

**LOCUS**

NOT TO SCALE

**GENERAL NOTES:**

1. THE PARCEL IS PLAT 291, LOT 80.
2. THE TOTAL PARCEL AREA IS 147,757 S.F. OR 3.3920 ACRES.
3. THE EXISTING BUILDING ADDRESS IS 126 BELLOWS STREET.
4. SEE DEED BOOK 6711 AT PAGE 258 FOR TITLE REFERENCE.
5. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, OR RIGHT-OF-WAYS OF RECORD.
6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON FEBRUARY 17, 2020.
7. BY GRAPHIC PLOTTING ONLY, THE PARCEL IS LOCATED IN FLOOD ZONE AE WITHIN BASE FLOOD CROSS SECTION LINES OF ELEVATIONS 14 AND 14.4, AND FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44003C0019J, EFFECTIVE DATE: 10/2/15.
8. THERE WERE NO HISTORICAL CEMETERIES OBSERVED ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
9. THE PROPOSED BUILDING IS TO BE CONNECTED TO PUBLIC UTILITIES (ie: SEWER, WATER, ETC.) IN BELLOWS STREET, AS NEEDED.
10. THE OWNER AND APPLICANT IS:  
 DESLANDES REALTY, LLC  
 126 BELLOWS STREET  
 WARWICK, RI 02888

**SHEET INDEX:**

1. COVER SHEET AND NOTES
2. PROPOSED SITE PLAN
3. BUILDING LOCATION PLAN

**ZONING INFORMATION:**

THE PARCEL IS ZONED: LI (LIGHT INDUSTRIAL)  
 MINIMUM LOT AREA = 6,000 S.F.  
 MINIMUM LOT FRONTAGE = 60 FEET  
 MINIMUM BUILDING SETBACKS:  
 FRONT YARD = 25 FEET  
 SIDE YARD = 15 FEET  
 REAR YARD = 20 FEET  
 MINIMUM LANDSCAPED OPEN SPACE = 10%  
 MAXIMUM STRUCTURE HEIGHT = 45 FEET

**NOTE:**

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. "DIG-SAFE" AND/OR ALL APPROPRIATE UTILITY COMPANIES ARE TO BE CONTACTED PRIOR TO THE START OF ANY CONSTRUCTION TO MARK THEIR ACTUAL LOCATIONS.

**LEGEND**

N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
INV.	INVERT
ELEV.	ELEVATION
PL	PROPERTY LINE
PK	PK NAIL
FND	FOUND
GB	GRANITE BOUND
UP	UTILITY POLE
GW	GUY WIRE
CB	CATCH BASIN
WV	WATER VALVE
WSO	WATER SHUT-OFF
TYP.	TYPICAL
C.O.	CLEAN-OUT
MH	MANHOLE
BOT.	BOTTOM
A#	WETLAND FLAG

**PARKING PLAN:**

**PARKING REQUIREMENTS:**

- \* OFFICE = 1 SPACE PER 300 S.F. GROSS FLOOR AREA
- \* MANUFACTURING = 1 SPACE PER 400 S.F. GROSS FLOOR AREA
- \* WAREHOUSE/STORAGE = 1 SPACE PER 500 S.F. GROSS FLOOR AREA

**EXISTING BUILDING PARKING REQUIREMENTS:**

- \* OFFICE SPACE = 1927 S.F. / 300 S.F. = 7 PARKING SPACES
- \* MANUFACTURING SPACE = 2,400 S.F. / 300 S.F. = 6 PARKING SPACES
- \* WAREHOUSE/STORAGE SPACE = 9,910 S.F. / 300 S.F. = 20 PARKING SPACES
- \* GARAGE SPACE = 10,450 S.F.
- \* THERE ARE A MINIMUM OF 14 PARKING SPACES LOCATED WITHIN THE GARAGE SPACE.

**GARAGE SPACE:**

- \* TOTAL REQUIRED PARKING SPACES = 33

**PROPOSED 9-BAY GARAGE BUILDING PARKING REQUIREMENTS:**

- \* 1,200 S.F. OF WAREHOUSE/STORAGE AREA PER GARAGE BAY
- \* 1,200 S.F. / 500 S.F. = 3 PARKING SPACES PER GARAGE BAY
- \* TOTAL REQUIRED PARKING SPACES = 27

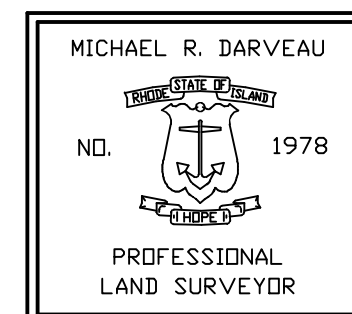
**PARKING PLAN:**

- \* PROPOSED EXTERIOR PARKING SPACES = 60
- \* EXISTING PARKING SPACES IN GARAGE SPACE = 14 MINIMUM
- \* TOTAL PARKING SPACES = 74 MINIMUM

NOTE: THERE IS AN ADDITIONAL 10,000± S.F. OF AREA LOCATED TO THE SOUTH OF THE EXISTING AND PROPOSED BUILDINGS WHICH IS UTILIZED FOR MISCELLANEOUS PARKING, STORAGE AND TURNAROUND OF VEHICULAR TRAFFIC.

**PLAN REFERENCES:**

1. PLAN ENTITLED "PERIMETER SURVEY OF LAND IN WARWICK, RHODE ISLAND FOR ARTHUR VENTRONE, SCALE: 1" = 40', DATED: 4/30/91, BY LOUIS FEDERICI & ASSOCIATES," WHICH IS RECORDED IN THE CITY OF WARWICK REGISTRY OF DEEDS IN MAP DRAWER 2, SHEET 56.
2. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, COLESONIAN DRIVE, ASSESSOR'S PLAT 291, LOTS 35 & 66, WARWICK, RHODE ISLAND, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR BELLOWS STREET CORPORATION, SCALE: 1" = 50', DATED: DECEMBER 2007," WHICH IS RECORDED IN THE CITY OF WARWICK REGISTRY OF DEEDS ON PLAT CARD 1404.
3. PLAN ENTITLED "BELLOWS STREET CONDOMINIUM, A CONDOMINIUM DEVELOPMENT AT ASSESSOR'S PLAT 291, LOTS 66 & 75, IN THE CITY OF WARWICK, DATED: JANUARY 21, 1988," WHICH IS RECORDED IN THE CITY OF WARWICK REGISTRY OF DEEDS ON CONDOMINIUM GLIDE 385.



**DARVEAU LAND SURVEYING, INC.**

P.O. BOX 7918  
 CUMBERLAND, R.I. 02864  
 PHONE 401-475-5700  
 E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED SITE PLAN FOR  
**DESLANDES REALTY, LLC**  
 PLAT 291, LOT 80  
 126 BELLOWS STREET  
 WARWICK, RHODE ISLAND

PROJECT NO: 2020_005	REVISID	SCALE: 1" = 40'
SHEET NO: 1 OF 3	DATE: APR. 15, 2021	DRAWN BY: S.A.K.



PLAT 291, LOT 66  
N/F ROYAL HOLDING COMPANY, LLC  
(DEED BOOK 2678 AT PAGE 159)

PLAT 291, LOT 86  
N/F BELLOWS STREET CORPORATION  
(DEED BOOK 7075 AT PAGE 188)

LIMIT OF SPECIAL AQUATIC SITE  
AS DELINEATED BY AVIZINIS  
ENVIRONMENTAL SERVICES, INC.  
ON MARCH 18, 2021

GB(FND) IS 0.98'  
EAST OF LOT CORNER  
PER PLAN REFERENCE #1

LIMIT OF EMERGENT  
PLANT COMMUNITY AS  
DELINATED BY AVIZINIS  
ENVIRONMENTAL SERVICES, INC.  
ON MARCH 18, 2021

BENCH MARK #1:  
SEWER MANHOLE  
RIM ELEV. 9.20  
(NAVD1988)

BELLOWS STREET  
(PUBLIC - IMPROVED - 50' WIDE)

PROPOSED 9 BAY  
GARAGE BUILDING  
(40' DEEP BY 270' LONG)

EXISTING  
BUILDING  
#126

PLAT 291, LOT 80  
AREA = 147,757 S.F.  
OR 3.3920 ACRES

BENCH MARK #2:  
CATCH BASIN  
RIM ELEV. 12.37  
(NAVD1988)

PLAT 291, LOT 53  
N/F ROBERT D.  
CROSBY, TRUSTEE  
(DEED BOOK 9039  
AT PAGE 20)

PLAT 291, LOT 54  
N/F ROBERT D.  
CROSBY, TRUSTEE  
(DEED BOOK 9039  
AT PAGE 20)

PLAT 291, LOT 41  
N/F MARY BUDLONG  
(DEED BOOK 5909  
AT PAGE 329)

PLAT 291, LOT 76  
N/F MARY BUDLONG  
(DEED BOOK 5909  
AT PAGE 329)

PLAT 291, LOT 36  
N/F ANDREA G. &  
MATTHEW J. WEIDELE  
(DEED BOOK 4005  
AT PAGE 31)

LOTS DEPICTED ON THIS PLAN SHALL  
NOT BE ALTERED DIMENSIONALLY OR IN  
FORM, INCLUDING THE ENLARGEMENT OF  
LOTS OR MOVING OF ANY LOT LINE FOR  
ANY PURPOSE WHATSOEVER, WITHOUT  
FIRST FILING A NEW SUBDIVISION  
APPLICATION IN ACCORDANCE WITH THE  
CITY OF WARWICK DEVELOPMENT REVIEW  
REGULATIONS OF DECEMBER 31, 1995.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO  
SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD  
OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY  
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III  
T-2

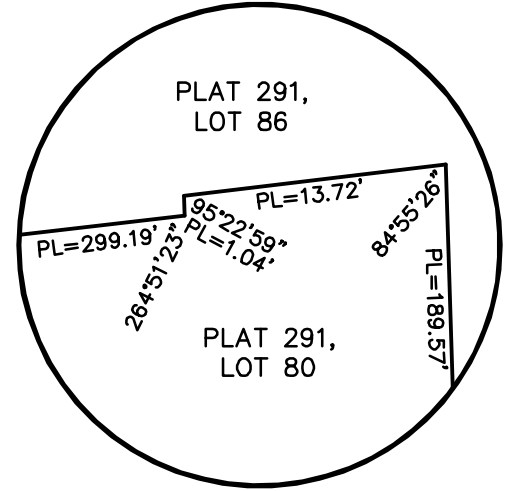
STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN  
IS AS FOLLOWS:

1) PREPARE A PROPOSED SITE PLAN.

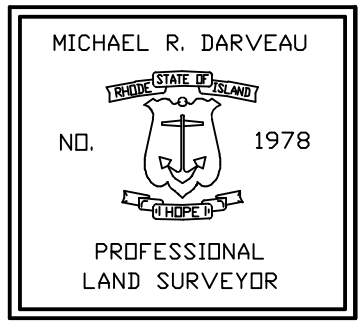
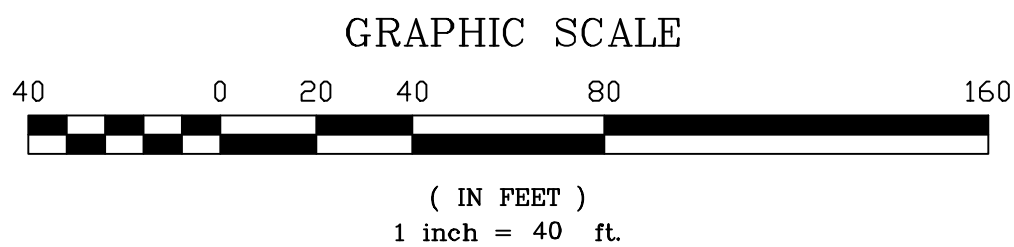
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER  
RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS  
PROPERTY LINES EXCEPT AS SHOWN.

BY: MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE  
COA #LS-A497



DETAIL "A"  
NOT TO SCALE



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PROPOSED SITE PLAN FOR  
**DESLANDES REALTY, LLC**  
PLAT 291, LOT 80  
126 BELLOWS STREET  
WARWICK, RHODE ISLAND

SCALE:	1" = 40'
DRAWN BY:	S.A.K.
REVISIONS	DATE:
PROJECT NO:	2020_005
SHEET NO:	2 OF 3
DATE:	APR. 15, 2021

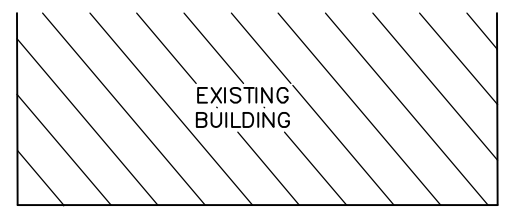


BELLOWS STREET  
(PUBLIC - IMPROVED - 50' WIDE)

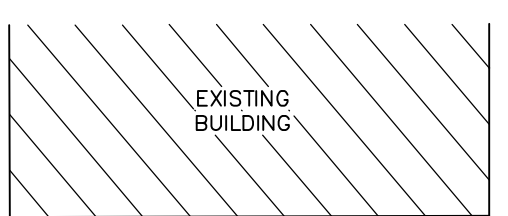
GB(FND) IS 0.98'  
EAST OF LOT CORNER  
PER PLAN REFERENCE #1

REBAR(FND&HELD)

PLAT 291, LOT 66  
N/F ROYAL HOLDING COMPANY, LLC  
(DEED BOOK 2678 AT PAGE 159)



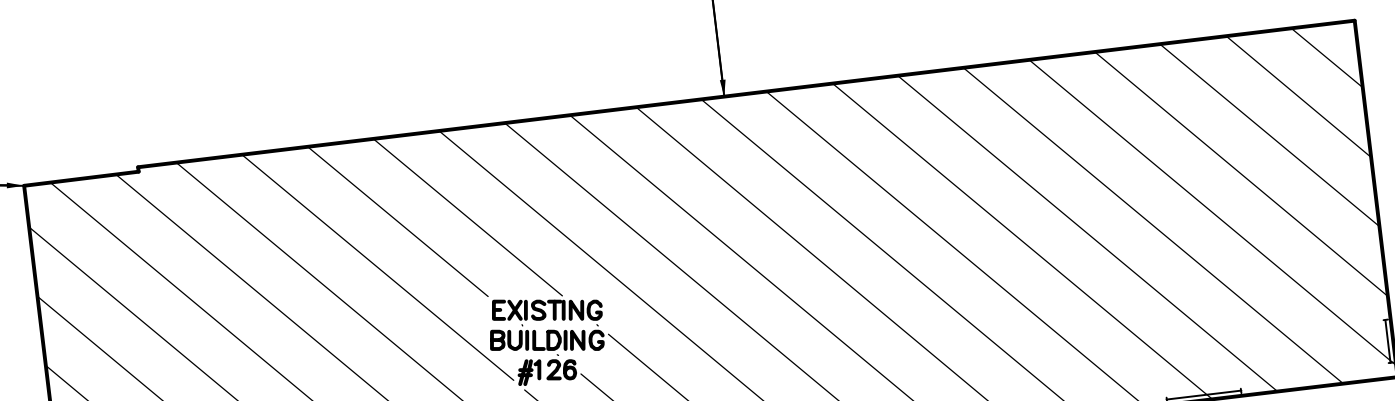
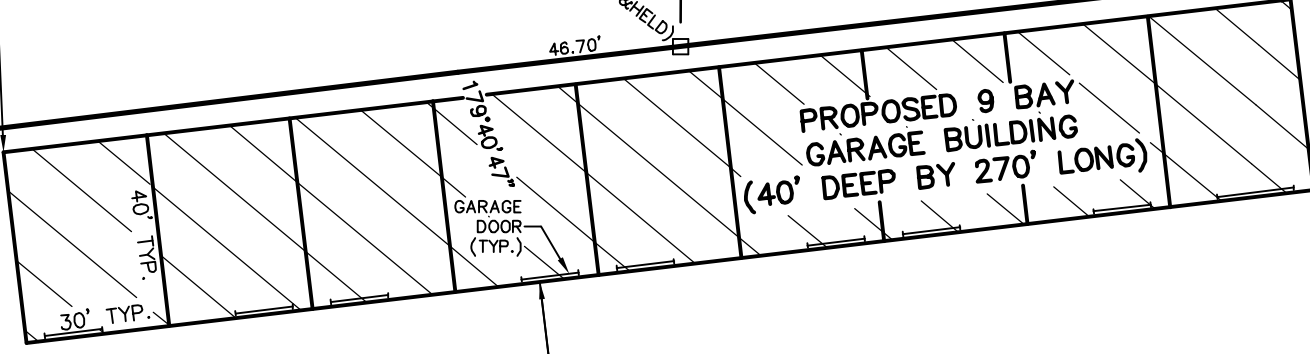
PROPOSED BUILDING  
CORNER IS 5.0' WEST  
OF PROPERTY LINE



PLAT 291, LOT 86  
N/F BELLOWS STREET CORPORATION  
(DEED BOOK 7075 AT PAGE 188)

PROPOSED BUILDING  
CORNER IS 5.0' WEST  
OF PROPERTY LINE

SEE DETAIL "A"



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GB(FND) IS ON  
WESTERLY LOT LINE  
AND 0.92' NORTH OF  
SOUTHERLY LOT LINE

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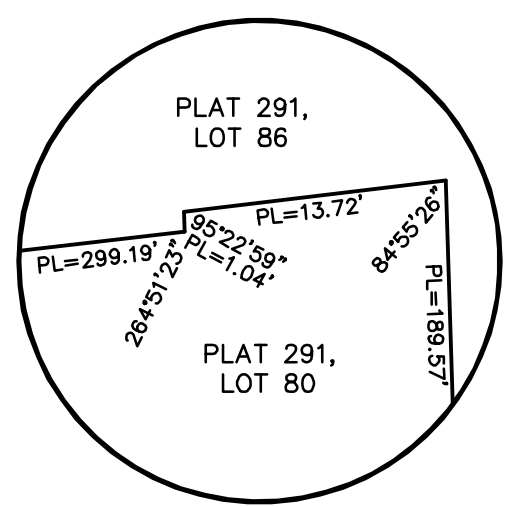
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MEASUREMENT SPECIFICATION:  
CLASS I

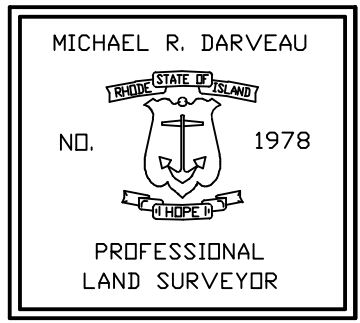
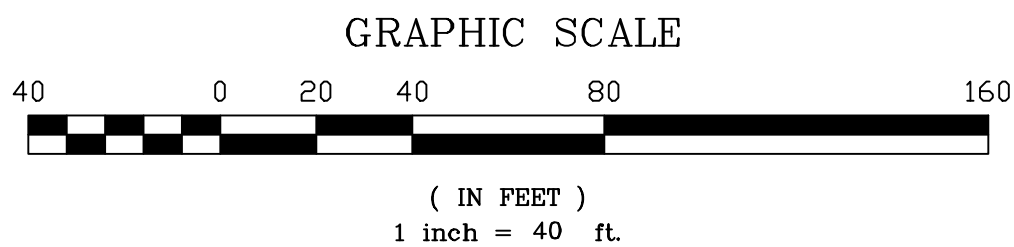
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