

**LOCUS** NOT TO SCALE

**DRAINAGE WORK NOTES:**

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

LIMITED BUSINESS (LB) ZONING DISTRICT	
REGULATION	REQUIREMENT
GENERAL RETAIL = 4 SPACE /1,000 GLFA	2,400 SF RETAIL SPACE = 9.6 SPACES
WAREHOUSE 1 / 2 EMPLOYEES 1 / VEHICLE MAINTAINED (4 SPACES MIN.)	4 SPACES (MIN.)
TOTAL	14 SPACES
PROVIDED	29 SPACES 1 HANDICAP SPACE 1 300SF LOADING SPACE

**ZONING REQUIREMENTS:**

LIMITED BUSINESS DISTRICT (LB)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	155,945 S.F.	156,701 S.F.
LOT FRONTAGE	120 FT.	601.5 FT.	601.5 FT.
FRONT YARD SETBACK	10 FT.	1.66 FT.	1.1 FT.
SIDE YARD SETBACK	20 FT.	222.9 FT.	222.8 FT.
REAR YARD SETBACK	50 FT.	229.5 FT.	201.8 FT.
MAX. BUILDING HEIGHT	40 FT.	-	-
MAX. LOT COVERAGE	35%	4.5%	7.6%

**CURRENT OWNER**

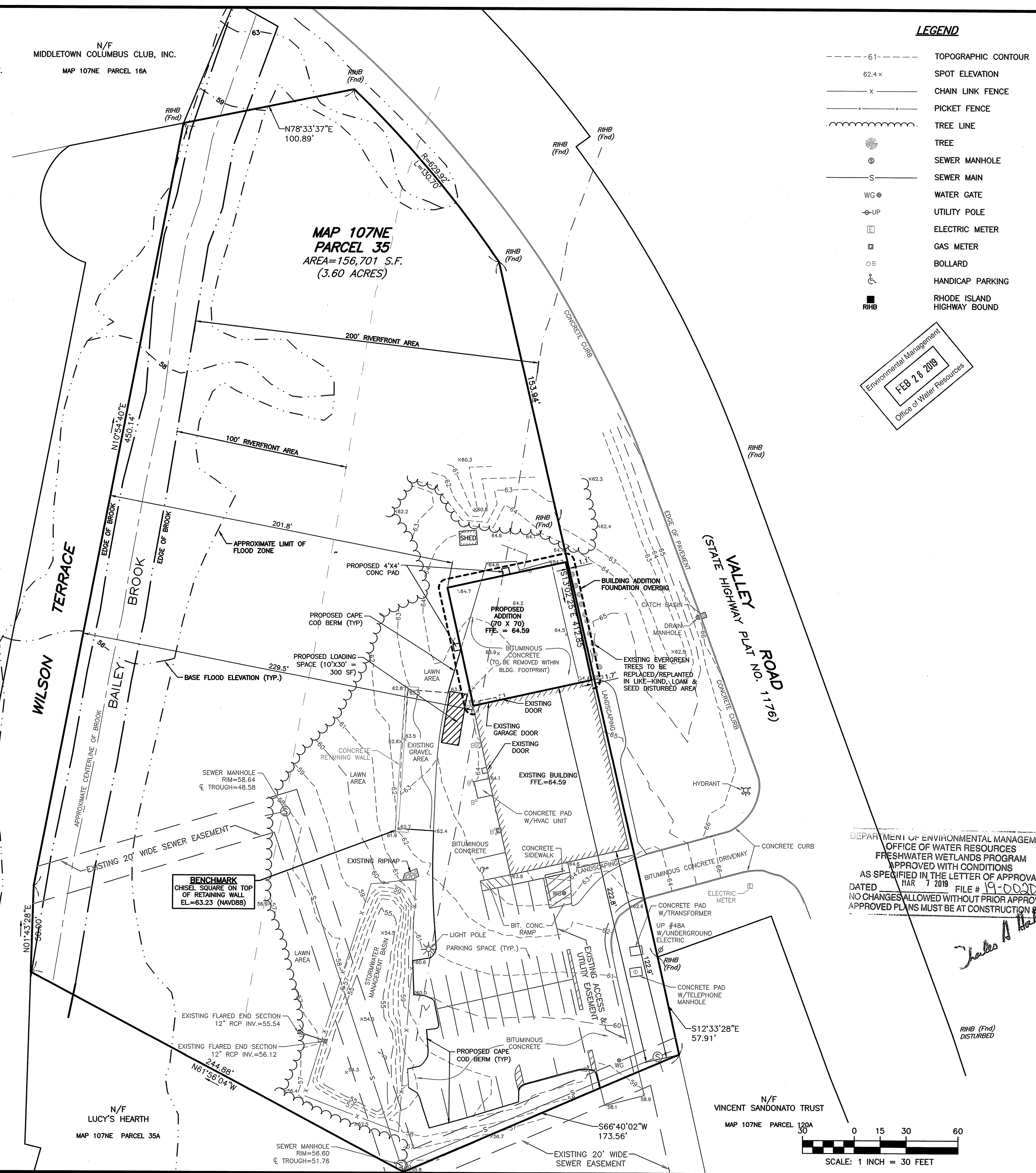
SKN ASSOCIATES, LLC  
P.O. BOX 1068  
BOZEMAN, MT 59771

**TITLE REFERENCES:**  
DEED BK.370/Pg.185

**SITE LOCATION:**  
15 VALLEY ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 107NE PARCEL 35

N/F  
MIDDLETOWN COLUMBUS CLUB, INC.  
MAP 107NE PARCEL 16A



**LEGEND**

- 61 --- TOPOGRAPHIC CONTOUR
- 62.4 x SPOT ELEVATION
- x CHAIN LINK FENCE
- PICKET FENCE
- TREE LINE
- TREE
- SEWER MANHOLE
- S SEWER MAIN
- WG ⊕ WATER GATE
- ⊕-UP UTILITY POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- B BOLLARD
- H HANDICAP PARKING
- RHIB RHODE ISLAND HIGHWAY BOUND



**LDEC**  
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
1.	1-2-19	REVISED PROPERTY LINES
2.	2-27-19	REVISED PER DEM COMMENTS

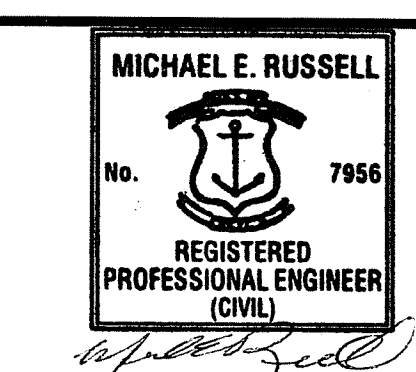
PLAN REVISIONS

DATE: JANUARY 22, 2019

DRAWN BY: AME COMPS. BY: AME CHECK BY: MER

PROJECT NO. 18028

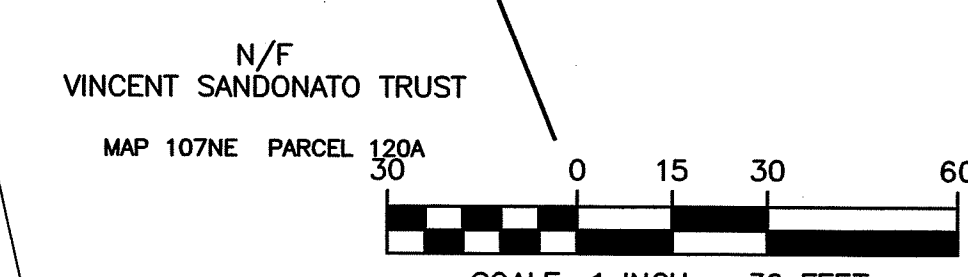
ISSUED FOR: PERMITTING



**SITE PLAN**  
15 VALLEY ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSORS MAP 107NE, PARCEL 35  
PREPARED FOR  
SKN ASSOCIATES, LLC.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAR 7 2019 FILE # 19-0000  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- NOTES:**
1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON APRIL 24, 2018.
  2. ELEVATIONS ARE REFERENCED TO NAVD88.
  3. THE SITE IS LOCATED IN FLOOD HAZARD AREA AE (EL. 53 TO 58) AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
  4. A PORTION OF THIS SITE IS LOCATED WITHIN WATER PROTECTION DISTRICT 1.
  5. 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.
  6. 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.



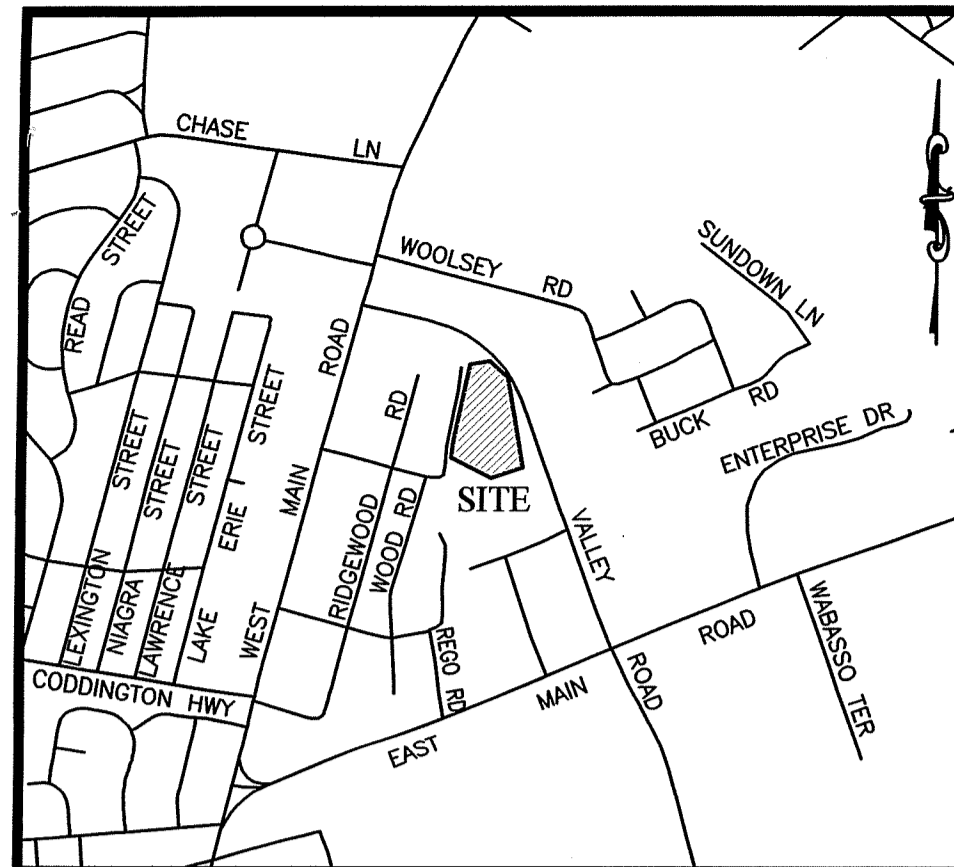
DRAWING TITLE:

**SITE PLAN**

SCALE: 1" = 30'

SHEET NO.

**3 of 5**



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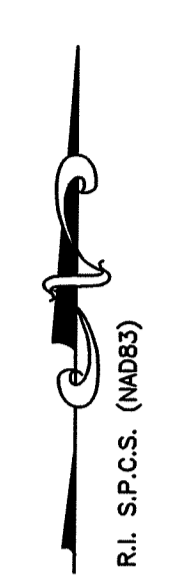
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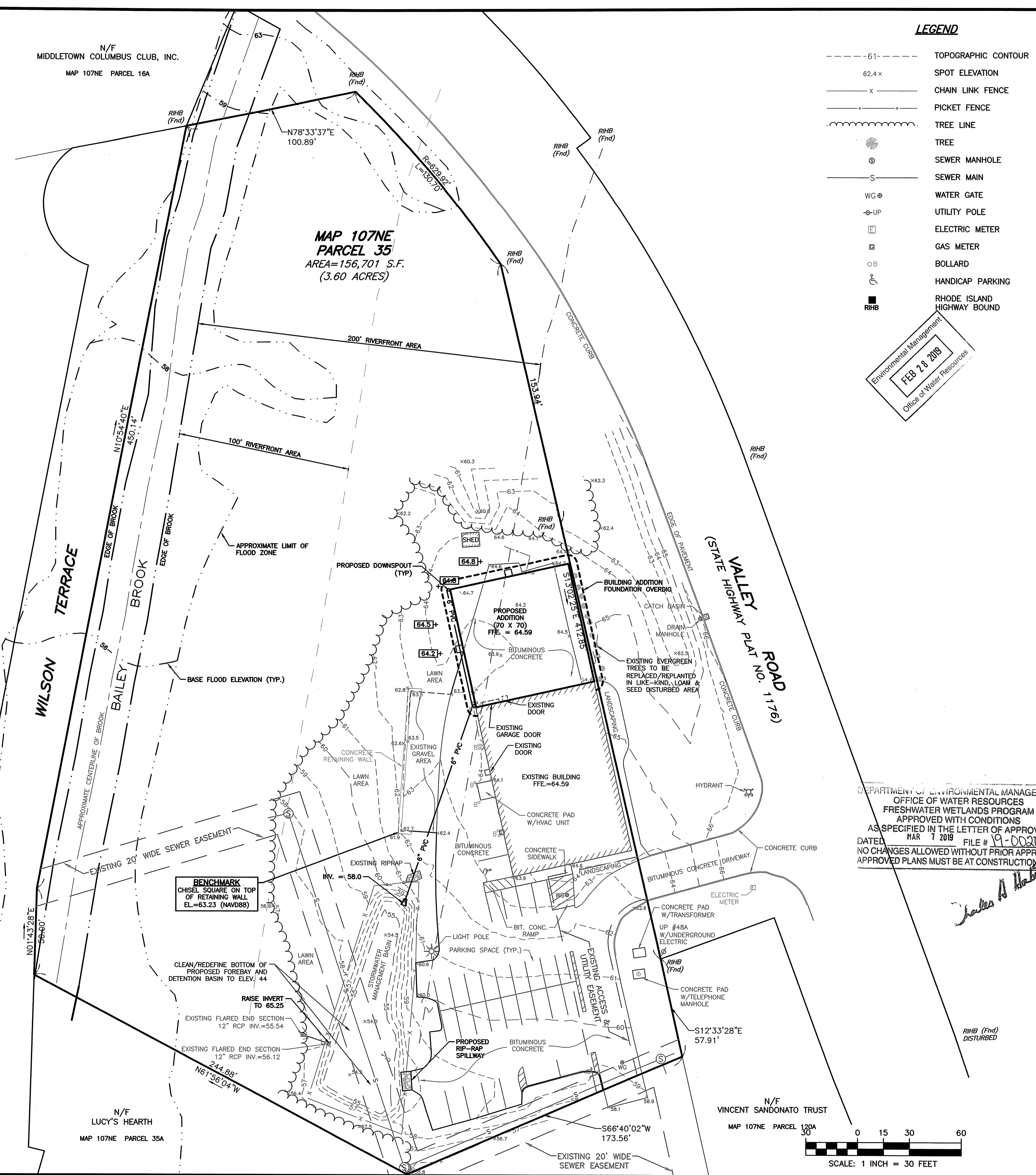
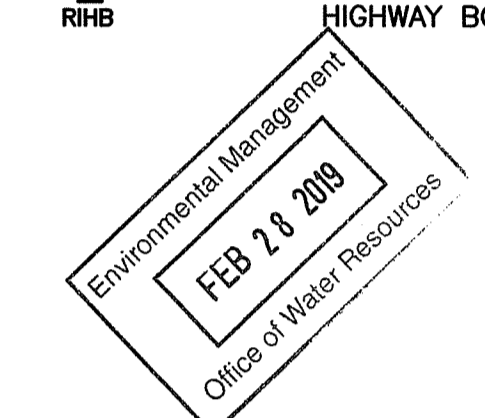
N/F  
MIDDLETOWN COLUMBUS CLUB, INC.  
MAP 107NE PARCEL 16A

**MAP 107NE  
PARCEL 35**  
AREA=156,701 S.F.  
(3.60 ACRES)



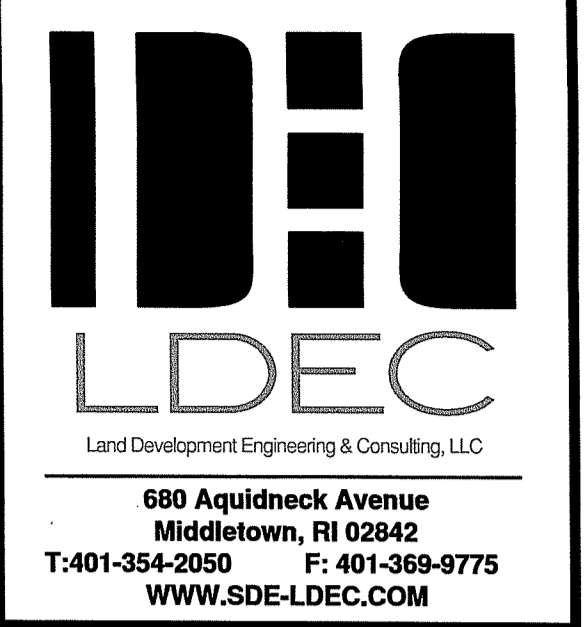
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RHB	RHODE ISLAND HIGHWAY BOUND



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MIDDLETOWN, RHODE ISLAND  
ASSESSORS MAP 107NE, PARCEL 35  
PREPARED FOR  
SKN ASSOCIATES, LLC.

DRAWING TITLE:  
**GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'  
SHEET NO.

**4 OF 5**

