

Rosebrook Commons - Mixed Use Development

AP 111, Lots 8 & 9

1747 West Main Road
Middletown, Rhode Island

CIVIL ENGINEER:



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

OWNER:

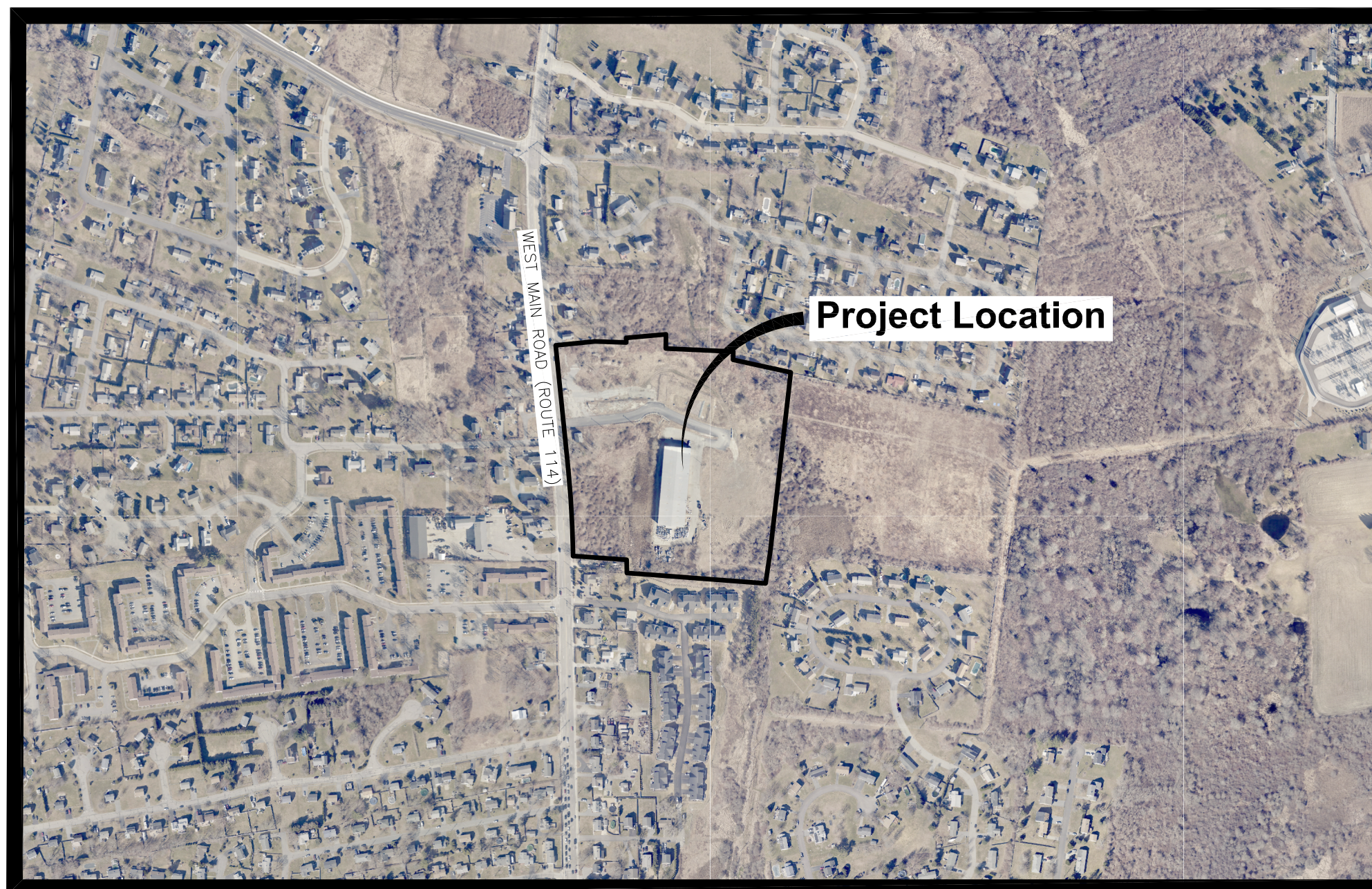
MESOLELLA DEVELOPMENT CORP.
4 FOX PLACE
PROVIDENCE, RI 02903

SURVEYOR:

E. GREENWICH SURVEYORS, LLC
1050 MAIN STREET, SUITE 31
EAST GREENWICH, RI 02818

ARCHITECT:

BRANCH ARCHITECTS
151 BROADWAY, SUITE 250
PROVIDENCE, RI 02903



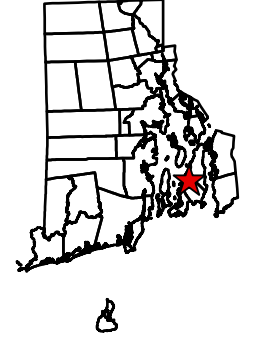
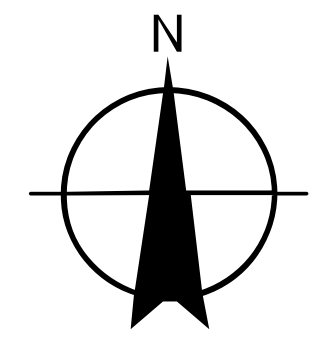
Scale : N.T.S.

INDEX OF DRAWINGS

SHEET No.	DRAWING No.	DESCRIPTION
1	C0.0	COVER SHEET
2	-	SURVEY
3	-	VICINITY AND RADIUS
4	C0.1	SITE CONSTRAINTS
5	C1.0	CONCEPT PLAN
6	-	A-1, A-2, B-1A
7	-	PHOTOMETRIC PLAN

MASTER PLAN SUBMISSION
August 18, 2021
Revised September 10, 2021

- Legend**
- ▭ Subject Property
 - ⬮ 1 Mile Radius
 - Surface Water Protection Areas
 - Ponds and Lakes
 - Rivers
 - Streams
 - RIGIS Wetlands 1993
 - Local Conservation Areas
 - State Conservation Areas
 - 10' Contour



MIXED USE DEVELOPMENT
AP 11, LOTS 8 & 9
 1747 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND

1 INCH=500 FEET



BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NO.: 13018.00
 DATE: AUGUST 2021
 SCALE: AS NOTED

SITE
CONSTRAINTS
MAP

ZONING TABLE		
EXISTING ZONE: LI - LIGHT INDUSTRIAL		
LOT AREA AP 111 LOT 8 = 527,522 SF (12.11 ACRES) AP 111 LOT 9 = 150,066 SF (3.45 ACRES) TOTAL = 677,588 SF (15.56 ACRES) DEVELOPABLE LAND AREA = 469,267 SF (10.77 ACRES)		
BUILDING AREA WAREHOUSE (EXISTING) = 30,405 SF MIXED USE = 28,800 SF RESIDENTIAL = 33,000 SF		
	REQUIRED (LI)	PROVIDED
BUILDING SETBACK		
FRONT SETBACK	10 FT	78 FT
SIDE SETBACK	50 FT	68 FT
REAR SETBACK	40 FT	59 FT
MAX. BUILDING HEIGHT (PRIMARY)	35.40 FT*	46 FT
BUILDING COVERAGE	35%	20%
MIN. LOT AREA	40,000 SF	677,588 SF
MIN. FRONTAGE	150 FT	

* MAX. BUILDING HEIGHT FOR MIXED-USE DEVELOPMENT = 35 FT, MAX. BUILDING HEIGHT PER LI ZONE = 40 FT

PARKING SUMMARY		
STANDARD SPACES (9'x18')	REQUIRED*	PROVIDED
	349	318
ACCESSIBLE SPACES**	8	18
TOTAL SPACES	357	336

* SMALL SCALE SHOPPING CENTER: 3 SPACES/1,000 SF GFA
23,000 x 2.5 = 69 SPACES

RESIDENTIAL DWELLINGS: 2 SPACES PER DWELLING UNIT
144 x 2 = 288 SPACES

** ADA REQUIREMENT FOR PARKING LOT 301 TO 400 TOTAL SPACES = 8 SPACES
724.B.4. WHERE A LIGHT INDUSTRIAL DISTRICT ABUTS A RESIDENTIAL DISTRICT OR USE, ALL BUILDINGS SHALL MAINTAIN A MINIMUM 50 FOOT SETBACK FROM PROPERTY LINES ABUTTING THE RESIDENTIAL DISTRICT OR USE.

LEGEND:

- CM = SAWCUT AND MATCH
- CP = CONCRETE PAD
- CTE = CONNECT TO EXISTING
- CW = CROSS WALK (SEE DETAIL)
- ETR = EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION.
- HMA = HOT MIXED ASPHALT PAVEMENT (SEE DETAIL)
- 4W = 4" SOLID WHITE EPOXY RESIN PAVEMENT MARKING
- 7.1.0 = PRECAST CONCRETE CURB - R.I. STD. 7.1.0
- 43.3.0M = WHEELCHAIR RAMP - R.I. STD. 43.3.0M
- 48.1.0M = DETECTABLE WARNING PANEL PLACEMENT - R.I. STD. 48.1.0M

**Rosebrook Commons
Mixed Use Development**
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1747 West Main Road
Middletown, Rhode Island

VICTORIA HOWLAND
No. 12076
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

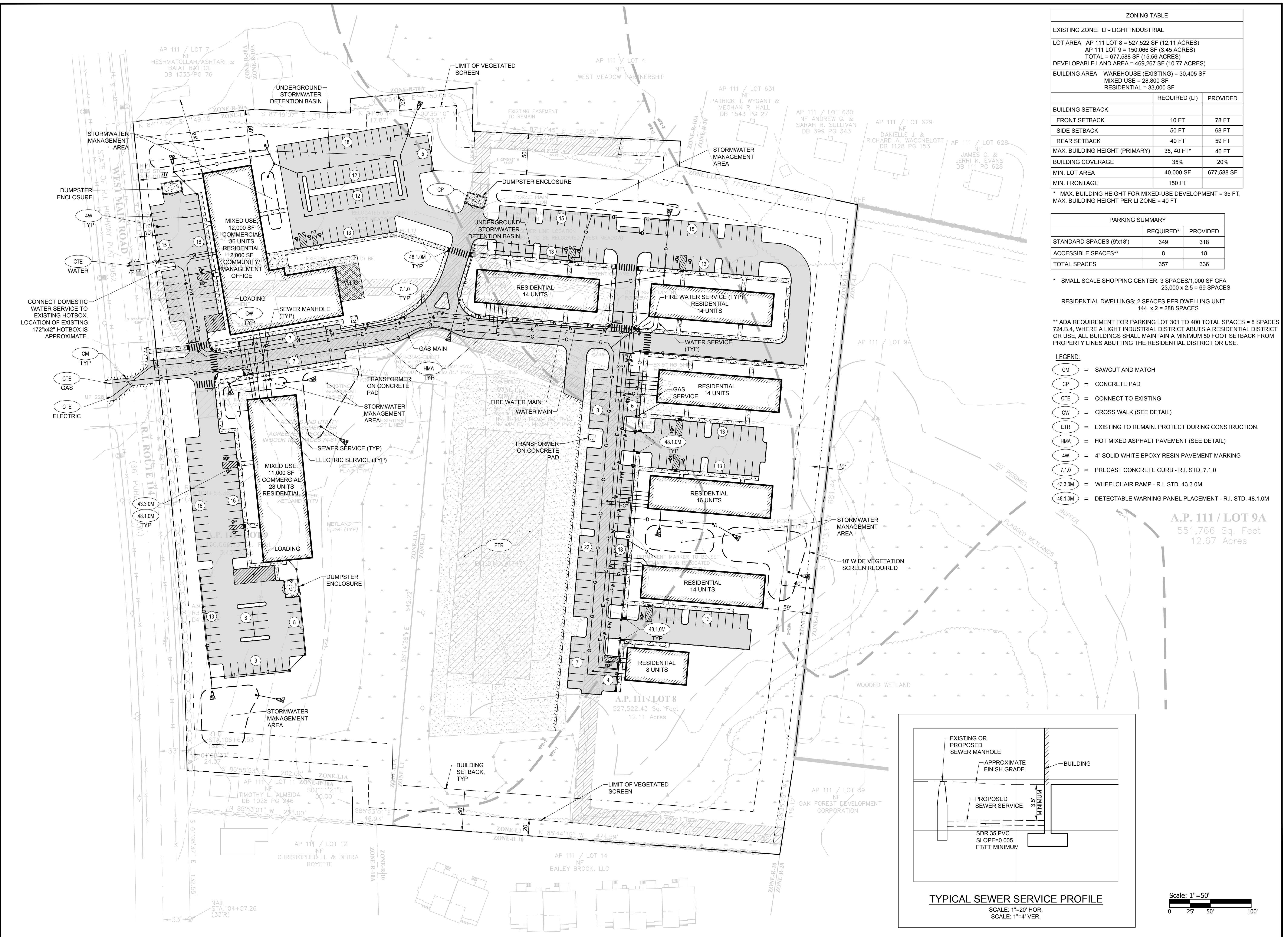
REVISIONS:

NO.	DATE	DESCRIPTION
1	09/10/2021	TOWN COMMENT

PROJECT NO.: 13018.00
DATE: AUGUST 2021
SCALE: 1"=50'
DESIGNED BY: CW
CHECKED BY: MBA
DRAWN BY: AKL
APPROVED BY: VAH
DRAWING TITLE:

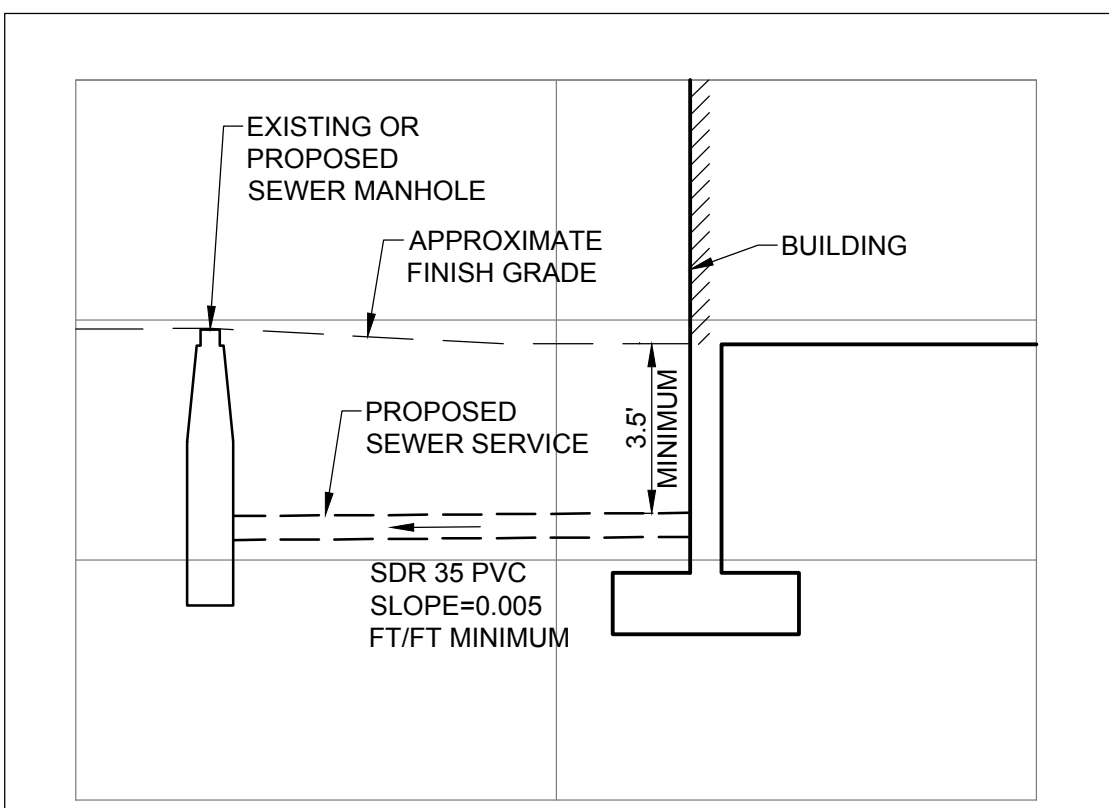
CONCEPT PLAN

DRAWING NO.:
C1.0
SHEET NO. OF

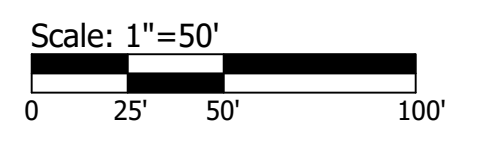


A.P. 111 / LOT 9A
551,766 Sq. Feet
12.67 Acres

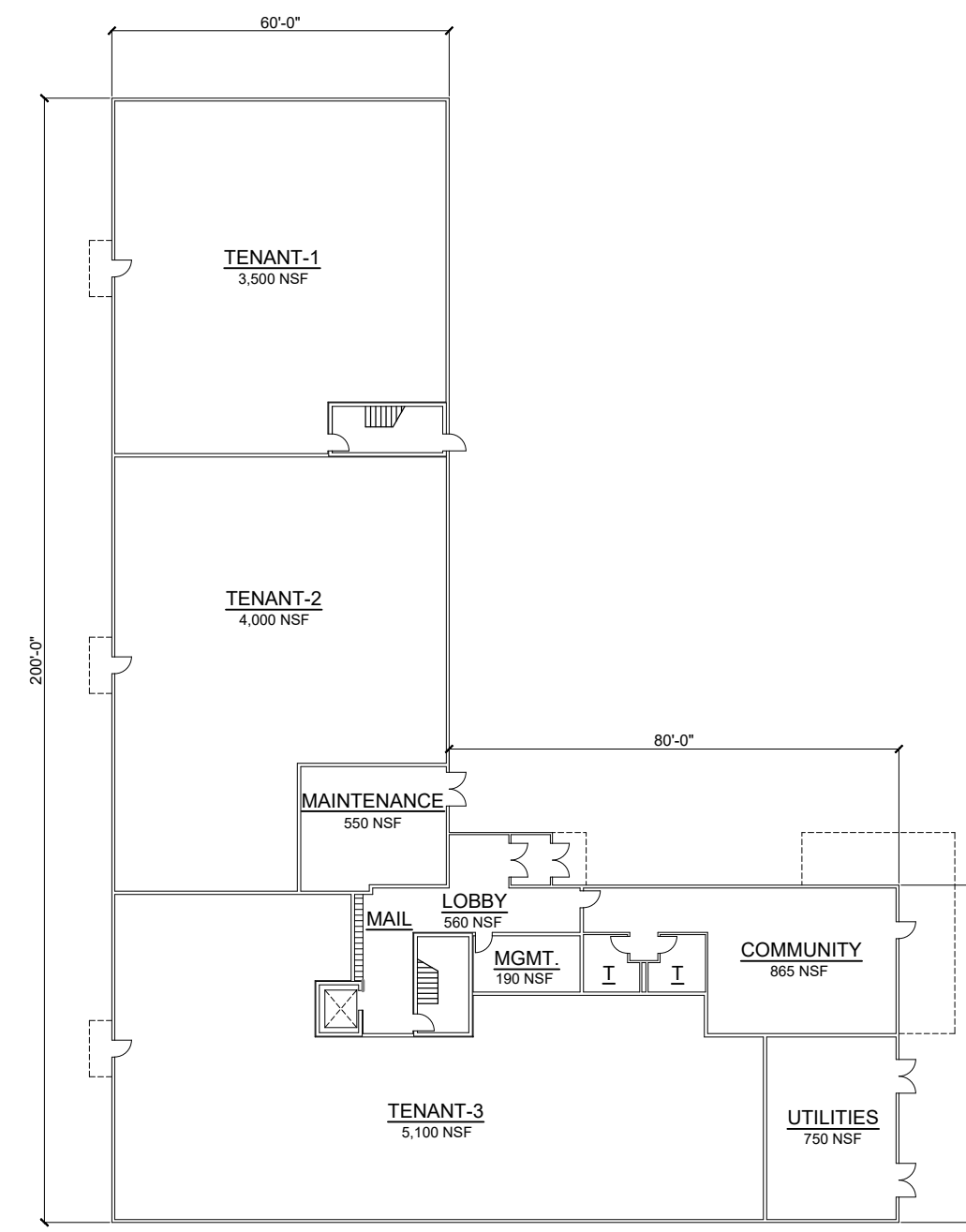
A.P. 111 / LOT 8
527,522.43 Sq. Feet
12.11 Acres



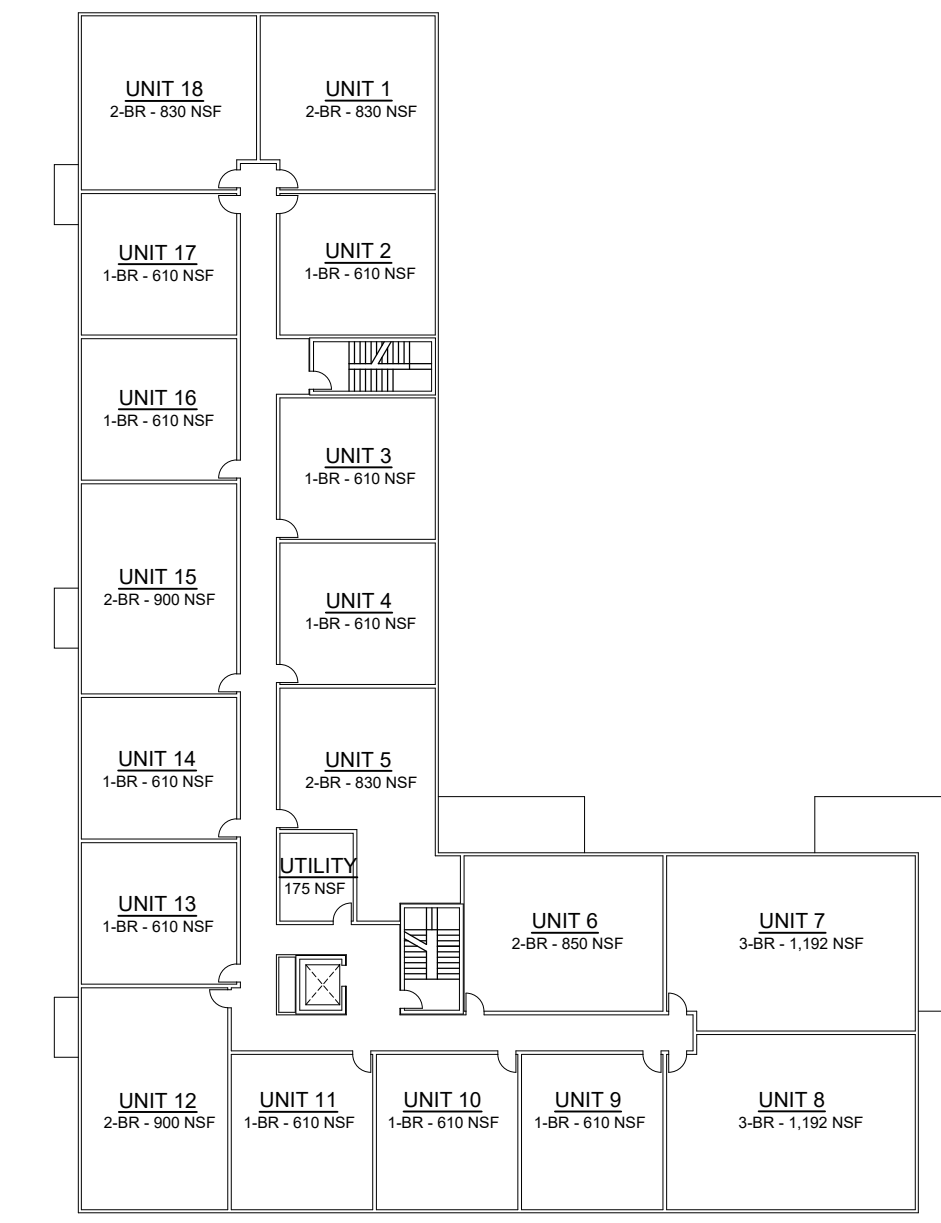
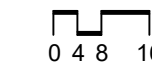
TYPICAL SEWER SERVICE PROFILE
SCALE: 1"=20' HOR.
SCALE: 1"=4' VER.



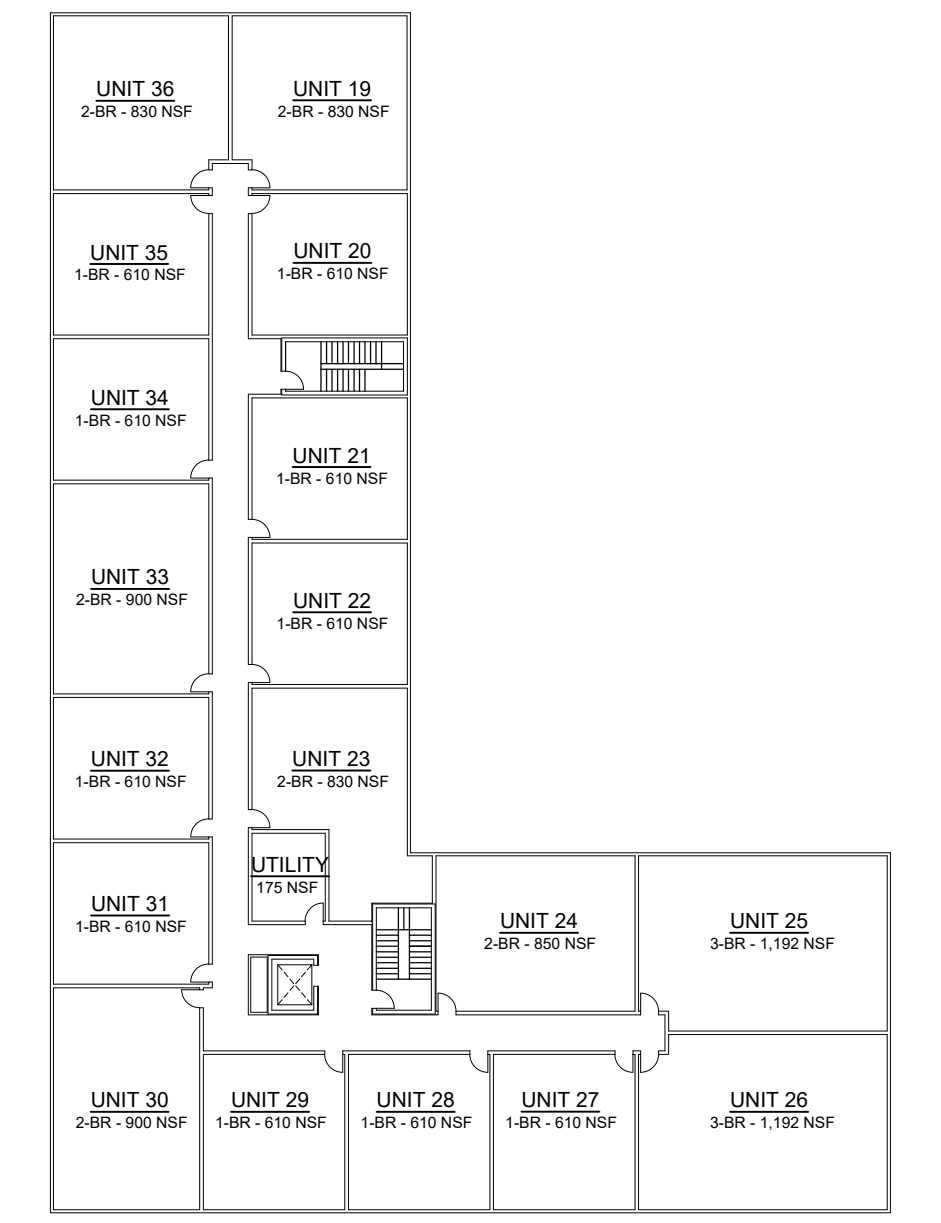
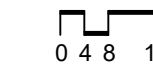
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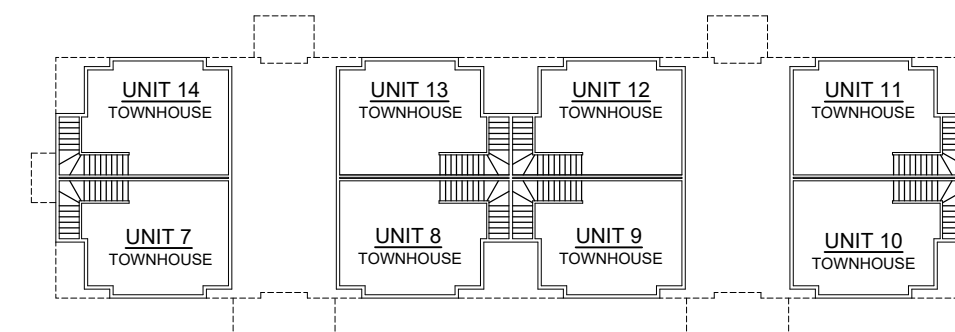
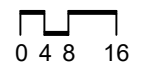
BUILDING TYPE A-1 - FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"



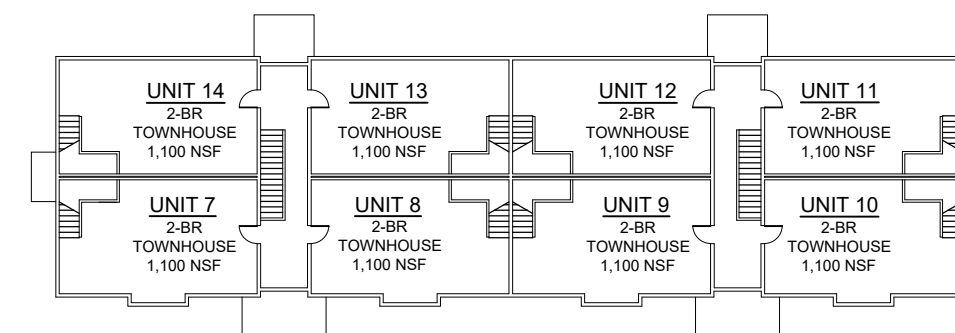
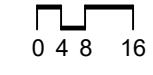
BUILDING TYPE A-1 - SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"



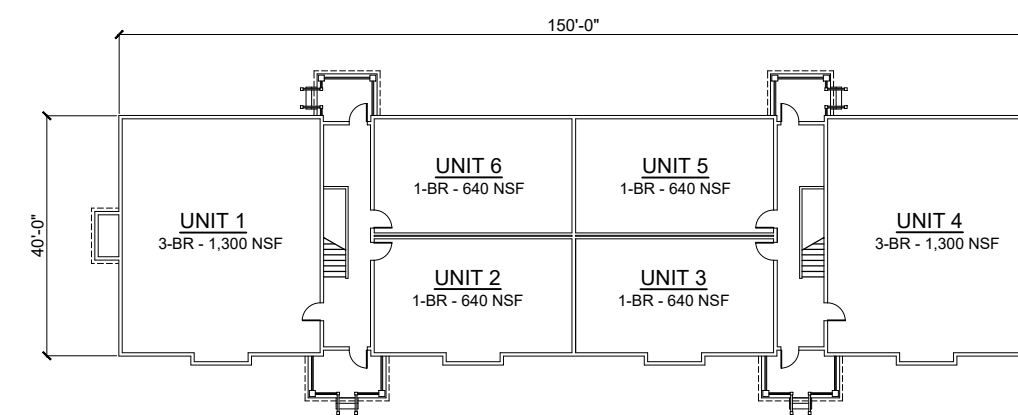
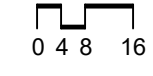
BUILDING TYPE A-1 - THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"



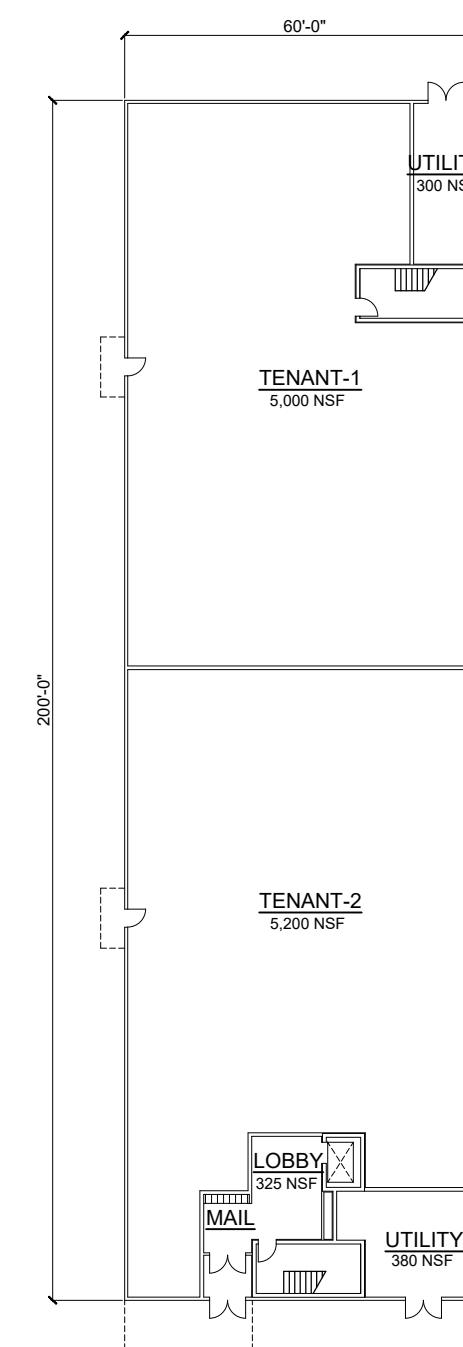
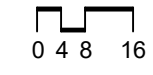
BUILDING TYPE B-1A - THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"



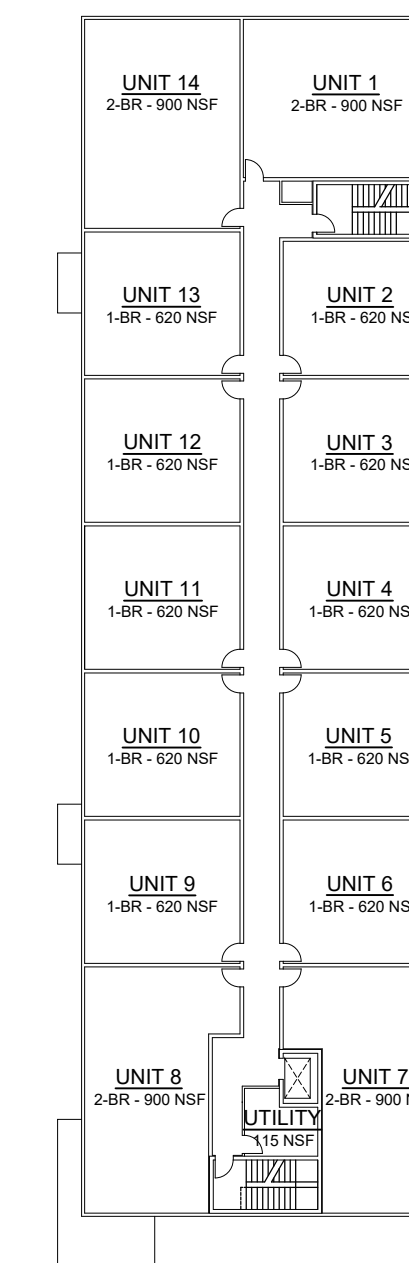
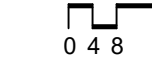
BUILDING TYPE B-1A - SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"



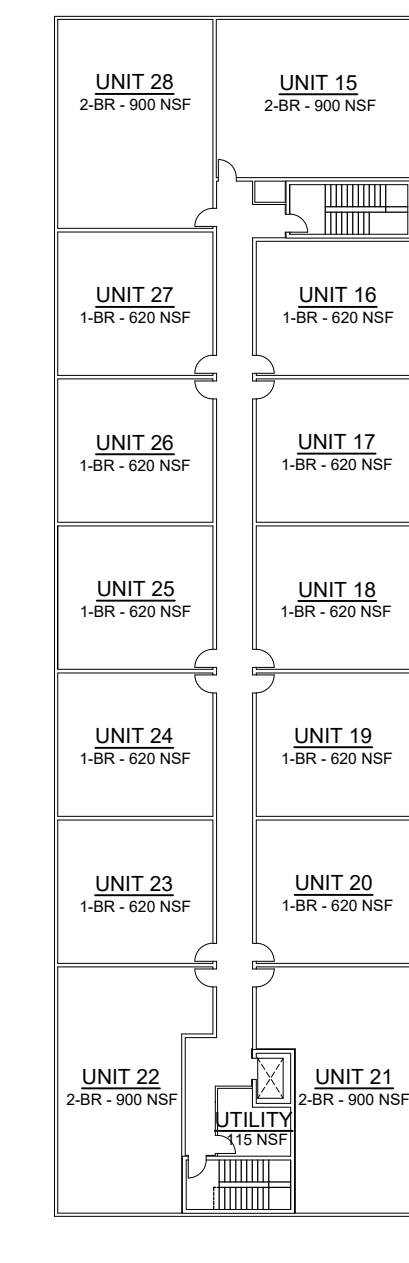
BUILDING TYPE B-1A - FIRST FLOOR PLAN
SCALE: 1/32"=1'-0" (*BUILDING TYPE B-1B AND B-2 SIM.)



BUILDING TYPE A-2 - FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"



BUILDING TYPE A-2 - SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"



BUILDING TYPE A-2 - THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"

