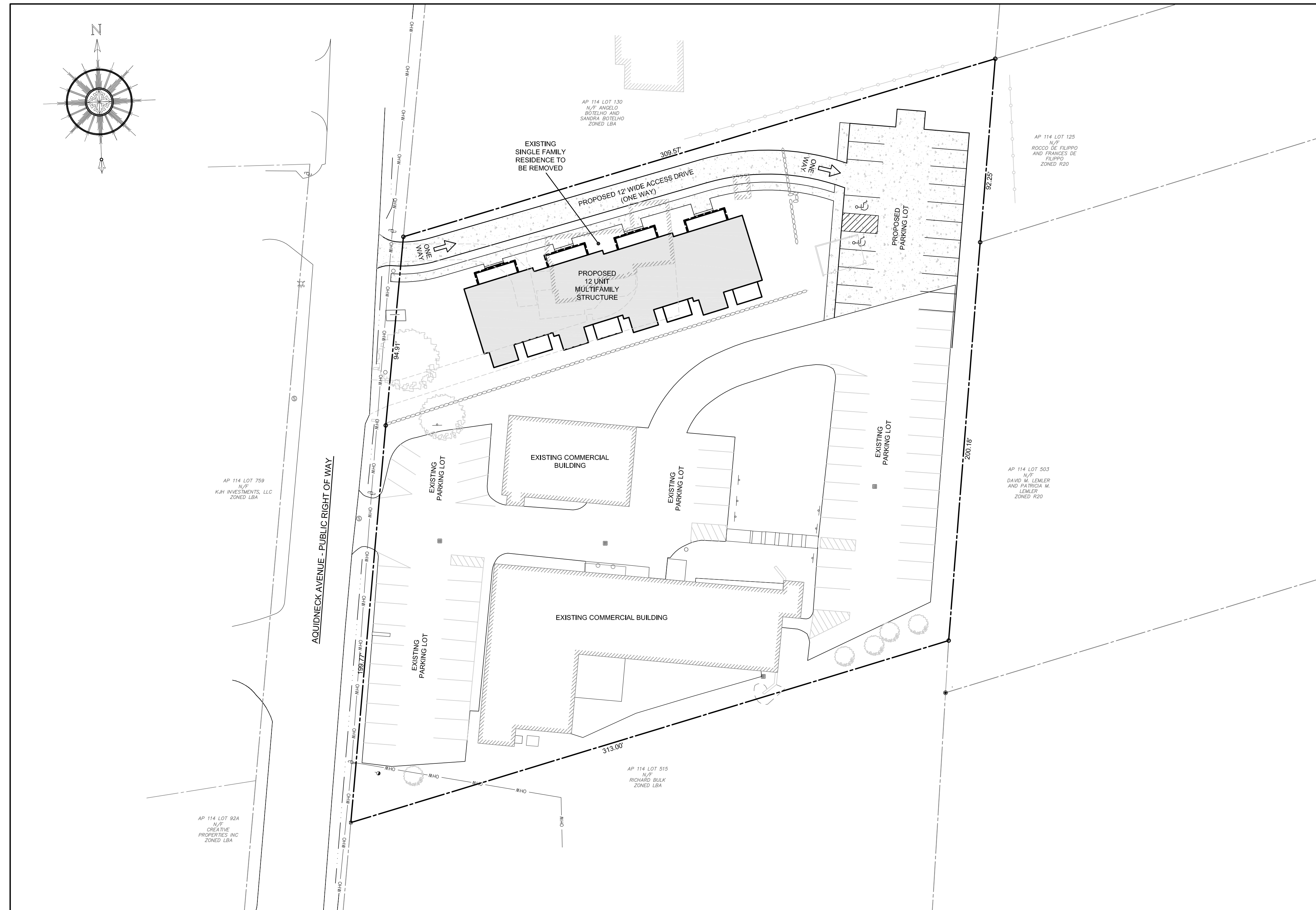


AQUIDNECK COMMERCE CENTER

**ASSESSOR'S PLAT 114 LOTS 129 AND 504
809, 811 & 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND**



SITE PLAN

SCALE = 1"=30'

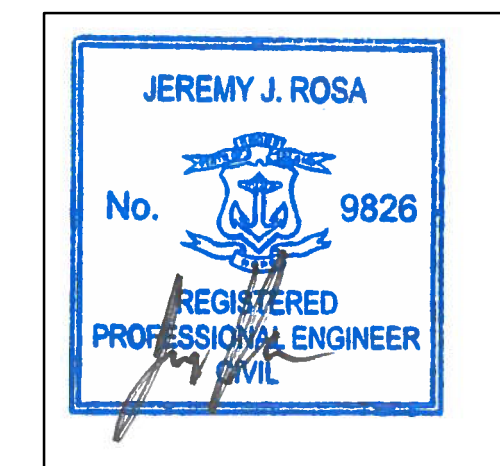
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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



ENGINEER CERTIFICATION

APPLICANT:

AQUIDNECK COMMERCE CENTER, LLC
543 THAMES STREET
NEWPORT, RI 02840

OWNER:

AQUIDNECK COMMERCE CENTER, LLC
543 THAMES STREET
NEWPORT, RI 02840

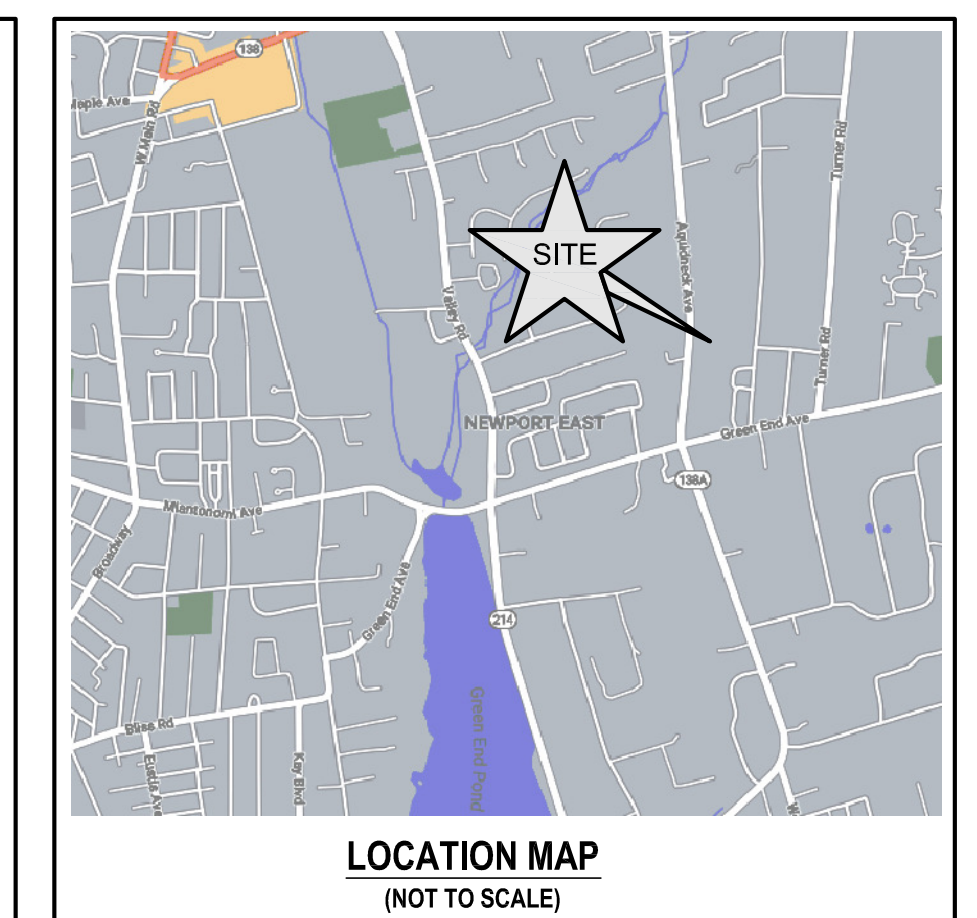
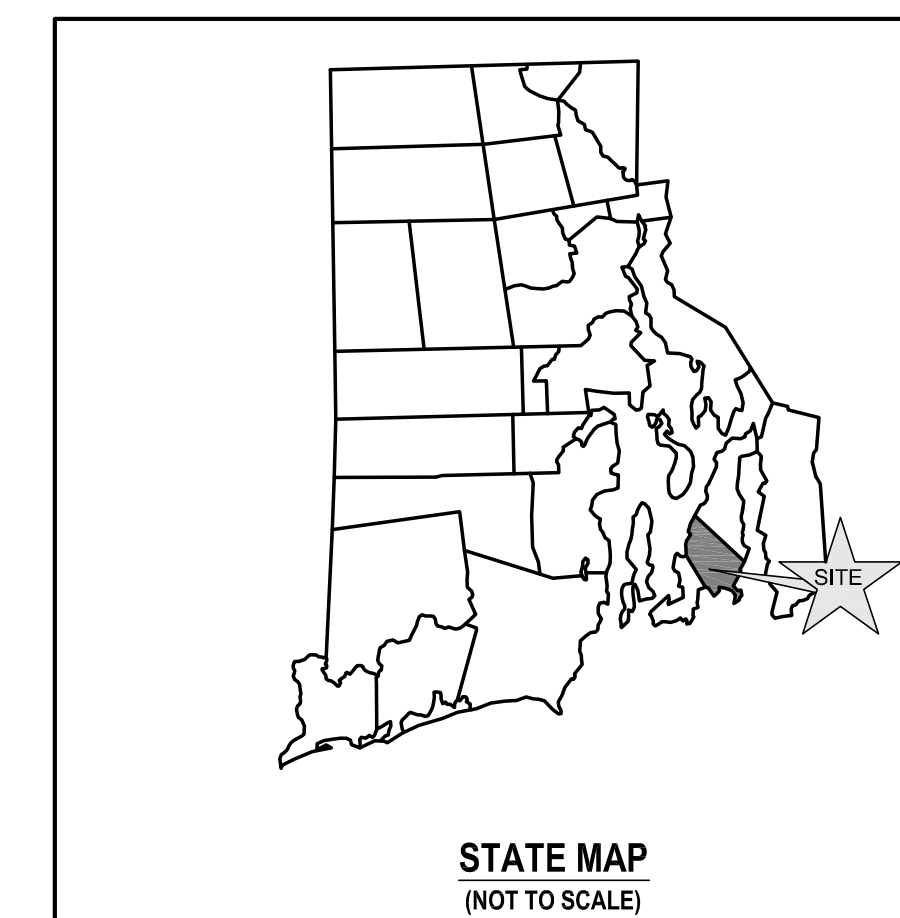
SEPTEMBER 20, 2021 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

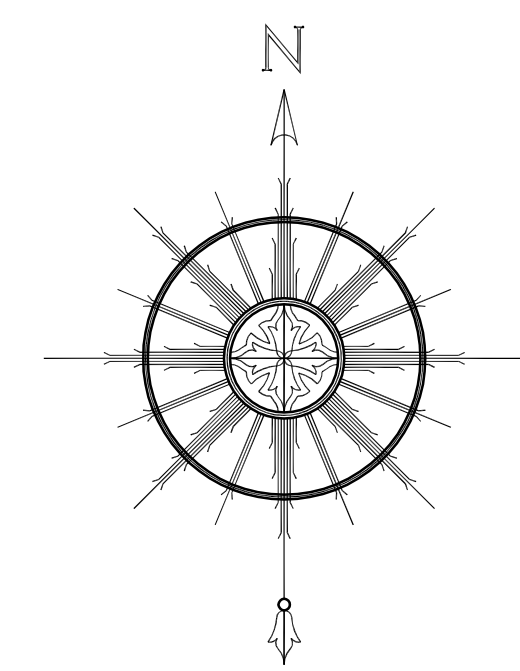
- TITLE SHEET
- VICINITY MAPPING
- SITE CONTEXT MAPS
- SITE ANALYSIS AND EXISTING CONDITIONS
- PROPOSED CONDITIONS PLAN

- SHEET 1
- SHEET 2
- SHEET 3
- SHEET 4
- SHEET 5



SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	SEP 20, 2021	MASTER PLAN SUBMISSION



NORTHEAST ENGINEERS & CONSULTANTS, INC.

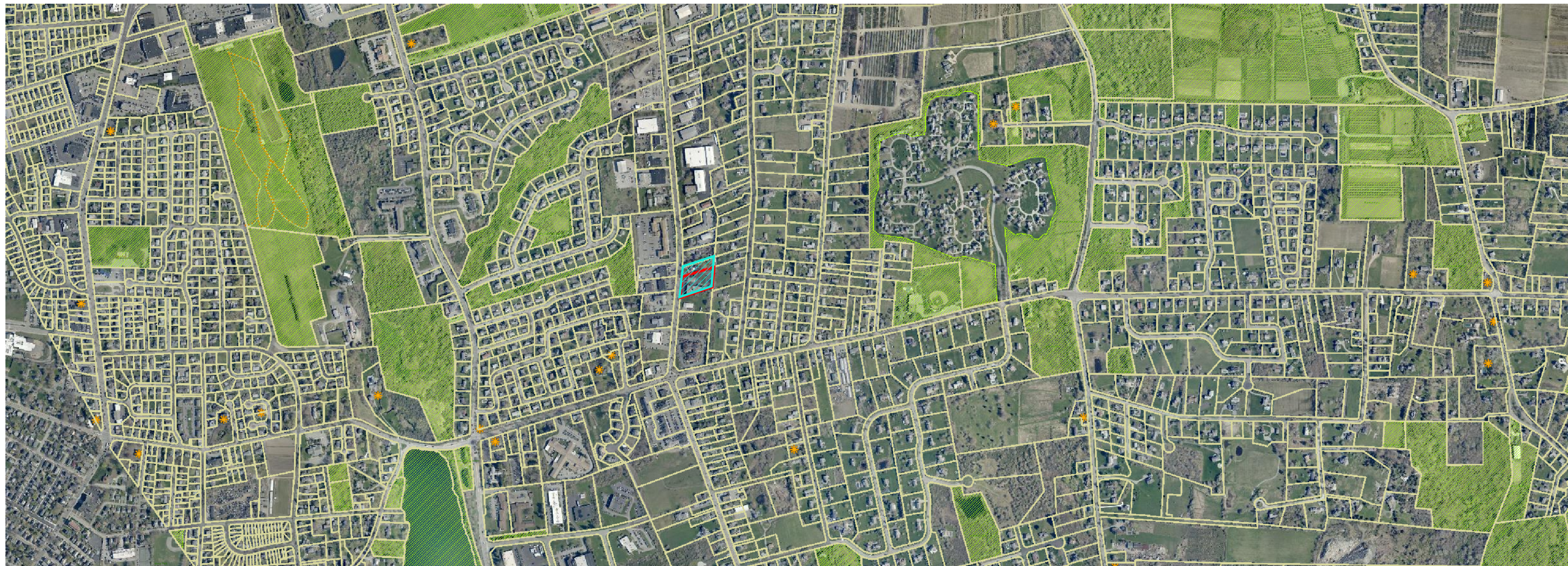
A KNOWLEDGE CORPORATION®

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

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



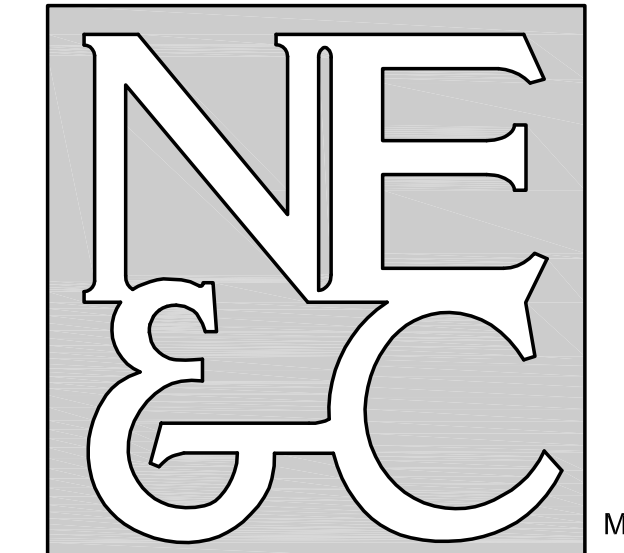
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1"=500'
Date:	20SEP21	Project Title:	
AQUIDNECK COMMERCE CENTER AP 114 LOTS 124 & 504 809, 811, 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Applicant:		Owner:	
		AQUIDNECK COMMERCE CENTER LLC 543 THAMES STREET NEWPORT, RI 02840	
Issued for:			
PERMITTING			
Drawing Title:			
VICINITY MAPPING			
		Drawing Number:	
		C-2	
		Sheet 2 of 5	
		Project Number:	
		21247.0	
		Survey Index:	
		13 - 129 - 53	
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			



CONSERVATION AND RECREATION LAND

SCALE: 1"=500'

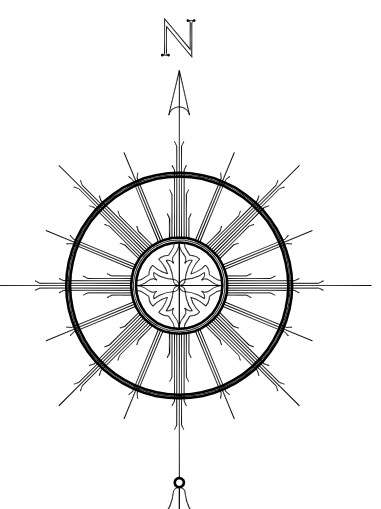
NORTHEAST ENGINEERS & CONSULTANTS, INC.



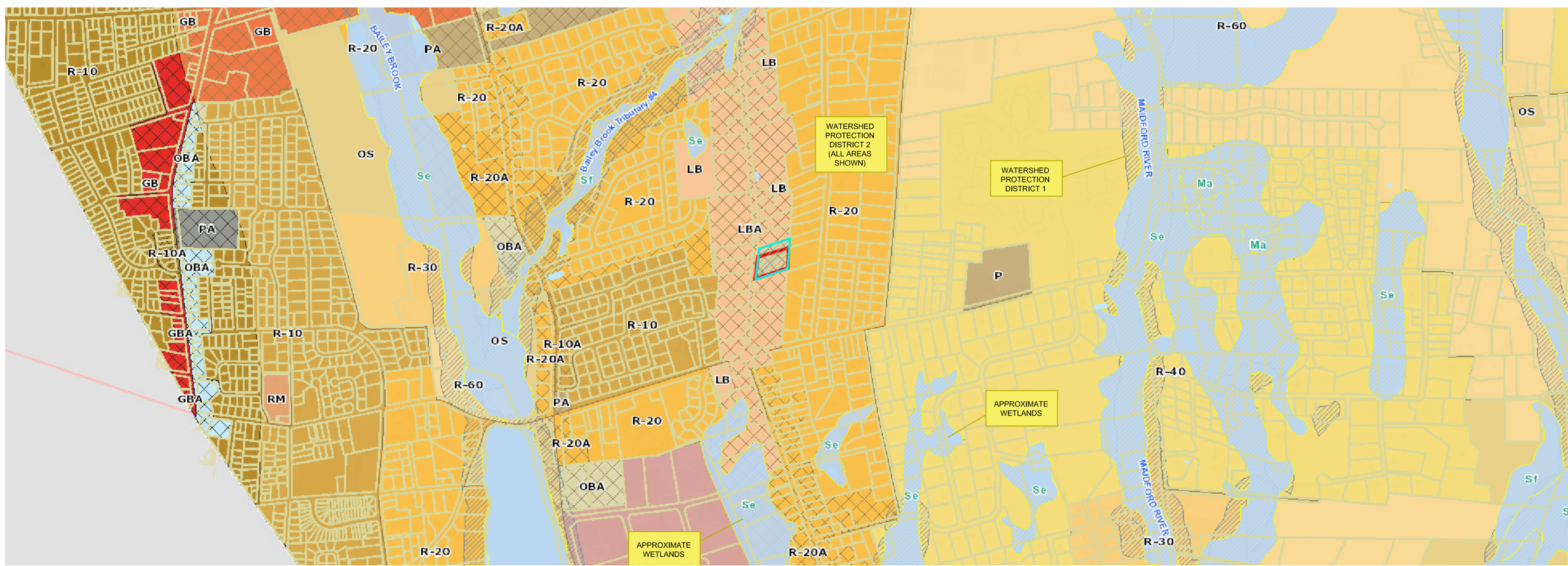
- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

A KNOWLEDGE CORPORATION®

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



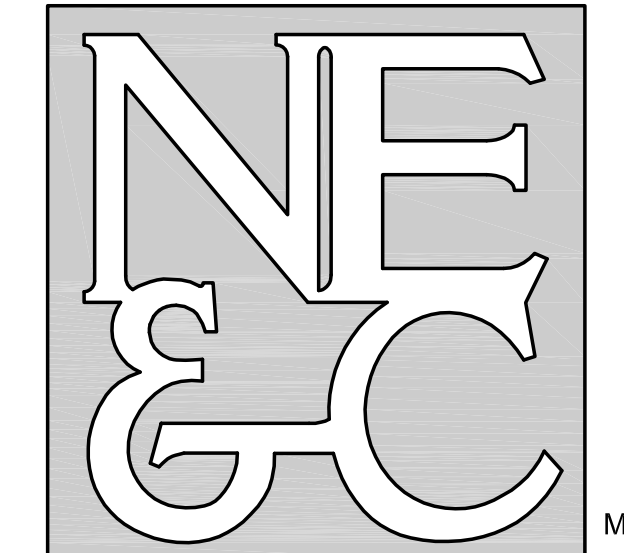
- ZONING DATA LEGEND**
- RIGIS Data
 Hydric Soils (wet)
- Zoning Districts
- GB (General Business)
 - LB (Limited Business)
 - LI (Light Industrial)
 - OB (Office Business)
 - OP (Office Park)
 - P (Public)
 - OS (Open Space)
 - R-60 (Low Density Residential)
 - R-40 (Low Density Residential)
 - R-30 (Medium Density Residential)
 - R-20 (Medium Density Residential)
 - R-10 (High Density Residential)
 - RM (Residential Multi-Family)
 - MT (Mobile Home/Transient Trailer)
 - GBA (Traffic Sensitive General Business)
 - LBA (Traffic Sensitive Limited Business)
 - LIA (Traffic Sensitive Light Industrial)
 - OBA (Traffic Sensitive Office Business)
 - OPA (Traffic Sensitive Office Park)
 - PA (Traffic Sensitive Public)
 - OSA (Traffic Sensitive Open Space)
 - R-60A (Traffic Sensitive Low Density Residential)
 - R-40A (Traffic Sensitive Low Density Residential)
 - R-30A (Traffic Sensitive Medium Density Residential)
 - R-20A (Traffic Sensitive Medium Density Residential)
 - R-10A (Traffic Sensitive High Density Residential)
 - RMA (Traffic Sensitive Residential Multi-Family)
 - MTA (Traffic Sensitive Mobile Home/Transient Trailer)



ZONING AND LAND USE MAP

SCALE: 1"=500'

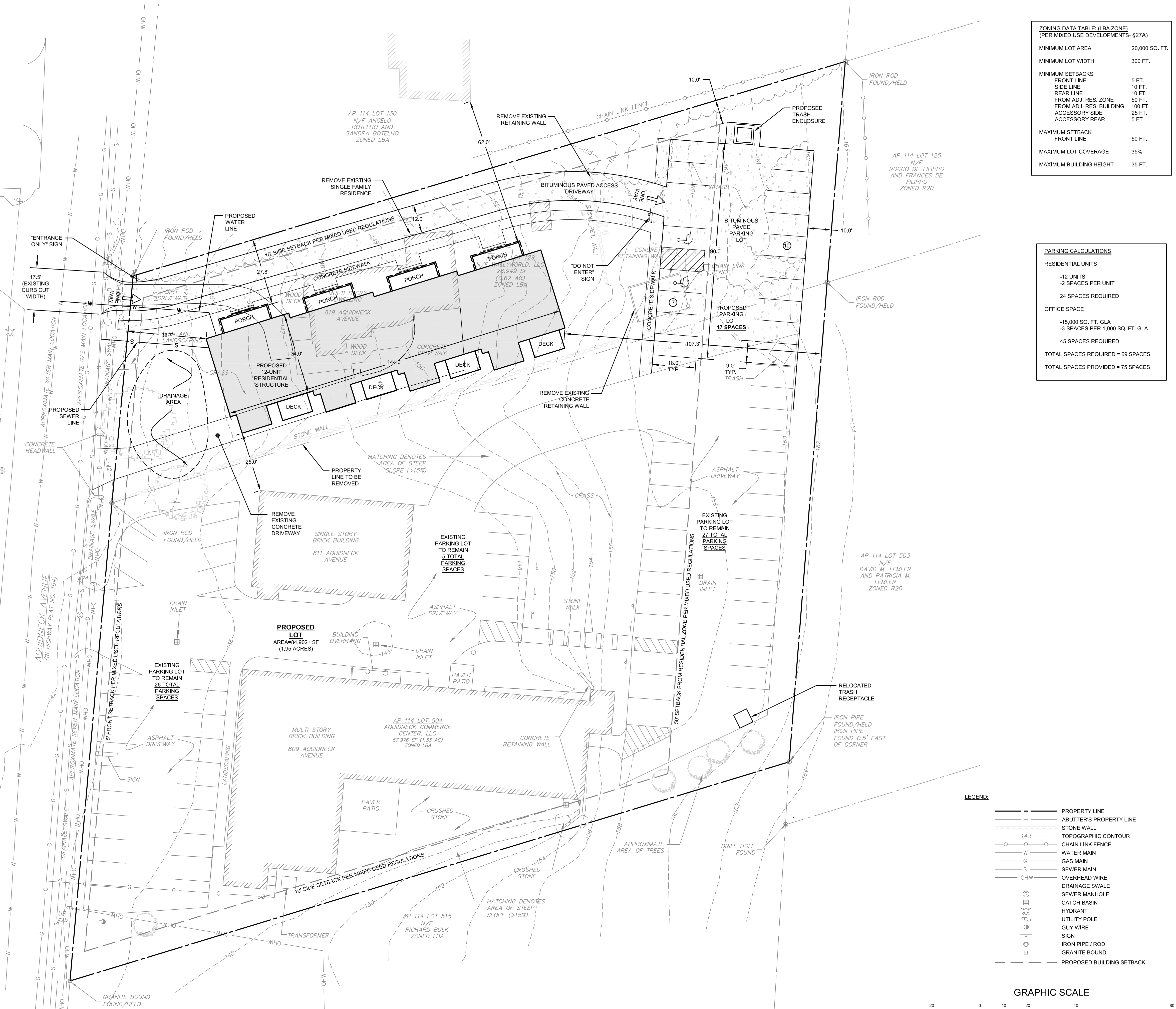
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	20SEP21
Project Title:			
AQUIDNECK COMMERCE CENTER AP 114 LOTS 124 & 504 809, 811, 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	Owner:		
	AQUIDNECK COMMERCE CENTER LLC 543 THAMES STREET NEWPORT, RI 02840		
Issued for:	PERMITTING		
Drawing Title:			
SITE CONTEXT MAPS			
	Drawing Number:	C-3	
	Sheet	3	of 5
	Project Number:	21247.0	
	Survey Index:	13 - 129 - 53	
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			



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

ZONING DATA TABLE: (LBA ZONE) (PER MIXED USE DEVELOPMENTS- §27A)	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	300 FT.
MINIMUM SETBACKS	
FRONT LINE	5 FT.
SIDE LINE	10 FT.
REAR LINE	10 FT.
FROM ADJ. RES. ZONE	50 FT.
FROM ADJ. RES. BUILDING	100 FT.
ACCESSORY SIDE	25 FT.
ACCESSORY REAR	5 FT.
MAXIMUM SETBACK	
FRONT LINE	50 FT.
MAXIMUM LOT COVERAGE	35%
MAXIMUM BUILDING HEIGHT	35 FT.

PARKING CALCULATIONS	
RESIDENTIAL UNITS	
-12 UNITS	-2 SPACES PER UNIT
24 SPACES REQUIRED	
OFFICE SPACE	
-15,000 SQ. FT. GLA	-3 SPACES PER 1,000 SQ. FT. GLA
45 SPACES REQUIRED	
TOTAL SPACES REQUIRED = 69 SPACES	
TOTAL SPACES PROVIDED = 75 SPACES	



No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1"=20'
Date:	20SEP21	Project Title:	
AQUIDNECK COMMERCE CENTER AP 114 LOTS 124 & 104 809, 811, 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Applicant:		Owner:	
AQUIDNECK COMMERCE CENTER LLC		543 THAMES STREET NEWPORT, RI 02840	
Issued for: PERMITTING			
Drawing Title: PROPOSED SITE PLAN			
Drawing Number: C-5		Sheet 5 of 5	
Project Number: 21247.0		Survey Index: 13 - 129 - 53	
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			