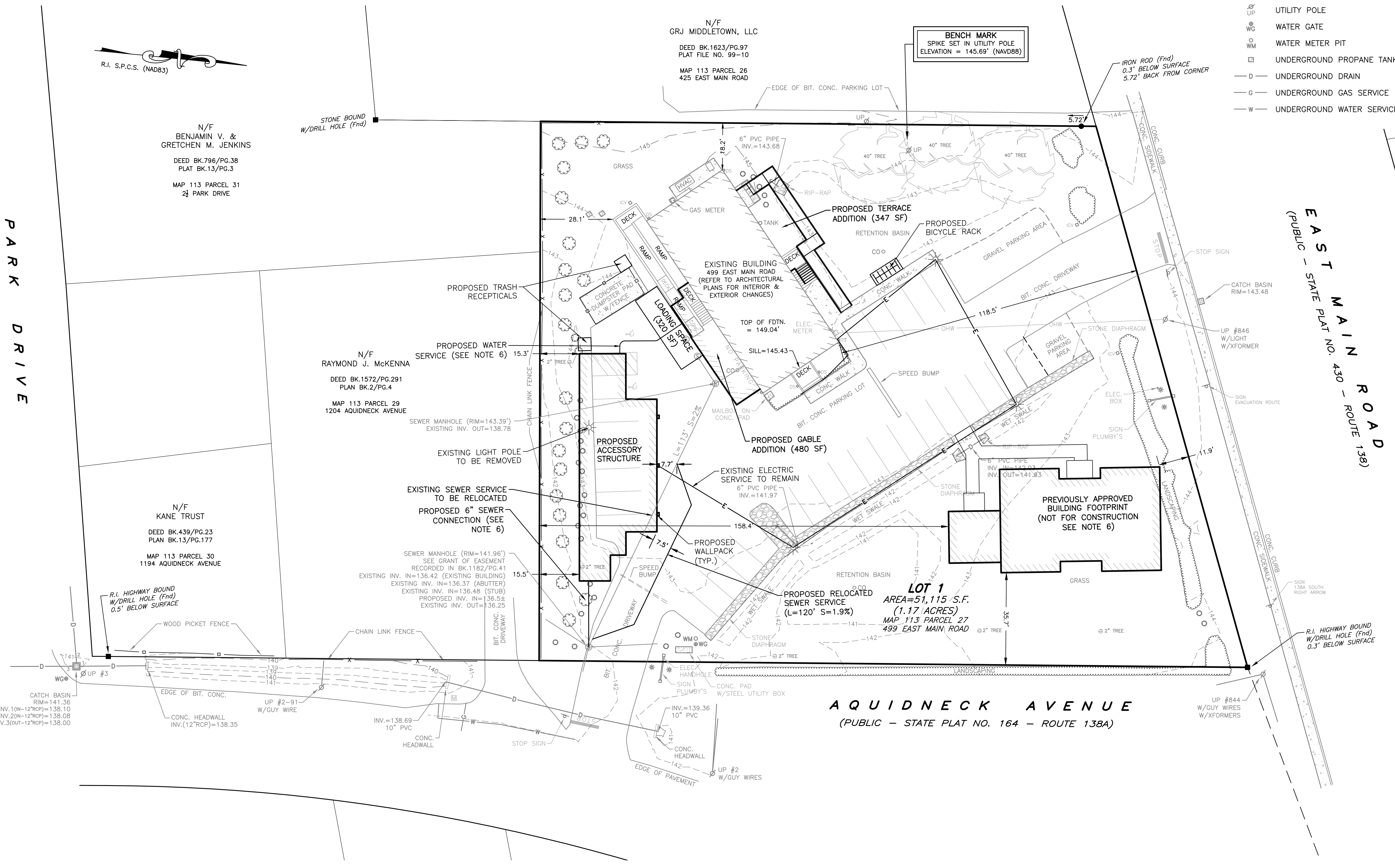
DRAWING TITLE:

SITE PLAN

SCALE: 1" = 20'

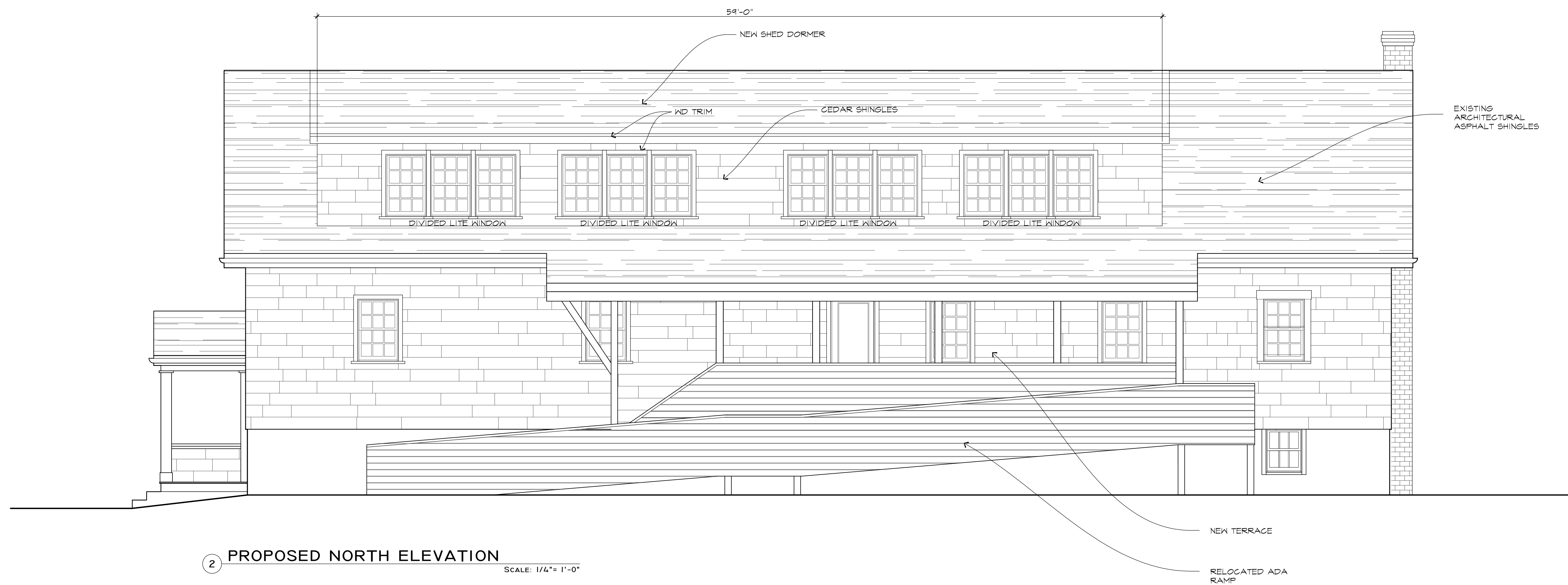
SHEET NO.

1 OF 1



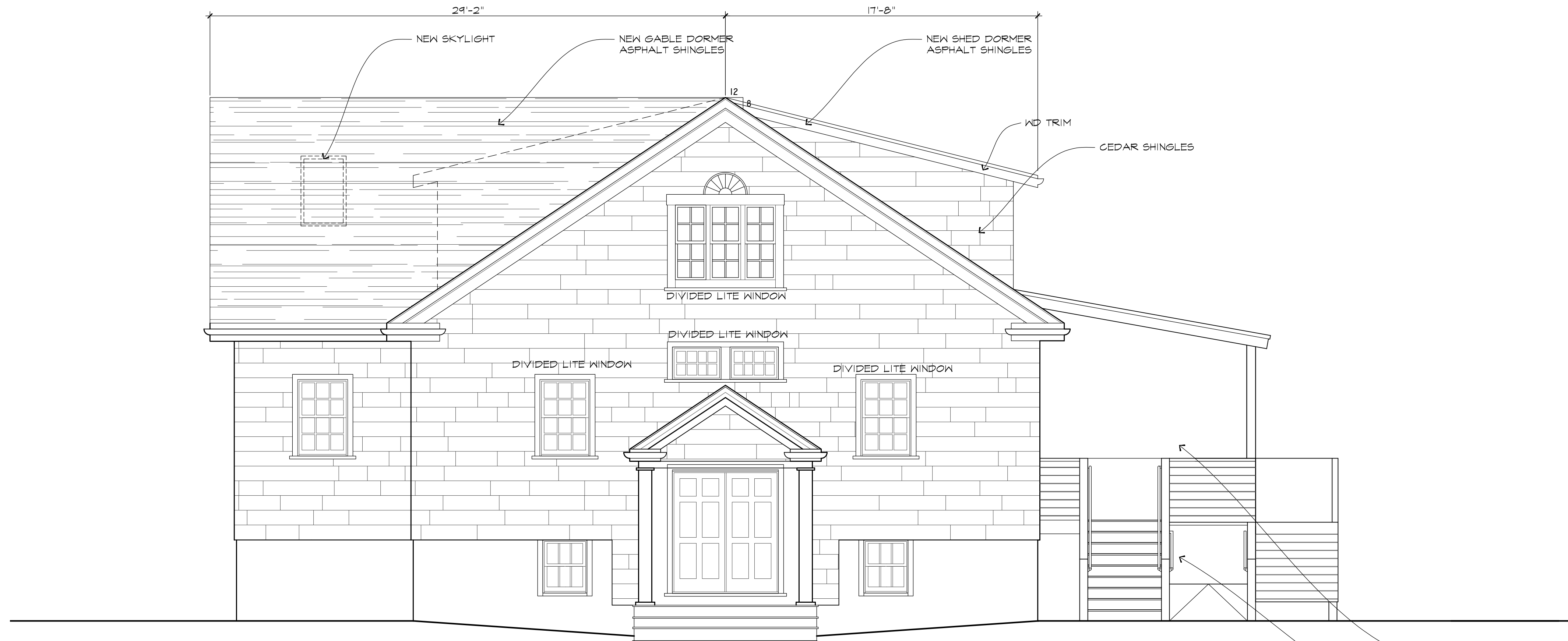


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

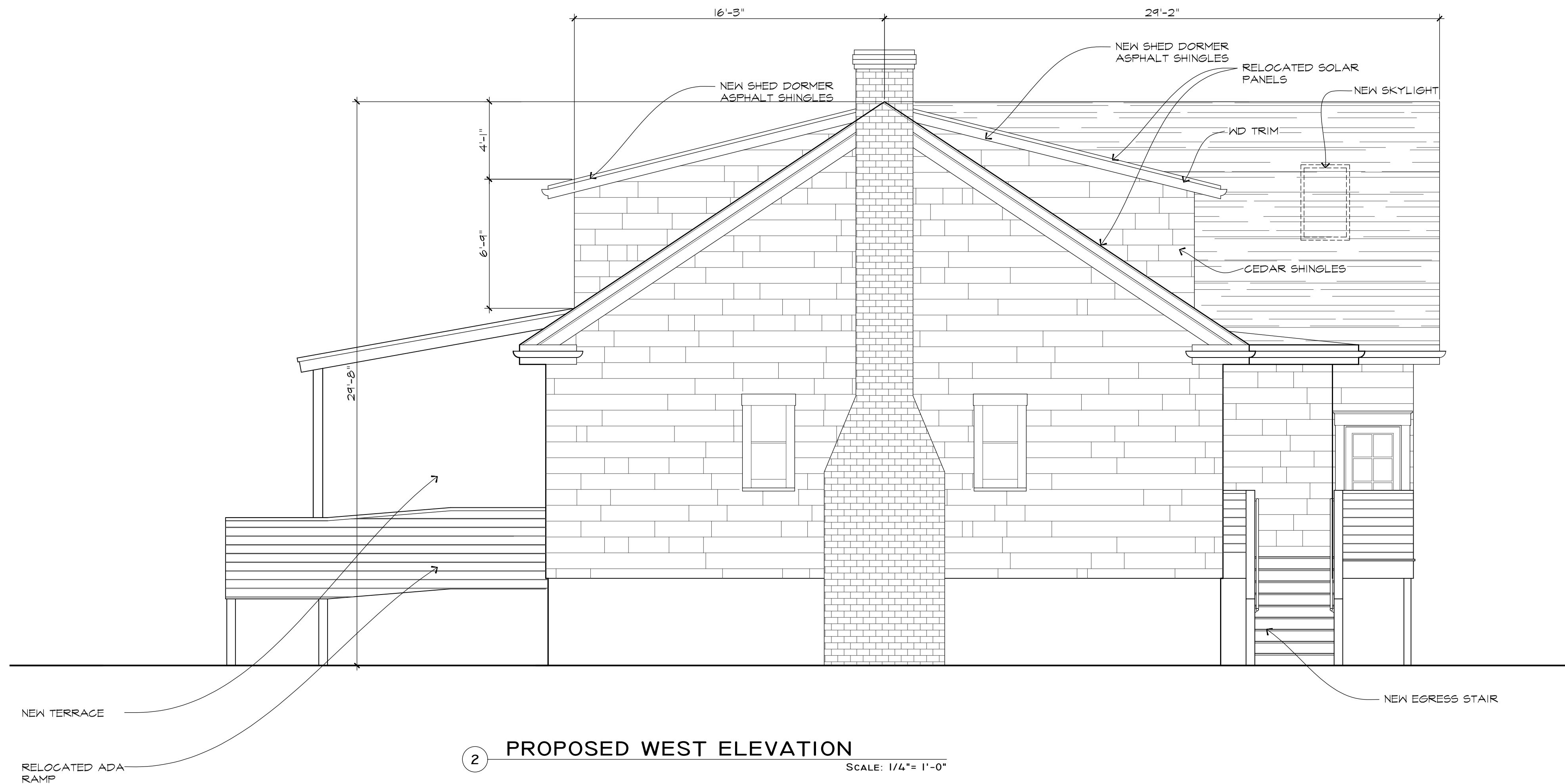


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

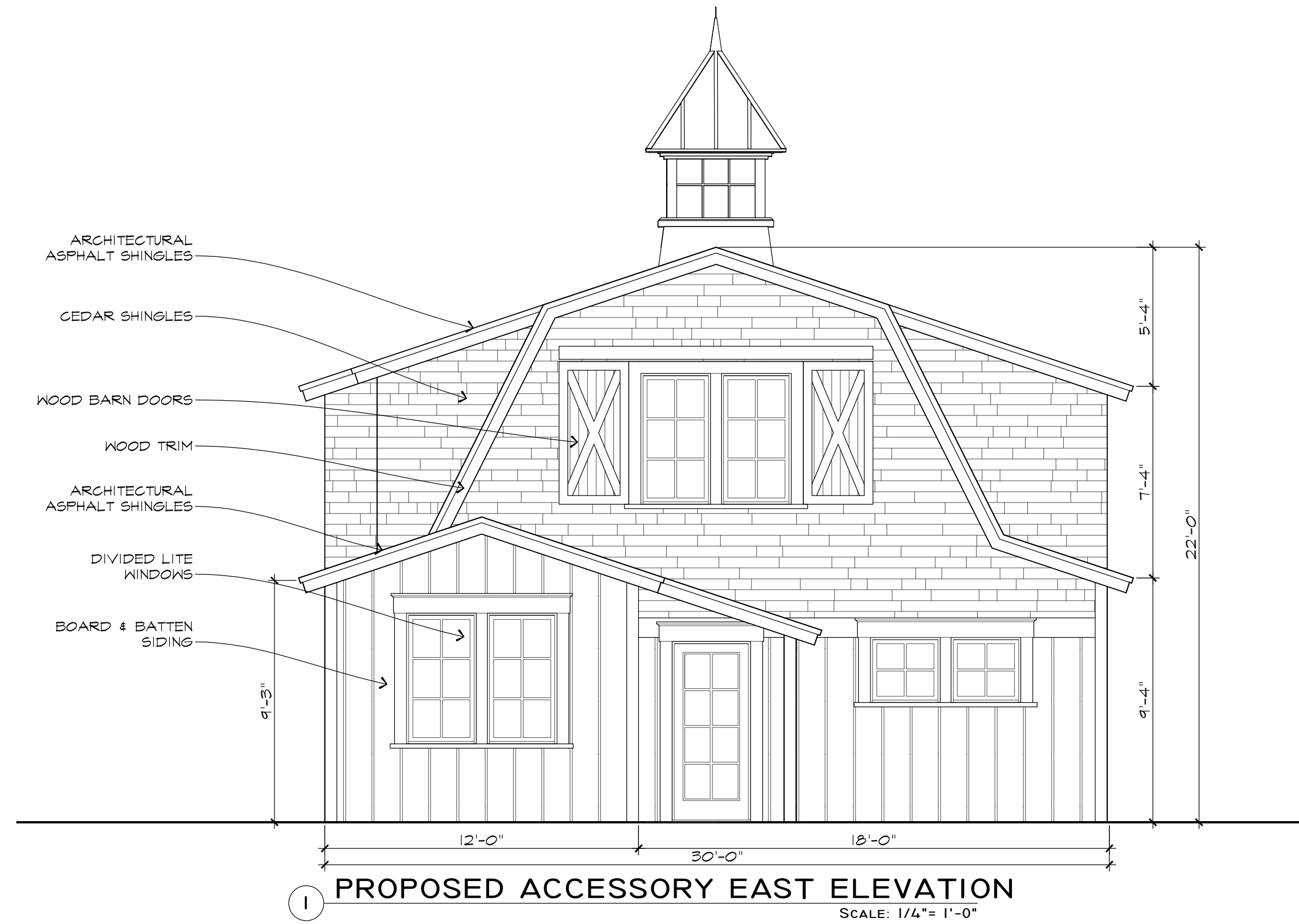


2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:	PLANNING BOARD SUBMISSION
DESCRIPTION:	PROPOSED ELEVATIONS
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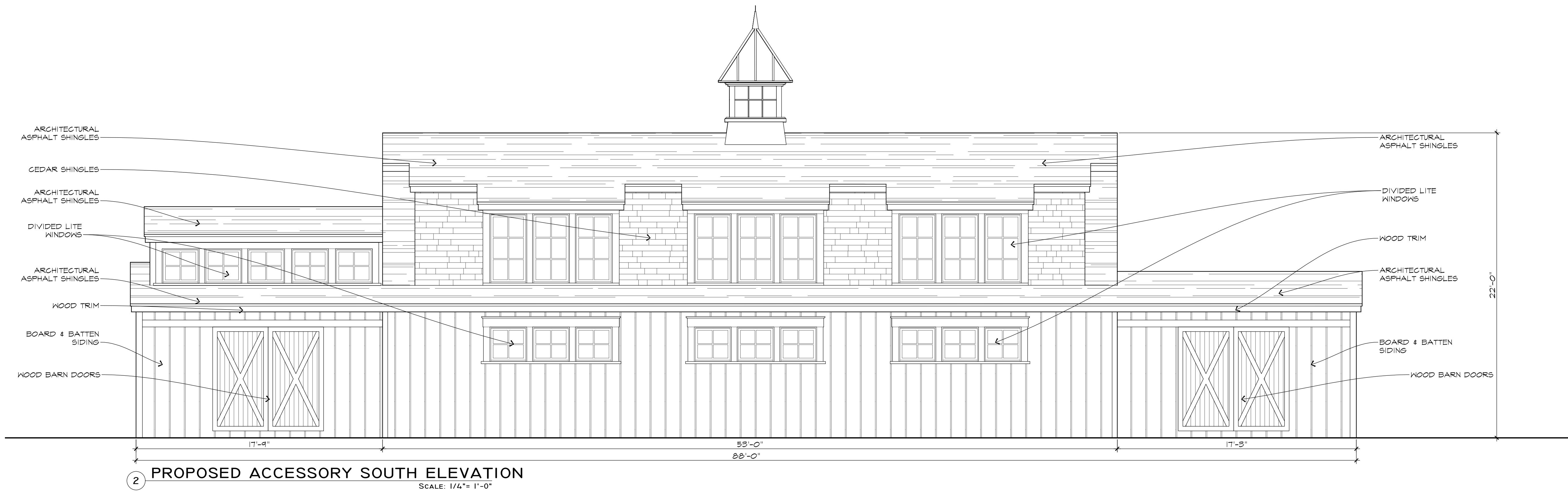


1 PROPOSED ACCESSORY EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED ACCESSORY NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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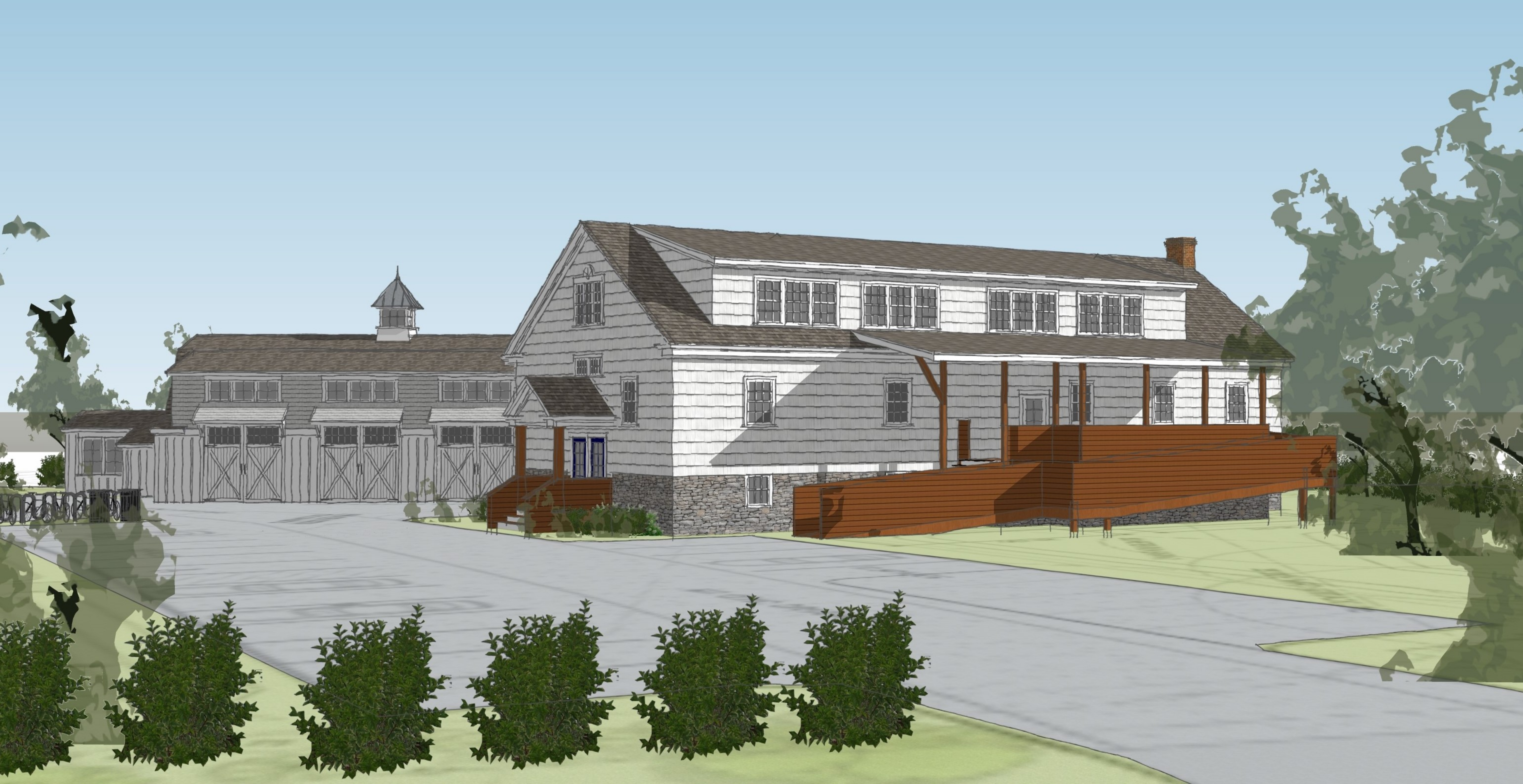


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EAST MAIN ROAD
PUBLIC - 10' WIDE - ROUTE 1501

NORTH MAIN AVENUE

EAST MAIN ROAD



489 EAST MAIN ROAD
MIDDLETOWN

EAST MAIN ROAD
(Public - 110' wide - Route 130)

AQUIDNECK
(Public - Variable Width)

THE
PROPOSED
NEW BUILDING
SHOULD BE
CONSTRUCTED
ON THE
ADJACENT PLOTS

TINDELAY
AVE

DORRIS LANE