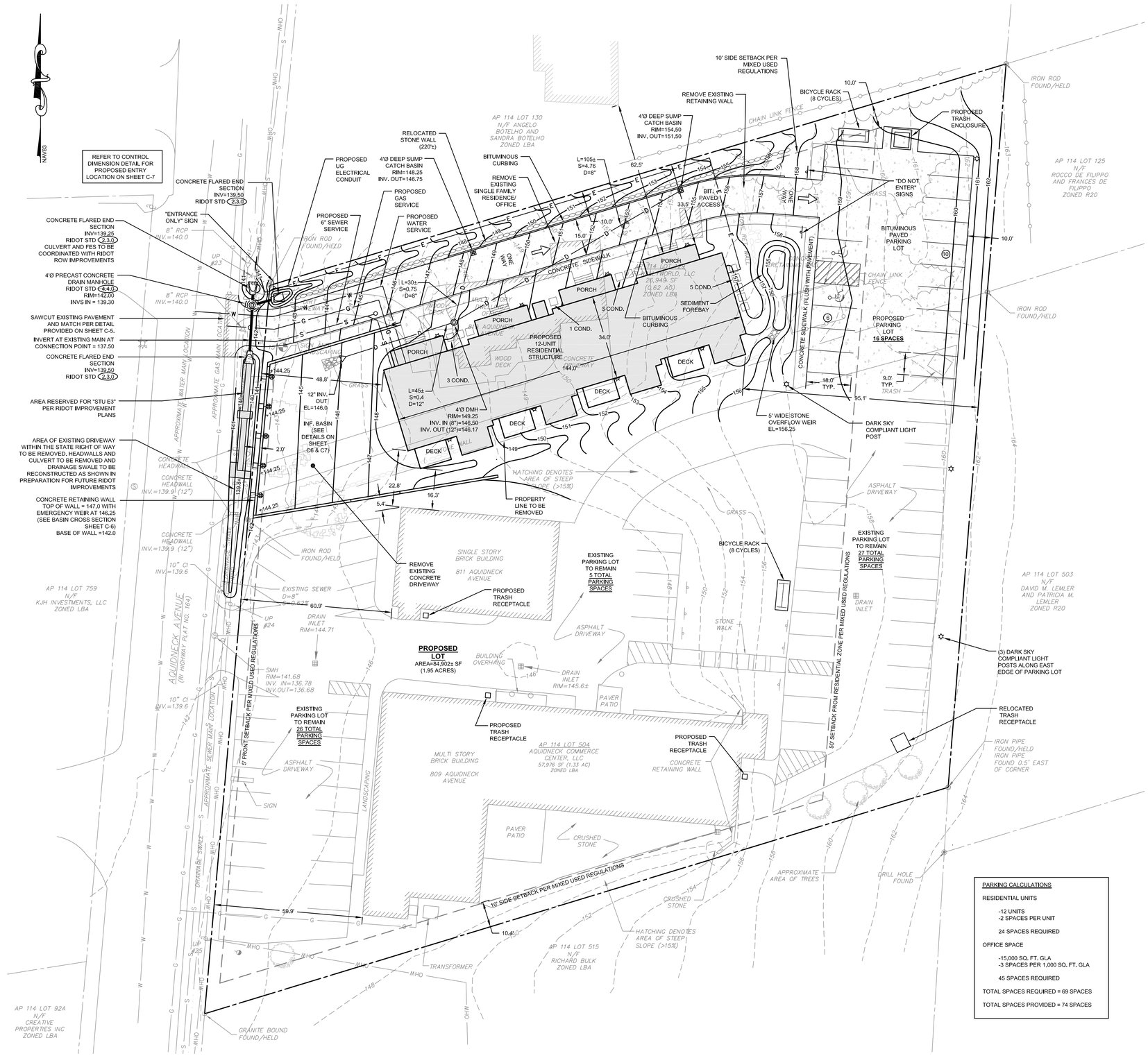

PARKING CALCULATIONS

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 = 74 SPACES

GENERAL NOTES

1. EXISTING SITE FEATURES TAKEN FROM PLAN "ADMINISTRATIVE SUBDIVISION, 809-811, 819 AQUIDNECK AVENUE, ASSESSORS PLAT 114 LOTS 129 AND 504, MIDDLETOWN, RI, DATED 7/22/21 BY DIPRETE ENGINEERING. TOPOGRAPHY TAKEN FROM TOWN OF MIDDLETOWN GIS INFORMATION.
2. VERTICAL DATUM NAVD88, ESTABLISHED BY GNSS RTK OBSERVATION.
3. NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
4. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
5. 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 CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S 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.)
6. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
7. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
9. STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION, ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
10. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
11. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
12. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
13. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
14. ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
15. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
16. ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-5.
17. THERE WILL BE NO ADVERSE IMPACT TO THE LOCAL STREET SYSTEM OF AQUIDNECK AVENUE AND SPECIFICALLY AT THE PROPOSED SITE DRIVEWAY AS A RESULT OF THIS DEVELOPMENT, DUE TO THE LOW VOLUME OF PEAK HOUR TRAFFIC GENERATED BY THE NEW RESIDENTIAL USE (5 AM/6 PM TRIPS).

UTILITY NOTES

1. THE LOCATION OF PROPOSED ELECTRICAL CONDUIT AND CONNECTION TO THE EXISTING OVERHEAD SERVICE IN AQUIDNECK AVENUE IS PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
2. THE LOCATION OF WATER SERVICE LINE IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
3. ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND WHERE ALLOWABLE BY THEIR RESPECTIVE PROVIDERS.
4. PROPOSED SEWER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNITED WATER.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
6. IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE, THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.
9. **THE UTILITY WORK WITHIN THE RIDOT RIGHT OF WAY SHOWN ON THIS PLAN REQUIRES A RIDOT UTILITY PERMIT IN ADDITION TO THE PHYSICAL ALTERATION PERMIT.**
10. **ALL IMPROVEMENTS IN THE RIDOT RIGHT OF WAY SHALL BE COORDINATED WITH THE RIGHT OF WAY IMPROVEMENTS SCHEDULED FOR CONSTRUCTION IN 2022.**

DIMENSIONAL REGULATION
ZONING DISTRICT LBA
(PER MIXED USE DEVELOPMENTS - §27A)

	REQUIRED	PROPOSED (NEW BUILDING)
MINIMUM LOT SIZE	20,000 SQ FT	84,907 SQ FT
MINIMUM LOT FRONTAGE	300 FT	294.67 FT
MINIMUM FRONT YARD SETBACK	5 FT	48.80 FT
MINIMUM REAR YARD SETBACK	10 FT	95.1 FT
MINIMUM SIDE YARD SETBACK	10 FT	33.5 / 10.4 FT
FROM ADJ. RES. ZONE	50 SF	N/A
FROM ADJ. RES. BUILDING	100 FT	63.3
MAXIMUM BUILDING HEIGHT*		
PRIMARY	40 FT	> 40 FT
ACCESSORY	20 FT	N/A
MAXIMUM LOT COVERAGE	35%	20.1%

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)
1 INCH = 20 FEET

NORTHEAST ENGINEERS & CONSULTANTS, INC.
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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
- ABUTTER'S PROPERTY LINE
- STONE WALL
- 143 TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- SOIL CATEGORY BOUNDARY
- W WATER MAIN
- G GAS MAIN
- S SEWER MAIN
- OHW OVERHEAD WIRE
- DRAINAGE SWALE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGN
- IRON PIPE / ROD
- GRANITE BOUND
- PROPOSED BUILDING SETBACK
- 100 PROPOSED TOPOGRAPHIC CONTOUR
- D PROPOSED DRAIN LINE
- S PROPOSED SEWER SERVICE
- W PROPOSED WATER SERVICE
- G PROPOSED GAS SERVICE
- E PROPOSED UG ELEC SERVICE
- RELOCATED STONE WALL
- PROPOSED LIGHT POLE
- 8.8.0 RIDOT STANDARD DETAIL CALLOUT
- PROPOSED PAVEMENT CUT AND MATCH

No.	Revision	Date	App.
4	DPR REVISIONS	25MAY22	
3	RIDOT REVISIONS	03MAY22	
2	RIDOT REVISIONS	17FEB22	
1	MASTER PLAN REVISIONS AND LIGHT POSTS	21JAN22	

Designed By: JJR | Drawn by: JJR | Checked by: GES
Scale: 1"=20' | Date: 23NOV21

Project Title:

AQUIDNECK COMMERCE CENTER
AP 114 LOTS 129 & 504
809, 811, 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant:
CCB CAPITAL AND REAL ESTATE
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED SITE PLAN

JEREMY J. ROSA
No. 9826
5/25/22
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-3
Sheet 3 of 7
Project Number: 21247.0
Survey Index: 13 - 129 - 53

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