

- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHRISTOPHER G. PALMER, PLS. ON DECEMBER 17, 2019.
 - ELEVATIONS ARE REFERENCED TO NAVD88.
 - THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (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.

ZONING REQUIREMENTS:
ZONING DISTRICT : GB BUSINESS DISTRICT
GBA (TRAFFIC SENSITIVITY)

REQUIRED:	LOT 87 EXISTING	LOT 87 PROPOSED	LOT 14 PROPOSED
LOT AREA	12,000 S.F.	153,633 S.F.	321,058 S.F.
FRONT YARD SETBACK	100 FT.	295.7 FT.	-
FRONT YARD SETBACK	10 FT.	22 FT.	58 FT.
SIDE YARD SETBACK	10 FT.	29 FT.	29 FT.
REAR YARD SETBACK	20 FT.	185 FT.	111 FT.
MAX. BUILDING HEIGHT	40 FT.	40 FT.	*17'4"
LOT MAX. BLDG. OCCUPATION %	25 %	12.8 %	23.1 %
GREEN SPACE %	25 %	6.1 %	6.8 %
			34.7% (GB DISTRICT)
			81.7% (LOT 14)

*BUILDING HEIGHT IS FOR THE NEW BUILDING ADDITION

PARKING TABLE (LOT 87)

EXISTING	PROPOSED
228 SPACES	164 SPACES
DISPLAY PARKING	22
CUSTOMER PARKING (4 SPACES / 1,000SF GLFA) TOTAL GLFA = 7,179 SF	29 REQUIRED 30 PROVIDED
SERVICE PARKING (4 SPACES / SERVICE BAY) TOTAL SERVICE BAYS = 23	92 + 18 = 110 REQUIRED
1 SPACE / EMPLOYEE EMPLOYEES = 18	110 PROVIDED
LOANER PARKING	2

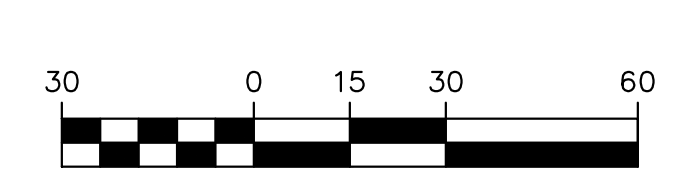
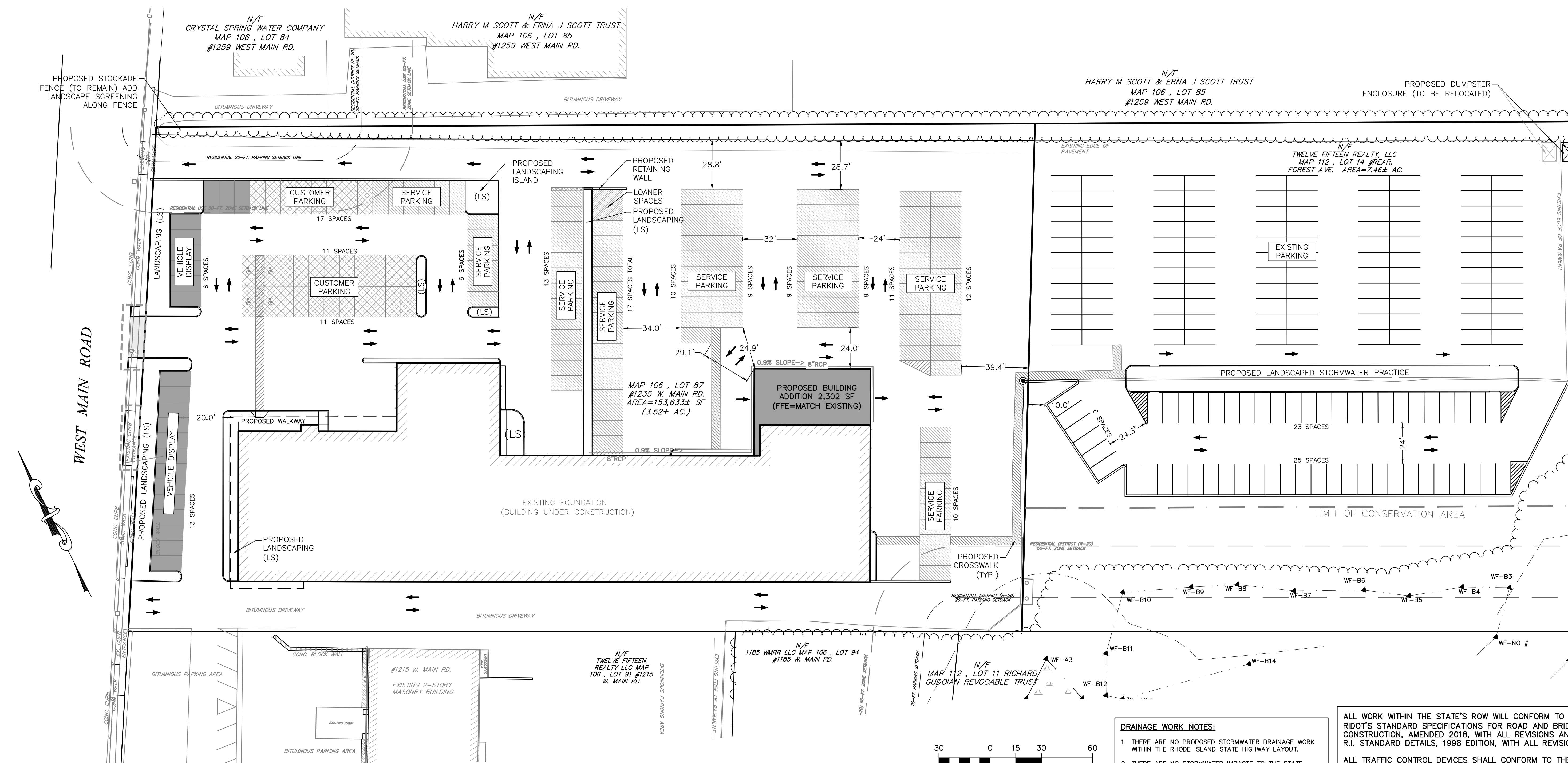
PARKING TABLE (LOT 14)

EXISTING	PROPOSED
121 SPACES	164 SPACES

PERMIT APPROVALS:

RIDEM: APPLICATION NO. 19-0232. RIPDES FILE NO. RIR 101941 (APRIL 28, 2020)
RIDEM: APPLICATION NO. 19-0232. RIPDES FILE NO. RIR 101941 (JULY 30, 2021)
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

- NOTES:**
- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06. AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
 - 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:
GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:
- | SIEVE DESIGNATION | PERCENT PASSING | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
|-------------------|-----------------|---|
| 1/2 IN | 50-85 | |
| NO. 4 | 40-75 | |
| NO. 50 | 8-28 | |
| NO. 200 | 0-10 | |



- DRAINAGE WORK NOTES:**
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
 - THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

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.

Land Development Engineering & Consulting, LLC

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NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: AUGUST 13, 2021
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER
PROJECT NO: 19028
ISSUED FOR: PERMITTING
SITE LAYOUT PLAN 1235 WEST MAIN RD. & FOREST AVE #REAR MIDDLETOWN, RHODE ISLAND ASSESSOR'S PLAT 106, LOT 87 ASSESSOR'S PLAT 112, LOT 14 PREPARED FOR: MDR REALTY II, LLC. MDR ENTERPRISES, LLC.
DRAWING TITLE: SITE LAYOUT PLAN
SCALE: 1" = 30'
SHEET NO. 3 OF 9