



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	GBA-TRAFFIC SENSITIVE BUSINESS	531,568 SF (12.20 ACRES)
MINIMUM FRONTAGE AND LOT WIDTH:	LARGE-SCALE SHOPPING CENTER	868.25'
MINIMUM FRONT:	80,000 SF	67'
MINIMUM SIDE YARD:	200' (300' FOR TRAFFIC SENSITIVE AREAS)	117'
MINIMUM REAR YARD:		47.3'
MAXIMUM STRUCTURE HEIGHT:		4.0'
MAXIMUM LOT BUILDING COVERAGE:	25% FOR SHOPPING CENTERS	26.4%
LANDSCAPE BUFFER STRIP FRONT:	0' (SAME AS EXISTING)	0' (SAME AS EXISTING)
LANDSCAPE BUFFER STRIP SIDE & REAR:	20' FOR SHOPPING CENTERS	15' (SIDE)

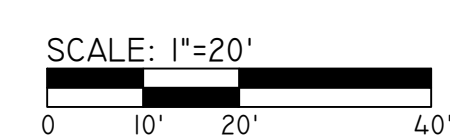
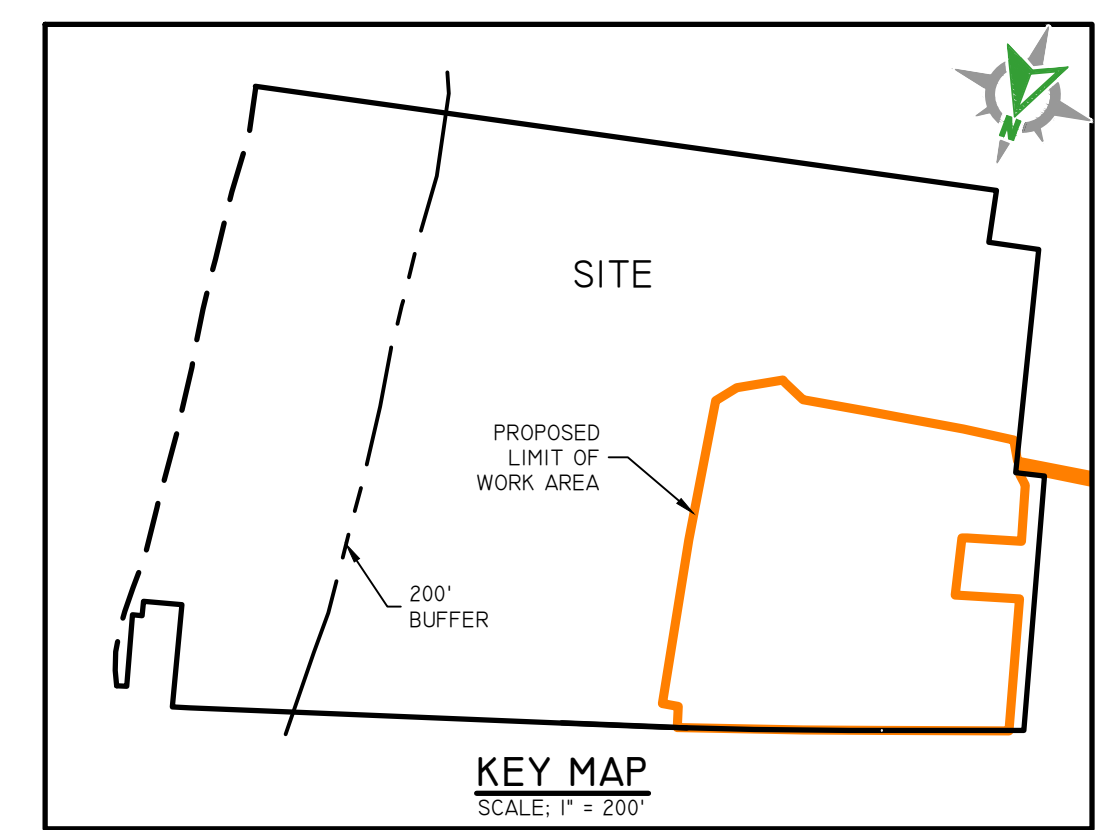
DEVELOPMENT DATA:

TOTAL SITE AREA:	12.20 ACRES (531,568 SF)
EXISTING TOTAL BUILDING AREA*	157,020 SF * (INCLUDES TENANT STORAGE)
EXISTING TOTAL BUILDING FOOTPRINT:	138,192 SF
PROPOSED BUILDING AREA:	2,210 SF
TOTAL LOT BUILDING COVERAGE:	138,192 + 2,210 / 531,568 SF = 26.4%
TOTAL SEATING (INDOOR/OUTDOOR):	52 SEATS

PARKING REGULATIONS:

PARKING USE:	LARGE SCALE SHOPPING CENTER
PARKING REQUIREMENT:	2.5 SPACES FOR EACH 1,000 SF OF GROSS LEASABLE FLOOR AREA (GLFA)
EXISTING PARKING SPACES **:	523 SPACES (INCLUDES 22 ADA SPACES)
PARKING CALCULATION:	157,020 + 2,210 / 1,000 SF = 159.23 159.23 X 2.5 = 398.08 = 399 SPACES REQUIRED
REQUIRED PARKING SPACES PER ZONING:	399 SPACES
REQUIRED PARKING SPACES PER LEASE:	504 SPACES
PARKING SPACES PROVIDED **:	512 SPACES + 11 CART CORRAL SPACES

* PROVIDED BY CROSSPOINT
 ** CALCULATED BASED ON REFERENCE PLAN
 GLFA DEFINITION: THE TOTAL FLOOR AREA OF A COMMERCIAL OR INDUSTRIAL BUILDING DESIGNED FOR OCCUPANCY AND EXCLUSIVE USE BY A TENANT, INCLUDING MEZZANINES AND UPPER FLOORS, IF ANY, AND EXCLUDING STAIRS, ELEVATOR SHAFTS, AIR SHAFTS, PUBLIC TOILETS, UTILITY AND MECHANICAL EQUIPMENT AREAS WHICH ARE USED SOLELY FOR THE MAINTENANCE OF THE BUILDING.



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MOLLY R. TITUS
 No. [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

CP Crosspoint

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NO.	DATE	DESCRIPTION	BY	CHKD
1	09-12-2022	RESPONSE TO COMMENTS	SDM	NMP
2	09-22-2022	FINAL PLAN REVIEW SUBMISSION	SDM	NMP

DESIGN BY: NMP

SITE LAYOUT PLAN
AQUIDNECK CENTRE
 ASSESSOR'S PLAT 107SE LOT 106
 MIDDLETOWN, RHODE ISLAND
 PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
 180 NEEDHAM STREET 1, SUITE 255, NEWTON, MA 02464
 TEL (608) 655-9505
 DE JOB NO: 218-004-004. COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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