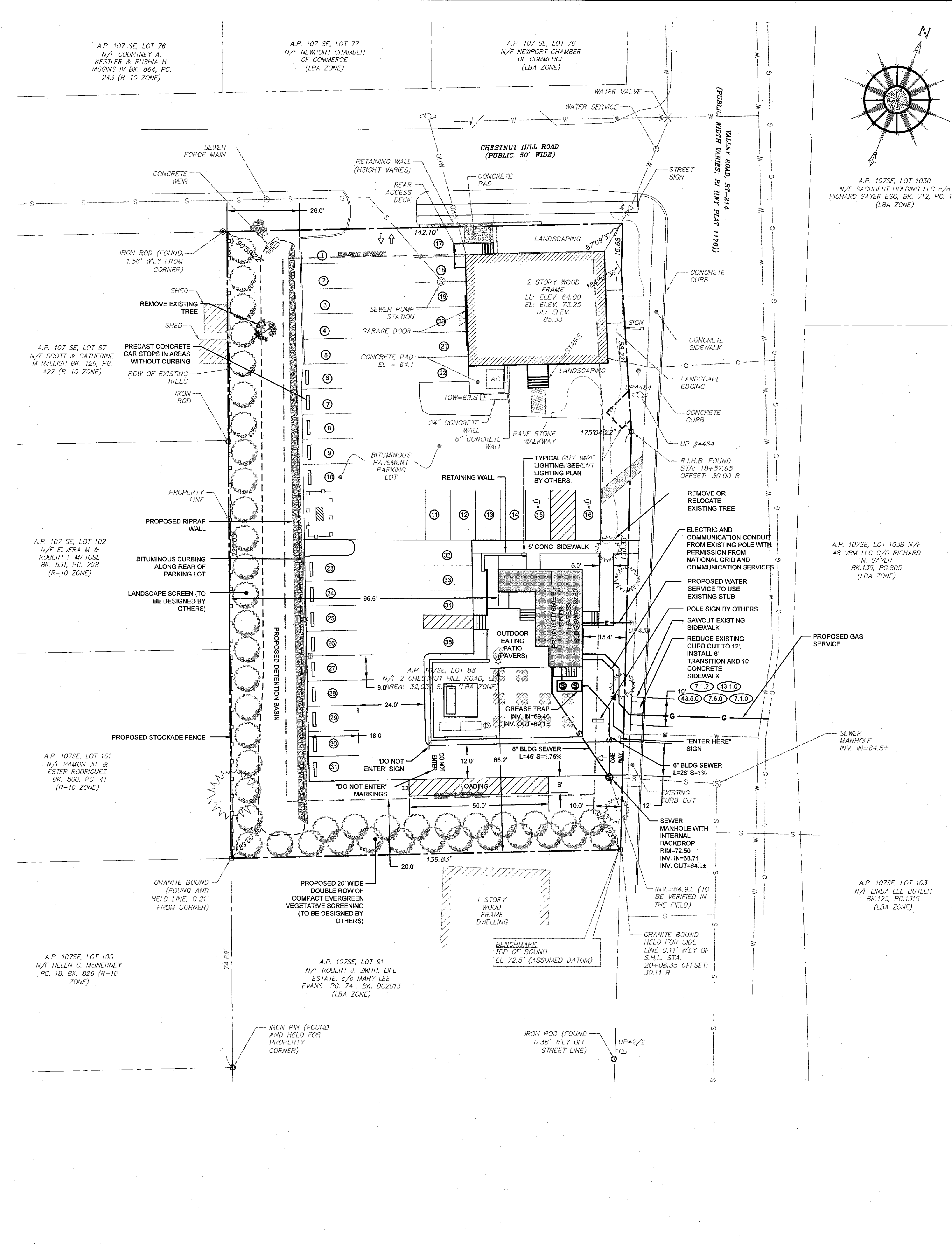


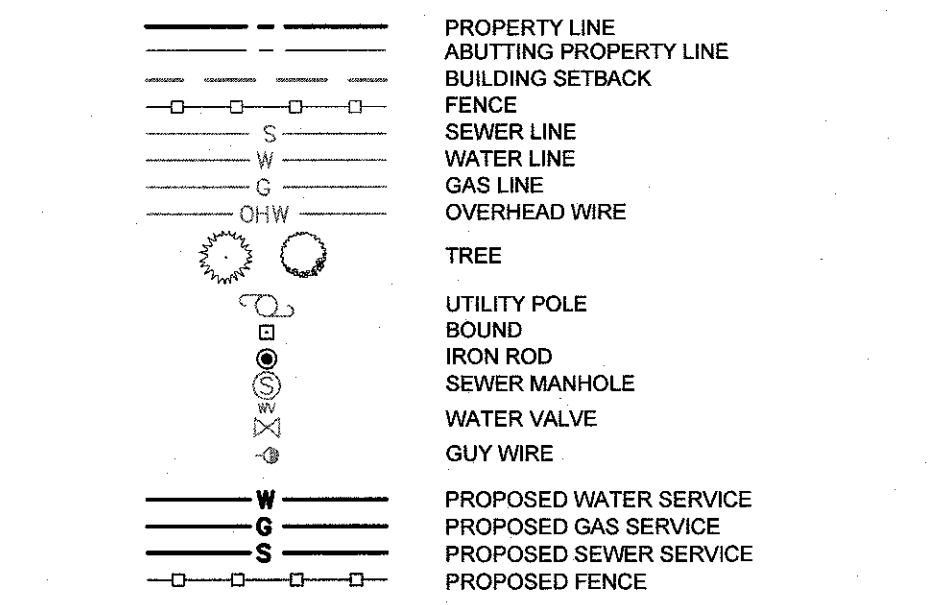
A KNOWLEDGE CORPORATION®

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842  
 PHONE (401) 849-0810 FAX (401) 846-4169  
 WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL  
 LAND PLANNING  
 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
 ENVIRONMENTAL  
 TRANSPORTATION  
 STRUCTURAL



- GENERAL NOTES**
- EXISTING CONDITIONS ARE A RESULT OF A GROUND SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY 2014.
  - VERTICAL DATUM ASSUMED.
  - NORTH ARROW TAKEN FROM 5K ORTHO IMAGE BY RIGIS, 1997.
  - PROPERTY LINES SHOWN ARE THE RESULT OF A CLASS 1 PROPERTY LINE SURVEY BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. ON MARCH 1, 2004.
  - THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
  - THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
  - THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
  - THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
  - CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
  - STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
  - DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
  - RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
  - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
  - CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
  - ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
  - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
  - THIS PROJECT REQUIRES A PHYSICAL ALTERATION PERMIT FROM THE RIDOT. THIS PERMIT WAS APPLIED FOR IN FEBRUARY OF 2018 AND IS CURRENTLY UNDER REVIEW.



- UTILITY NOTES**
- THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICE IN VALLEY ROAD ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
  - THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
  - ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND WHERE ALLOWABLE BY THEIR RESPECTIVE PROVIDERS.
  - PROPOSED SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNITED WATER.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
  - IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTASTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  - UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.

**DIMENSIONAL REGULATION**  
 ZONING DISTRICT LBA  
 (SPECIAL USE RESTAURANT, DINER, OR LUNCHROOM WITH ALCOHOLIC BEVERAGES)

	REQUIRED	PROPOSED (NEW BUILDING)
MINIMUM LOT SIZE	20,000 SQ FT	32,051 SQ FT
MINIMUM LOT FRONTAGE	120 FT	150 FT
MINIMUM FRONT YARD SETBACK	10 FT	14.3 FT
MINIMUM REAR YARD SETBACK	20 FT	108.1 FT
MINIMUM SIDE YARD SETBACK	20 FT	61.1 FT
MAXIMUM BUILDING HEIGHT*	40 FT	> 40 FT
ACCESSORY	20 FT	N/A
MAXIMUM LOT COVERAGE	35%	8.2%

**MINIMUM PARKING REQUIREMENTS**

OFFICES	3 SPACES PER 1,000 S.F. GFA*
RESTAURANT	1 SPACE FOR EACH 3 PERSONS
<b>CALCULATIONS</b>	
EXISTING BUILDING	4,010 S.F. OFFICE SPACE
PROPOSED BUILDING	- 26 CUSTOMERS
	- 43 OUTDOOR SEATS
<b>TOTAL SPACES REQUIRED = (12 + 29) = 35 SPACES</b>	
<b>TOTAL SPACES PROVIDED = 35 SPACES</b>	

2	ADDED POLE MOUNTED SIGN	05MAR18
1	MIDDLETOWN DPR	01MAR18
No.	Revision	Date App.
Designed by	JRS/JJR	Drawn by: JJR
Checked by:		
Scale:	1" = 20'	Date: 12FEB18
Project Title:		
<b>A.P. 107SE, LOT 88</b> 47 VALLEY ROAD MIDDLETOWN, RHODE ISLAND		
Client/Owner:		
CHRISTOPHER TUNNAH 223A BROOKLYN AVENUE BROOKLYN, NY 11213		
Issued for:		
PERMITTING		
Drawing Title:		
<b>PROPOSED LAYOUT AND UTILITY PLAN</b>		
Drawing Number:		
<b>C-2</b>		
Sheet 2 of 5		
Project Number:		
13168.3		
Survey Index:		
13 107SE 88		
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>		

