

# SITE REDEVELOPMENT PLANS HYUNDAI OF NEWPORT

1215 West Main Road  
Assessor's Map 106, Parcels 91

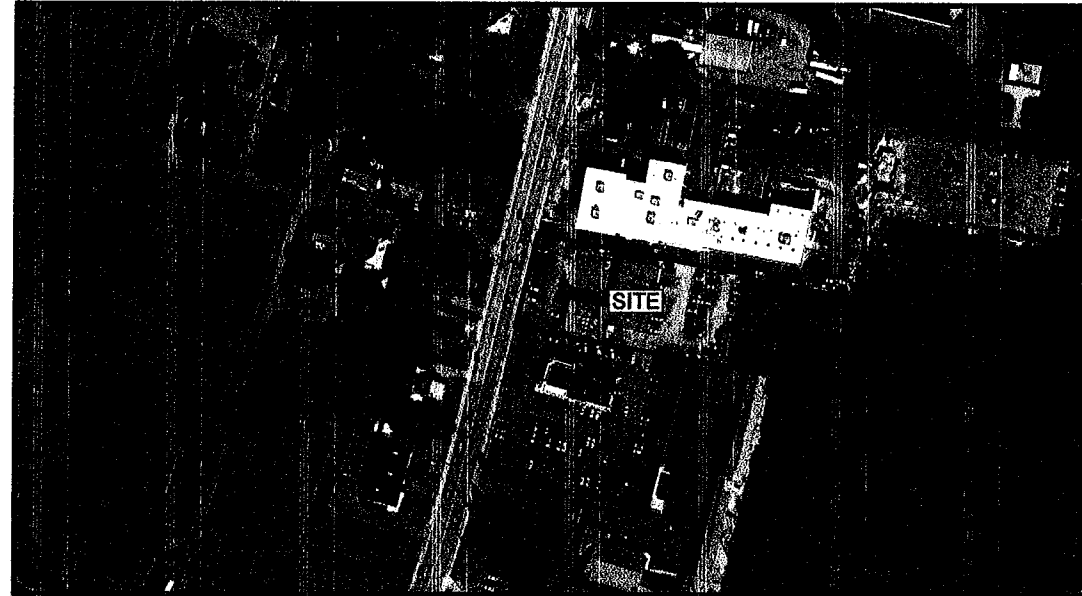
Middletown, Rhode Island

APRIL 13, 2022

**CIVIL ENGINEER**  
LAND DEVELOPMENT ENGINEERING  
& CONSULTING, LLC.  
1700 WEST MAIN ROAD, SUITE 8  
MIDDLETOWN, RI 02842  
(401) 354-2050

**LAND SURVEYOR**  
LAND DEVELOPMENT ENGINEERING  
& CONSULTING, LLC.  
1700 WEST MAIN ROAD, SUITE 8  
MIDDLETOWN, RI 02842  
(401) 354-2050

**LANDSCAPE ARCHITECT**  
VERDE DESIGN + HORTICULTURE  
6 DEBLOIS STREET  
NEWPORT, RI 02840  
(401) 619-0562



**LOCUS MAP**  
NOT TO SCALE

## PLAN INDEX

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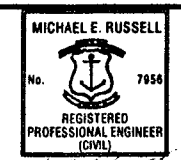
NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS  
DATE: APRIL 13, 2022

DRAWN BY: SJE/SKD    COMPS. BY: SJE    CHECK BY: MER

PROJECT NO. 21032

ISSUED FOR: PERMITTING

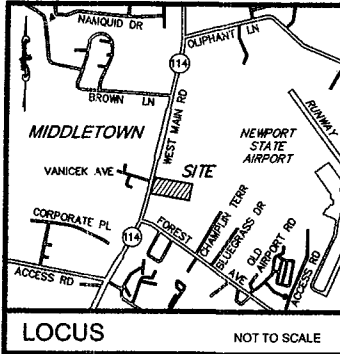


**PROPOSED SITE PLAN**  
1215 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSORS MAP 106, PARCEL 91  
PREPARED FOR  
OCEAN STATE HOLDINGS OF MIDDLETOWN, LLC

DRAWING TITLE  
**COVER**

SCALE: **NTS**

SHEET NO.  
**1 OF 4**



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN NOVEMBER 18, 2021 AND NOVEMBER 24, 2021.
  - ELEVATIONS ARE REFERENCED TO NAVD83.
  - THE SITE NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS BUT IS PARTIALLY LOCATED WITHIN SHADED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0091 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.

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

**CURRENT OWNERS**

OCEAN STATE HOLDINGS OF MIDDLETOWN, LLC  
 375 COMMERCE PARK ROAD  
 NORTH KINGSTOWN, RI 02852

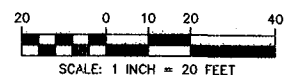
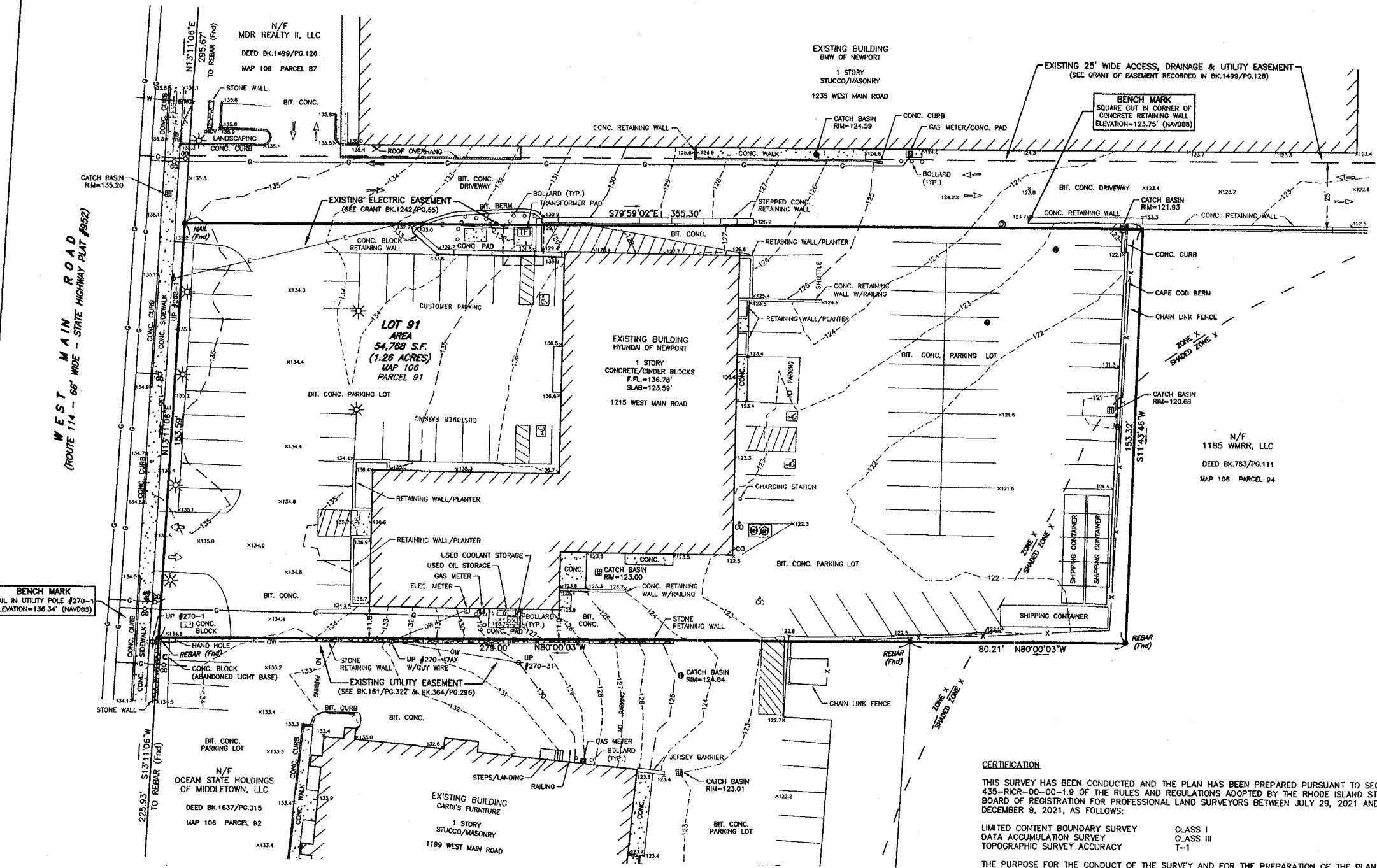
**TITLE REFERENCE:**  
 DEED BK.1637/PG.315


**PLAN REFERENCE:**  
 PLAN NO. 2007-50

**SITE LOCATION:**  
 1215 WEST MAIN ROAD  
 MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
 MAP 106, PARCEL 91

- LEGEND**
- BOLLARD
  - CATCH BASIN
  - ⊕ CLEAN OUT
  - ⊙ DRAIN MANHOLE
  - ⊠ ELECTRIC METER
  - X— FENCE (CHAIN LINK)
  - ⊕ GAS GATE
  - GAS METER
  - ⊕ IRRIGATION CONTROL VALVE
  - ★ LIGHT POST
  - ⊕ MANHOLE COVER
  - MONITORING WELL
  - OW— OVERHEAD WIRES
  - 12.5 SPOT ELEVATION
  - ⊠ TRANSFORMER
  - E— UNDERGROUND ELECTRIC
  - G— UNDERGROUND GAS
  - W— UNDERGROUND WATER
  - ⊕ UTILITY POLE
  - ⊕ WATER GATE
  - ⋯ LANDSCAPED AREA





Land Development Engineering & Consulting, LLC  
 680 Aquidneck Avenue  
 Middletown, RI 02842  
 T: 401-354-2050 F: 401-369-9775  
 WWW.SDE-LDEC.COM

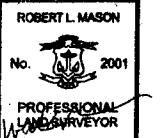
NO.	DATE	DESCRIPTION

DATE: DECEMBER 9, 2021

DRAWN BY: RLM/SKD    COMPS. BY: RLM    CHECK BY: RLM/MER

PROJECT NO. 21032

ISSUED FOR:



ROBERT L. MASON  
 No. 2001  
 PROFESSIONAL LAND SURVEYOR

**EXISTING CONDITIONS PLAN**  
 1215 WEST MAIN ROAD  
 MIDDLETOWN, RHODE ISLAND  
 ASSESSORS MAP 106, PARCEL 91  
 PREPARED FOR  
 OCEAN STATE HOLDINGS OF MIDDLETOWN, LLC

DRAWING TITLE:  
**EXISTING CONDITIONS**

SCALE: 1" = 20'  
 SHEET NO.  
2 of 4

**CERTIFICATION**

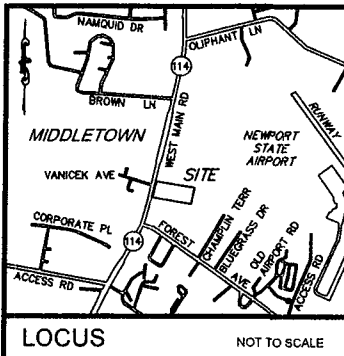
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JULY 29, 2021 AND DECEMBER 9, 2021, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY    CLASS I  
 DATA ACCUMULATION SURVEY    CLASS III  
 TOPOGRAPHIC SURVEY ACCURACY    T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 106, PARCEL 91) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY: *[Signature]*  
 ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



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TRAFFIC SENSITIVE GENERAL BUSINESS (GBA) ZONING DISTRICT			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	12,000 SQ. FT.	54,768 SQ. FT.	54,768 SQ. FT.
LOT FRONTAGE	100'	153.59'	153.59'
FRONT SETBACK	10'	75.3'	62.3'
SIDE SETBACK	10'	9.8'	11.8'
REAR SETBACK	20'	147.4'	147.4'
MAX. BUILDING HEIGHT	40'	-	-
MAX. LOT COVERAGE	25%	19.6%	20.9%
GREEN SPACE	-	3%	4.5%

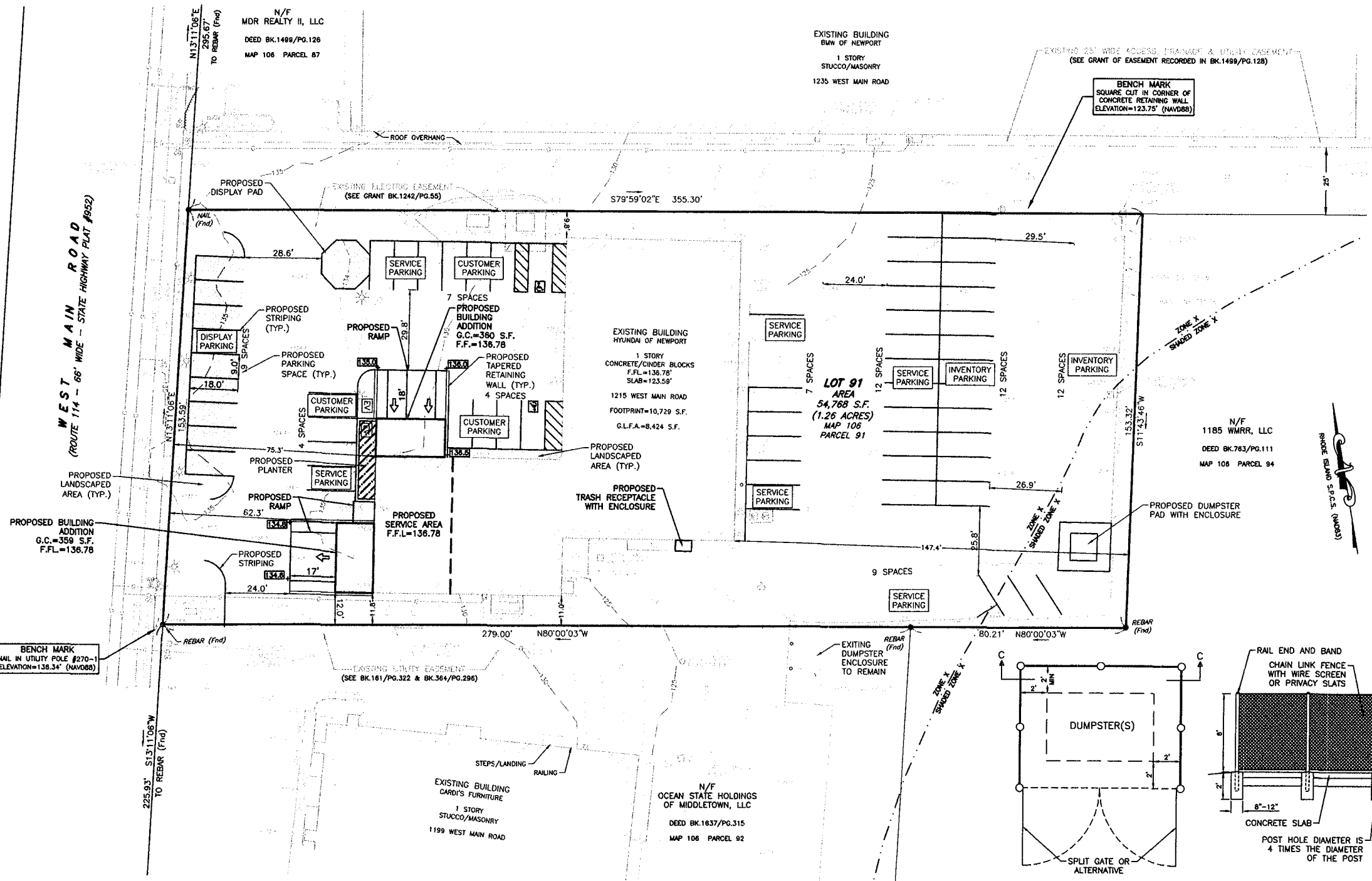
\* SIDE YARD SETBACK ALONG THE SOUTHERLY PROPERTY LINE AS SHOWN AT THE LOCATION OF THE PROPOSED BUILDING ADDITION

**LEGEND**

- BOLLARD
- CATCH BASIN
- CLEAN OUT
- DRAIN MANHOLE
- ELECTRIC METER
- FENCE (CHAIN LINK)
- GAS GATE
- GAS METER
- IRRIGATION CONTROL VALVE
- LIGHT POST
- LANDSCAPED AREA
- MANHOLE COVER
- MONITORING WELL
- OVERHEAD WIRES
- SPOT ELEVATION
- TRANSFORMER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- UTILITY POLE
- WATER GATE
- PROPOSED ELECTRIC VEHICLE CHARGING SPACE
- PROPOSED HANDICAP SPACE
- PROPOSED SPOT ELEVATION

**TRASH & LITTER CONTROL NOTES:**

- OWNER SHALL PROVIDE ONE CENTRALIZED TRASH RECEPTACLE (DUMPSTER) LOCATED WITHIN A SCREENED ENCLOSURE IN THE PARKING AREA AS SHOWN.
- OWNER TO PROVIDE AN ADDITIONAL EXTERNAL LITTER RECEPTACLE TO BE LOCATED NEAR THE SOUTH EAST CORNER OF THE BUILDING AS SHOWN.
- OWNER TO PROVIDE INTERNAL REFUSE CONTAINERS AS NECESSARY.
- OWNER TO COLLECT AND DISPOSE OF ALL LITTER ENCOUNTERED ON SITE AS PART OF REGULAR GROUNDSKEEPING.
- OWNER TO CONTRACT AN OUTSIDE SERVICE TO REMOVE AND DISPOSE OF WASTE WITHIN ALL INTERNAL AND EXTERNAL REFUSE CONTAINERS/DUMPSTER ON A WEEKLY BASIS.
- ALL REFUSE COLLECTED FROM THE SITE WILL BE DISPOSED OF AT LICENSED FACILITY.



PARKING TABLE	
EXISTING	PROPOSED
76 SPACES	77 SPACES
REQUIREMENT	PROVIDED
DISPLAY PARKING	10 SPACES
CUSTOMER PARKING (4 SPACES / 1,000 SF GLFA) TOTAL GLFA = 8,424 SF	34 REQUIRED 34 PROVIDED*
SERVICE PARKING (4 SPACES / SERVICE BAY) TOTAL SERVICE BAYS = 11 1 SPACE / EMPLOYEE EMPLOYEES = 18	44 + 18 = 62 REQUIRED 63 PROVIDED*
INVENTORY PARKING	30 SPACES

\* 77 PARKING SPACES PROVIDED ON LOT 91 (1215 W. MAIN ROAD). ADDITIONAL SPACES ARE PROVIDED AT 1199 W. MAIN ROAD (15 DISPLAY SPACES, 26 CUSTOMER SPACES & 43 SERVICE SPACES).

**CURRENT OWNERS**

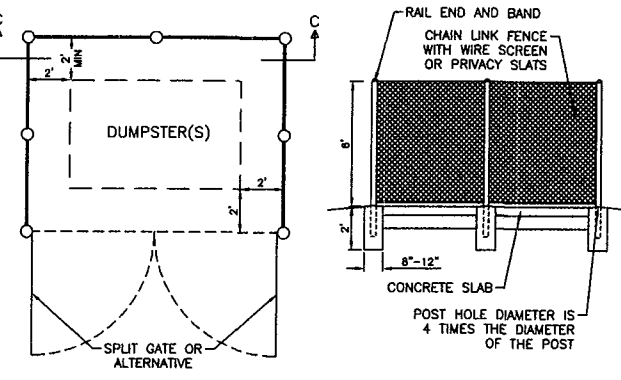
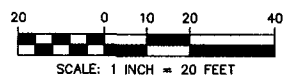
OCEAN STATE HOLDINGS OF MIDDLETOWN, LLC  
375 COMMERCE PARK ROAD  
NORTH KINGSTOWN, RI 02852

**TITLE REFERENCE:**  
DEED BK.1637/PG.315

**PLAN REFERENCE:**  
PLAN NO. 2007-50

**SITE LOCATION:**  
1215 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 106, PARCEL 91



Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-389-9775  
WWW.LDEC.COM

NO.	DATE	DESCRIPTION

PLAN REVISIONS

DATE: APRIL 13, 2022

DRAWN BY: SJE/SKD    COMPS BY: SJE    CHECK BY: MER

PROJECT NO. 21032

ISSUED FOR: PERMITTING

Michael E. Russell  
No. 7856  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**PROPOSED SITE PLAN**  
1215 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSORS MAP 106, PARCEL 91  
PREPARED FOR OCEAN STATE HOLDINGS OF MIDDLETOWN, LLC

DRAWING TITLE: **SITE PLAN**

SCALE: **1" = 20'**

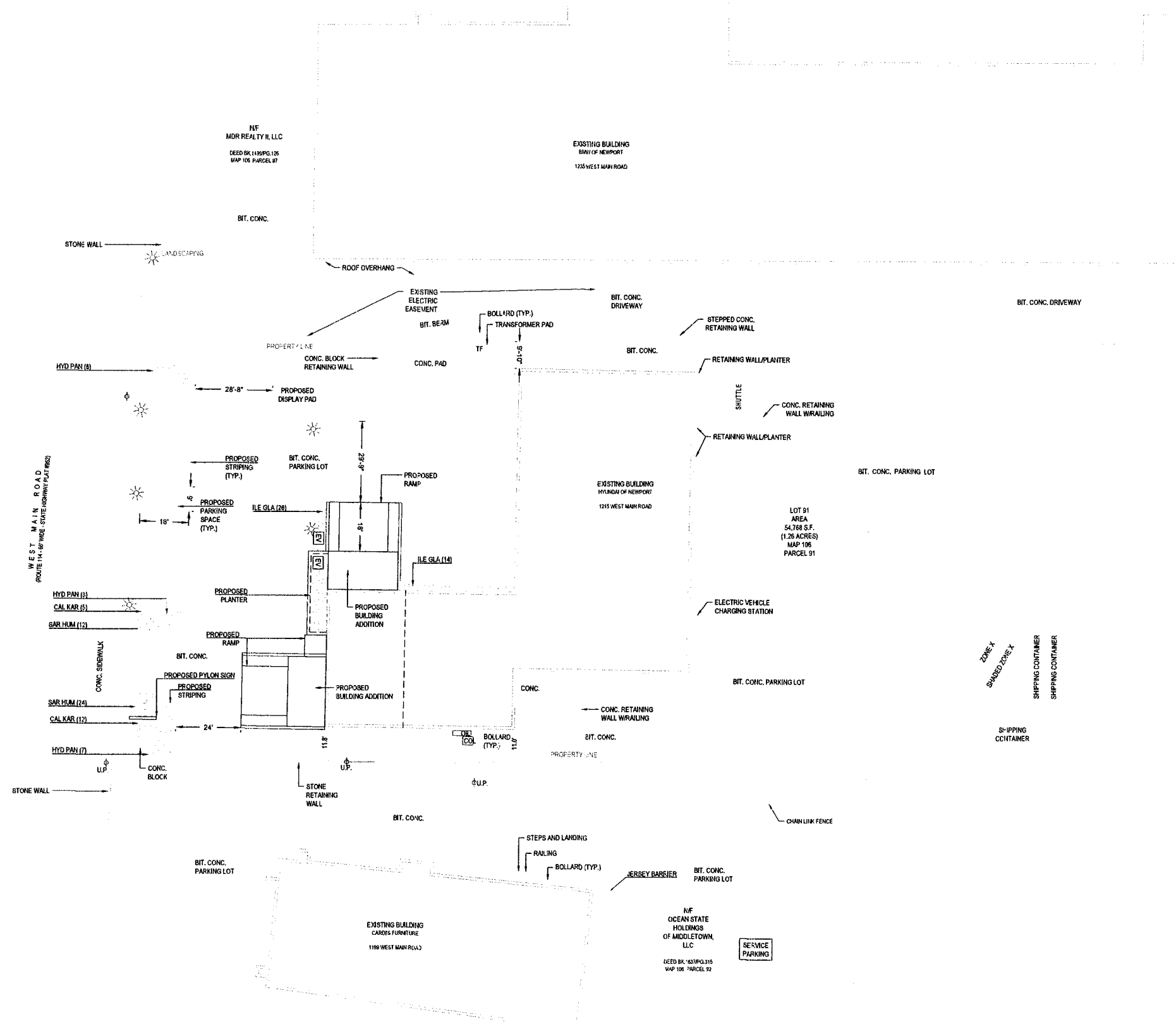
SHEET NO. **3 OF 4**

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

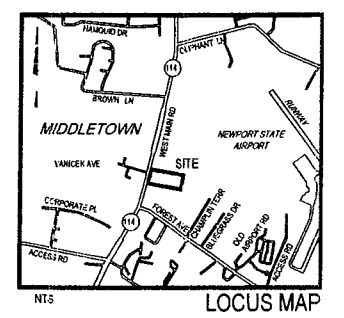
PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSEYMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SPRUB MASSES.
12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.



VERDE DESIGN + HORTICULTURE  
88 DR MARCUS WHEATLAND BLVD  
NEWPORT RI 02840  
O. 401 619-0562  
verdegardens@gmail.com

CIVIL ENGINEER  
LDEC  
1700 WEST MAIN ROAD  
MIDDLETOWN RI  
401 354 2850



**HYUNDAI DEALERSHIP**  
1215 WEST MAIN ROAD  
MIDDLETOWN, RI



PROJECT NUMBER: 22-000  
DRAWN BY: KD  
CHECKED BY: PR  
SCALE: 1"=20'-0"  
DATE: 04.13.2022

REVISIONS:


LANDSCAPE PLAN

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>PROPOSED SHRUBS</b>				
HYD PAN	HYDRANGEA PANICULATA 'BOB'7	OWAR PANICLE HYDRANGEA	18	5 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	WINTER BERRY	40	3 GAL. CONT.
<b>PROPOSED GRASSES AND GROUND COVER</b>				
CAL KAR	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	17	1 GAL. CONT.
SAR HUM	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	36	1 GAL. CONT.

PROPOSED LANDSCAPE AREAS

