

SILVA, THOMAS, MARTLAND & OFFENBERG, LTD.
ATTORNEYS & COUNSELORS AT LAW

DAVID P. MARTLAND
CRISTINA M. OFFENBERG

August 16, 2022

Ronald Wolanski, Town Planner
Middletown Town Hall
350 East Main Road
Middletown, Rhode Island 02842

Re: Request for Conceptual Review
Middletown Self-Storage, LLC
Valley Road
Plat 107SE, Lot 403

Dear Mr. Wolanski:

I am requesting to be placed on the upcoming Planning Board Agenda to request concept review for a proposed self-storage facility for property located on Valley Road and designated as Plat 107SE, Lot 43. Submitted herewith is a proposed site plan and renderings. My client is in the process of preparing plans to submit to RIDEM and RIDOT and wants to get feedback from the Planning Board prior to submission to the state agencies.

Thank you for your attention to this matter and I remain,

Very truly yours,

**SILVA, THOMAS, MARTLAND
& OFFENBERG, LTD.**

David P. Martland, Esq.

DPM:slm
Enclosures



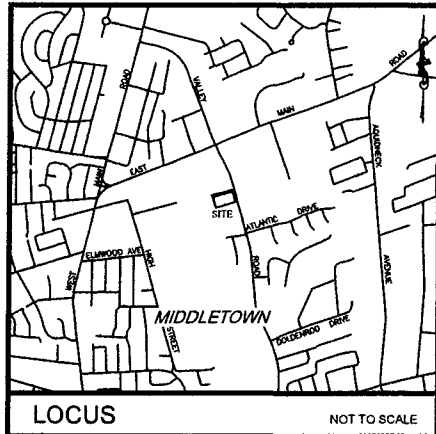
STEPHANIE VALENTINE
INTERIORS



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INTERIORS



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INTERIORS



NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ON JUNE 22, 2022.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN 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 EFFECTIVE DATE 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.

CURRENT OWNER
 REED DEVELOPMENT CORPORATION
 909 AQUIDNECK AVENUE
 MIDDLETOWN, RI 02842
TITLE REFERENCE:
 DEED BK.1770/PG.41
PLAN REFERENCE:
 PLAN NO. 2002-34 (PARCEL B)
SITE LOCATION:
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 107SE PARCEL 403

TRAFFIC SENSITIVE GENERAL BUSINESS (GBA) ZONING DISTRICT		
REGULATION	REQUIREMENT	PROPOSED
MIN. LOT AREA	12,000 SQ. FT.	71,208 SQ. FT.
LOT FRONTAGE	100'	193.5'
FRONT SETBACK	10'	75'
SIDE SETBACK	10'	46.5'
REAR SETBACK	20'	118'
MAX. BUILDING HEIGHT	40'	34.5'
MAX. LOT COVERAGE	25%	24.6%

N/F
 73 VALLEY ROAD LLC.
 MAP 107SE, PARCEL 253

BENCH MARK
 NAIL IN UTILITY POLE #33-59
 ELEVATION = 65.00' (NAVD88)

N/F
 ROBERT J. & BARBARA L. SYLVA
 MAP 113, PARCEL 118

N/F
 TOWERHILL INVESTMENTS
 MAP 113, PARCEL 117

N/F
 BREAKWATER PROPERTY
 MAP 113, PARCEL 116

N/F
 ENDEAVOR HOLDINGS LLC.
 MAP 113, PARCEL 19-A

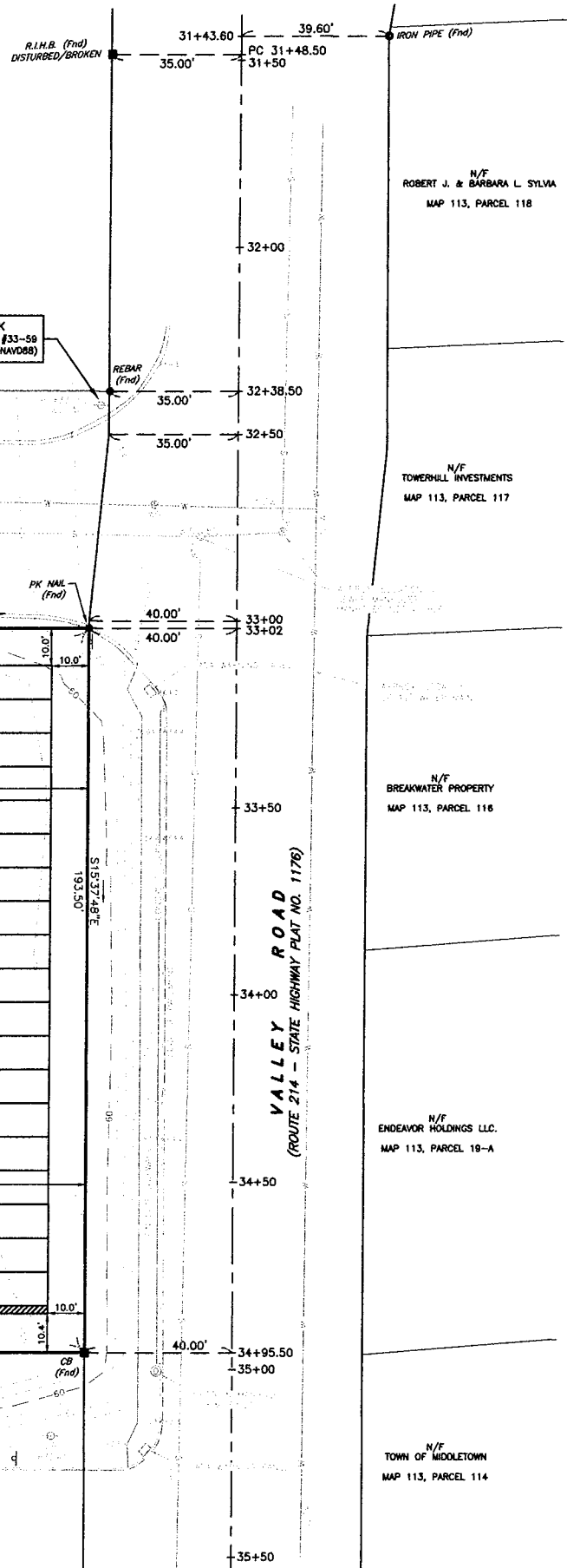
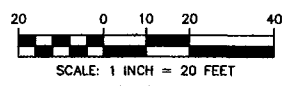
N/F
 TOWN OF MIDDLETOWN
 MAP 113, PARCEL 114

PARCEL B
 AREA=71,208 S.F.
 (1.63 ACRES)
 MAP 107SE PARCEL 403
PROPOSED 100' X 175' BUILDING
 1ST FLOOR = 47.0
 2ND FLOOR = 57.0
 3RD FLOOR = 67.0
 4TH FLOOR = 77.0
 ROOF = 87.0
 MEAN AVERAGE GRADE=52.45
 MAX BUILD HEIGHT=92.45

- LEGEND**
- CATCH BASIN
 - CONCRETE BOUND
 - DRAIN MANHOLE
 - LIGHT POLE
 - RHODE ISLAND HIGHWAY BOUND
 - SEWER MAIN
 - SEWER MANHOLE
 - SPOT ELEVATION
 - STREET SIGN
 - TOPOGRAPHIC CONTOUR
 - TREE LINE
 - UTILITY POLE
 - WATER GATE
 - WATER MAIN

N/F
 DANIEL G. KAMIN
 8.J.'S MIDDLETOWN LLC.
 MAP 107SE, PARCEL 107

N/F
 TOWN OF MIDDLETOWN
 MAP 108, PARCEL 554



LDEC
 Land Development Engineering & Consulting, LLC
 207 High Point Avenue, Unit 6
 Portsmouth, RI 02871
 T: 401-354-2050 F: 401-369-8775
 WWW.LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS
 DATE: JULY 12, 2022
 DRAWN BY: SJE COMPS BY: SJE CHECK BY: MER
 PROJECT NO. 22048
 ISSUED FOR:

PROPOSED SITE PLAN
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 403
 PREPARED FOR
 REED DEVELOPMENT CORPORATION

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1" = 20'
 SHEET NO.
1 OF 1