

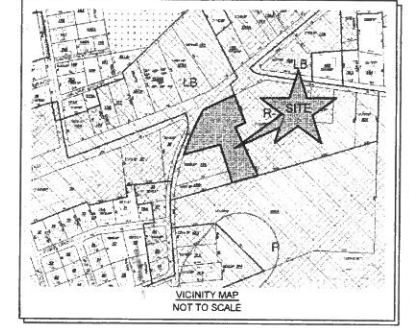
NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

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



LEGEND:

	PROPERTY LINE
	ABUTTER PROPERTY LINE
	WOOD FENCE
	ROW OF METAL POLES
	EDGE OF BRUSH
	MANHOLE
	DRAIN MANHOLE
	SEWER MANHOLE
	ELECTRIC MANHOLE
	FIBER OPTIC MANHOLE
	CATCH BASIN
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	SIGN
	IRON ROD
	WETLAND FLAG

MIDDLETOWN DIMENSIONAL REQUIREMENTS
 ZONE LBA (LIMITED BUSINESS); OTHER PERMITTED USES

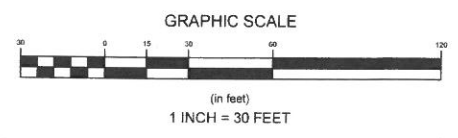
	REQUIRED	PROPOSED
MINIMUM LAND AREA =	20,000 S.F.	80,110 S.F.
MINIMUM FRONTAGE =	120 FEET	323.51 / 115.58 FEET
MINIMUM SETBACKS		
FRONT	10 FEET	74.4 FEET
SIDE	20 FEET	20.0 / 38.8 FEET
REAR	50 FEET	225.9 FEET
MAXIMUM HEIGHT	35 FEET	35 FEET MAX
MAXIMUM LOT COVERAGE	35%	11.8%

PARKING REQUIRED:

GAS STATION / MINI-MART:

- 1 PER EMPLOYEE PLUS 3 PR 1,000 SQ FT (NOT INCLUDING PARKING AT PUMPS)
- REQUIRED: 15 SPACES
- PROVIDED: 15 SPACES

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN AUGUST 2017.
 - VERTICAL DATUM IS NAVD 83
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83)
 - WETLANDS FLAGGED BY EDWARD J. AVIZINIS PWS, CPSS 72117.
 - PROPERTIES ARE LOCATED WITHIN A FEMA ZONE "X" PER FEMA FIRM 44005C0093J, MAP EFFECTIVE SEPTEMBER 4, 2013.



1	UPDATED PER ARCHITECTURAL PLAN	29NOV17
No.	Revision	Date
Designed By:	Drawn by: JRJ	Checked by: GES
Scale:	1"=30'	Date: 01OCT17
Project Title:		
PATRIOT PETROLEUM		
A.P. 113, LOTS 190, 191, 192, 193, 195 & 197 1225 AQUIDNECK AVENUE AND 533 EAST MAIN ROAD (RT. 138) MIDDLETOWN, RHODE ISLAND		
Client/Owner:		
BENZINE DEVELOPMENT, LLC 3302 EAST MAIN ROAD PORTSMOUTH, RHODE ISLAND		
Issued for:		
PERMITTING		
Drawing Title:		
PROPOSED LAYOUT		
Drawing Number:		C-4
Sheet:		4 of 10
Project Number:		17132.0
Survey Index:		13 - 113 190, 191
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