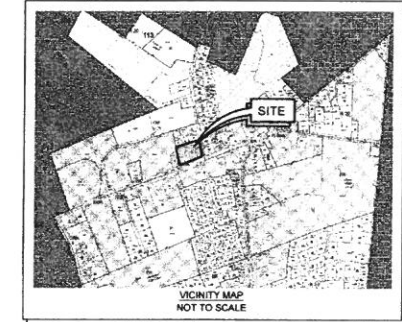


A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



ZONING DATA TABLE	
LIMITED BUSINESS TRAFFIC SENSITIVE DISTRICT (LBA)	
MULTI FAMILY DWELLING STRUCTURE	
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	300 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	30%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.
MINIMUM YARD DIMENSIONS	
FRONT	25 FT.
SIDE	25 FT.
REAR	40 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE	
SIDE LOT LINES	25 FT.
REAR LOT LINES	10 FT.

No.	Revision	Date	App.
3	REVISED CERTIFICATION	24MAR21	
2	ADDED MIXED USE AND UNIT DENSITY CALCULATIONS	22MAR21	
1	ADDED ZONING TABLE AND SETBACKS	15MAR21	

Designed By: VAL Drawn by: VAL Checked by: SML
Scale: 1"=30' Date: 22OCT2020

A.P. 113, LOT 13
438 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

Client/Owner:
LANDINGS REAL ESTATE GROUP
C/O CHRIS BICHO
543 THAMES ST., NEWPORT, RI 02840

Issued for:

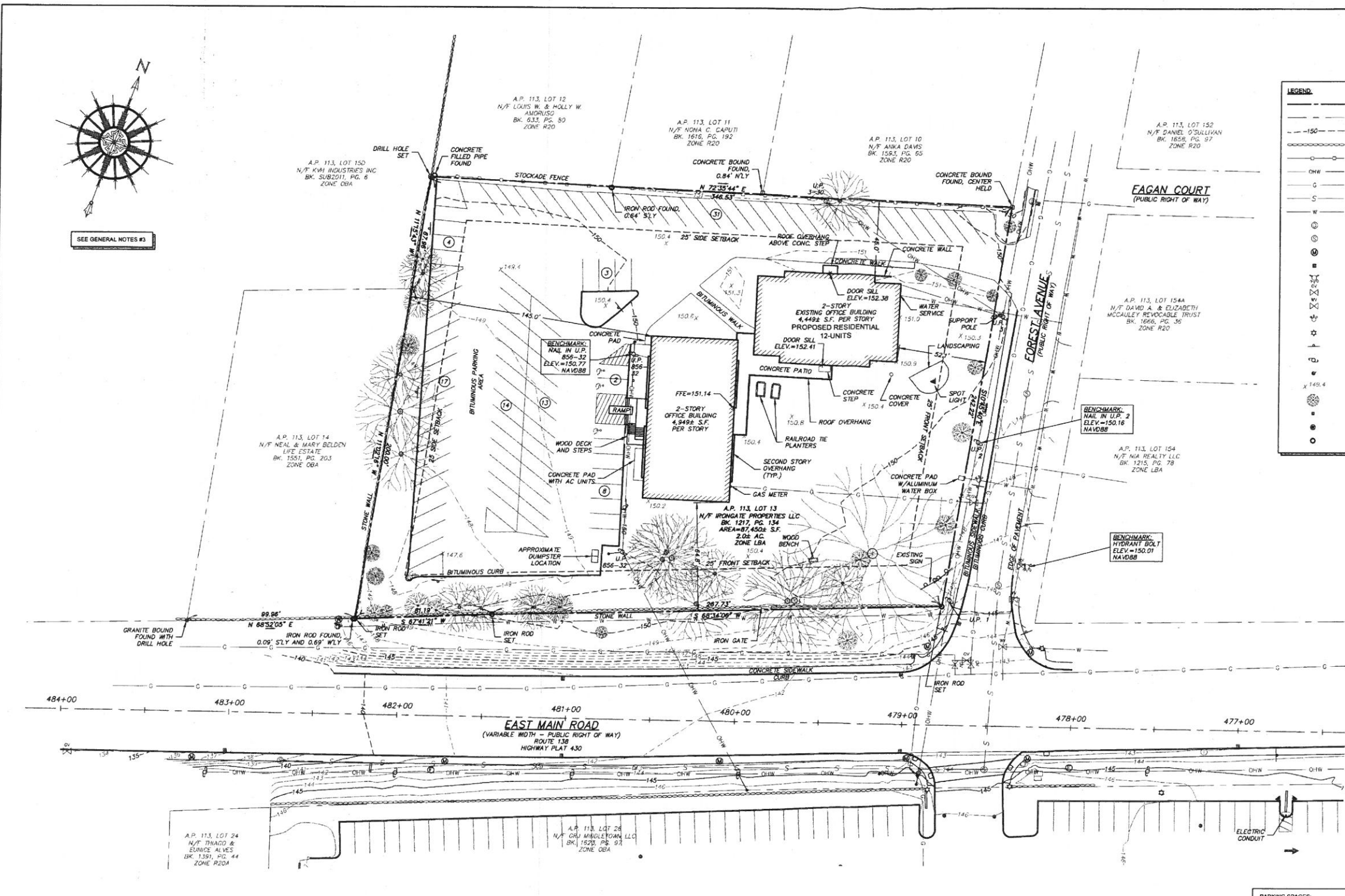
COMPREHENSIVE BOUNDARY SURVEY AS-BUILT WITH TOPOGRAPHY

Drawing Number:	L-1
Sheet	1 of 1
Project Number:	20020.1
Survey Index:	13 - 113 - 13

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- SITE/CIVIL
- LAND PLANNING
- WATERFRONT SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

LEGEND	
---	PROPERTY LINE
- - - -	ADJUTTER'S PROPERTY LINE
-150-	TOPOGRAPHIC CONTOUR
-----	STONE WALL
-----	STOCKADE FENCE
OHW	OVERHEAD WIRE
G	GAS LINE
S	SEWER LINE
W	WATER LINE
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	SIGNAL MANHOLE
⊙	CATCH BASIN
⊙	HYDRANT
⊙	GAS GATE
⊙	WATER GATE
⊙	WATER SHUT OFF
⊙	LIGHT
⊙	SKIN
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	SPOT ELEVATION
⊙	TREE
⊙	BOUND
⊙	DRILL HOLE
⊙	IRON ROD



CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45-RICR-00-019 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY, DATA ACCUMULATION SURVEY, TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION: CLASS I, CLASS III, CLASS 7-2

STATEMENT OF PURPOSE: THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 113, LOT 13 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 3/24/2021
COA NO. 4358

PLAN REFERENCES:

- HIGHWAY PLAT NO. 430 EAST MAIN ROAD FROM UNION STREET TO TWO MILE CORNER SHEETS 13 AND 14.
- PLAN ENTITLED "PLAN SHOWING REMAINING PART OF HIGH, JR. & CATHERINE O'CONNELL LAND, FOREST AVENUE, MIDDLETOWN, R.I. NOW BEING CONVEYED TO C. ROBERT LYNCH & ELLEN D. LYNCH", PREPARED BY C. ROBERT LYNCH, P.E., SCALE: 1 INCH = 30 FEET, DATED AUGUST 1993.
- PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND ENTERPRISE CENTER IN MIDDLETOWN, RHODE ISLAND, ASSASSOR'S PLAT 113 LOTS 15-C & 15-D", PREPARED BY VANASSE HANGEN BRUSTLIN, INC., SCALE: 1 INCH = 40 FEET, DATED APRIL 8, 2011.
- PLAN ENTITLED "LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY, A.P. 113, LOT 28 425 E. MAIN ROAD MIDDLETOWN, RHODE ISLAND", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=30', DATED AUGUST 21, 2019.

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2020.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- NORTH ARROW AND BASIS OF BEARING BASED ON ATRGNSS OBSERVATION.
- STATE HIGHWAY LINE TAKEN FROM 1932 RIDOT FIELD LOCATIONS SEE FIELD BOOK 1223.
- GAS LINES TAKEN FROM INFORMATION PROVIDED BY NATIONAL GRID MAPS & RECORDS, RHODE ISLAND DIVISION AND SHOULD BE CONSIDERED APPROXIMATE.
- WATER LINES TAKEN FROM INFORMATION PROVIDED BY THE CITY OF NEWPORT WATER DEPARTMENT AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
- SUBJECT PARCEL FALLS WITHIN THE LBA ZONING DISTRICT.
- SUBJECT PARCELS LIES WITHIN THE FEMA FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 4405C0093J REVISED SEPTEMBER 4, 2013.

CALCULATIONS:

MIXED USE CALCULATIONS
UNDER THE MIXED-USE ORDINANCE, RESIDENTIAL USE CAN BE NO LESS THAN 25% OF GROSS SQUARE FOOTAGE AND NO MORE THAN 60% GROSS SQUARE FOOTAGE. THE TOTAL GROSS SQUARE FOOTAGE OF THE TWO BUILDINGS LOCATED AT 438 EAST MAIN ROAD IS 24,255 SQ. FT. AND THE PROPOSED RESIDENTIAL PORTION OF THE SITE WILL BE 13,828 SQ. FT. WHICH IS 56.19% OF THE GROSS SQUARE FOOTAGE AND FALLS WITHIN THE REQUIRED MINIMUM OF 25% AND MAXIMUM OF 60%.

UNIT DENSITY CALCULATION
UNDER THE MIXED-USE ORDINANCE, THE DENSITY CALCULATION IS 5,000 SQUARE FEET LOT AREA FOR A ONE BEDROOM AND 7,000 SQUARE FEET OF LOT AREA FOR TWO BEDROOMS. THE LOT AREA FOR 438 EAST MAIN ROAD IS 87,490 SQUARE WHICH ALLOWS 12.49 TWO-BEDROOM UNITS. AQUIVACK CROSSING, LLC SEEKING APPROVAL FOR 12 TWO-BEDROOM ONE-BATHROOM UNITS.

PARKING SPACES:

REQUIRED	OFFICE BUILDING: 3 SPACES/1000 SQ. FT.
RESIDENTIAL:	2 SPACES/UNIT
EXISTING REQUIRED:	REQUIRED: 56
PROVIDED:	PROVIDED: 92
PROPOSED REQUIRED:	PROPOSED REQUIRED: 54

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DISAFAE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES.

