

**LOCUS** NOT TO SCALE

**CURRENT OWNER**  
 A-1 ROOFING & CONSTRUCTION, LLC  
 29 1/2 BLISS ROAD  
 NEWPORT, RI 02840

**TITLE REFERENCE:**  
 DEED BK.1577/P.G.127

**SITE LOCATION:**  
 AQUIDNECK AVENUE (MAP 114 PARCEL 507)  
 MIDDLETOWN, RHODE ISLAND

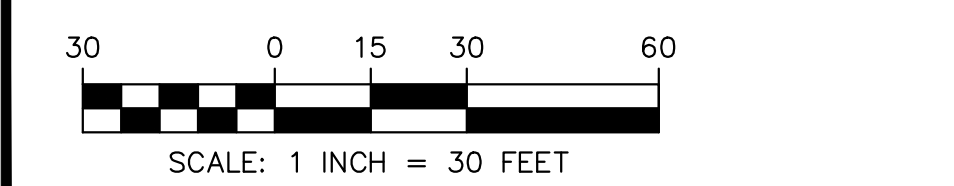
**ASSESSORS REFERENCE:**  
 MAP 114 PARCEL 507

- LEGEND**
- ⊗ FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - ⊙ SPOT ELEVATION
  - ▣ STONE BOUND W/DRILL HOLE
  - ▣ STONE BOUND (RHODE ISLAND HIGHWAY BOUND)
  - ⊕ TEST HOLE
  - 🌳 TREE
  - TREE LINE
  - UTILITY POLE
  - G UNDERGROUND GAS
  - S UNDERGROUND SEWER
  - ⊕ WATER GATE
  - ⊕ WATER METER PIT
  - ▨ WETLANDS
  - A31 WETLAND FLAG

THE SITE IS LOCATED WITHIN THE TOWN OF MIDDLETOWN'S ZONE 1 WATERSHED PROTECTION DISTRICT

**UTILITY & DRAINAGE WORK NOTES:**

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. BETWEEN AUGUST 25, 2018 AND SEPTEMBER 6, 2018.
  - 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 INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
  - THERE IS NO 100 YEAR FLOOD PLAIN BOUNDARY OR BASE FLOOD ELEVATION (BFE) LOCATED ON THE SUBJECT PROPERTY OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. THIS WAS DETERMINED BY A CLASS 1 SURVEY WHICH INCLUDED A TOPOGRAPHICAL SURVEY CORRELATING TO THE STATE PLANE COORDINATE SYSTEM (DATUM: NAVD88) AND SUBJECT FEMA MAPPING.
  - WETLAND LINE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON AUGUST 16, 2018

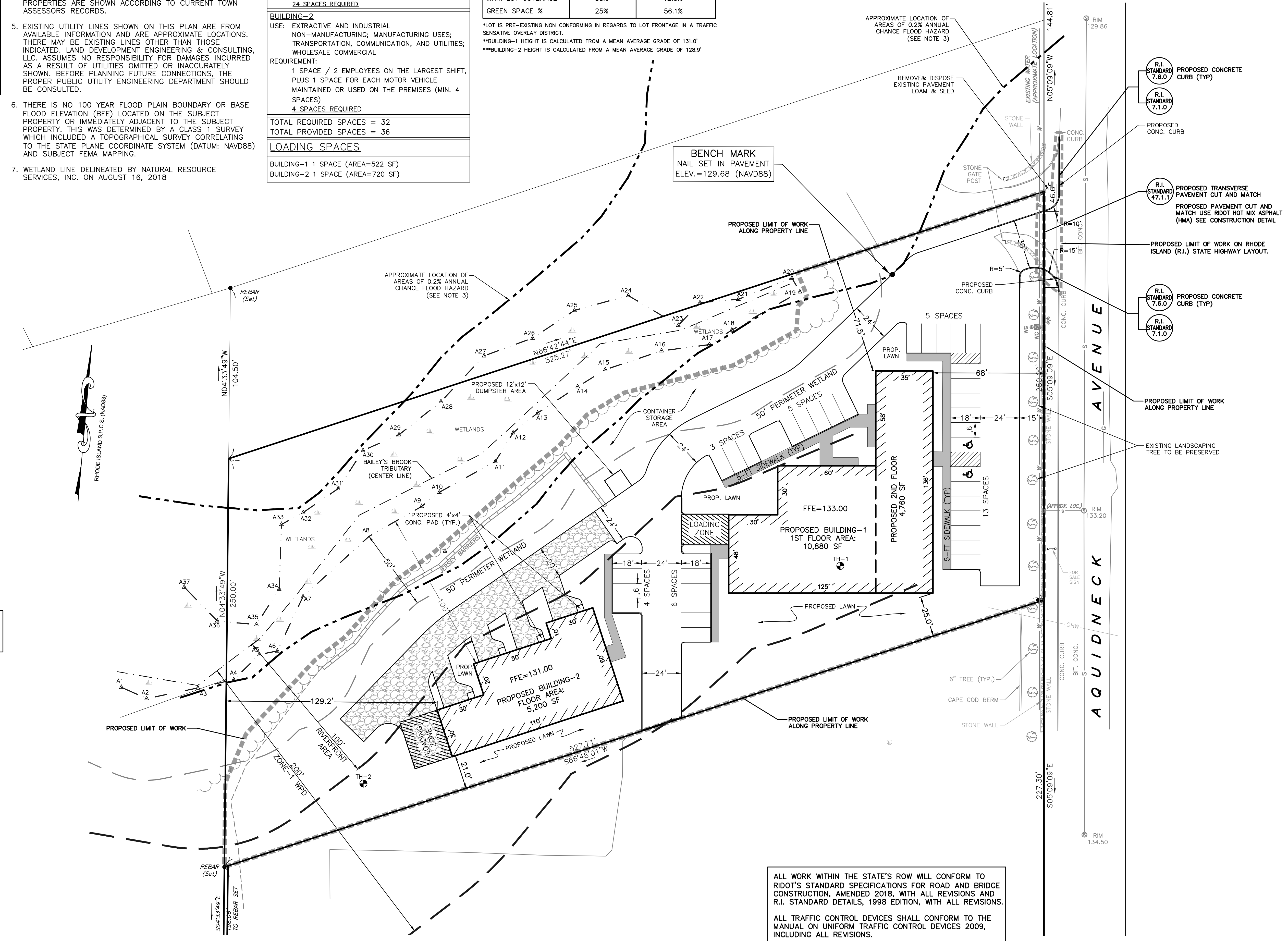
**PARKING TABLE**

<b>BUILDING-1</b>	USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
REQUIREMENT:	1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
USE:	OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
REQUIREMENT:	4 SPACE / 1,000 GFA (7,984 SF / 1,000) X 4 = <b>24 SPACES REQUIRED</b>
<b>BUILDING-2</b>	USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
REQUIREMENT:	1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
USE:	OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
REQUIREMENT:	4 SPACE / 1,000 GFA (7,984 SF / 1,000) X 4 = <b>24 SPACES REQUIRED</b>
TOTAL REQUIRED SPACES =	32
TOTAL PROVIDED SPACES =	36
<b>LOADING SPACES</b>	
BUILDING-1 1 SPACE (AREA=522 SF)	
BUILDING-2 1 SPACE (AREA=720 SF)	

**TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT**

REGULATION	REQUIREMENT	PROPOSED
MIN. LOT AREA	20,000 SQ. FT.	124,902 SQ. FT.
LOT FRONTAGE	300 FT.	*250 FT.
FRONT SETBACK	10 FT.	68 FT.
SIDE SETBACK	20 FT.	21.0 FT.
REAR SETBACK	50 FT.	129.3 FT.
MAX. BUILDING HEIGHT	35 FT.	BLDG-1 34.75 FT.** BLDG-2 17.02 FT.***
MAX. LOT COVERAGE	35%	12.9%
GREEN SPACE %	25%	56.1%

\*LOT IS PRE-EXISTING NON CONFORMING IN REGARDS TO LOT FRONTAGE IN A TRAFFIC SENSITIVE OVERLAY DISTRICT.  
 \*\*BUILDING-1 HEIGHT IS CALCULATED FROM A MEAN AVERAGE GRADE OF 131.0'  
 \*\*\*BUILDING-2 HEIGHT IS CALCULATED FROM A MEAN AVERAGE GRADE OF 128.9'



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

**LDEC**  
 Land Development Engineering & Consulting, LLC

680 Aquidneck Avenue  
 Middletown, RI 02842  
 T: 401-354-2050 F: 401-369-9775  
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

DATE: FEBRUARY 17, 2021  
 DRAWN BY: RT/RLM COMPS. BY: RT/RLM CHECK BY: RLM/MER  
 PROJECT NO: 18116

ISSUED FOR: **PERMITTING**

**MICHAEL E. RUSSELL**  
 No. 7958  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**PROPOSED SITE PLAN**  
 AQUIDNECK AVENUE  
 MIDDLETOWN, RHODE ISLAND  
 ASSESSORS MAP 114, PARCEL 507  
 PREPARED FOR: A1 ROOFING & CONSTRUCTION COMPANY

DRAWING TITLE: **SITE LAYOUT PLAN**

SCALE: **1" = 30'**

SHEET NO. **3 OF 10**