



Northeast Engineers & Consultants, Inc.

A Knowledge Corporation[®]

May 3, 2022

Chair Paul Croce
Middletown Planning Board
350 East Main Road
Middletown, Rhode Island 02842

Re: Potential Medical Facility
AP 107NE, Lot 402B
Valley Road
Middletown, Rhode Island

Dear Mr. Croce,

We respectfully request that the Planning Board provide an informal conceptual review of the referenced property. The applicant is proposing a 15,000 sq.ft. medical offices facility on the site.

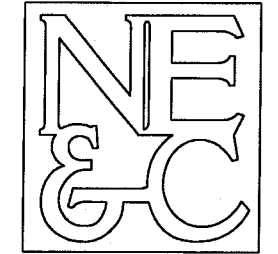
Due to the site configuration, the project would require a waiver from Section 521(B)(1) – Commercial Development, Off Street Parking: In all districts, except Light Industrial, parking lots should be located to the rear or side of buildings. If site configuration does not allow for the placement of all required parking spaces to the rear or side, a limited number of parking spaces may be located between the front of the building and the public street. Such lots shall be limited to one row of parking, except that for Large-scale Shopping Centers and other situations where site conditions warrant, the use of two rows of parking may be permitted. In either case, the number of parking spaces in such lots shall not exceed fifty (50) spaces, and additional landscaping and screening elements may be required. The proposal includes a double row of parking in front of the proposed structure.

Additional waivers are requested from the architectural design standards regarding rooflines and exterior materials.

If our request is accepted we will be available to provide the Board with a brief overview of the conceptual plans for the development in hopes of receiving some conceptual feedback from the Board prior to the completion of the full engineering designs and the start of the RIDIT and RIDEM permitting.

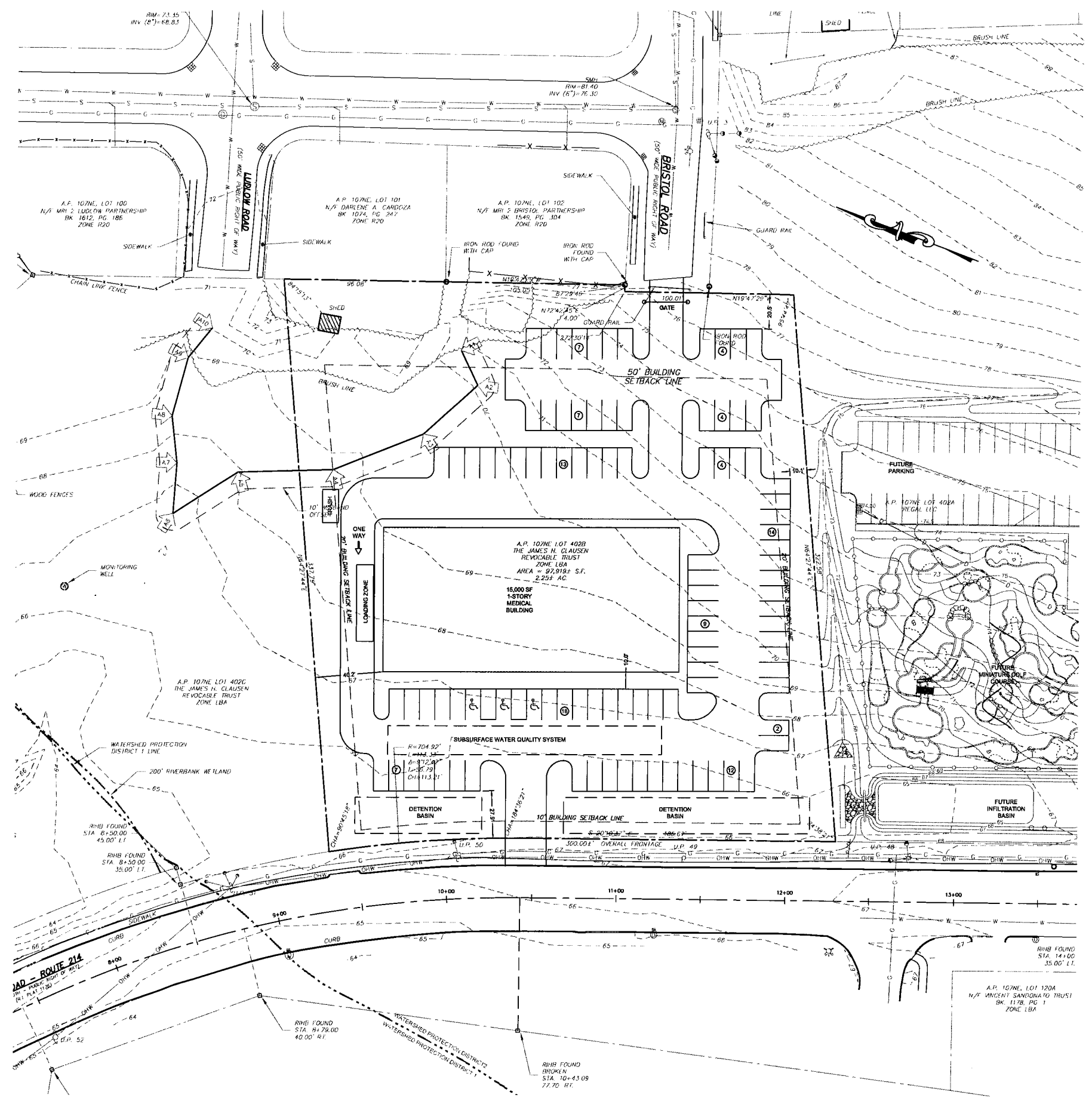
Sincerely,
NORTHEAST ENGINEERS & Consultants, Inc.

Geralyn Small, PE
Vice President



A KNOWLEDGE CORPORATION®

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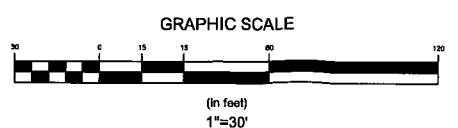


LEGEND:

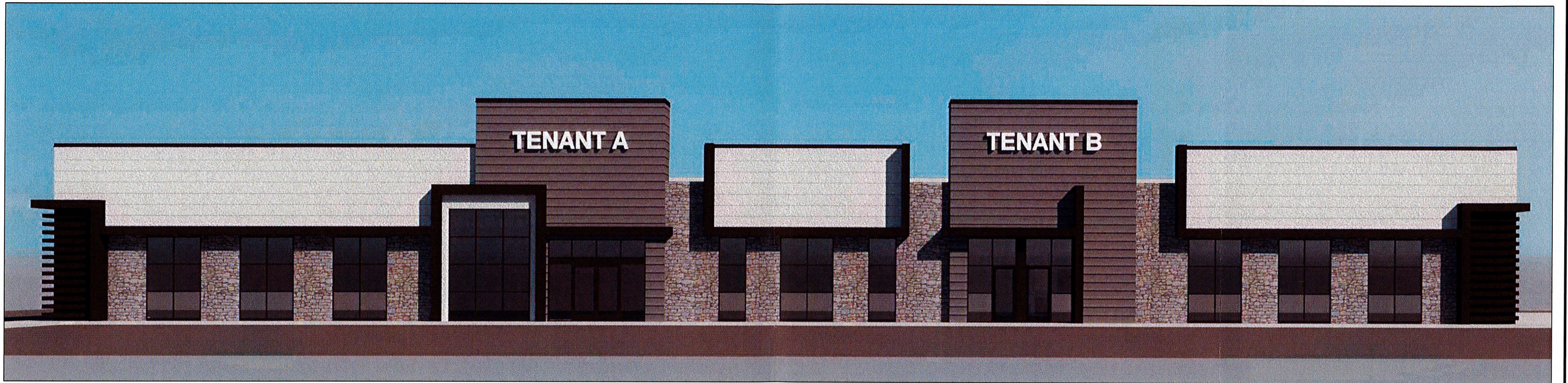
---	PROPERTY LINE
- - - -	ABUTTERS PROPERTY LINE
---#---	TOPOGRAPHIC CONTOUR
- - - - -	ZONING BUILDING SETBACK
---	STONE WALL
- - - -	CHAIN LINK FENCE
- - - -	STOCKADE FENCE
---	GUARD RAIL
---	BRUSH LINE
---	GAS LINE
---	SEWER LINE
---	WATER LINE
---	OVERHEAD WIRE
⊕	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊕	CATCH BASIN
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	HYDRANT
⊕	GAS SHUT OFF
⊕	SIGN
⊕	BOUND
⊕	IRON ROD
⊕	SOIL EVALUATION LOCATION

PARKING CALCULATIONS:
1 PER 100 SF FLOOR AREA OF EXAMINATION, TREATING ROOM, OFFICE, AND WAITING (MINIMUM OF 4 SPACES)
ASSUMING 10,000 SF OF QUALIFYING FLOOR AREA
10,000 SF / 100 = 100 SPACES REQUIRED

- NOTE:**
- EXISTING CONDITIONS AND PROPERTY LINE SURVEY TAKEN FROM "HAPPY VALLEY SUBDIVISION, 3 LOT COMMERCIAL SUBDIVISION, ASSESSOR'S PLAT 107NE LOT 402, VALLEY ROAD (Rt 214), MIDDLETOWN, RHODE ISLAND, MARCH 11, 2021 PERMIT SET, SHEETS L-1 THROUGH L-5, THE APPROVED FINAL SUBMISSION SET FOR THIS DEVELOPMENT. THE BOUNDARY PLANS OF SURVEY WITHIN THIS SET ARE COMPREHENSIVE. CLASS I, DOCUMENTS PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED IN APRIL OF 2021.
 - BASE OF ELEVATIONS: NAVD83.
 - PROPERTY IS ZONED LBA (TRAFFIC SENSITIVE LIMITED BUSINESS), ADJUTING PROPERTIES ALONG VALLEY ROAD ARE ALSO ZONED LBA, RESIDENTIAL PROPERTIES TO THE REAR OF THE LOT ARE ZONED R-20 (HIGH DENSITY RESIDENTIAL).
 - UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEGGIS LAYERS. ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - THERE ARE FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019.
 - SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVZINIS, CPSS, PWS IN NOVEMBER 2021.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44080C0993J LAST REVISED SEPTEMBER 4, 2013.
 - THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTORS RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)



No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JR
Checked by:	GES	Scale:	1"=30'
Date:	03MAY22	Project Title:	PROPOSED MEDICAL OFFICE A.P. 107NE LOT 402B VALLEY ROAD MIDDLETOWN RHODE ISLAND
Client/Owner:	MR. BRIAN BUCCI PO BOX 6187 WARWICK, RI 02887	Issued for:	PERMITTING
Drawing Title:	CONCEPT PLAN		
Drawing Number:	C-2		
Sheet	1 of 1		
Project Number:	18225.4		
Survey Index:	-		
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.			



PROPOSED WEST ELEVATION



AHARONIAN
& ASSOCIATES, INC.
Architects
401-232-5010
www.arch-eng.com

MEDICAL FACILITY
48 Valley Road
Middletown, Rhode Island 02842
April 29, 2022