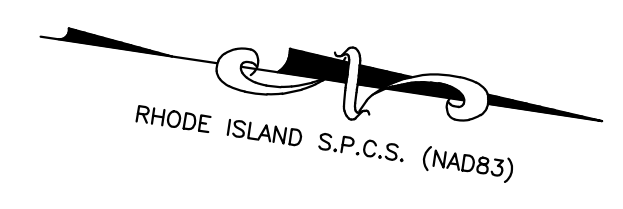


**LOCUS**  
NOT TO SCALE



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON JANUARY 15-18, 2018 AND UPDATED ON FEBRUARY 24, 2021.
  - ELEVATIONS ARE REFERENCED TO NAVD88.
  - THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE (EL 14) AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0181 J (MAP REVISED SEPTEMBER 4, 2013).
  - THE SITE IS LOCATED WITHIN WATER PROTECTION DISTRICTS 1 AND 2.
  - 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.

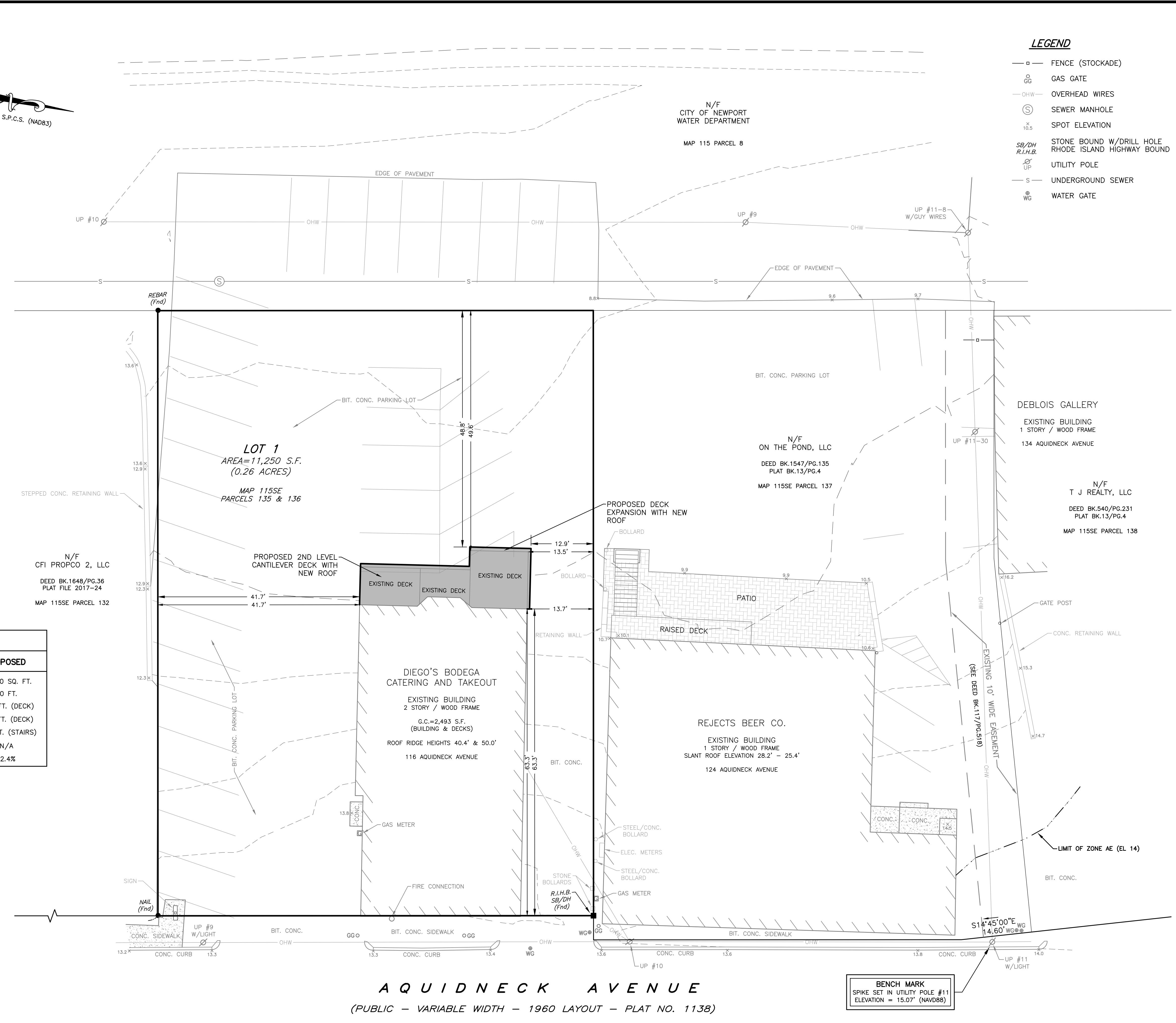
**CURRENT OWNER**  
ON THE POND, LLC  
116 AQUIDNECK AVE.  
MIDDLETOWN, RI 02842

**TITLE REFERENCE:**  
DEED BK.1546/PG.140

**SITE LOCATION:**  
116 AQUIDNECK AVENUE  
MIDDLETOWN, RHODE ISLAND

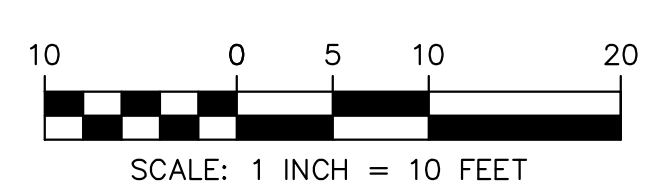
**ASSESSORS REFERENCE:**  
MAP 1155E PARCELS 135 & 136

TRAFFIC SENSITIVE LIMITED BUSINESS (LBA)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SQ. FT.	11,250 SQ. FT.	11,250 SQ. FT.
LOT FRONTAGE	300 FT.	90 FT.	90 FT.
FRONT SETBACK	10 FT.	63.3 FT. (DECK)	63.3 FT. (DECK)
SIDE SETBACK	20 FT.	13.5 FT. (DECK)	12.9 FT. (DECK)
REAR SETBACK	50 FT.	49.6 FT. (DECK)	48.8 FT. (STAIRS)
MAX. BUILDING HEIGHT	40 FT.	N/A	N/A
MAX. LOT COVERAGE	25%	22.2%	22.4%



- LEGEND**
- FENCE (STOCKADE)
  - ⊗ GAS GATE
  - OHW OVERHEAD WIRES
  - ⊙ SEWER MANHOLE
  - × SPOT ELEVATION
  - SB/DH R.I.H.B. STONE BOUND W/DRILL HOLE RHODE ISLAND HIGHWAY BOUND
  - ⊕ UTILITY POLE
  - S UNDERGROUND SEWER
  - ⊗ WG WATER GATE

**AQUIDNECK AVENUE**  
(PUBLIC - VARIABLE WIDTH - 1960 LAYOUT - PLAT NO. 1138)



**BENCH MARK**  
SPIKE SET IN UTILITY POLE #11  
ELEVATION = 15.07' (NAVD88)

NO.	DATE	DESCRIPTION	APPROVED

**PLAN REVISIONS**

DATE: MARCH 24, 2021

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

PROJECT NO: 17180

ISSUED FOR: PERMITTING

**ZONING SITE PLAN**  
116 AQUIDNECK AVENUE  
MIDDLETOWN, RHODE ISLAND  
ASSESSORS MAP 1155E, PARCELS 135 & 136  
PREPARED FOR  
ON THE POND, LLC

DRAWING TITLE:  
**ZONING SITE PLAN**

SCALE: **1" = 10'**  
SHEET NO.  
**1 OF 1**